



PLANNING COMMISSION

Wednesday, May 22, 2024

Regular Meeting - 7:00 PM

City Hall – City Council Chambers

425 Webster Street, Colusa, CA 95932

AGENDA

The public may address the Commission on any agenda item during the Commission's discussion of that item, not to exceed three (3) minutes. We ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and be limited to one comment, per item.

Chair – John Martin

Vice Chair – Jean-Pierre Cativiela

Commissioner - Thomas Roach

Commissioner - Vacant

Commissioner – Sara Andreotii

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

CONSENT CALENDAR - None

PUBLIC COMMENTS *The Planning Commission may read / address comments on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.*

DISCUSSION

1. The General Plan Update Part 2

- *Review of the Amendments to the General Plan since 2007(see attached)*

a. Discuss the PC's review of the GP and answer questions

- *Get an idea of what the PC would like to see included in any upcoming GP updates.*
- *i.e. Land use changes, additions, direction of growth N-S-E-W. Type of growth, i.e. industrial, commercial, economic.*

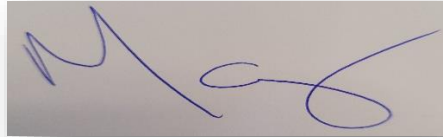
b. Share the RFP draft request for a GP update from Jake and ask for input

2. Discuss draft of Tentative Parcel Map and Site Plan for Pirelli Cable (see attached)

PUBLIC COMMISSION MATTERS *Discussion of current Planning Department projects.*

FUTURE AGENDA ITEMS

ADJOURNMENT



MARK TOMEY, CITY PLANNER

Americans with Disabilities Act

In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk at least 48 hours prior to the meeting at 530-458-4941 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

"This institution is an equal opportunity employer and provider"

RESOLUTION NO. 14-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING
GENERAL PLAN AMENDMENT # 01-10 (GPA)

WHEREAS, the Colusa Industrial Properties (“Applicant”) is proposing annexation and pre-zoning of private property within the existing Colusa Industrial Park and certain adjacent parcels; and

WHEREAS, the proposed General Plan Amendment would reconfigure allowable land uses within the Project site in support of future residential development; expand the range of allowable densities of residential land uses within the Project; and would serve as a basis of the proposed pre-zoning in support of the City of Colusa and the Applicant to address market demands for various residential housing needs; and

WHEREAS, the Applicant initiated Application # 01-10 (GPA) to amend the General Plan Land Use Map and corresponding designations of the following properties (“Subject Property”):

1. Approximately 2.44 acres of APN: 017-130-021 from Low Density Residential and Parks/Recreation/Open Space to High Density Residential as shown in Exhibit A of this resolution, attached hereto and incorporated herein by reference; and
2. APN: 017-130-055 from approximately 38.48 acres of Low Density Residential and 40.25 acres of Parks/Recreation/Open Space to 39.66 acres of Low Density Residential, 35.52 acres of Parks/Recreation/Open Space, and 3.45 acres of High Density Residential as shown in Exhibit A of this resolution, attached hereto and incorporated herein by reference; and
3. APN: 017-130-069 from approximately 13.86 acres of Low Density Residential and 5.96 acres of Industrial to 12.87 acres of Low Density Residential and 6.95 acres of Parks/Recreation/Open Space as shown in Exhibit A of this resolution, attached hereto and incorporated herein by reference.

WHEREAS, the City Council has complied with the requirements of the California Environmental Quality Act (the “CEQA”), Public Resources Code Section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs, tit. 14, Section 15000 *et seq.*, and the City Council has, prior to or concurrent with the approval of this proposed resolution, considered the Colusa Industrial Park Initial Study, and determined that the Project would have NO ADDITIONAL SIGNIFICANT EFFECT on the environment, that NO NEW ADDITIONAL MITIGATION MEASURES OR ALTERNATIVES may be required, and that the Project IS WITHIN THE SCOPE of the City of Colusa General Plan MEIR. Such Initial Study and determination serve as the environmental documentation for the proposed annexation and reorganizations of the Subject Property;

WHEREAS, the Project site is located within the City of Colusa Sphere of Influence and the City of Colusa General Plan Area;

WHEREAS, the Planning Commission is an advisory body to the City Council with regard to the approval of General Plan Amendments;

WHEREAS, on April 23, 2014, the Planning Commission held a duly noticed public hearing and took public testimony on the proposed project and adopted Resolution No. 2014-02, recommending that the City Council approve General Plan Amendment GPA 01-10 to allow consistency between the Subject Properties and the City's General Plan;

WHEREAS, on May 20, 2014, the City Council held a duly noticed public hearing and took public testimony for Application # 01-10 (GPA), at which time a Planning Department staff report, the *Colusa Industrial Properties Plan for Services*, and oral and/or written testimony were considered; and

WHEREAS, the City Council has determined that the proposed amendment to the General Plan Land Use Map will promote the general health, safety and welfare of the community.

WHEREAS, the City Council has determined that application 01-10 (GPA) is internally consistent with the goals and objectives, and policies of the General Plan which are not being amended.

THEREFORE, BE IT RESOLVED, that the City Council does hereby approve General Plan Amendment 01-10 (GPA):

1. Recitals Made Findings. The above recitals are hereby declared to be true and correct and findings of the City Council of the City of Colusa.
2. Adoption and Approval. That this Resolution of Application is hereby adopted and approved for the General Plan Amendment of the Subject Property.
3. Effective Date. This Resolution shall be effective immediately.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THIS 20th DAY OF MAY 2014 BY THE FOLLOWING VOTE:

AYES: Critchfield, Kelleher, Acree, Reische and Ponciano.

NOES: None.

ABSENT: None.

ABSTAIN: None.

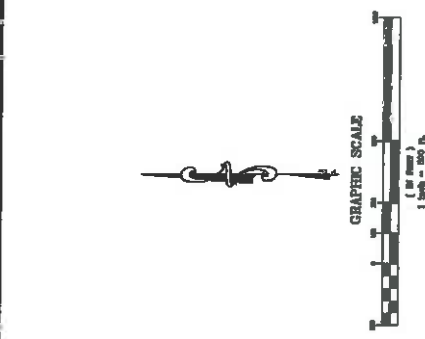


GREG PONCIANO, MAYOR

Attest:



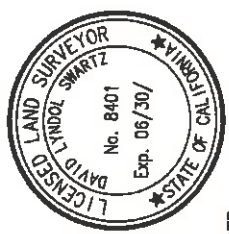
Shelly Kittle, City Clerk



VICINITY MAP
NOT TO SCALE

PREPARED BY:

DAVID L'ABOL SWARTZ, PE, PLS, QSD, QSP



NOTE: THIS IS NOT A BOUNDARY SURVEY. THE SURVEY INFORMATION HEREIN WAS ASCERTAINED FROM A COMBINATION OF FIELD MEASUREMENTS, AND RECORD DOCUMENTS AND IS SOLELY FOR THE SPECIFIC USE OF THIS APPLICATION.

PROPOSED GENERAL PLAN
LAND USE EXHIBIT 4

**FOR
COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT**

BEING A PORTION OF SECTION 31 AND 32,
T.18 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN, AND SECTION 8 AND
7, T.18 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN

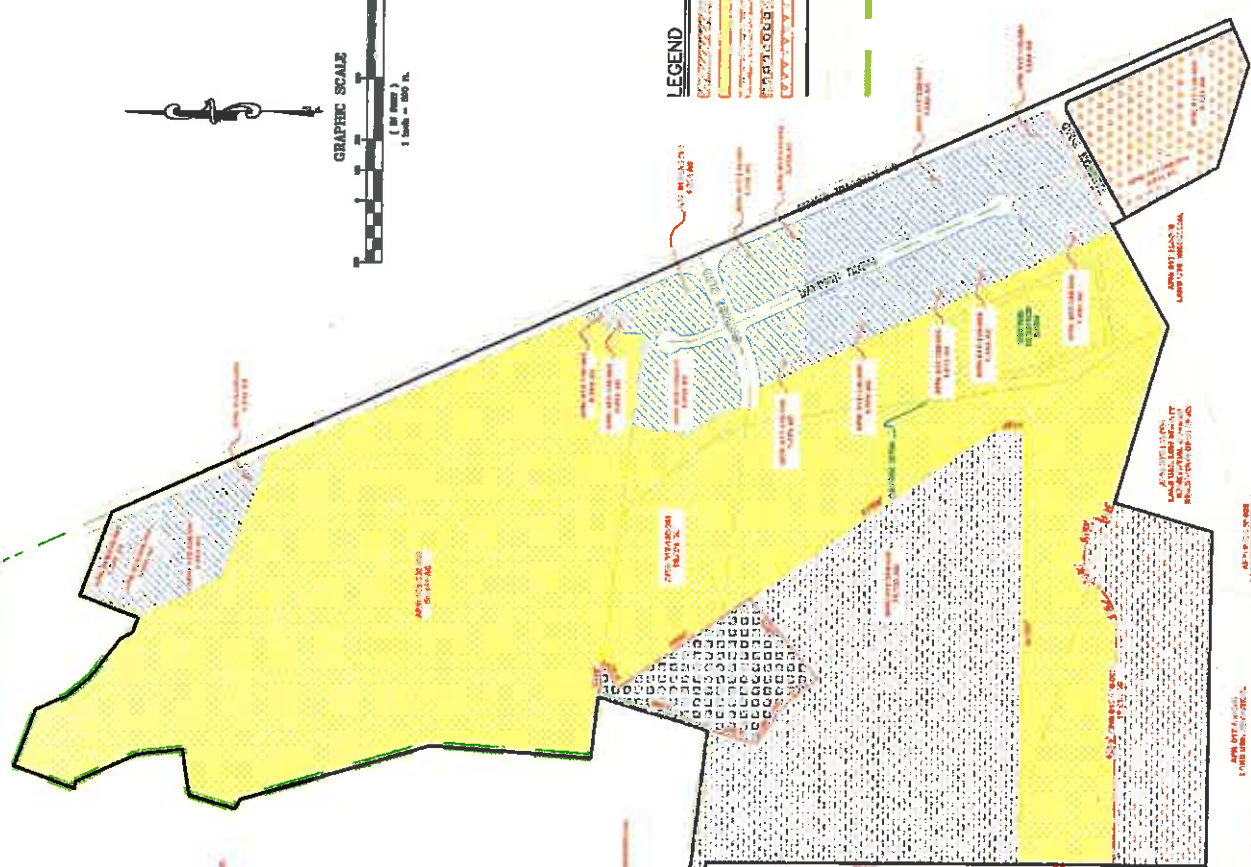
SCALE: 1" = 400'



Engineering • Planning • Surveying • Consulting • Design • Project
1999-2000

JMS # 08-215

PAGE 8



PROPOSED LAND USE AREAS:

TOTAL PER DESIGNATION	CP, COMMERCIAL/PROFESSIONAL DISTRICT - 20,946 NET ACRES	FOR PARKS/RECREATION/OPEN SPACES DISTRICT - 17,994 NET ACRES	FOR LOW DENSITY RESIDENTIAL DISTRICT - 82,834 NET ACRES	FOR HIGH DENSITY RESIDENTIAL DISTRICT - 5,962 NET ACRES	IND. INDUSTRIAL - 7,246 NET ACRES	TOTAL BY PARCEL:

COMPONENT	AMPS/INCH	IN/INCH
APR 05-203-001	1.444	APR05
APR 06-203-004	1.444	APR06
APR 07-203-001	1.444	APR07
APR 08-203-001	1.444	APR08
APR 09-203-001	1.444	APR09
APR 10-203-001	1.444	APR10
APR 11-203-001	1.444	APR11
APR 12-203-001	1.444	APR12
APR 13-203-001	1.444	APR13
APR 14-203-001	1.444	APR14
APR 15-203-001	1.444	APR15
APR 16-203-001	1.444	APR16
APR 17-203-001	1.444	APR17
APR 18-203-001	1.444	APR18
APR 19-203-001	1.444	APR19
APR 20-203-001	1.444	APR20
APR 21-203-001	1.444	APR21
APR 22-203-001	1.444	APR22
APR 23-203-001	1.444	APR23
APR 24-203-001	1.444	APR24
APR 25-203-001	1.444	APR25
APR 26-203-001	1.444	APR26
APR 27-203-001	1.444	APR27
APR 28-203-001	1.444	APR28
APR 29-203-001	1.444	APR29
APR 30-203-001	1.444	APR30
APR 31-203-001	1.444	APR31
APR 32-203-001	1.444	APR32
APR 33-203-001	1.444	APR33
APR 34-203-001	1.444	APR34
APR 35-203-001	1.444	APR35
APR 36-203-001	1.444	APR36
APR 37-203-001	1.444	APR37
APR 38-203-001	1.444	APR38
APR 39-203-001	1.444	APR39
APR 40-203-001	1.444	APR40
APR 41-203-001	1.444	APR41
APR 42-203-001	1.444	APR42
APR 43-203-001	1.444	APR43
APR 44-203-001	1.444	APR44
APR 45-203-001	1.444	APR45
APR 46-203-001	1.444	APR46
APR 47-203-001	1.444	APR47
APR 48-203-001	1.444	APR48
APR 49-203-001	1.444	APR49
APR 50-203-001	1.444	APR50
APR 51-203-001	1.444	APR51
APR 52-203-001	1.444	APR52
APR 53-203-001	1.444	APR53
APR 54-203-001	1.444	APR54
APR 55-203-001	1.444	APR55
APR 56-203-001	1.444	APR56
APR 57-203-001	1.444	APR57
APR 58-203-001	1.444	APR58
APR 59-203-001	1.444	APR59
APR 60-203-001	1.444	APR60
APR 61-203-001	1.444	APR61
APR 62-203-001	1.444	APR62
APR 63-203-001	1.444	APR63
APR 64-203-001	1.444	APR64
APR 65-203-001	1.444	APR65
APR 66-203-001	1.444	APR66
APR 67-203-001	1.444	APR67
APR 68-203-001	1.444	APR68
APR 69-203-001	1.444	APR69
APR 70-203-001	1.444	APR70
APR 71-203-001	1.444	APR71
APR 72-203-001	1.444	APR72
APR 73-203-001	1.444	APR73
APR 74-203-001	1.444	APR74
APR 75-203-001	1.444	APR75
APR 76-203-001	1.444	APR76
APR 77-203-001	1.444	APR77
APR 78-203-001	1.444	APR78
APR 79-203-001	1.444	APR79
APR 80-203-001	1.444	APR80
APR 81-203-001	1.444	APR81
APR 82-203-001	1.444	APR82
APR 83-203-001	1.444	APR83
APR 84-203-001	1.444	APR84
APR 85-203-001	1.444	APR85
APR 86-203-001	1.444	APR86
APR 87-203-001	1.444	APR87
APR 88-203-001	1.444	APR88
APR 89-203-001	1.444	APR89
APR 90-203-001	1.444	APR90

[illegible]

ADP 2107

RESOLUTION NO. 14-23

RESOLUTION OF APPLICATION BY THE COUNCIL OF THE CITY OF COLUSA REQUESTING THE COLUSA COUNTY LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY (INCLUDING ANNEXATION OF UNINCORPORATED TERRITORY TO THE CITY OF COLUSA; AND DETACHMENT FROM THE SACRAMENTO RIVER FIRE PROTECTION DISTRICT) INVOLVING APPROXIMATELY 212 ACRES OF PROPERTY, BEING ASSESSOR'S PARCEL NUMBERS 015-230-003, -004 -024, -027, -028; 017-130-017, -021, -046, -047, -051 THROUGH -055, -058 THROUGH -065, AND -069 WITH ADJACENT PUBLIC RIGHTS-OF-WAY

WHEREAS, the Council of the City of Colusa desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000 *et seq.*, for a reorganization which would concurrently annex an approximately 212-acre area located in the unincorporated area of Colusa County to the City of Colusa, and detach that same territory from the Sacramento River Fire Protection District; and

WHEREAS, the 212-acre territory is located within the City of Colusa Sphere of Influence as is necessary to effectuate the reorganization; and

WHEREAS, a map and description of the boundaries of the approximately 212-acre area proposed to be annexed into the City of Colusa, and detached from the Sacramento River Fire Protection District, (the "Subject Property") is attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, the Colusa County Local Agency Formation Commission ("LAFCO") is the agency with jurisdiction over such reorganizations within Colusa County ("County"); and

WHEREAS, a notice of intent to adopt this Resolution of Application has been given and published pursuant to Government Code Section 56654; and

WHEREAS, a duly noticed public hearing on this resolution was held on April 23, 2014, by the Planning Commission of the City of Colusa, and on May 20, 2014 by the City Council of the City of Colusa; and

WHEREAS, the principal reasons for the proposed reorganization are as follows:

1. The City Council has determined that the proposed reorganization will promote the general health, safety and welfare of the community.
2. The City Council has determined that the reorganization, including the annexations and detachments listed herein, is consistent with and facilitates the fulfillment of the goals, policies and objectives set forth in the *City of Colusa General Plan*, as amended.

3. The City Council has determined that, with an existing, substantially-developed industrial/office park, golf course, vacant residential and commercial parcels, annexation of the 212-acre territory will comply with and implement the *City of Colusa General Plan*.

4. The City Council has determined that there is sufficient infrastructure to serve the Subject Property, based upon the *Colusa Industrial Properties Plan for Services (Exhibit B)*.

5. The City has, prior to or concurrent with the approval of this resolution, adopted an ordinance pre-zoning the Subject Property; and

6. The Subject Property is currently served by the Sacramento River Fire Protection District for fire and emergency services, and after annexation it will be more efficiently and appropriately served by the City of Colusa Fire Department. Service by the Colusa Fire Department is also consistent with the *City of Colusa General Plan*; hence, the Subject Property must be detached from the Sacramento River Fire Protection District; and

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Colusa Annexation of APN's	Annexation of 015-230-003, -004 -024, -027, -028; 017-130-017, -021, -046, -047, -051 through -055, -058 through -065, and -069.
Sacramento River Fire Protection District	Detachment of 015-230-003, -004 -024, -027, -028; 017-130-017, -021, -046, -047, -051 through -055, -058 through -065, and -069.

WHEREAS, the Subject Property is "uninhabited" as defined by Govt. Code Section 56046; and

WHEREAS, the proposed reorganization is subject to the following condition(s):

1. Colusa Industrial Properties ("Applicant") shall indemnify the City of Colusa, it's elected officials, agents, officers, and staff against any and all litigation arising from their actions, including but not limited to CEQA environmental determinations, in support of, or approving, this resolution for reorganization of the subject territory.

WHEREAS, the City Council has complied with the requirements of the California Environmental Quality Act (the "CEQA"), Public Resources Code Section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs, tit. 14, Section 15000 *et seq.*, and the City Council has, prior to or concurrent with the approval of this proposed resolution, considered the Colusa Industrial Park Initial Study, and determined that the Project would have NO ADDITIONAL SIGNIFICANT EFFECT on the environment, that NO NEW ADDITIONAL MITIGATION MEASURES OR ALTERNATIVES may be required, and that the Project IS WITHIN THE SCOPE of the City of Colusa General Plan MEIR. Such Initial Study and determination serve as the environmental documentation for the proposed annexation and reorganizations of the Subject Property;

WHEREAS, the City and the County have previously entered into, or will enter into, a tax-sharing agreement pursuant to Revenue and Taxation Code Section 99.

WHEREAS, on April 23, 2014, the Planning Commission held a duly noticed public hearing –at which time a Planning Department staff report, the *Colusa Industrial Properties Plan for Services*, and oral and/or written testimony were considered– and recommended that the City Council pre-zone and annex the Subject Property; and

WHEREAS, on May 20, 2014 the City Council held a duly noticed public hearing and took public testimony for Pre-zoning Application # 03-10 (Z), at which time a Planning Department staff report, the *Colusa Industrial Properties Plan for Services*, and oral and/or written testimony were considered; and

WHEREAS, the proposed annexation conforms with the policies and guidelines of the *City of Colusa General Plan* and the *Colusa Municipal Code*; and

Findings of Fact:

1. The Project site is located within the City of Colusa Sphere of Influence, the City of Colusa General Plan Area, and is adjacent to the existing incorporated boundary of the City of Colusa, as required by the Colusa County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act.
2. The proposed annexation boundary represents a logical expansion of the incorporated City limits, and is consistent with the Colusa County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act.
3. The Project site was planned for various infrastructure & essential services and accommodated within all City of Colusa master infrastructure planning reports, prepared subsequent to the *2007 City of Colusa General Plan*.
4. The *Colusa Industrial Properties Plan for Services* illustrates that various systems of City infrastructure & essential services would be available to support the proposed Project. This preliminary plan has been reviewed by City staff and is deemed sufficient to accommodate the requested annexation and pre-zoning;
5. The project, with the conditions of approval implemented, would not have a detrimental effect on the health, safety, peace, and welfare of persons residing or working in the neighborhood of the project, or be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City of Colusa.
6. Notice of a hearing on the proposed annexation and pre-zoning was sent to all persons owning property within 300-feet of the project site as identified on the Colusa County Assessor rolls, and publicly-noticed.
7. Subsequent to City Council review, LAFCo will review the proposed annexation with the applicant's plan for services, conduct a fiscal analysis, hold a public hearing, and will vote on the annexation.
8. The project is consistent with land-use goals and the applicable policies of the *City of Colusa General Plan*, for the following reasons:
 - a. The Project site has been located within the Colusa Sphere of Influence since prior to

1994 (re: Policy LU-5.3);

- b. Implementation of the *Colusa Industrial Properties Plan for Services* and compliance with standard City requirements for new infrastructure services will ensure protection of the public's health, safety, and welfare (re: Policy LU-6.3);
 - c. The Project site is currently serviced by private utility infrastructure. Plans for future public infrastructure and essential services are illustrated, and deemed sufficient by City staff, within the *Colusa Industrial Properties Plan for Services* (re: Policy LU-6.4);
 - d. All new City water connections within the Project site will be metered and monitored to assist with water conservation efforts (re: Policy MFS-7.2);
 - e. City wastewater collection and treatment capacity is currently available to serve the Project properties, following Annexation and once physical improvements to the sewer main are approved and constructed (re Policy MFS-8.2 & -8.5);
9. Development of utility infrastructure within the project would comply with the standards, rules, and regulations of City ordinances and regulations, subject to approval of infrastructure improvement plans and/or encroachment permits by City Engineering, Public Works and Planning Department staff.
10. All feasible mitigation measures applicable to the Project as set forth in the CIP EIR and the City of Colusa General Plan MEIR are incorporated herein;
11. The Project would have NO ADDITIONAL SIGNIFICANT EFFECT on the environment, that NO NEW ADDITIONAL MITIGATION MEASURES OR ALTERNATIVES may be required, and that the Project IS WITHIN THE SCOPE of the City of Colusa General Plan MEIR.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. That the foregoing recitals and findings are true.
2. Adoption and Approval. That this Resolution of Application is hereby adopted and approved and the Local Agency Formation Commission of Colusa County is hereby requested to take proceedings for the reorganization of the Subject Property as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
3. Authorization to City Manager. That City staff is hereby directed to prepare all such documents as may be required to facilitate these annexations and detachments, including but not limited to the plan for providing services, and the City Manager is hereby authorized to execute such documents, if required.
4. Notification. That the names of the officers who are to be furnished with copies of the report by the LAFCo executive application, and to be given mailed notice of the hearing are Randall L. Dunn, Interim City Manager and Bryan Stice, Senior Planner.
5. Effective Date. This Resolution shall be effective immediately.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 20th DAY OF MAY 2014, BY THE FOLLOWING VOTE:

AYES: Critchfield, Kelleher, Acree, Reische and Ponciano.

NOES: None.

ABSENT: None.

ABSTAIN: None.



GREG PONCIANO, MAYOR

ATTEST:



Shelly Kittle, City Clerk

EXHIBITS

A: Annexation Exhibit, Colusa Industrial Properties

B: *Colusa Industrial Properties Plan for Services*

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EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

I. INTRODUCTION

The information provided below has been extracted from several sources including but not limited to the *City of Colusa Water Master Plan*, *Wastewater Collection System Master Plan*, *City of Colusa Master Environmental Impact Report*, Colusa Industrial Properties Environmental Impact Report, and the adopted *City of Colusa 2007 General Plan*.

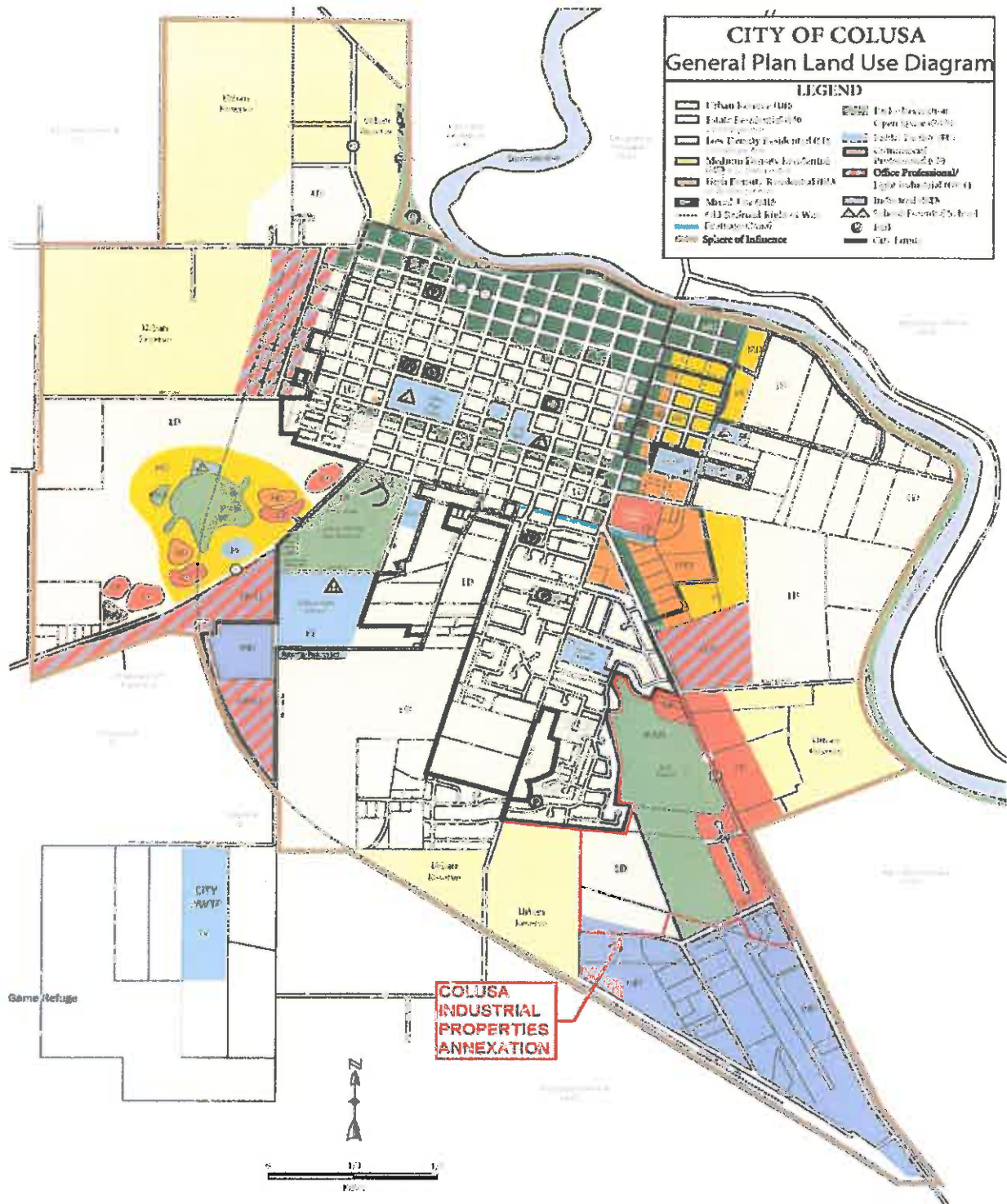
II. PROJECT DESCRIPTION

The Project includes the following components:

- Annexation of approximately 212 acres known primarily as the Colusa Industrial Park (a portion), the Colusa Golf & Country Club, and certain adjacent parcels. [APNs: 015-230-003, -004, -024, -027, -028; 017-130-017, -021, -046, -047, -051 thru -055, -058 thru -065, & -069];
- General Plan Amendment of approximately 2.44 acres of APN: 017-130-021 from Low Density Residential and Parks/Recreation/Open Space to High Density Residential;
- General Plan Amendment of APN: 017-130-055 from approximately 38.48 acres of Low Density Residential and 40.25 acres of Parks/Recreation/Open Space to 39.66 acres of Low Density Residential, 35.52 acres of Parks/Recreation/Open Space, and 3.45 acres of High Density Residential;
- General Plan Amendment of APN: 017-130-069 from approximately 13.86 acres of Low Density Residential and 5.96 acres of Industrial to 12.87 acres of Low Density Residential and 6.95 acres of Parks/Recreation/Open Space;
- Pre-zoning of APNs: 015-230-003, -004, -027, -028; 017-130-017, -046, -047, -051 thru -053, -058 thru -064 to General Commercial (C-G) District;
- Pre-zoning of APN: 015-230-024 and portions of APNs :017-130-021, 055, & -069 to Open Space (O-S) District;
- Pre-zoning portions of APNs: 017-130-055 & -069 to Single-Family Residence / Planned Development (R-1/P-D) District;
- Pre-zoning portions of APNs: 017-130-021 & 055 to General Apartment / Planned Development (R-4/P-D) District; and
- Pre-zoning of APNs: 017-130-054 & -065 to Light Industrial (M-1) District

EXHIBIT B COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

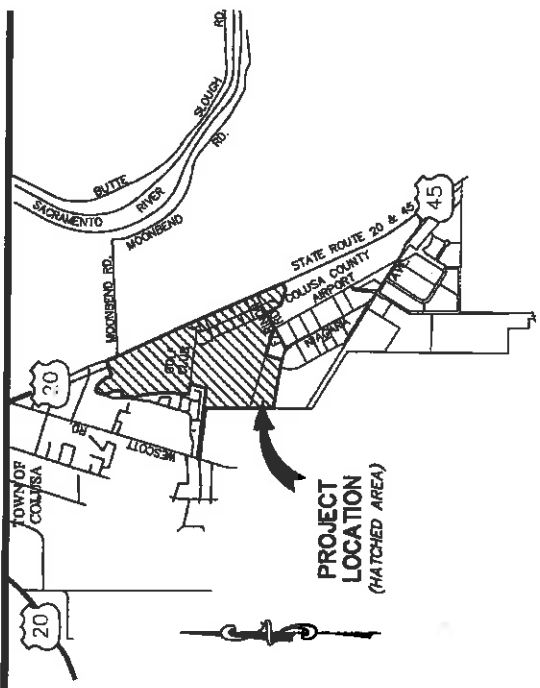
Exhibit 1



Northern California Planning and Research - May 2004

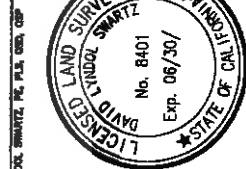
Pacific Municipal Consultants - March 2007

Revised by north fork associates - October 2007



VICINITY MAP NOT TO SCALE

PREPARED BY:



DAVID L. SMARTZ, PLS, PLS, CIP

- LEGEND**
- EXISTING LAND DESIGNATION—INDUSTRIAL
 - EXISTING LAND DESIGNATION—PARKS/RECREATION/OPEN SPACE
 - EXISTING LAND DESIGNATION—COMMERCIAL/PROFESSIONAL
 - EXISTING LAND DESIGNATION—LOW DENSITY RESIDENTIAL
 - ANNEXATION BOUNDARY
 - ANNEXATION RIGHT OF WAY
 - CENTERLINE OF RIGHT OF WAY
 - EXISTING PARCEL
 - EXISTING CITY LIMIT LINE

EXISTING LAND USE AREAS:

TOTAL FOR DESIGNATION:	
COMMERCIAL/PROFESSIONAL	28,794 NET ACRES
INDUSTRIAL	1,000 NET ACRES
LOW DENSITY RESIDENTIAL	1,000 NET ACRES
PARKS/RECREATION/OPEN SPACE	11,144 NET ACRES
TOTAL BY PARCEL:	
APR 015-230-001	2,344 ACRES
APR 015-230-002	1,000 ACRES
APR 015-230-003	1,000 ACRES
APR 015-230-004	1,000 ACRES
APR 015-230-005	1,000 ACRES
APR 015-230-006	1,000 ACRES
APR 015-230-007	1,000 ACRES
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APR 015-230-029	1,000 ACRES
APR 015-230-030	1,000 ACRES
APR 015-230-031	1,000 ACRES
APR 015-230-032	1,000 ACRES
APR 015-230-033	1,000 ACRES
APR 015-230-034	1,000 ACRES
APR 015-230-035	1,000 ACRES
APR 015-230-036	1,000 ACRES
APR 015-230-037	1,000 ACRES
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APR 015-230-097	1,000 ACRES
APR 015-230-098	1,000 ACRES
APR 015-230-099	1,000 ACRES
APR 015-230-100	1,000 ACRES

NOTE: THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY INFORMATION HEREIN WAS ASCERTAINED FROM A COMPARISON OF FIELD MEASUREMENTS WITH THE RECORDS OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA, AND THE RECORDS OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA.

EXISTING GENERAL PLAN EXHIBIT 2

COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT

THIS IS A PORTION OF SECTION 31 AND 32, T15 N., R11 E., S11 W., M11 W., MOUNT DIABLO BASE AND UPLAND, COUNTY OF COLUSA, STATE OF CALIFORNIA.

SCALE: 1" = 400'



PREPARED BY: APR. 3, 2014



VICINITY MAP
NOT TO SCALE

PREPARED BY:

DAVID LYNDOL SWARTZ, PE. PLS. 000 000



NOTE: THIS IS NOT A BOUNDARY SURVEY. THE SURVEY INFORMATION HEREIN WAS ASCERTAINED FROM A COMBINATION OF FIELD MEASUREMENTS, AND RECORDS DOCUMENTS AND IS SOLELY FOR THE SPECIFIC USE OF THIS ASSOCIATION.

PRE-ZONING EXHIBIT 3
FOR
COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT

BEING A PORTION OF SECTION 31 AND 32,
T.16 N., R.1 W., MOUNT Diablo BASE AND MICHIGAN, AND SECTION 8 AND
7, T.16 N., R.1 W., MOUNT Diablo BASE AND MICHIGAN

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SCALE: 1" = 400'
APR 3 2014

PREPARED BY:



Engineering • Planning • Surveying • Estimating • Supply • Rig

JOB # 08-215

5 304d

PRE-ZONING AREAS:

TOTAL PER ZONING:
C-2, GENERAL COMMERCIAL DISTRICT - 26,544 NET ACRES
C-3, OPEN SPACE DISTRICT - 117,544 NET ACRES
R-1/P-1, SINGLE FAMILY RESIDENCE PLANNED DEVELOPMENT DISTRICT - 52,536 NET ACRES
R-1/P-2, GENERAL APARTMENT PLANNED DEVELOPMENT DISTRICT - 5,882 NET ACRES
I-1, LIGHT INDUSTRIAL - 7,544 NET ACRES
TOTAL BY PARTS:

APR 1973 10:00am
FBI - NEW YORK

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT:
 APN: 017-130-055 - 3,606 ACRES
 APN: 017-130-068 - 12.876 ACRES
 R-1 GENERAL APARTMENT DISTRICT:
 APN: 017-130-021 - 2.444 ACRES
 APN: 017-130-055 - 3.514 ACRES
 M-1 LIGHT OR HEAVY INDUSTRIAL:
 APN: 017-130-044 - 2.014 ACRES
 APN: 017-130-045 - 2.014 ACRES

WILSON

EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

II. INFRASTRUCTURE

The approximately half of the entire annexation area is already developed. Within the area zoned Parks/Recreation/Open Space there exists a large stormwater detention basin, constructed by and for the use of Caltrans. Also, two wells, a large water tank and farm equipment storage. Of the sixteen commercially zoned parcels, nine are developed (six of which are home to CIP offices, a USDA facility, Specialty Medicine Clinic, the Colusa Chamber of Commerce, and the County Department of Agriculture). These establishments are presently served by volunteer fire (Sac River Fire District) and county sheriff service, natural gas and electric, and telephone service. Colusa Industrial Properties has on-site septic and water. The Colusa Golf and Country Club also has an existing septic system, and agricultural water well, and receives domestic water via CIP.

Sunrise Blvd and Davison Court are improved to the extent that they serve the existing CIP establishments. They feature underground storm drainage, curbs and gutter, and asphalt paving. It is important to note that only the northern portion of the overall Colusa Industrial Parks is included in this annexation. The southern portion will continue to be independently self-contained with on-site sewer and water.

A. Water System

The existing water system consists of two wells and a water tank located toward the southern center of the area to be annexed. A CIP water line which the wells serve is to remain for the exclusive use of the Industrial Park. The water line currently serves the existing commercial establishments along Sunrise Blvd and Davison Drive. It is to be cut and capped at both ends at the angle point west of the end of Sunrise Blvd. A future water service main will be connected to the existing 10" main on Wescott Road at the west end of the annexation. 8" mains are to be installed along the future roadways within the low density residential areas, and then in an easterly direction to the south end of Davison Drive at Farinon Road, then north along Davison Drive for connection to the existing CIP water line. Fire hydrants will be installed every 500 feet at a minimum. In all some 14,000 lf of new water main will be installed.

(see **Exhibit 5**)



VICINITY MAP
NOT TO SCALE

NOTE:

1. THIS IS NOT A BOUNDARY SURVEY. THE SURVEY INFORMATION HEREIN WAS OBTAINED FROM A COMBINATION OF FIELD MEASUREMENTS AND AERIAL PHOTOGRAPHS AND IS SOLELY FOR THE SPECIFIC USE OF THIS ADVERTISER.
2. FUTURE ROADS SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY. DO NOT EXPECT TO CHANGE WITH FIELD OF TENTATIVE AND FINAL MAPS.
3. COULDN'T INDUSTRIAL PROPERTIES (CIP) WELLS TO REMAIN FOR THE EXCLUSIVE USE OF THE INDUSTRIAL ZONE.
4. ALL MAPS WILL BE 8" OR 10" DIAMETER, LOOPED.
5. TIE POINTS WILL BE INSTALLED AT A MAXIMUM SPACING OF 500 FEET.



PLAN FOR WATER SERVICES
EXHIBIT 5
FOR
COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT

BEING A PORTION OF SECTION 31 AND 32,
T.16 N., R.1 W., MOUNT Diablo BASIN; AND MERIDIAN, AND SECTION 8 AND
7, T.15 N., R.1 W., MOUNT Diablo BASIN AND MERIDIAN
COUNTY OF CALIFORNIA, STATE OF CALIFORNIA.

SCALE: 1" = 400'

MAR. 28, 2014

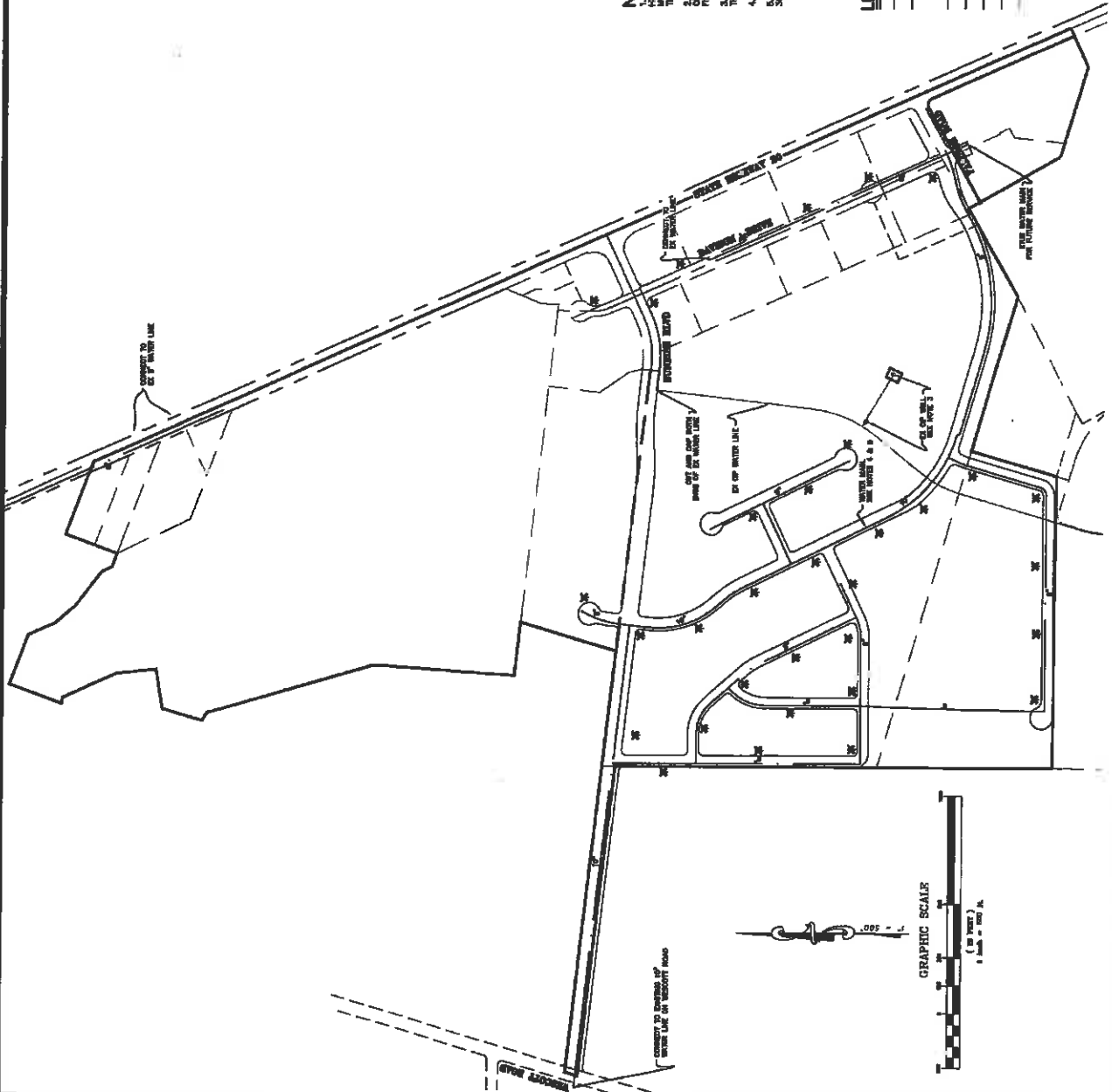
SCALE: 1" = 400'



Engineering • Planning • Surveying • Estimating • Development

100 4 05-218

PAGE 10



GRAPHIC SCALING

(in feet)

EXHIBIT B

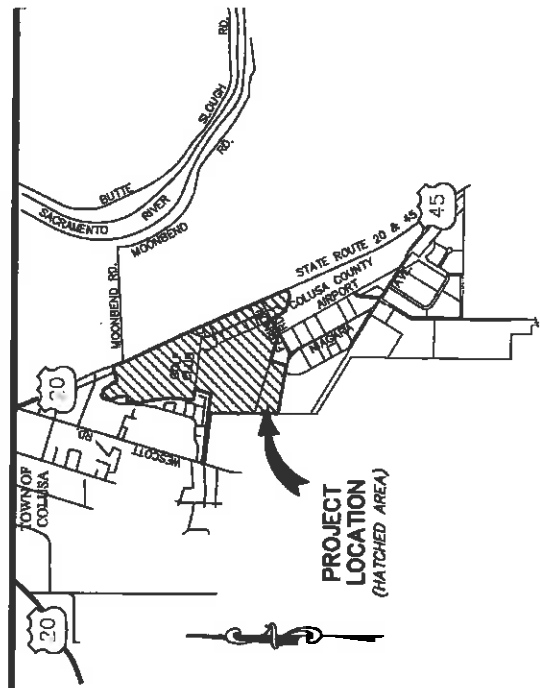
COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

B. Sewer System

The existing commercial buildings are currently being served by on-site septic. A connection to the municipal wastewater system is planned at the 15" trunk on Wescott Road. As with the future water main, sewer main and manholes will mirror future roadways and also swing east past the intersection of Davison and Farinon, then up Davison Drive in order to serve the entire commercially zoned area. A spur is also planned to run east along the southern boundary of the annexation where a future road will be planned. Approximately 15,800 lf of 8" wastewater main will be installed along with 44 manholes. At this stage, gravity flow is assumed. Once engineering analysis and design are performed, it may be revealed that a lift station is needed.

As mentioned there is an existing City of Colusa sewer trunk located in Wescott Road at the west edge of the annexation. This sewer trunk transports waste water effluent generated from the City south to the Wescott Road Pump Station, and then westerly toward the sewer treatment plant. This pump station may need to be upsized at some point in the future.

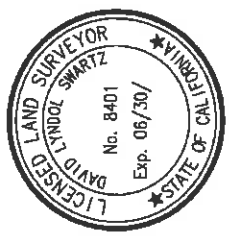
(see Exhibit 6)



VICINITY MAP
NOT TO SCALE

PREPARED BY:

DAVID LINDOL SWARTZ, P.E., C.E., C.E.P.



NOTE:
1. THIS IS A PRELIMINARY SURVEY. THE SURVEY INFORMATION HEREIN WAS ASCERTAINED FROM A COMBINATION OF FIELD MEASUREMENTS, AND RECORD DOCUMENTS AND IS SOLELY FOR THE SPECIFIC USE OF THIS ANNEXATION.
2. FUTURE OWNER SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY. THE FUTURE OWNER IS ADVISED THAT THE ANNEXATION SHALL BE SUBJECT TO CHANGE WITH FILING OF A FUTURE AND FINAL MAP.
3. THE BOUNDARY OF COLUSA INDUSTRIAL PROPERTIES NOT INVOLVED IN THE ANNEXATION (COLUSA INDUSTRIAL PARK) WILL CONTINUE TO USE ON-SITE SEWER.
4. MANHOLE WILL BE INSTALLED EVERY 400' MIN AND AT INTERSECTIONS AND TORNAL.

LEGEND

- FUTURE SEWER SYSTEM W/ DIRECTION BOAT
- FUTURE ROAD
- ANNEXATION BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE OF RIGHT OF WAY
- EXISTING PARCEL

**PLAN FOR SEWER SERVICES
EXHIBIT 6
FOR
COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT**

BEING A PORTION OF SECTION 30 AND 32,
T.10 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN, AND SECTION 8 AND
7, T.10 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN, AND
COUNTY OF COLUSA, STATE OF CALIFORNIA.

SCALE: 1" = 400'



CEC
Engineering - Planning - Surveying - Construction Development

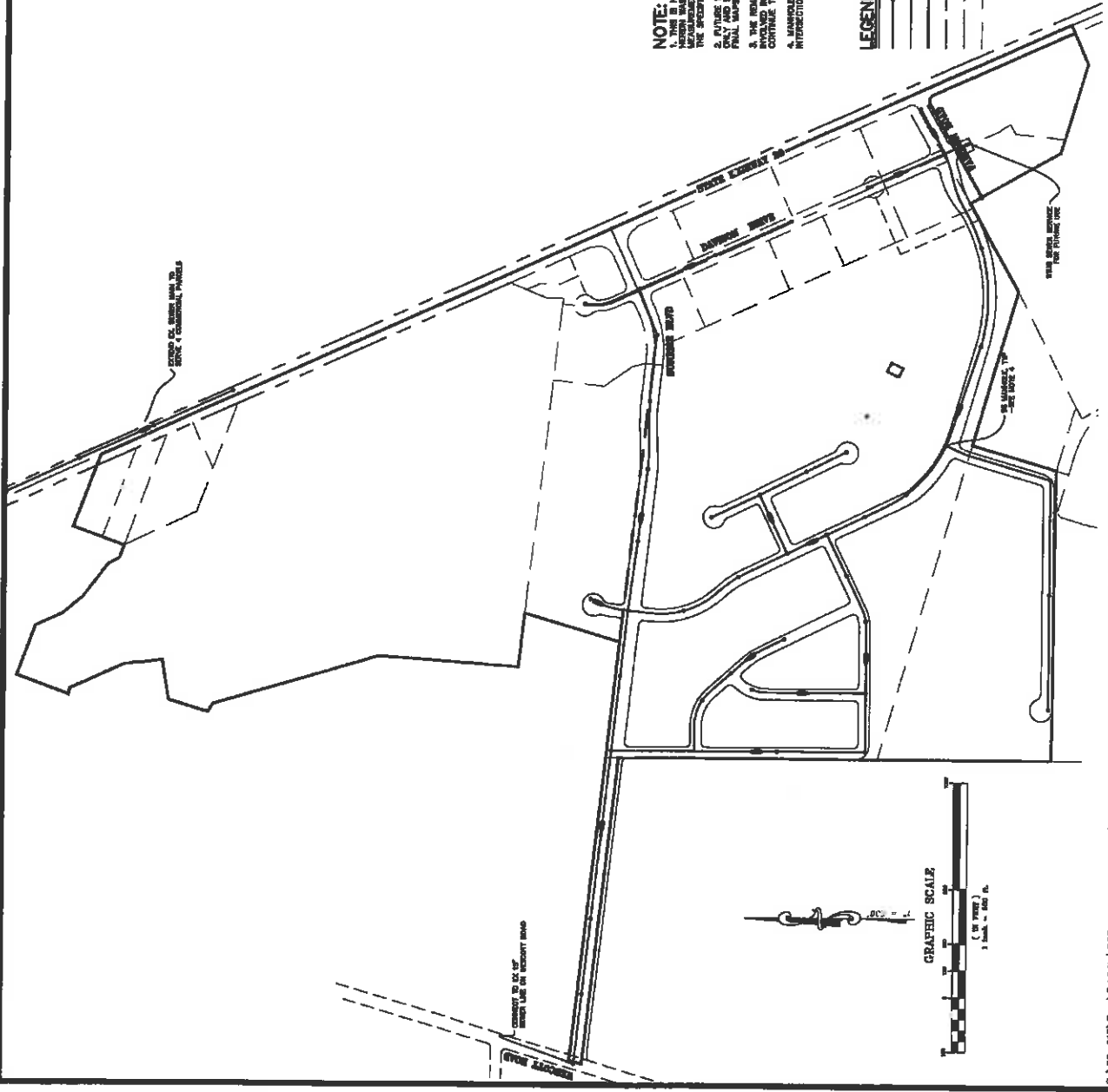


EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

C. Storm Drainage

Currently, the site drains into a vegetated drainage ditch with a capacity of approximately 105 cfs which runs north/south through the middle of the area zoned Parks/Recreation/Open Space. Presently, some of the existing stormwater first enters a 240,000 square foot detention basin.

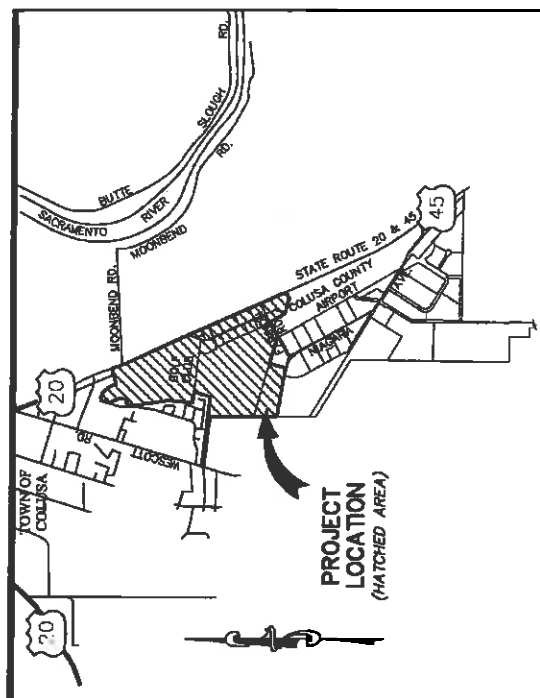
The basin was built by and for the use of Caltrans, and will not be used by the annexation area in the future. Runoff from State Route 20 drains into this basin via concrete canal and covered pipe just north of Farinon Road. There is a small network of storm drain pipe and drop inlets along Sunrise Blvd, and two drop inlets near the north end of Davison Drive which collect stormwater and convey it west to the vegetated drainage ditch.

The drainage ditch conveys storm runoff in a southerly direction from the country club and golf course north of Colusa Industrial Properties, as well as other parts of eastern Colusa. The ditch continues south through Colusa Industrial Park, parallel to the runway of Colusa County Airport and turns southwest through a heavily agricultural area. Stormwater is then collected by a long detention area with a capacity of over 200 acre-feet, which joins the 2047 canal downstream of Wescott Road. A flap gate at Wescott Road allows water to cross the levee.

During periods of extremely high runoff, a pump station will pump runoff through the levee on an as needed basis, bypassing the flap gate. It is worth noting that this annexation and any future build-out will not affect traditional storm drainage patterns in east and south Colusa. The ditch running through Colusa Industrial Properties will continue to function with a large amount of capacity.

The proposed storm drain system will include an extension of the southerly Davison Drive pipe in order for it to drain directly into the drainage ditch, bypassing the Caltrans detention basin. A new network of drain pipe and drop inlets will be installed concurrently with the future residential roadways on the western half of the annexation. A total of 72 drop inlets and manholes as well as over 12,000 lf of drain pipe is proposed.

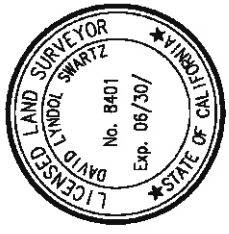
(see Exhibit 7)



VICINITY MAP
NOT TO SCALE

PREPARED BY:

DAVID LYNDOL SWARTZ, P.E., PLS., SHEL, CDP



PLAN FOR STORM DRAIN
SERVICES EXHIBIT 7
COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT

BEING A PORTION OF SECTION 31 AND 32,
T14N. N. 1/4, MOUNT CARMEL BASE AND MERIDIAN, AND SECTION 8 AND
9, T14N. N. 1/4, MOUNT CARMEL BASE AND MERIDIAN,
COUNTY OF COLUSA, STATE OF CALIFORNIA.

SCALE: 1" = 400'

PREPARED BY:



CEC
1100 East Colusa Blvd., Suite 200
Colusa, CA 95956
Phone: (916) 392-1100
Fax: (916) 392-1101
www.cec.com

008 # 08-215

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NOTE:
1. THIS IS NOT A BOUNDARY SURVEY. THE SURVEY INFORMATION
HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE
USED FOR ANY OTHER PURPOSES. THE INFORMATION IS FOR
THE SPECIFIC USE OF THIS ANNEXATION.
2. FUTURE ROADS SHOWN HEREON ARE FOR PLANNING
PURPOSES ONLY AND SUBJECT TO CHANGE WITH FIELD OF
VISITATION AND PAUL MAPS.
3. MANHOLES WILL BE INSTALLED AT JUNCTION POINTS AND AT
INTERVALS CONSIDERED WITH COLUSA APPROVED STANDARDS.

LEGEND

- EXISTING STORM DRAIN SYSTEM
- FUTURE STORM DRAIN SYSTEM
- FUTURE DROP INLET & MANHOLE
- FUTURE ROAD
- ANNEXATION BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE OF RIGHT OF WAY
- EXISTING PARCEL

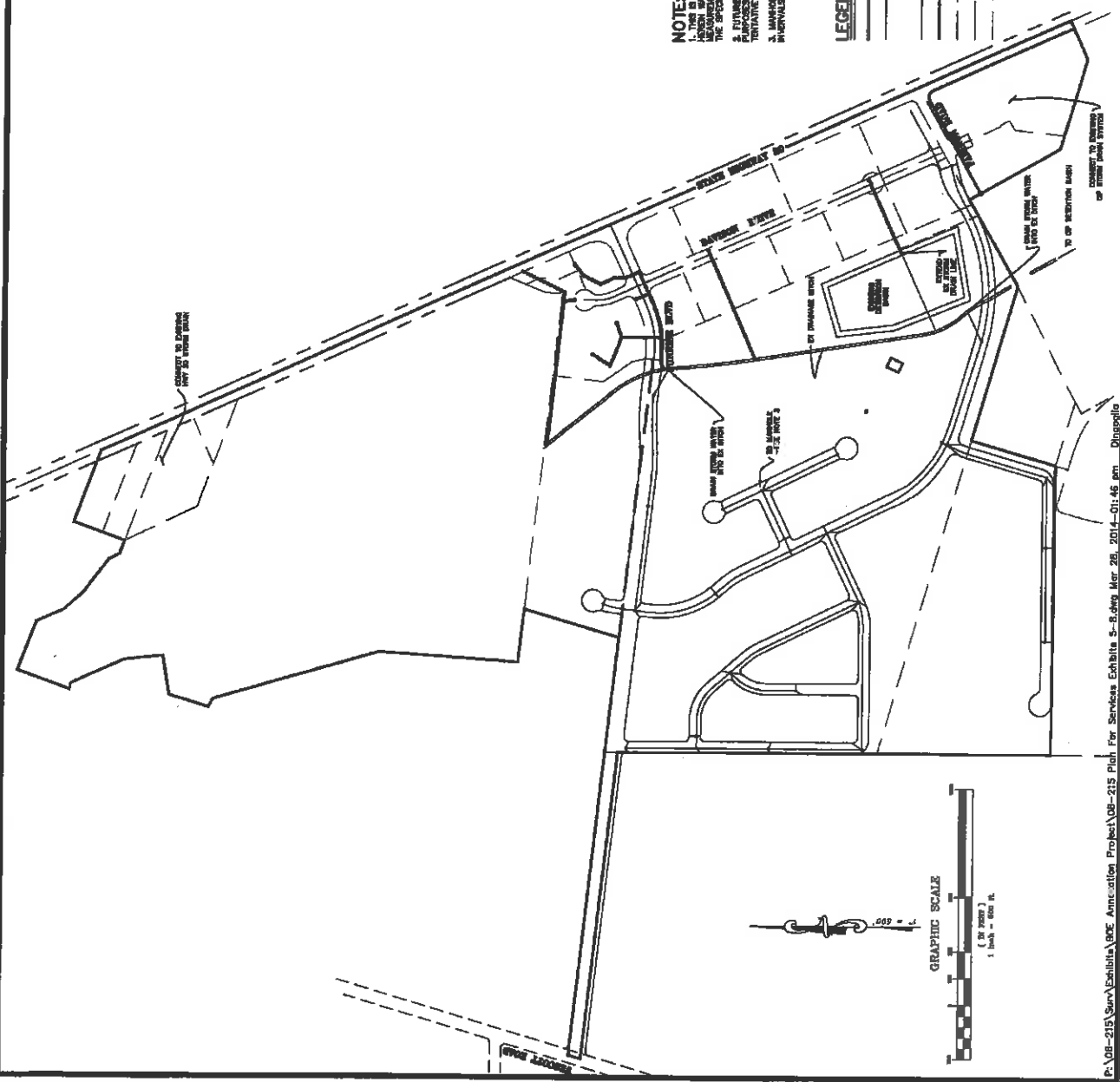


EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

D. Streets

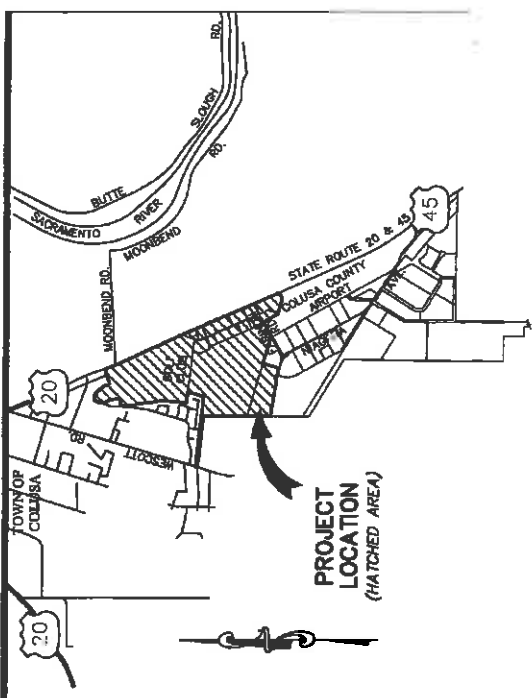
According to the most recent City of Colusa general plan update in 2007/8, Wescott road, a north-south two lane collector, is at a LOS (level of service) B, and experiences approximately 4500 vehicle trips between Florimond Dr. and Bridge Street daily. It is estimated that an average residential lot creates between 7-9 vehicle trips per day, an apartment 5-7.

General Commercial lots have to be evaluated on a case-by-case basis because trips generated can vary greatly. For now, it will be assumed that an average commercial lot creates 15 trips per acre. Trips generated due to this annexation would then total 2385 to 3065. If we also assume that 1/3 of the generated trips will use State Route 20, then we can estimate that the direct contribution to Wescott Road and merging onto Bridge Street, is between 1590 and 2043 trips per day, which is between 35% and 45% of the present average vehicle trips.

The City of Colusa General Plan lists Wescott Road between the intersection of State Route 20 and Country Club Drive as a collector, and moving south past Ashley Drive as a future collector street. Additionally, Sunrise Boulevard which presently stubs out into the annexation area is designated by the General Plan as a future collector when potentially built out and connected to Wescott Road. It is the goal of the City of Colusa to avoid degradation of existing LOS where an increase in vehicle trips is anticipated. As such, Wescott Road may need to be redesigned to meet collector standards south of Country Club Drive given the expected increase in circulation expected due to the Colusa Industrial Properties annexation.

State route 20 which serves the existing businesses off of Sunrise Boulevard already has a northbound left turn lane and will not need additional improvement. However, the intersection of Wescott and Route 20 is identified in the General Plan as possibly needing improvements to ensure high LOS and meet future demand. The current LOS for the intersection is E, experiencing "severe congestion with some long standing queues." Street section asphalt and aggregate base thickness will be designed according to City of Colusa Design Standards.

(see Exhibit 8)

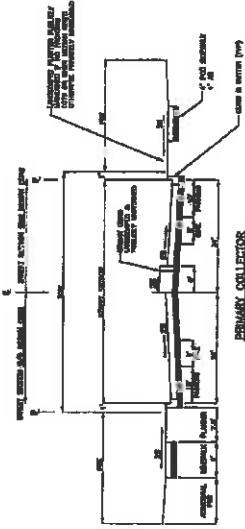
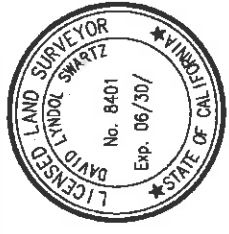


- NOTE:**
1. THIS IS NOT A BOUNDARY SURVEY. THE SURVEY INFORMATION HEREIN WAS ASCERTAINED FROM A COMPARISON OF FIELD MEASUREMENTS WITH THE RECORDS OF THE COUNTY AND IS SOLELY FOR THE GUIDANCE OF THE ASSOCIATION.
 2. BOUNDARY MARKS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND SHOULD BE CHECKED BY THE ASSOCIATION BEFORE ANY FINAL MAPS.
 3. POLICE PROTECTION WILL BE PROVIDED BY:
 4. FIRE PROTECTION WILL BE PROVIDED BY:
 5. PHONE CONTACT:
 6. TELEPHONE CONTACT:
 7. CABLE CONTACT:

VICINITY MAP
NOT TO SCALE

PREPARED BY:

DAVID LINDOL SWARTZ, P.E., P.L.S., C.E.S., D.P.



- LEGEND**
- FUTURE ROAD
 - ANNEXATION BOUNDARY
 - EXISTING RIGHT OF WAY
 - CENTERLINE OF RIGHT OF WAY
 - EXISTING PARCEL

PLAN FOR STREET IMPROVEMENTS EXHIBIT 8 FOR COLUSA INDUSTRIAL PROPERTIES ANNEXATION PROJECT

BEING A PORTION OF SECTIONS 31 AND 32,
T.18 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN, AND SECTION 8 AND
9, T.18 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN, S.14 S.44
E., T.18 N., R.1 W., MOUNT Diablo BASE AND MERIDIAN, S.14 S.44
E., COUNTY OF COLUSA, STATE OF CALIFORNIA.

SCALE: 1" = 400'

PREPARED BY:



CEC
Engineering - Planning - Consulting - Construction Management

JOB # 05-215

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EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

E. Noise

Generally, noise is currently not a significant problem in the City of Colusa because there are no major noise-generating industries in the city. There is no rail service. The major noise generators in the area are the airport and state highways. The annexation area is bordered on the east by State Route 20. Colusa County Airport borders the area on the southeast. Residential areas are noise-sensitive by nature, and it is imperative that residents are able to maintain quiet enjoyment of their dwellings. A sound level of 50 decibels is the goal for ambient noise in an urban area.

At a distance of 1500 feet plus from State Route 20, the proposed residential areas will experience noise at a level lower than 55 decibels so it will not be a major concern.

The airport however, produces noise at a decibel level of 60 CNEL (community noise level equivalent) at the location of the proposed General Apartment District at the north end of the annexation. CNEL places a higher sensitivity on nighttime noise (10 pm to 7 am). At the south end portion of proposed R-1 zoning, the airport contributes noise at a rate of approximately 65 to 70 decibels. The single runway airport does only a small amount of private business, with major noise occurring during run-up, takeoff, and landing.

The proposed apartment district will be surrounded by open space to the east and residential to the south, west, and north. Noise levels generated by its surroundings will not be significant compared with airport noise. The Residential district proposed at the south end of the annexation area is bordered on the north by Open Space, to the west by Urban Reserve, to the east and south by Industrial districts. Noise levels generated by industry will be confined to business hours.

The US Department of Housing and Urban Development specifies a minimum standard of noise in residential areas of 65 decibels Ldn (averaged as a steady-state, with greater sensitivity toward noise at night; 10 pm to 7 am). Where noise levels exceed this threshold, additional insulation may be required as the noise dampening properties of a home are typically 12 to 18 decibels. The target for noise levels reaching inside of the home is 45 decibels.

(see **Exhibit 9**)

Exhibit 9



NOISE CONTOURS

COLUSA INDUSTRIAL PARK AND COLUSA COUNTY AIRPORT

PMO

EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

F. Police and Fire

The Colusa County Sheriff's Department currently provides law enforcement to the annexation area. The Sheriff's Department has a mutual aid agreement with the City of Colusa Police Department, although the Sheriff's Department handles most calls on its own, with historically only 10% of calls from the annexation area requiring Colusa Police assistance.

After annexation, the City of Colusa Police Department will handle law enforcement. Its station is approximately 2 miles north of the project area, located at 260 6th street.

The Sacramento River Fire District (SRFD) provides fire protection, emergency medical services, rescue, and hazardous materials response services to the eastern portion of unincorporated Colusa County. The SRFD serves the project area from its fire station at 235 Market Street in the City of Colusa, approximately 2 miles north of the project area. It received occasional calls from the Industrial Park, with an average response time of 7 to 9 minutes during most of the year.

The City of Colusa Fire Department provides fire protection and emergency services within the city limits from its fire station located at 750 Market Street, approximately 2 miles north of the annexation area. The department maintains a mutual aid agreement with SRFD, but rarely responds to emergency calls at the project area.

The annexation of Colusa Industrial Properties into the city will create an increased demand for fire and police protection which will require additional staff and facilities. A Fire and Police Service Plan will be addressed during the project's planned development and/or tentative map stage.

EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

III PLAN FOR SERVICES

Following annexation and pre-zoning, additional land-use entitlements would be required prior to development of the properties within the Project area. These include tentative and final maps, conditional use permits, building permits and encroachment permits.

The information presented in this section of the documents is intended to address how infrastructure services and costs to develop this area would be funded, based upon the conceptual exhibits above. Many of the already existing City services such as Police and Fire require little or no infrastructure upgrades, however other items such as water and sewer require a more refined and detailed analysis.

A. Wastewater Improvements

Currently there is a 15" diameter sewer trunk running along Wescott Road. This 15" sewer trunk flows to the South Wescott pump station, which connects two force main lines and transports effluent to the City's waste water treatment plant. The City of Colusa completed construction of a new WWTP in 2009. It is possible that the treatment plant and the existing lift station have capacity to handle additional effluent generated by this annexation. The current capacity of the existing lift station according to the Cities Waste Water Master Plan (2009) is 450 gpm. It is projected that residences and businesses generated by this annexation will generate a demand of approximately 94.15 gpm or 20.9% of the capacity of the lift station.

- $450 \text{ gal/day/residence} \times 1 \text{ day/24 hr} \times 1\text{hr}/60 \text{ min} \times 200 = 62.5 \text{ gpm (R-1)}$
- $300 \text{ gal/day/residence} \times 1 \text{ day/24 hr} \times 1\text{hr}/60 \text{ min} \times 140 = 29.1 \text{ gpm (R-4)}$
- $480 \text{ gal/day/residence} \times 1 \text{ day/24 hr} \times 1\text{hr}/60 \text{ min} \times 2 = 0.7 \text{ gpm (C-N)}$
- $2000 \text{ gal/day/acre} \times 1 \text{ day/24 hr} \times 1\text{hr}/60 \text{ min} \times 19 \text{ ac} = 26.3 \text{ gpm (C-G)}$
- $200 \text{ gal/day/acre} \times 1 \text{ day/24 hr} \times 1\text{hr}/60 \text{ min} \times 52 \text{ ac} = 7.2 \text{ gpm (O-S)}$

Zone Designation	Gallons Per Minute Generated
R-1	62.5 gpm
R-4	29.1 gpm
C-N	0.7 gpm
C-G	26.3 gpm
O-S	7.2 gpm
Entire Project	125.8 gpm

EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

As development occurs over time, more capacity out of existing infrastructure may be needed. Cost of upgrading the system will be paid for by future residents and businesses in the form of connection fees and monthly premiums.

B. Water Improvements

The City of Colusa provides water supply for its residents via five groundwater wells, and a sixth for emergency use. The five wells produce approximately 3.17 million gallons of water per day. Groundwater is collected in two storage tanks in the northern part of the city. There is a 10" diameter water main line running along Wescott Road. This 10" water main is connected to the City water at the intersection of Country Club Drive and Wescott Road. It is possible that the City water system has capacity to service the Colusa Industrial Properties annexation without any supply issues. The following summarizes the expected increase in water demand due to this annexation:

- 220 gal/day/person x 3.2 people x 200 homes = 140,800 gpd (R-1)
- 200 gal/day/person x 3.0 people x 140 residences = 84,000 gpd (R-4)
- 300 gal/day/person x 3.2 people x 2 parcels = 1920 gpd (C-N)
- 3000 gal/day/acre x 18.9 ac = 56,700 gpd (C-G)
- 500 gal/day/acre x 52 ac = 26,000 gpd (O-S)

Total expected water demand: 309,400 gallons per day

Zone Designation	Gallons Per Day Demand
R-1	140,800 gpd
R-4	84,000 gpd
C-N	1920 gpd
C-G	56700 gpd
O-S	26,000 gpd
Entire Project	309,400 gpd

If capacity of the existing domestic water service is not adequate to support buildout of the entire annexation, it is important to note that annexation itself will cause no overburden of the system. As buildout occurs and the need for more water is identified, costs associated with upgrading the system will be paid for by future residents and businesses.

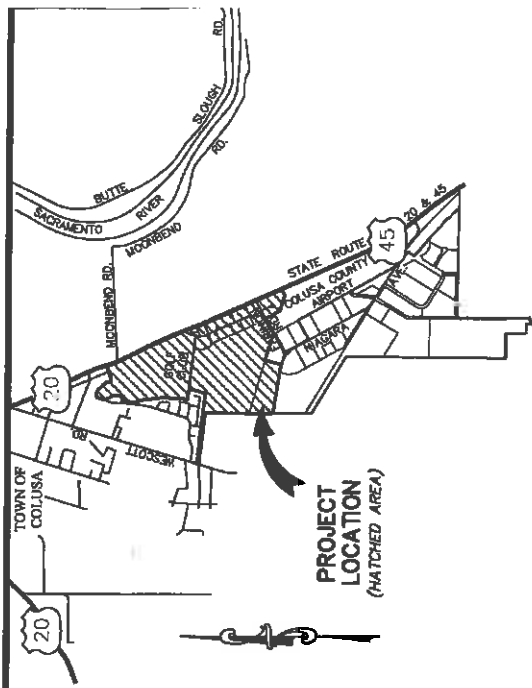
EXHIBIT B

COLUSA INDUSTRIAL PROPERTIES PLAN FOR SERVICES

Colusa Industrial Properties operates a non-community water system under a Domestic Water Supply Permit issued by the California Department of Health Services. The system currently supplies domestic water to the commercial and industrial tenants who presently reside in the annexation area. Well 1 which is in active service has the capacity to produce 936,000 gallons per day, and Well 2, a backup, has the capacity to produce 1.58 million gpd. It is the intention of Colusa Industrial Properties to maintain ownership and exclusive use of the on-site water system.

C. Storm Drainage

Colusa Industrial Properties and Colusa Industrial Park will continue to be self-sufficient in handling stormwater runoff, and no change will occur in traditional drainage patterns.



VICINITY MAP
NOT TO SCALE

PREPARED BY:

DAVID LYNDOL SWARTZ, P.E., P.L.S., C.E., D.P.

NOTE: A REBOUND SURVEY OF THE BOUNDARY INFORMATION HEREON WAS OBTAINED FROM A COMBINATION OF FIELD MEASUREMENTS AND RECORD DOCUMENTS AND IS SOLELY FOR THE PURPOSE OF THIS ANNEXATION.



- LEGEND**
- X PLUMB & ACCEPTED MONUMENT AS NOTED
 - C CALCULATED POINT
 - ON RECORD INFORMATION PER 6/14/05/17
 - ANNEXATION BOUNDARY
 - EXISTING RIGHT OF WAY
 - CENTRAL LINE OF RIGHT OF WAY
 - EXISTING PARCEL
 - EXISTING CITY LIMIT LINE

**ANNEXATION BOUNDARY
EXHIBIT 10
FOR
COLUSA INDUSTRIAL PROPERTIES
ANNEXATION PROJECT**

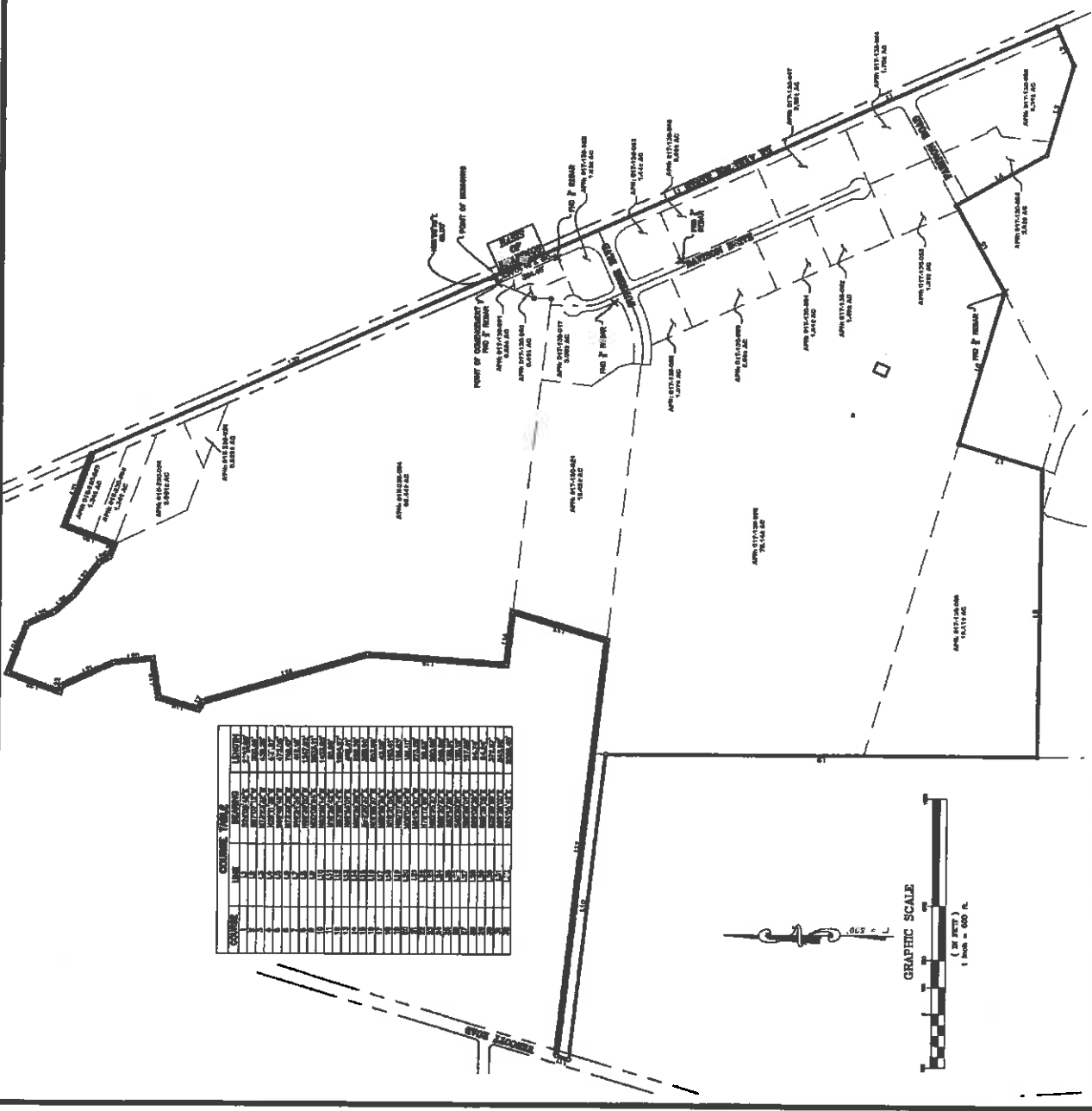
THIS IS A SURVEY OF THE INDUSTRIAL PROPERTIES OF SECTION 10, T.18 N., R.1 W., MOUNT Diablo BASE AND MOUNT Diablo SECTION 6 AND T.18 N., R.1 W., MOUNT Diablo BASE AND MOUNT Diablo SECTION 6 AND COUNTY OF COLUSA, STATE OF CALIFORNIA.

SCALE: 1" = 500' PREPARED BY: FEB. 28, 2014



JOB # 06-215

PAGE 25



COULUM TABLE

LINE	BEARING	DISTANCE	AREA
1	N 89° 15' 00" E	1.0000	0.0000
2	S 89° 15' 00" E	1.0000	0.0000
3	S 89° 15' 00" E	1.0000	0.0000
4	S 89° 15' 00" E	1.0000	0.0000
5	S 89° 15' 00" E	1.0000	0.0000
6	S 89° 15' 00" E	1.0000	0.0000
7	S 89° 15' 00" E	1.0000	0.0000
8	S 89° 15' 00" E	1.0000	0.0000
9	S 89° 15' 00" E	1.0000	0.0000
10	S 89° 15' 00" E	1.0000	0.0000
11	S 89° 15' 00" E	1.0000	0.0000
12	S 89° 15' 00" E	1.0000	0.0000
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14	S 89° 15' 00" E	1.0000	0.0000
15	S 89° 15' 00" E	1.0000	0.0000
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90	S 89° 15' 00" E	1.0000	0.0000
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94	S 89° 15' 00" E	1.0000	0.0000
95	S 89° 15' 00" E	1.0000	0.0000
96	S 89° 15' 00" E	1.0000	0.0000
97	S 89° 15' 00" E	1.0000	0.0000
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99	S 89° 15' 00" E	1.0000	0.0000
100	S 89° 15' 00" E	1.0000	0.0000



RESOLUTION NO. 14-45

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF COLUSA REQUESTING THE COLUSA COUNTY LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY (INCLUDING ANNEXATION OF UNINCORPORATED TERRITORY TO THE CITY OF COLUSA; AND DETACHMENT FROM THE SACRAMENTO RIVER FIRE PROTECTION DISTRICT) INVOLVING APPROXIMATELY .16 ACRES OF PROPERTY, BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-020-083 PLUS ADJACENT PUBLIC RIGHTS-OF-WAY

WHEREAS, the Council of the City of Colusa desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000 *et seq.*, for a reorganization which would concurrently annex an approximately 303-acre area located in the unincorporated area of Colusa County to the City of Colusa, and detach that same territory from the Sacramento River Fire Protection District; and

WHEREAS, the .16-acre territory (the "Subject Property") is located within the City of Colusa Sphere of Influence as is necessary to effectuate the reorganization; and

WHEREAS, a description of the boundaries of the Subject Property proposed to be annexed into the City of Colusa, and detached from the Sacramento River Fire Protection District, is attached hereto and made a part hereof as **Exhibit 1**; and

WHEREAS, a map of the boundaries of the Subject Property proposed to be annexed into the City of Colusa, and detached from the Sacramento River Fire Protection District, is attached hereto and made a part hereof as **Exhibit 2**; and

WHEREAS, the Colusa County Local Agency Formation Commission ("LAFCO") is the agency with jurisdiction over such reorganizations within Colusa County ("County"); and

WHEREAS, a notice of intent to adopt this Resolution of Application has been given and published pursuant to Government Code Section 56654; and

WHEREAS, the principal reasons for the proposed reorganization are as follows:

1. The City Council has determined that the proposed reorganization will promote the general health, safety and welfare of the community; and
2. The City Council has determined that the reorganization, including the annexations and detachments listed herein, is consistent with and facilitates the fulfillment of the goals, policies and objectives set forth in the *City of Colusa General Plan*, as amended; and
3. 4. The City Council has determined that there is sufficient infrastructure to serve the Subject Property, based upon the City Staff's review of the proposed reorganization; and
5. The City has, prior to or concurrent with the approval of this resolution, adopted an ordinance pre-zoning portions of the Subject Property; and

6. The Subject Property is currently served by the Sacramento River Fire Protection District for fire and emergency services, and after annexation it will be more appropriately served by the City of Colusa Fire Department. Service by the Colusa Fire Department is also consistent with the *City of Colusa General Plan*; hence, the Subject Property must be detached from the Sacramento River Fire Protection District; and

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Colusa Annexation	Annexation of approx. .16 acres of 015-020-083
Sacramento River Fire Protection District	Detachment of approx. .16 acres of 015-020-083

WHEREAS, the Subject Property is “uninhabited” as defined by Govt. Code Section 56046; and

WHEREAS, prior to LAFCO approval, the proposed reorganization is subject to the following condition(s):

1. Approval of a lot line adjustment to create the Subject Property; and
2. Approval of a Conditional Use Permit for any residential development of the Subject Property.

WHEREAS, the City Council has complied with the requirements of the California Environmental Quality Act (the “CEQA”), Public Resources Code Section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs, tit. 14, Section 15000 *et seq.*, and the Project is exempt from further environmental review under CEQA because City of Colusa Planning staff has concluded with certainty that the Project meets exemption requirements, pursuant to CEQA Guidelines Section 15319; and

WHEREAS, the City and the County have previously entered into, or will enter into, a tax-sharing agreement pursuant to Revenue and Taxation Code Section 99; and

WHEREAS, on August 27, 2014, the Planning Commission held a duly noticed public hearing, reviewed and considered a Planning Department staff report, a Planning Commission Resolution, considered oral and written public comments, and passed Resolution No. 2014-06 recommending that the City Council pre-zone & annex the Subject Property; and

WHEREAS, on September 16, 2014 the City Council held a duly noticed public hearing and took public testimony for Pre-zoning Application # 01-13 (Z), at which time a Planning Department staff report, a Planning Commission Resolution, and oral and/or written public comments were considered; and

WHEREAS, the proposed annexation conforms with the policies and guidelines of the *City of Colusa General Plan* and the *Colusa Municipal Code*; and

Findings of Fact:

1. The Project site is located within the City of Colusa Sphere of Influence, the City of Colusa General Plan Area, and is adjacent to the existing incorporated boundary of the City of Colusa, as required by the Colusa County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act.
2. The proposed annexation boundary represents a logical expansion of the incorporated City limits, and is consistent with the Colusa County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act.
3. The Project would not have a detrimental effect on the health, safety, peace, and welfare of persons residing or working in the neighborhood of the project, or be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City of Colusa.
4. Notice of a hearing on the proposed annexation and pre-zoning was sent to all persons owning property within 300-feet of the project site as identified on the Colusa County Assessor rolls, and publicly-noticed.
5. Subsequent to City Council review, LAFCo will review the proposed annexation, hold a public hearing, and will vote on the annexation.
6. The project is consistent with land-use goals and the applicable policies of the *City of Colusa General Plan*, for the following reasons:
 - a. The Project represents an infill development opportunity, avoids “leap-frogging,” and tiers off of existing development that surrounds the Site on all sides (re: Policy LU-5.1);
 - b. The Project site was included within the Colusa Sphere of Influence in 2012 (re: Policy LU-5.3);
 - c. The proposed annexation does not represent a potentially significant demand on public facilities and services. City services are available to the Project site in a manner that is does not conflict with the public’s health, safety, and welfare (re: Policy LU-6.3);
 - d. All new City water connections within the Project site will be metered and monitored to assist with water conservation efforts (re: Policy MFS-7.2) ; and
 - e. City wastewater collection and treatment capacity is available to serve the Project properties, following Annexation and once physical improvements to the sewer main are approved and constructed (re Policy MFS-8.2 & -8.5).
7. Development of utility infrastructure within the project would comply with the standards, rules, and regulations of City ordinances and regulations, subject to approval of infrastructure improvement plans and/or encroachment permits by City Engineering, Public Works and Planning Department staff.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. That the foregoing recitals and findings are true.
2. Adoption and Approval. That this Resolution of Application is hereby adopted and approved and the Local Agency Formation Commission of Colusa County is hereby requested to take proceedings for the reorganization of the Subject Property as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
3. Authorization to City Manager. That City staff is hereby directed to prepare all such documents as may be required to facilitate these annexations and detachments, including but not limited to the plan for providing services, and the City Manager is hereby authorized to execute such documents, if required.
4. Notification. That the names of the officers who are to be furnished with copies of the report by the LAFCo executive officer, and to be given mailed notice of the hearing are Randall L. Dunn, Interim City Manager and Bryan Stice, Senior Planner.
5. Effective Date. This Resolution shall be effective immediately.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 16th DAY OF SEPTEMBER 2014, BY THE FOLLOWING VOTE:

AYES: Critchfield, Kelleher, Acree and Ponciano.

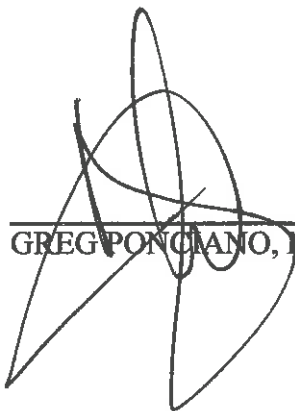
NOES: None.

ABSTAIN: None.

ABSENT: Reische.



Shelly Kittle, City Clerk



GREG PONCIANO, MAYOR

EXHIBITS

- 1: Proposed Annexation to the City of Colusa (legal description)
- 2: Proposed Annexation to the City of Colusa (annexation boundary)

EXHIBIT 1

LAFCO FILE 2014-
Proposed Annexation
to the
CITY OF COLUSA
for
Scott F. Vedo

All that certain real property situate in the County of Colusa, State of California, described as follows:

A portion of Lot 2 of John C. Mogk Subdivision Number 4 as shown on that certain map on file in Book 1 of Record of Surveys at Page 49, Colusa County Records, and being a portion of Parcel One as shown on that certain map on file in Book 5 of Parcel Maps at Page 93, Colusa County Records, and being more particularly described as follows: Beginning at the northeasterly corner of said Parcel One, said point being in the centerline of Fifth Street and on the southerly line of the City of Colusa; thence **Course 1**, South 24°51'28" West, along the east boundary of said Parcel One and along the Colusa City Limits and along the centerline of Fifth Street, a distance of 73.36 feet; thence **Course 2**, North 74°14'26" West a distance of 120.41 feet; thence **Course 3**, North 15°46'41" East a distance of 72.44 feet to the northerly line of said Parcel One, said point also being on the southerly line of the City of Colusa; thence **Course 4**, South 74°14'26" East, along said northerly line and said southerly line, a distance of 131.99 feet to the point of beginning and containing an area of 9142 square feet, more or less.

For assessment purposes only. This description is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

VEDO
L14-164
July 30, 2014
Sheet 1 of 1



CITY OF COLUSA

SOUTH LINE OF THE
CITY OF COLUSA

Bk. 5, Parcel Maps, Pg. 93

PROPOSED ANNEXATION
9142± SQ FT(gross)

5TH STREET

5TH STREET

CENTERLINE OF
FIFTH STREET

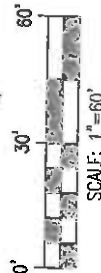
POINT OF BEGINNING
NE CORNER OF PARCEL ONE,
BK. 5, PARCEL MAPS, PG. 93

LEGEND

- COLUSA CITY LIMITS
- ANNEXATION BOUNDARY
- ASSESSOR PARCEL BOUNDARY
- 0 COURSE END POINT
- ① COURSE NUMBER

LINE TABLE

COURSE NO.	BEARING	DISTANCE
1	S 24°51'28" W	73.36'
2	N 74°14'26" W	120.41'
3	N 15°46'11" E	72.41'
4	S 74°14'26" E	131.99'



VICINITY MAP
NOT TO SCALE

EXHIBIT 2

**Proposed
ANNEXATION
TO THE
CITY OF COLUSA**

OF A PORTION OF
LOT 2, JOHN C. MOGK SUBDIVISION NO. 4
COLUS RANCHO, T. 16 N., R. 1 W., M.D.M.
COUNTY OF COLUSA STATE OF CALIFORNIA

FOR
SCOTT F. VEDO

PREPARED BY

CALIFORNIA ENGINEERING COMPANY - YUBA CITY DIVISION
1070 WEST WOOD STREET, SUITE D
WILLOWS, CA 95325
JULY, 2011

JOB NO. L11-164

SHEET 1 OF 1

RESOLUTION NO. 15-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA TO VACATE STREET RIGHTS-OF-WAY ADJACENT TO THE SOUTHERLY TERMINOUS OF 12TH STREET AS DESCRIBED WITHIN AN OFFER OF DEDICATION TO THE CITY OF COLUSA AND AS RECORDED AT PAGE 306 OF BOOK 549 OF THE COLUSA COUNTY OFFICIAL RECORDS ON NOVEMBER 1ST 1984

WHEREAS, an irrevocable offer of dedication of a 0.469-acre parcel ("Parcel A") and a 0.405-acre parcel ("Parcel B"), for street and highway purposes, was made by Leo P. Steidlmayer and Cynthia Steidlmayer, and recorded at the request of the City of Colusa on November 1, 1984; and

WHEREAS, Jack Baber ("Applicant"), a successor in interest of Parcel A and Parcel B, has abandoned plans to subdivide lands surrounding these parcels; and

WHEREAS, the Applicant has submitted an application requesting that Parcel A and Parcel B, more particularly described in Exhibits A and B, attached hereto, and incorporated herein and hereafter referred to as the "area proposed to be vacated," consisting of a legal description and map of the area to be vacated by the City of Colusa; and

WHEREAS, the City has reviewed the area proposed to be vacated, in conjunction with the *City of Colusa Streets & Roadways Master Plan* adopted October 2009, and determined that the area proposed to be vacated is surplus and is not necessary to meet the transportation needs of the City; and

WHEREAS, the City has reviewed the area proposed to be vacated, in conjunction with the *City of Colusa Bike Master Plan*, and determined that the rights-of-way proposed to be vacated are not useful as a non-motorized transportation facility, pursuant to California Streets and Highways Code, Section 892; and

WHEREAS, the City is authorized to vacate all or part of a public street or public service easement within the City pursuant to the Public Street, Highways, and Service Easements Law (State of California Streets and Highways Code, Section 8300 et. seq.); and

WHEREAS, the City Council has complied with the requirements of the California Environmental Quality Act (the "CEQA"), Public Resources Code Section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs, tit. 14, Section 15000 *et seq.*, and the Project is exempt from further environmental review under CEQA because City of Colusa Planning staff has concluded with certainty that the Project would have no significant effect on the environment, pursuant to Guidelines Section 15061 (b) (3), because there is no development associated with the proposed; and

WHEREAS, the City administratively set the public hearing for the City Council to consider the proposed vacation for May 19, 2015, pursuant to the Streets and Highways Code Section 8320; and

WHEREAS, notice of the hearing on the proposed street vacation as described on Exhibits A and B, was duly published and posted as required by Streets and Highways Code Section 8322; and

WHEREAS, on May 19, 2015 the City Council held a public hearing and took public testimony for the proposed street vacation, at which time a Planning Department staff report, and oral and/or written public comments were considered; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. That the foregoing recitals and findings are true.
2. Order to Vacate. That this Resolution is hereby adopted and approved, and the rights-of-way described Exhibits A and B are hereby vacated subject to the following condition(s):
 - a. Prior to recordation, and for the benefit of the City of Colusa, a 40-foot permanent public utility easement shall be prepared establishing the right at any time and from time to time to survey, construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, and other equipment, fixtures and appurtenances for the operation of storm drain, municipal water, and sewer facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind. Said easement shall be carried forward from the southerly terminus of 12th Street through Parcel 4 as identified on the vacation map. Said easement shall be prepared by the City Engineer for a fee, executed by the applicant, and recorded at the Colusa County Clerk Recorder's office.
3. Authorization to City Manager. That the City Manager or his designee is hereby directed to prepare all documents as may be required to facilitate the vacation of rights-of-way described in Exhibits A and B, and to record this Resolution in the Colusa County Clerk Recorder's office only after conditions required by the City Council have been satisfied. The City Manager is hereby authorized to execute such documents, if required.
4. Effective Date. This Resolution shall be effective immediately.


PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 19th DAY OF MAY 2015, BY THE FOLLOWING VOTE:

AYES: Reische, Acree, Kelleher and Ponciano.

NOES: None.

ABSTAIN: Womble.

ABSENT: None.



GREG PONCIANO, MAYOR

ATTEST:



Shelly Kittle, City Clerk

EXHIBITS

A: Legal Description

B: Map of area to be vacated

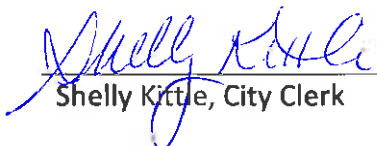
I, Shelly Kittle City Clerk of the City of Colusa, hereby certify that the foregoing resolution was duly passed at a regular meeting of the City Council held on the 19th day of May 2015 by the following vote on roll call:

AYES: Womble, Reische, Kelleher and Ponciano.

NOES: None.

ABSTAIN: None.

ABSENT: Acree



Shelly Kittle, City Clerk

EXHIBIT A

Legal Description

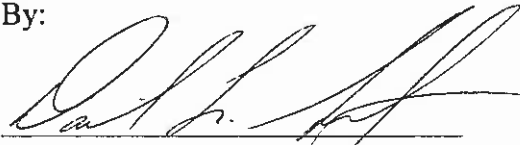
Parcel A

Beginning at the Southwest corner of Block 153 of the Town of Colusa as shown upon the official Map or Plat of the Town of Colusa, filed in the office of the County Clerk of said County of Colusa on March, 5, 1855 and running thence northeasterly along the westerly line of said Block 153, N 16°30'55; E a distance of 63.77 feet; thence leaving said westerly line of said Block 153, S73°28'40" E along a line parallel to the southerly line of said Block 153 a distance of 320 feet to the westerly line of 12th Street of said City of Colusa; thence southwesterly along the westerly line of said 12th Street, S16°30'55" W a distance of 320 feet to the place of beginning containing 0.469 acres more or less.

Parcel B

Beginning at the Southwest corner of Block 152 of the Town of Colusa as shown upon the official Map or Plat of the Town of Colusa, filed in the office of the County Clerk of said County of Colusa on March, 5, 1855 and running thence northeasterly along the westerly line of said Block 152, said line also being the easterly line of 12th Street, N 16°30'55 E a distance of 63.77 feet; thence leaving said street line, S 73°28'40" E along a line parallel to the southerly line of said Block 152, a distance of 285.32 feet; thence S 31°26'20" W a distance of 65.99 feet to a point on the southerly line of said Block 152; thence northwesterly along the southerly line of said Block 152, N 73°28'40" W a distance of 268.32 feet to the place of beginning containing 0.405 acres more or less.

By:



David L. Swartz, City Engineer, LS 8401

Date:

6-2-15





First American
Title Company

Reference No.: 4849901
County: Colusa

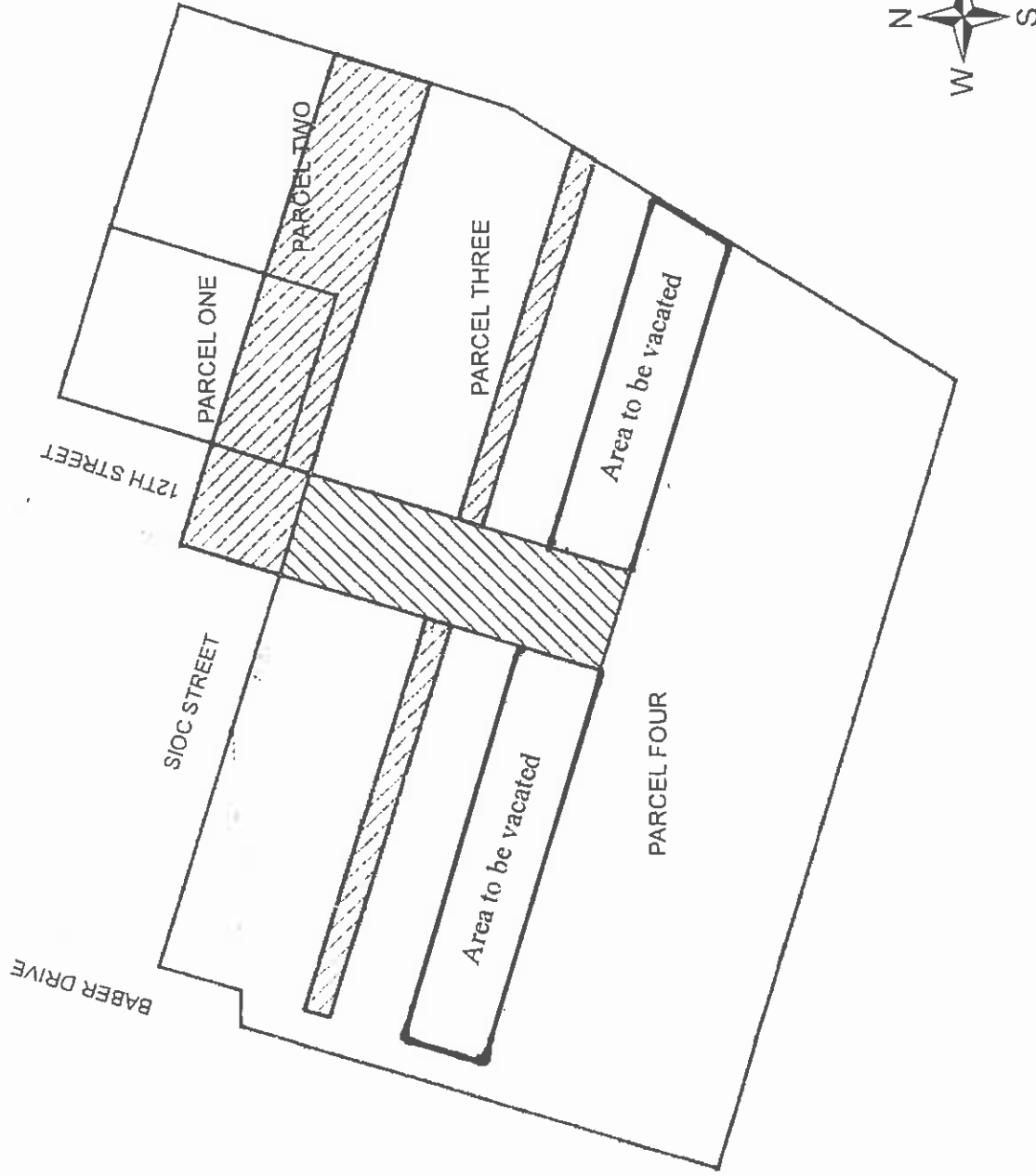






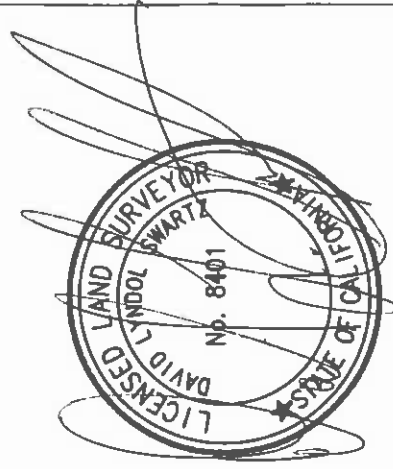


EXHIBIT B

Legend

-  PARCEL ONE
-  PARCEL TWO
-  PARCEL THREE
-  PARCEL FOUR
-  80' RW dedicated
-  11/28/1983 Bk536 Pg85 (Public Utility)

11/01/1984 Bk549 Pg306
(Street & Highway)
Area to be vacated



Tax ID: 001-351-046, 001-351-047, 001-351-048, 002-170-006 & 001-351-044
Short Legal: Parcels 1, 2 & 3 Parcel Map Bk3 Pg28 & Lot 2 LLA #2013-0003386

Map Not
To Scale

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

RESOLUTION NO. 16-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA IN SUPPORT OF THE COLUSA-SACRAMENTO RIVER SRA GENERAL PLAN

WHEREAS, the City of Colusa desires to make a recommendation to the State Park and Recreation Commission regarding the *Preliminary Colusa-Sacramento River State Recreation Area (SRA) General Plan (Plan)*, which is on file with the City Clerk and incorporated herein by reference; and

WHEREAS, the Plan was developed through a public input and review process begun in February 2013, and the culmination of a three-and-a-half-year collaborative public planning process led by the California Department of Parks and Recreation (California State Parks); and,

WHEREAS, the Plan is consistent with City of Colusa plans and policies, such as the *City of Colusa 2007 General Plan* and *City of Colusa Bikeway Master Plan*; and,

WHEREAS, the Plan supports the *Downtown Colusa Economic Development Plan*, which describes “the community’s vision for a vibrant, active, and economically healthy Downtown”, including revitalizing the riverfront, constructing facilities to increase tourism, and leveraging the boat launch to make downtown a destination; and,

WHEREAS, the Plan supports the City of Colusa Boat Launching Facility project, by allowing the development of accessory facilities, such as restrooms, parking, and entrance improvements in the SRA, all in support of the City’s new boat launch facility; and,

WHEREAS, the Plan is consistent with the 2011-2016 Operating Agreement between the City of Colusa and California State Parks, and the 2006-2016 Construction Agreement for the Boat Launching Facility; and,

WHEREAS, on September 16, 2014, the City of Colusa began the process to annex the park property, so as to provide city utilities to new and renovated facilities, and improve public safety services in the SRA; and,

WHEREAS, implementation of the Plan will provide the following benefits to residents of the City of Colusa, as follows:

- (a) Social benefits: Implementation will improve the quality of life, fitness and public health of the community through the diversity of facilities and programs that provide healthy outdoor activities allowable in the Plan.
- (b) Economic benefits: Implementation will increase park usage and generate additional revenue for the City. In addition, implementation will stimulate economic development in the short-term and long-term by providing employment and business opportunities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Colusa that the Council hereby acts as follows:

- A. Determines that there is significant public support for a variety of high quality recreation opportunities in the SRA; and,
- B. Determines that the Plan supports City policies, plans and agreements; and,
- C. Determines that the social, economic, and other benefits of Plan implementation supports the community's vision; and,
- D. Recommends approval of the *Preliminary Colusa-Sacramento River SRA General Plan* (Plan) to the State Parks and Recreation Commission.

PASSED AND ADOPTED by the City Council, City of Colusa, State of California, on March 15, 2016 by the following vote:

AYES: WOMBLE, ACREE, PONCIANO AND KELLER.

NOES: NONE.

ABSENT: REISCHE.

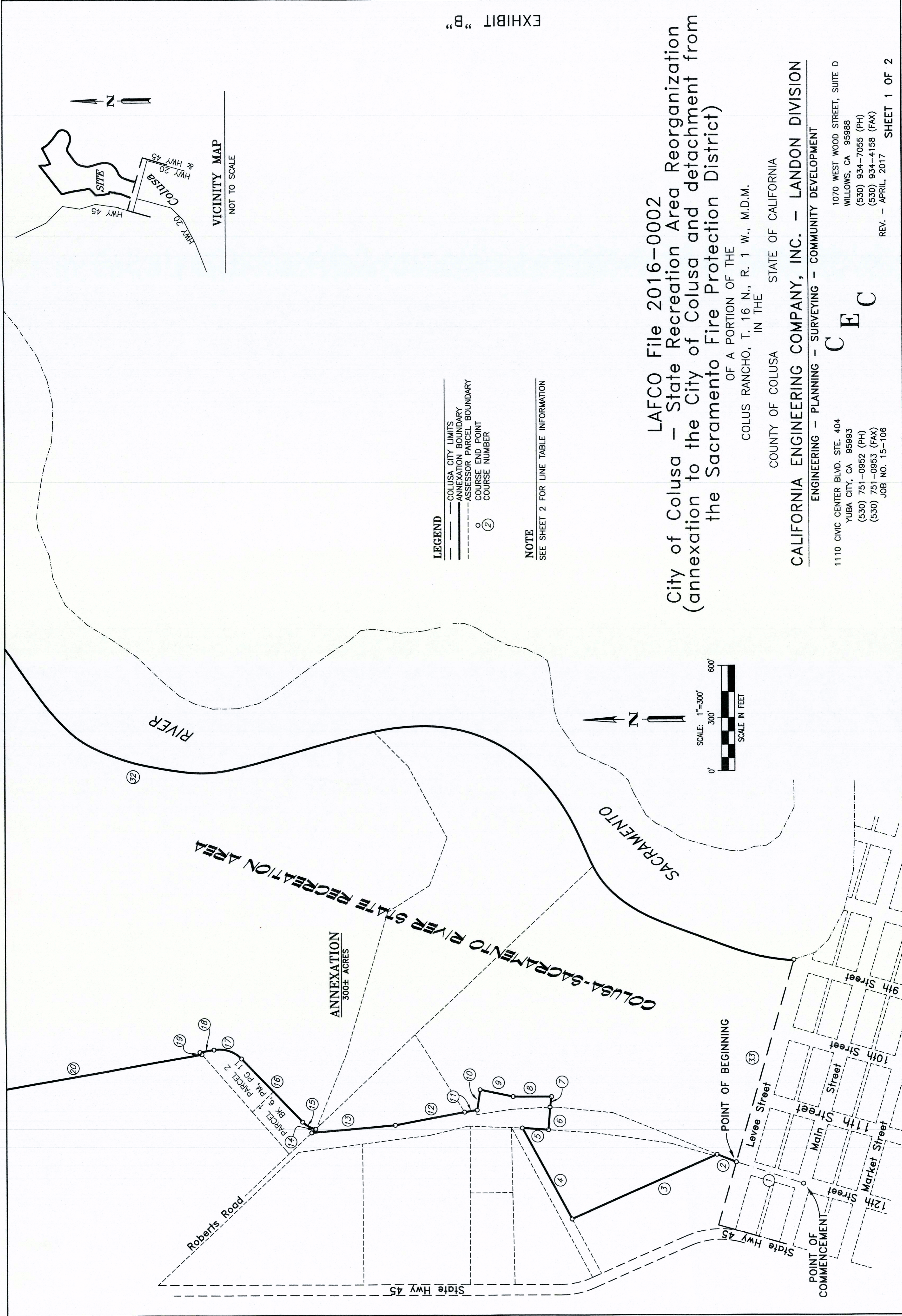
ABSTAIN: NONE.



KIRK KELLEHER, MAYOR PRO-TEM



Shelly Kittle, City Clerk



LEGEND

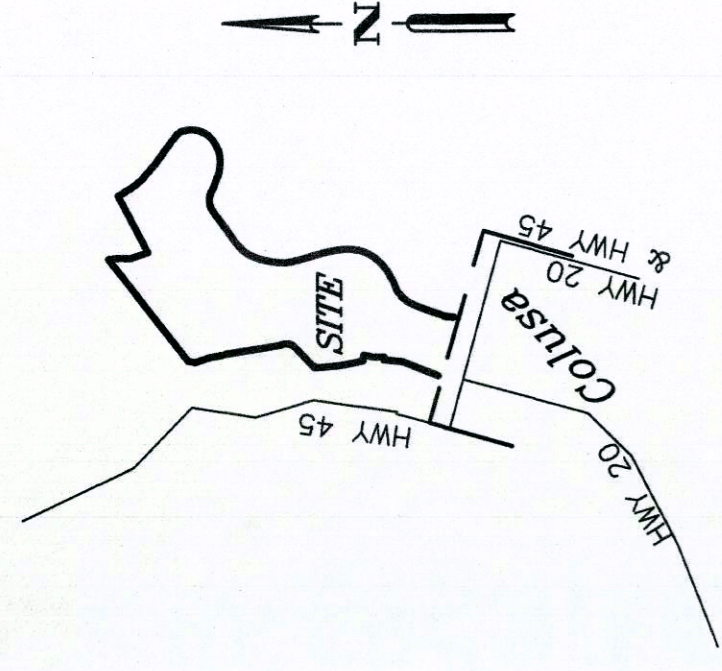
- COLUSA CITY LIMITS
- ANNEXATION BOUNDARY
- ASSESSOR PARCEL BOUNDARY
- COURSE END POINT
- COURSE NUMBER

NOTE

SEE SHEET 2 FOR LINE TABLE INFORMATION

VICINITY MAP

NOT TO SCALE



LAFCO File 2016-0002
City of Colusa - State Recreation Area Reorganization
(annexation to the City of Colusa and detachment from
the Sacramento Fire Protection District)

OF A PORTION OF THE
COLUS RANCHO, T. 16 N., R. 1 W., M.D.M.
IN THE

COUNTY OF COLUSA STATE OF CALIFORNIA

CALIFORNIA ENGINEERING COMPANY, INC. - LONDON DIVISION

ENGINEERING - PLANNING - SURVEYING - COMMUNITY DEVELOPMENT

C E C

1110 CIVIC CENTER BLVD. STE. 404
YUBA CITY, CA 95993
(530) 751-0952 (PH)
(530) 751-0953 (FAX)
JOB NO. 15-106

1070 WEST WOOD STREET, SUITE D
WILLOWS, CA 95988
(530) 934-7055 (PH)
(530) 934-4158 (FAX)

REV. - APRIL, 2017 SHEET 1 OF 2

EXHIBIT "B"

RESOLUTION NO. 16-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA AMENDING THE GENERAL PLAN AND RE-DESIGNATING APPROXIMATELY 1 ACRE FROM PARKS/RECREATION/OPEN SPACE DISTRICT TO PROFESSIONAL COMMERCIAL DISTRICT

WHEREAS, Ed Hulbert (“Applicant”), as a representative of Colusa Industrial Properties, Inc, submitted an application to amend the General Plan land use district and the zoning district on approximately 1 acre (a portion of APN: 017-130-021) (the “Project”) in accordance with the City of Colusa City Code; and

WHEREAS, the Project site is located adjacent to existing commercial land uses and general commercial zoning immediately to the east; and

WHEREAS, the City of Colusa City Code requires that the Planning Commission and City Council consider proposals for General Plan and zoning amendments; and

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

WHEREAS, the Planning Commission held a duly-noticed public hearing on the Project on July 27, 2016, for the purpose of receiving oral testimony. After the public hearing, the Planning Commission considered all public comments received and all pertinent documents regarding the proposed Project, and approved Resolution 2016-06, which recommended to the City Council that –should the City Council make necessary findings– the Project be approved; and

WHEREAS, the City Council held a duly-noticed public hearing on the Project on August 16, 2016, for the purpose of receiving oral testimony. After the public hearing, the City Council considered all public comments received and all pertinent documents regarding the proposed Project; and

WHEREAS, the Project is subject to review by the Colusa County Airport Land Use Commission for conformance with the Airport Land Use Compatibility Plan, independently from the City of Colusa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. The above recitals are true and correct and are hereby incorporated by reference.
2. Findings. The City Council of the City of Colusa finds that:

- A. The proposed amendment and zone change is generally consistent with the intent of the City of Colusa General Plan ("General Plan").
- B. The proposed amendment and zone change will not be detrimental to the public health or safety or welfare.
- C. The Project site is physically and environmentally suitable for commercial development.
- D. The proposed amendment and zone change is compatible with adjacent land uses.

3. Approval. The City Council of the City of Colusa does hereby approve General Plan Amendment 01-16 (GPA), based upon the facts and findings as set forth above, amending the General Plan as follows and as illustrated within Exhibit A, attached hereto and incorporated by reference:

	<u>EXISTING DISTRICT</u>	<u>PROPOSED DISTRICT</u>
GENERAL PLAN:	Parks/Recreation/Open Space	Professional Commercial

Passed and adopted this 16th day of August 2016 by the following vote:

AYES: Womble, Kelleher, Ponciano and Reische.

NOES: None.

ABSENT: None.

ABSTAIN: None.



THOMAS REISCHE, MAYOR

Attest:



Shelly Kittle, City Clerk

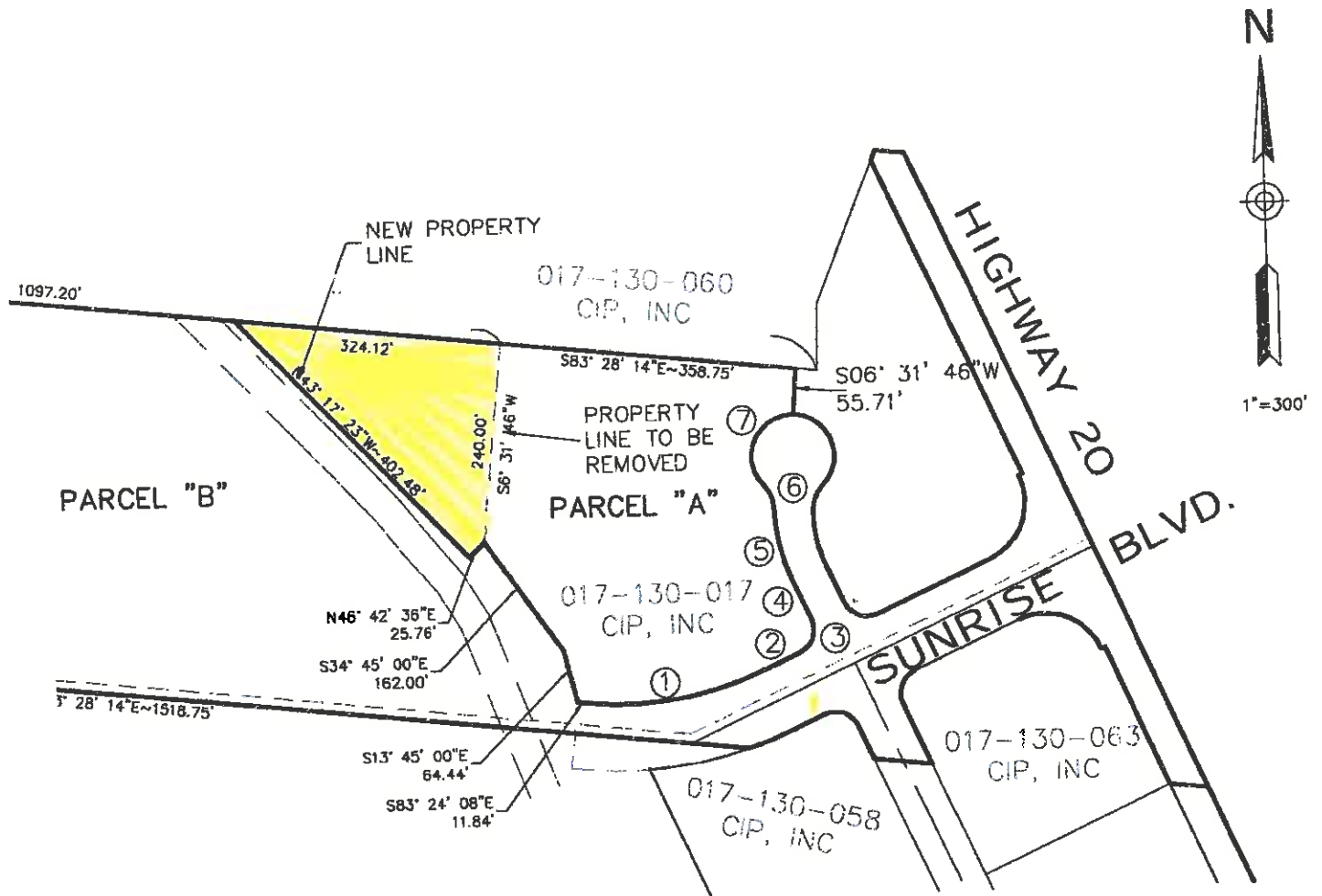
EXHIBIT A – General Plan and Zoning Amendment Exhibit

EXHIBIT A

General Plan and ZONING Amendment

General Plan Amendment 01-16 (GPA)

Zoning Amendment 01-16 (Z)



	<u>EXISTING DISTRICT</u>	<u>PROPOSED DISTRICT</u>
GENERAL PLAN:	Parks/Recreation/Open Space	Professional Commercial
ZONING:	Open Space (O-S)	General Commercial (C-G)

RESOLUTION NO. 16-46

RESOLUTION OF THE COUNCIL OF THE CITY OF COLUSA TO ADOPT FORMATION OF WALNUT RANCH LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT BASED ON WALNUT RANCH PROPERTY OWNER PROPOSITION 218 ELECTION RESULTS OF THE PUBLIC HEARING HELD ON NOVEMBER 15TH, 2016, AND ADOPT FINAL ENGINEER'S REPORT FOR THE FISCAL YEAR 2017-2018 LEVY ASSESSMENT

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIII C and XIII D to the California Constitution; and

WHEREAS, Article XIII D of the California Constitution imposes certain procedural and substantive requirements relating to the imposition of new or the increase in rates of existing special assessments (as defined) on real property, including the requirement that a public hearing be held, that those property owners subject to the new or increased assessment receive notice of the hearing, and that the new or increased assessment be may not be approved if it is opposed by a majority vote, weighted by the amount of the assessment imposed, of the property owners subject to the new or increased assessment; and

WHEREAS, the Walnut Ranch Assessment and Ballot Proceedings were held in accordance with Article XIII D Section 4(d) of the California Constitution, Benefit Assessment Act of 1982, and Landscaping and Lighting Act of 1972; and

WHEREAS, the public hearing held on November 15th, 2016 at 6:30 p.m., at which point the City accepted ballots, heard public comment, and at the conclusion of the public hearing tabulated ballots; and

WHEREAS, adopt the Final Walnut Ranch Landscape and Lighting Assessment District Engineers report and Levy for Fiscal Year 2016-2017; and

NOW, THEREFORE, the City Council of the City of Colusa does hereby resolve according to the final tabulation of ballots the formation of the Walnut Ranch Landscape and Lighting Assessment District is approved. The votes are as follows:

1. 30 ½ in favor of the proposed assessment
2. 8 ½ opposition of the proposed assessment
3. 5 invalid ballots

PASSED AND ADOPTED this 15th day of November 2016 by the following vote:

AYES: Womble, Kelleher, Ponciano and Reische.

NOES: None.

ABSENT: None.


THOMAS REISCHE, MAYOR

ATTEST:


Shelly Kittle City Clerk

Attachments: Exhibit A: Final Walnut Ranch LLAD Engineer's Report

EXHIBIT A
CITY OF COLUSA
LOCAL GOALS AND POLICIES FOR THE
WALNUT RANCH COMMUNITY FACILITIES DISTRICT

I. GENERAL

Section 53312.7(a) of the California Government Code requires that the City of Colusa (the "City") consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982, Section 53311 et seq. of the California Government code (the "Act"), prior to the initiation of proceedings to establish a new community facilities district under the Act.

These Local Goals and Policies for Community Facilities Districts (these "Policies") provide guidance and conditions for the conduct by the City of proceedings for, and the issuance of bonds secured by special tax levied in, a community facilities district (a "CFD") established under the Act. These Policies are intended to be general in nature; specific details will depend on the nature of each particular financing. These Policies are applicable to financings under the Act and are intended to comply with Section 53312.7 (a) of the Act. These Policies shall not apply to any assessment financing or any certificate of participation or similar financings involving leases of or security in public property. These Policies are subject to amendment by the City Council at any time.

II. FINANCING PRIORITIES

Eligible Public Facilities. Except as provided below, the public improvements eligible to be financed by a CFD must be owned by a public agency and must have a useful life of at least five years. Any development proposed within a CFD must be consistent with the City's general plan and must receive any required legislative approvals, such as zoning or specific plan approvals, prior to the issuance of bonds by the CFD to finance the acquisition or construction of public facilities. The formation of or issuance of bonds by a CFD shall not vest any rights to future land use on any properties, to include those responsible for paying special taxes.

Eligible public facilities include, but are not limited to, the following:

- Streets
- Street lighting
- Traffic signals and safety lighting
- Landscaping on public property or in public easements
- Sanitary sewer facilities
- Storm drain facilities
- Flood control facilities
- Potable and reclaimed water facilities
- Utility improvements and relocations
- Elementary and secondary school sites and facilities
- Libraries

- Parks and recreational facilities
- Public utilities
- Cultural facilities
- Police and fire protection facilities
- Government facilities
- Parking lots and facilities
- Sidewalks, pedestrian pathways and pedestrian bridges
- Fencing

It is acknowledged that the Act permits the financing of fee obligations imposed by government agencies the proceeds of which fees are to be used to fund public capital improvements of the nature listed above. The City will consider an application to finance fee obligations on a case-by-case basis. The City will give priority to financing City fees because of the administrative burden associated with financing fees payable to other local agencies.

The funding of public facilities to be owned and operated by public agencies other than the City shall be considered on a case-by-case basis. If the proposed financing is consistent with a public facilities financing plan approved by the City, or the proposed facilities are otherwise consistent with approved land use plans for the property, the City shall consider entering into a joint community facilities agreement or joint powers authority in order to finance these facilities.

A CFD may also be formed for the purpose of refinancing any fixed special assessment or other government lien on property, to the extent permitted under the Act.

Priority Facilities. Priority for the CFD financing of public facilities shall be given to public facilities which: (a) are necessary for development to proceed in an orderly fashion, or (b) are otherwise coordinated to correspond to the phasing of the related private development project. If appropriate, the City may prepare a public facilities financing plan as a part of the specific plan or other land use document that identifies the public facilities required to serve a project, and the type of financing to be utilized for each facility. The City will attempt to schedule construction of CFD-financed facilities in a manner such that private development will not occur ahead of the installation of public infrastructure necessary to support that development.

Eligible Private Facilities. Financed improvements may be privately owned in the specific circumstance, and subject to the conditions, set forth in the Act.

III. BOND FINANCING; CREDIT QUALITY.

Value-to-Public Lien Ratio. At the time that a CFD issues a series of bonds, the value of the taxable property within the CFD should be at least three times the sum of (i) the principal amount of the bonds to be sold plus (ii) the pro rata principal amount of other outstanding publicly issued bonds that are secured by a special tax or assessment lien on the taxable property within the CFD; provided, however, that this requirement may be modified or waived pursuant to specific finds by the City Council as provided in Section 53345.8 (b) or (c) of the Act. Property value may be based on either an appraisal (as described in VI below), or an assessed values as indicated on the last equalized County assessor's tax roll.

Development Status. The City will require all major land use approvals and governmental permits necessary for development of land in the CFD to be substantially in place before bonds are issued. The City may delay or disallow the formation of a CFD or sale of CFD bonds where a development project is a hold or other factors cause the City to determine that the development project's economic viability is uncertain.

Property Tax Delinquencies. The City may delay or disallow the formation of a CFD or sale of CFD bonds where property tax delinquencies exist with respect to the taxable property within CFD.

Reserve Fund. In most cases, a debt service reserve fund will be required for CFD bond issues, which will be funded in an amount equal to the lesser of (i) 10% of the original process of the CFD bond issue, (ii) the maximum annual debt service on the CFD bonds, or (iii) 125% of the average annual debt service on the CFD bonds. The City may agree to a smaller debt service reserve fund for the CFDs for which certain development thresholds identified by the City have been met.

Failure to Meet Credit Criteria; Credit Enhancement; Escrow of Bond Proceeds. The City may consider exceptions to the credit quality criteria contained in these Policies for bond issues that do not represent an unusual credit risk, either due to credit enhancement or other reasons specified by the City, or which otherwise provide extraordinary public benefits, to the extent permitted by and subject to any applicable requirement of the Act.

If the City requires credit enhancement (in the form of a letter of credit, surety or other security), the credit enhancement shall be issued by an institution, in a form and upon terms and conditions satisfactory to the City. Any security required to be provided by the applicant may be discharge by the City upon satisfaction of the applicable credit criteria specified by the City.

As an alternative provide other security, and subject to federal tax law, the applicant may request that a portion of the bond proceeds be placed in escrow with a trustee or fiscal agent in an amount sufficient to assure the financing will meet the applicable credit criteria, as determined by the city in its sole discretion. The escrowed proceeds shall be released at such times and in such amounts as may be necessary to assure the applicable credit criteria have been met.

Investor Suitability. The City will require that CFD bond financings be structured so that bonds are purchased and owned by suitable investors. In situations where the City determines that credit quality of CFD or the CFD bonds so warrant (for example, where that is an insufficient value-to-lien ratio, where a substantial amount of the property within a CFD is undeveloped, where tax delinquencies are present in parcels within the CFD, and in any other situation identified by the City), the City may require placement of bonds with a limited number of sophisticated investor, large bond denominations, or transfer restrictions.

IV. DISCLOSURES

Purchasers of Property. As a minimum, any disclosures mandated by applicable state law to inform prospective purchasers of their obligations under the CFD shall apply to each CFD. In the financings on a case by case basis. The City may prescribe specific forms to be used to disclose the existence and extent of obligations imposed by CFD.

Disclosure Requirements for the Resale of Lots. The City shall provide a notice of special taxes to sellers of property (other than developers) which will enable them to comply with their notice requirements under Section 1102.6 of the California Civil Code. This notice shall be provided by the City within five working days of receiving a written request for the notice. A reasonable fee may be charged for providing the notice, not to exceed any maximum fee specified in the Act.

Continuing Bond Disclosure. The City may require landowners in a CFD that are responsible for 10% or more of the annual special taxes to provide: (i) initial disclosure at the time of issuance of any bonds; and (ii) annual disclosure as required under Rule 15c2-12 of the Securities Exchange Commission until the special tax obligation of the property owned by such owner drops below 10%.

V. EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES

Minimum Special Tax Levels. Special tax formulas shall provide for minimum special tax levels which satisfy the following payment obligations of a CFD: (a) 110 percent gross debt service coverage for all CFD bonded indebtedness, (b) the administrative expenses of the CFD, and (c) amounts equal to the differences between expected earnings on any escrow fund and the interest payments due on related bonds of the CFD.

In addition, the special tax formula may provide for the following to be included in the special tax levels: (a) any amounts required to establish or replenish any reserve fund established in association with the indebtedness of the CFD, (b) the accumulation of funds reasonably required for future debt service, (c) amounts equal to projected delinquencies of special tax payments, (d) the costs of remarketing, credit enhancement and liquidity facility fees, (e) the cost of acquisition, construction, rehabilitation, furnishing or equipping of authorized facilities, (f) lease payments for existing or future facilities, (g) costs associated with the release of funds from an escrow account, (h) the costs of authorized services, and (i) any other costs or payments permitted by law.

Equity of Special Tax Allocation Formula. The special tax formula shall be reasonable in allocation the CFD's payment obligations to parcels within the CFD. Exemptions from the special tax may be given to parcels which are publicly owned, held by a property owners' association, used for a public purpose such as open space or wetlands, affected by public utility easements making impractical their utilization for other than the purposes set forth in the easements, have insufficient value to support bonded indebtedness, or under other reasonable criteria set forth in the special tax formula.

Aggregate Tax Burden. The total projected property tax levels for any CFD (including ad valorem taxes, any maintenance, landscaping or other impositions on the land in the CFD and other similar annual government charges levied on parcels in the CFD, but excluding property owners' association annual levies and as to any special tax levies, based on the expected special tax rates and not any "back-up" special taxes) must be reasonable, and will be considered by the City on a case-by-case bases.

The annual increase, if any, in the maximum special tax for any parcel may not exceed any maximum specified in the Act. The increase in the special tax levied on any residential exceed nay maximum specified in the Act.

Levy on Entire Parcels. Special taxes will only be levied on an entire County assessor's parcel, and any allocation of special tax liability of a County assessor's parcel to leasehold or possessory interest in the fee ownership of such County assessor's parcel shall be the responsibility of the fee owner of such parcel and the City shall have no responsibility therefor and has no interest therein. Failure of the owner of any County assessor's parcel to pay or cause to be paid any special taxes in full when due shall subject the entire parcel to foreclosure in accordance with Act.

Feasibility Analysis. The City may retain a special tax consultant to prepare a report which: (a) recommends a special tax for the proposed CFD, and (b) evaluates the special tax proposed to determine its ability to adequately fund identified public facilities, privately-owned improvements, City administrative costs, public services (if applicable) and other related expenditures. Such analysis, if prepared, will also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes and assessments on the properties within the CFD.

VI. APPRAISALS

The definitions, standards and assumptions to be used for any appraisals shall be determined by the city staff on a case-by-case basis, with input from City consultants, and by reference to relevant materials information promulgated by the State of California (including, but not limited to, the California Debt and Investment Advisory Commission.) The appraiser shall be an independent appraiser selected and retained by the City, and the appraisal shall be coordinated by and under the direction of the City.

The date of value reference in the appraisal must be no more than 90 days before the date the bonds are priced, unless the City Council determines a longer time is appropriate.

All costs associate with the preparation of the appraisal report shall be paid by the applicant requesting the establishment of the CFD, if applicable, through and advance deposit.

VII. FINANCING TERMS

All terms and conditions of any CFD bonds shall be established by the City in its sole discretion. The City will control, manage and invest all proceeds of CFD bonds. Each CFD bond issue shall be structured (through the special tax levy, credit enhancements, foreclosure covenants, debt service reserve funds, or other measures) to adequately protect bond owners and to avoid any negative impact on the bonding capacity or credit rating of the City.

Neither the faith and credit nor the taxing power of the City will be pledged to security or repayment of any CFD bonds. The sole source of revenues that will be available to pay debt service on CFD bonds are special taxes, reserve funds or other pledged amounts held under the bond issuance documents, the proceeds of foreclosure proceedings for the collection of delinquent special taxes, and the proceeds of any additional security instruments or credit enhancements available to pay debt service on the CFD bonds.

The City shall, in its sole discretion, select and retain all consultants necessary for the formation of the CFD and the issuance of bonds, including one or more underwriters, bond counsel, disclosure counsel, financial advisors, the special tax consultant, and as applicable, an appraiser and maker absorption/pricing consultant.

VIII. EXCEPTIONS TO THESE POLICIES

To the extent permitted by the Act, the City Council may waive or modify these Policies in any respect upon a finding that such a waiver or modification is reasonable or desirable under circumstances specific to a give CFD.

City of Colusa

Walnut Ranch

Landscape and Lighting Maintenance District



Final - Engineer's Report

Fiscal Year 2017-18

November 15th, 2016

**Pursuant To the Landscaping and Lighting Act of 1972,
The Benefit Assessment Act of 1982,
And Article XIIID of the California Constitution**

Engineer of Work:

California Engineering Co.

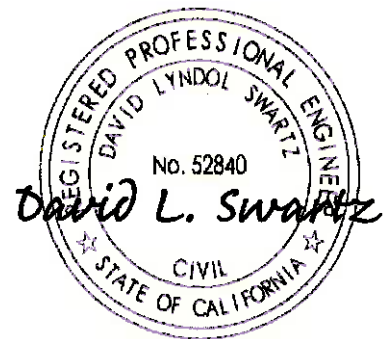
1110 Civic Center Blvd., Suite 404

Yuba City, Ca 95993

Phone (530) 751-0952

Fax (530) 751-0953

www.cecusa.net



City of Colusa

City Council

Thomas Reische, Mayor
Kirk Kelleher, Mayor Pro-Tem
Greg Ponciano,
Dave Womble

Interim City Manager

Randall L. Dunn

City Attorney

Ryan Jones
Jones - Mayer

City Clerk

Shelly Kittle

Engineer of Work

California Engineering Co.
Lead Assessment Engineer, David L. Swartz, PE, PLS



Introduction

Overview

The City of Colusa ("City") is establishing a new Public Facilities Landscape and Lighting Maintenance District ("Maintenance District") for the purpose of providing maintenance, operation and improvement of the streets, utilities, drainage, sidewalks, curbs, gutters, landscaping, and street lighting, within the Walnut Ranch subdivision.

The Walnut Ranch Maintenance District will provide these public services to benefit the properties in the Walnut Ranch subdivision that form the Walnut Ranch Landscape and Lighting Maintenance District. The Walnut Ranch subdivision consists of 75 parcels along the southern end of Wescott Road, on the south edge of the City limits. Two of the parcels are substandard and vacant and do not, nor will not contain single family homes, thus are not included in the following calculations.

This preliminary Engineer's Report ("Report") was prepared to establish the budget for the services and maintenance that will be funded by the continued 2017-18 assessments and to determine the benefits received from the maintenance and improvements by property within the Maintenance District and the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, the Benefit Assessment Act of 1982 (the "Acts"), and Article XIII D of the California Constitution (the "Article").

Assessment Balloting and Formations

Walnut Ranch Landscape and Lighting Maintenance Assessment District

On September 20, 2016, by Resolution No. 16-32, the City of Colusa City Council ("City Council") directed the mailing of ballots to all the property owners in the Walnut Ranch subdivision with the purpose of giving property owners the opportunity of deciding on establishing the Walnut Ranch Maintenance Assessment District to fund the installation, maintenance and servicing of the public improvements ("Improvements") that benefit the Walnut Ranch properties. On November 15th, 2016, the City Council will hold a public hearing for the purpose of allowing public comment, close the 45-day balloting period, and allow the City Clerk to tabulate the ballots received.

It will be determined at the November 15th, 2016 public hearing if the assessment ballots submitted in opposition to the proposed assessments do not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted). The final balloting result will be counted from ballots returned. Should a majority protest, as defined by Article XIII D of the California Constitution, not



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FISCAL YEAR 2017-18	



exist, the City Council will direct the jurisdiction to order the levy of assessments to pay for such installation, maintenance and servicing of the public improvements. On November 15, 2016, by Resolution No. 16-_____, the City Council may order the levy of the Walnut Ranch Landscaping and Lighting Maintenance District for the first time for fiscal year 2017-18.

The authority granted by the ballot proceeding is contemplated for a maximum assessment rate of \$312.94 per lot, increased each subsequent year by the San Francisco Bay Area CPI (consumer price index) not to exceed 3% per annum. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

Engineer's Report and Assessment Continuation

In each subsequent year for which the assessments will be continued, the City Council must direct the preparation of a combined Engineer's Report, budgets and assessments for the Walnut Ranch Landscape and Lighting Maintenance Assessment District for the upcoming fiscal year. After the Engineer's Report is completed, the City Council may preliminarily approve the Engineer's Report and assessments and establish the date for a public hearing on the continuation of the assessments.

For the upcoming 2017-18 fiscal year, and if the City Council approves the Engineer's Report for continued assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 2017. At this hearing, the City Council will consider approval of a resolution confirming the continuation of the assessments for fiscal year 2017-18. If so confirmed and approved, the assessments will be submitted to the Colusa County Auditor for inclusion on the property tax rolls for Fiscal Year 2017-18.

Legislative Analysis

Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Article XIIIC and XIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.



Proposition 218 describes a number of important requirements, including a property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. V Santa Clara County Open Space Authority

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA"). This ruling is the most significant court case in further legally clarifying the substantive assessment requirements of Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/ or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the assessment district

This Engineer's Report is consistent with the SVTA decision and with the requirements of Article XIII C and XIII D of the California Constitution because the improvements to be funded are clearly defined; the benefiting property in the Assessment District enjoys close and unique proximity and access to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the Assessment District and such special benefits provide a direct advantage to property in the Assessment District that is not enjoyed by the public at large or other property. There have been a number of clarifications made to the analysis, findings and supporting text in this Report to ensure that this consistency is well communicated.

Dahms V. Downtown Pomona Property

On June 8, 2009, the 4th Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. On this date, Dahms became good law and binding precedent for assessments. In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander V. Town Of Tiburon

In the December 31, 2009, the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments



had been apportioned to assessed property based on in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

Beutz V. County Of Riverside

On May 26, 2010 the 4th District Court of Appeals issued a decision on the Steven Beutz v. County of Riverside ("Beutz") appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services was not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association V. City Of San Diego

On September 22, 2011, the San Diego Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

Compliance with Current Law

This Engineer's Report is consistent with the requirements of Article XIII C and XIII D of the California Constitution and with the *SVTA* decision because the Improvements to be funded are clearly defined; the Improvements are directly available to and will directly benefit property in the Improvement District; and the Improvements provide a direct advantage to property in the Improvement District that would not be received in absence of the Assessments.

This Engineer's Report is consistent with *Beutz*, *Dahms* and *Greater Golden Hill* because the Improvements will directly benefit property in the Improvement District, and the general benefits have been explicitly calculated, quantified and excluded from the Assessments. The Engineer's Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the Improvements and proportional special benefit to each property.



Plans and Specifications

Following is a description of the Improvements that are provided for the benefit of property in the Assessment District. The Assessment District is created as a condition of annexation of the development considered before the City Council prior to approving the annexation. The formula below describes the relationship between the final level of Improvements, the baseline level of Improvements (pre-development) had the assessment not been instituted, and the enhanced level of Improvements funded by the assessment.

Final Level of Improvements	=	Baseline Level of Improvements	+	Enhanced Level of Improvements
--	---	---	---	---

Note: Baseline Level of Improvements ≈ less than pre-development

The work and improvements to be undertaken by the City of Colusa, the Walnut Ranch Landscape and Lighting Maintenance District, and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within each of the Assessment District as defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982, (the "Acts") the work, services and improvements are generally described as follows:

Installation and servicing of public improvements, including but not limited to, pavement, sidewalks, curbs and gutters, turf, ground cover, shrubs, and trees, landscaping, irrigation systems, drainage systems, fencing, lighting and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, and incidental costs as applicable, for property within the Assessment District that is owned or maintained by the City of Colusa (the "Improvements"). Any plans and specifications for these improvements will be filed with the City Engineer of the City of Colusa and are incorporated herein by reference.

"Installation" means the construction or installation of improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, and lights.

As applied herein, "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning,



sandblasting, and painting of walls and other improvements to remove or cover graffiti; the slurry sealing, patching, and overlaying of pavement; the repair and replacement of curbs, gutters, and sidewalks; the sweeping of streets and gutters; the cleaning of drainage systems including the removal of debris; the replacement of storm drain pipes, drop inlets, catch basins, and manholes; and the repair and replacement of fire hydrants and appurtenant piping.

"Servicing" means the cost of maintaining any facility used to provide any service, the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (D any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment. (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within each Assessment District plus Incidental expenses.



Estimate of Cost and Budgets – Fiscal Year 2017-18

Figure 1 – Walnut Ranch Landscape and Lighting Maintenance Assessment District

Installation, Maintenance & Servicing Costs	
Capital Improvements Repair/ Replacement Fund	\$ 0
Drainage & Utility Maintenance,	\$3000
Street Sweeping	\$5000
Lighting & Servicing	<u>\$8000</u>
Subtotal - Installation, Maintenance and Servicing	\$16,000
Incidental Expenses and Administration Costs	
Engineering Services	\$2500
Attorney	\$1000
County Collection	\$1,500
Advertising / Legal Notices	<u>\$1000</u>
Subtotal Incidental Costs	\$6000
Totals for Installation, Maintenance, Servicing and Incidentals	\$21,500
Net Cost of Installation, Maintenance, Servicing and Incidentals	\$21,500
(Net amount to be assessed)	
Budget Allocation to Property w/ Credit issued from County	
Total Assessment Budget	\$21,500
Total Current Credit issued by County	\$39,750
Assessment for 2017/ 2018	\$0
Budget Allocation to Property (estimated) for 2019/ 2020	
Total Assessment Budget once credit is used	\$22,809
Single Family Equivalent Benefit Units	<u>73</u>
Assessment per Single Family Equivalent Unit	\$312.94



Method of Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of improvements and the methodology used to apportion the total assessment to properties within the Assessment District.

The Walnut Ranch Landscape and Lighting Maintenance Assessment District consists of all Assessor Parcels within the boundaries of each Assessment District, as defined by the Assessment Diagrams included within this Report and the Assessor Parcel Numbers listed within the included Assessment Rolls. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Walnut Ranch Landscape and Lighting Maintenance Assessment District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the Improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the District's facilities, corridor landscaping, lighting, or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The Benefit Assessment Act of 1982 states in Government Code Section 54711:

"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of service"

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that assessments must be based on the special benefit to property:



"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel"

The following benefit categories summarize the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the installation, maintenance and servicing of the Improvements to be provided with the assessment proceeds. These categories of special benefit are derived in part from the statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from the installation, maintenance and servicing of improvements such as those proposed by the City of Colusa and the Walnut Ranch Landscape and Lighting Maintenance Assessment District. These types of special benefit are summarized as follows:

1. Proximity to improvements within the Assessment District
2. Access to improvements within the Assessment District
3. Improved Safety and Security Lighting for Property
4. Improved Drainage of Property and Reduced Risk of Flooding
5. Improved ingress and Egress to Property for Vehicular Traffic and Pedestrians

In this case, the recent the SVTA decision provides enhanced clarity to the definitions of special benefits to properties in two distinct areas:

- Proximity
- Expanded or improved access

The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity and improved access, in addition to the other special benefits listed above further strengthen the basis of this assessment.



Benefit Factors

The special benefits from the Improvements are further detailed below:

Proximity to Improvements within the Assessment District

Only the specific properties within close proximity to the Improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Assessment District do not share.

In absence of the assessments, the Improvements would not be provided and would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Assessment District, they provide a direct advantage and special benefit to property in the Assessment District.

Access to Improvements within the Assessment District

Since the parcels in the Assessment District are nearly the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access that is provided by the Assessments. This is a direct advantage and special benefit to property in the Assessment District.

Improved Safety and Security Lighting For Property

Parcels within the Assessment District are located close to, and in some cases directly next to, street lights that provide illumination of the streets and sidewalks adjacent to the properties in the Assessment District. This illumination increases safety by allowing pedestrians and drivers of vehicles to see better during hours of dusk and darkness. The illumination also serves to deter criminal activity during hours of dusk and darkness. This is a direct advantage and special benefit to the property in the Assessment District.

Improved Drainage of Property and Reduced Risk of Flooding and Flood Damage to Property

The Improvements include maintenance, repair and replacement of storm drain pipes and a drainage ditch that removes rainwater and runoff from the properties in the Assessment District. This reduces the risk of flooding and provides a direct and special benefit to property in the Assessment District.

Improved Ingress and Egress To Property for Vehicular and Pedestrians

Parcels within the Assessment District are located adjacent to, and in some cases have exclusive use of streets and sidewalks that allow access to the properties. Maintenance, repair and



replacement of these Improvements are a direct and special benefit to the property in the Assessment District.

General Versus Special Benefit

The proceeds from the Walnut Ranch Landscape and Lighting Maintenance Assessment District are used to fund improvements and increased levels of maintenance to the public facilities that serve and benefit the properties in the Assessment District. In absence of the Walnut Ranch Landscape and Lighting Maintenance Assessment District, such Improvements would not be properly maintained. Therefore, the Assessment District's purpose is to ensure that the necessary and beneficial public facilities for property in the Assessment District are properly maintained and repaired over time. The assessments will ensure that parks, recreation areas, drainage systems, street lighting, street pavement, sidewalks and other facilities within and adjacent to the Assessment District are functional, well maintained, clean and safe. These public resources directly benefit the property in the Assessment District and will confer distinct and special benefits to the properties within the Assessment District. Moreover, in absence of the assessments, a condition of development would not be met and future home construction in the Assessment District could be denied. The creation of residential lots and the approval for the construction of homes in Walnut Ranch Landscape and Lighting Maintenance Assessment District is the overriding clear and distinct special benefit conferred on exclusively on property in the Assessment District and not enjoyed by other properties outside the Assessment District. Therefore, the assessments solely provide special benefit to property in the Assessment District over and above the general benefits conferred to the public at large or properties outside the Assessment District.

Although these Improvements may be available to the general public at large, the Improvements within the Assessment District are specifically designed, located and created to provide additional and improved public resources for property inside the Assessment District, and not the public at large. Other properties that are outside the Assessment District do not enjoy the unique proximity, access and other special benefit factors described previously. These Improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in absence of the Assessments.

Special Note Regarding General Benefit and the SVTA Decision:

There is no widely-accepted or statutory formula for calculating general benefit. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct" and are not "over and above" benefits received by other properties. The SVTA decision provides some clarification by indicating that general



benefits provide" an indirect, derivative advantage and are not necessarily proximate to the improvements.

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments - the funding must come from other sources.

Although the Improvements maintained by the Assessments may be available to the general public at large, the Improvements are specifically designed, located and created to provide additional and improved resources for property in the Improvement District, and not the public at large. Other properties that are outside the Improvement District do not enjoy the unique proximity and other special benefit factors described previously. These Improvements are of special benefit to properties located within the Improvement District because they provide a direct advantage to properties in the Improvement District that would not be provided in absence of the Assessments. Any general benefits to surrounding properties outside of the Improvement District, if any there were, are collateral and conferred concomitantly.

Quantification of General Benefit

Although the analysis used to support these Assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these Assessments - the funding must come from other sources.

The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including the City of Colusa, Colusa County, and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.). This funding from other sources more than compensates for general benefits, if any, received by the properties within the Improvement District.

In the 2009 Dahms case, the court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district. It is also important to note that the improvements and services funded by the assessments in Pomona are similar to the improvements and services funded by the Assessments described in this Engineer's Report, and the Court found these improvements and services to be 100% special benefit. Also similar to the assessments in Pomona, the Assessments described in this Engineer's Report fund Improvements directly provided within the Improvement District, and every benefiting property in the Improvement District enjoys proximity and access to the



Improvements. Therefore, Dahms establishes a basis for minimal or zero general benefits from the Assessments.

Step 1 - Calculate General Benefit

The General Benefits from this Assessment may be quantified as illustrated in the following table.

Figure 2 - Calculation of General Benefits

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Annexation of parcels	90	0%	0
Proximity and access to improvements	2	10%	0.2
Improved fire safety and fire suppression effectiveness and reduced fire damage to property	2	10%	0.2
Improved safety and security lighting for property	2	10%	0.2
Improved drainage of property and reduced risk of flooding and flood damage to property	2	10%	0.2
Improved ingress and egress to property for vehicular and pedestrians	2	10%	0.2
	100		1
Total Calculated General Benefit =			1.0%



As a result, the City of Colusa will contribute at least 1.0% of the total budget from sources other than the Assessment. This contribution offsets any general benefits from the Improvement.

Step 2 - Calculate the Current General Benefit Contribution from the City

This general benefit contribution is the sum of the following components:

The City of Colusa owns and maintains local public streets along the border of the Assessment District Improvements. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Colusa towards general benefit from the maintenance of local public streets is conservatively estimated to be 2%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore the total General Benefit is conservatively quantified at 1.0% which is more than offset by the total non-assessment contribution towards general benefit of 27%.

Method of Assessment

The second step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalent dwelling units (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent unit or one SFE.

Assessment Apportionment

The proposed assessments for the Walnut Ranch Landscape and Lighting Maintenance Assessment District provide direct and special benefit to properties in the Assessment District. Walnut Ranch Landscape and Lighting Maintenance Assessment District is a residential single family development project consisting of a total of 73 single family homes, each on a separate parcel. As such, each residential property receives similar benefit from the Improvements. Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit or single family residence basis. All improved



properties or properties proposed for development are assigned an SFE factor equal to the number of dwelling units developed or planned for the property. The assessments are listed on the Assessment Rolls at the end of this report.

Duration of Assessment

It is proposed that the Walnut Ranch Landscape and Lighting Maintenance Assessment District be levied for fiscal year 2017-18, and continued every year thereafter, so long as the public facilities need to be improved and maintained and the City of Colusa requires funding from the Assessments for its Improvements in the Public Facilities District. As noted previously, the Assessments can continue to be levied annually after the City of Colusa City Council approves an annually updated Engineer's Report, budget for the Assessments, Improvements to be provided, and other specifics of the Assessments. In addition, the City Council must hold an annual public hearing to continue the Assessments.

Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City of Colusa City Manager, or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City of Colusa City Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the City of Colusa City Manager or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City of Colusa City Manager or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City of Colusa City Manager or her or his designee may refer their appeal to the City Council of the City of Colusa and the decision of the City Council of the City of Colusa shall be final.



Assessment

WHEREAS, the undersigned Engineer of Work has prepared and filed a Report presenting an estimate of costs, a Diagram for each Assessment District and an assessment of the estimated costs of the continued Improvements upon all assessable parcels within each Assessment District;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Acts and the order of the City Council of the City of Colusa, hereby make the following assessment to cover the portion of the estimated cost of said Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

The amounts to be paid for said Improvements and the expense incidental thereto, to be paid by the Walnut Ranch Landscape and Lighting Maintenance Assessment District for the fiscal year 2017-18, are generally as follows:

Figure 3 - Summary Cost Estimates - Fiscal Year 2017-18

Installation, Maintenance & Servicing Costs	\$16,000
Incidental Costs	<u>\$5,500</u>
Total Budget	\$21,500
 <u>Budget to Assessment 2017/ 18</u>	
Total Budget	\$21,500
Total Credit issued by County 2017/ 2018	\$39,750
Total SFE Units	<u>73</u>
Rate per SFE Unit	\$0

As required by the Acts, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Walnut Ranch Landscape and Lighting Maintenance Assessment District. The distinctive number of each parcel or lot of land in the Walnut Ranch Landscape and Lighting Maintenance Assessment District is its Assessor Parcel Number appearing on each Assessment Roll.



And I do hereby assess and apportion said net amount of the cost and expenses of said Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the Walnut Ranch Landscape and Lighting Maintenance Assessment District in accordance with the special benefits to be received by each parcel or lot from the Improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within the Walnut Ranch Landscape and Lighting Maintenance Assessment District in proportion to the special benefits to be received by the parcels or lots of land, from said Improvements.

Property owners in each Assessment District approved, in assessment ballot proceedings in 2016 the initial fiscal year benefit assessment for special benefits to their property including the CPI adjustment schedule. As a result, the assessments may continue to be levied annually and may be adjusted by up to the maximum annual CPI adjustment without any additional assessment ballot proceeding. In the event that in future years the assessments are levied at a rate less than the maximum authorized assessment rates, the assessment rates in a subsequent year may be increased up to the maximum authorized assessment rates without any additional assessment ballot proceeding.

The assessments are subject to an annual adjustment tied to the annual change in the Consumer Price Index for the San Francisco Bay Area as of December of each succeeding year ("CPI"), with the maximum annual adjustment not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 3% or 2) the change in the CPI plus any Unused CPI as described above.

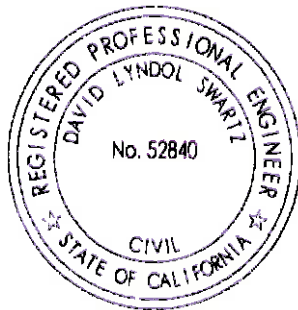
The change in the CPI will be calculated between December 2016 and December 2017 for the second year of collection, and the Unused CPI will be carried forward from the previous fiscal year. Therefore, the maximum authorized assessment rate for fiscal year 2017-18 is 294.52 per single family equivalent (SFE) benefit unit for Walnut Ranch Landscape and Lighting Maintenance Assessment District. The estimate of cost and budget in this Engineer's Report proposes assessments for fiscal year 2017-18 at the rate of \$294.52 per SFE benefit unit for the Walnut Ranch Landscape and Lighting Maintenance Assessment District, which is equal to the maximum authorized assessment rate for each Assessment District.



Each parcel or lot of land is described in the Assessment Rolls by reference to its parcel number as shown on the Assessor's Maps of the County of Colusa for the fiscal year 2017-18. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Rolls, the amount of the assessment for the fiscal year 2017-18 for each parcel or lot of land within the Walnut Ranch Landscape and Lighting Maintenance District.

Dated: November 15th, 2016



Engineer of Work

By David L. Swartz

David L. Swartz, PE License No. 52840



Assessment Diagrams

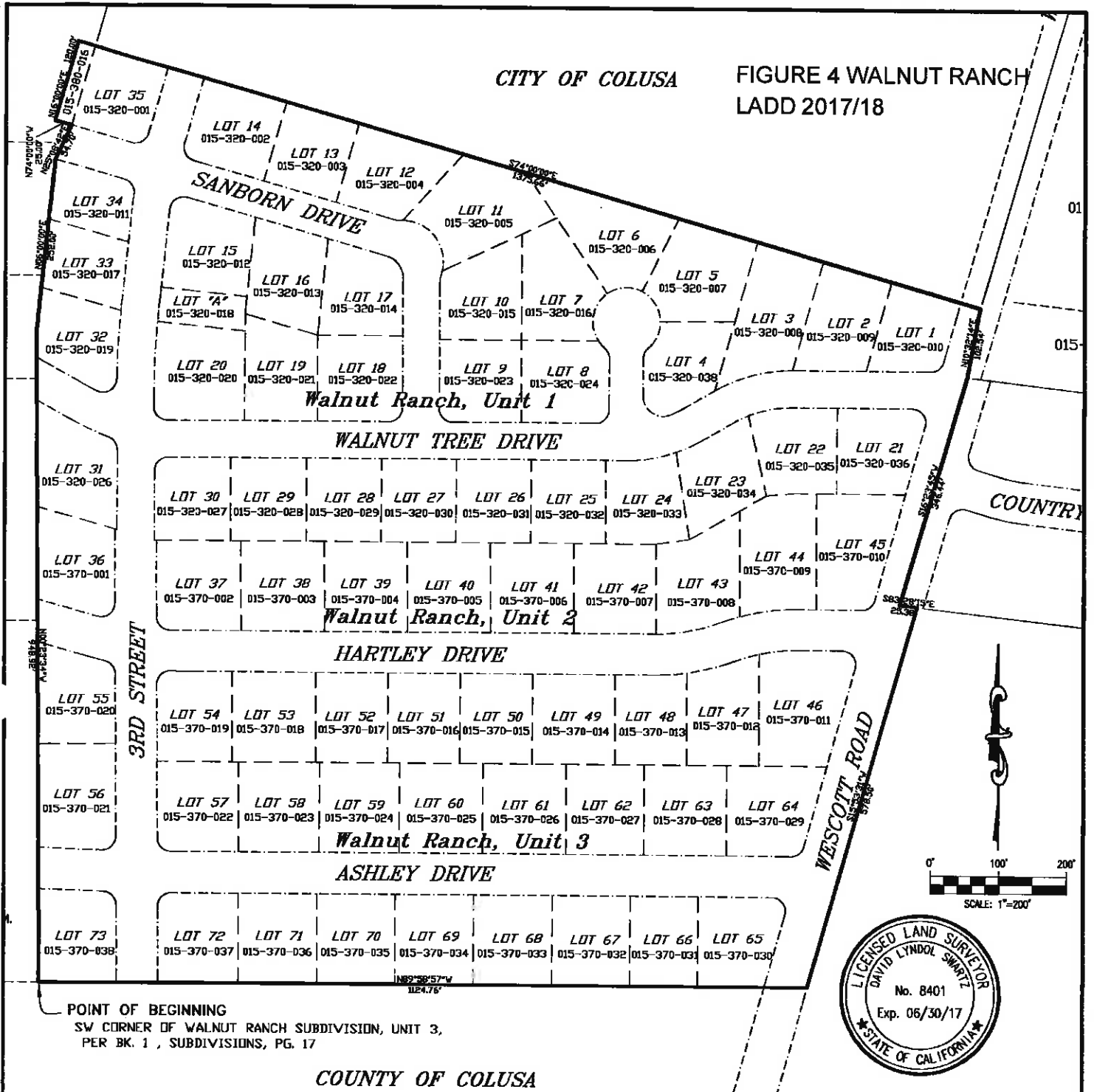
Walnut Ranch Landscape and Lighting Maintenance Assessment District- Figure 4

The boundaries of the Walnut Ranch Landscape and Lighting Maintenance Assessment District are displayed on the following Assessment Diagram.



CITY OF COLUSA

FIGURE 4 WALNUT RANCH
LADD 2017/18



COUNTY OF COLUSA

EXHIBIT C WALNUT RANCH CFD BOUNDARY MAP

TO THE
CITY OF COLUSA
OF

WALNUT RANCH SUBDIVISION ETAL

BEING A PORTION OF THE
JIMENO RANCHO, T. 16 N., R. 1 W., M.D.M.
COUNTY OF COLUSA STATE OF CALIFORNIA

PREPARED BY
CALIFORNIA ENGINEERING COMPANY INC.
1113 CIVIC CENTER BLVD., STE 404, YUBA CITY, CA 95993
AUGUST, 2016

JOB NO. 15-111

SHEET 1 OF 1

LEGEND

- WALNUT RANCH CFD BOUNDARY
- EXISTING COLUSA CITY LIMITS
- - - LOT LINE
- - - STREET RIGHT OF WAY
- - - ASSESSOR PARCEL BOUNDARY
- [015-230-042] ASSESSOR PARCEL NUMBER

Assessment Rolls – Fiscal Year 2017-18

An Assessment Roll (a listing of all parcels assessed within each Assessment District and the amount of the assessments) will be filed with the City Clerk and is, by reference, made part of this Report and is available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Rolls is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this Report. These records shall govern for all details concerning the description of the lots or parcels.



**Walnut Ranch Landscape and Lighting Maintenance Assessment District
Figure 5 - Assessment Roll - Fiscal Year 2017-18**



FIGURE 5 ASSESSMENT ROLLS

California Engineering Company, Inc.
1110 Civic Center Blvd, Ste. 404
Yuba City, California 95993

AP NUMBER	OWNER NAME	ADDRESS	CITY	STATE	ZIP
015-380-016-000	DEL ORO WATER COMPANY INC A CA CORPORATION	426 BROADWAY AVE	CHICO	CA	95928
015-320-002-000	JAMES D & VIVIAN PEARSON	102 SANBORN DR	COLUSA	CA	95932
015-320-003-000	DONNA CRITCHFIELD	5 ASPEN CT	COLUSA	CA	95932
015-320-004-000	PETER J & JENNIFER VENNERY	82 SANBORN DR	COLUSA	CA	95932
015-320-005-000	CAROLE CONSERVATOR TZOLOV	72 SANBORN DR	COLUSA	CA	95932
015-320-022-000	JAVIER HERNANDEZ & GARCIA BALERIA ROCHA	80 WALNUT TREE DR	COLUSA	CA	95932
015-320-013-000	ANTHONY J & STEPHANIE L GOMEZ	91 SANBORN DR	COLUSA	CA	95932
015-320-012-000	DANIEL THOMAS & SARAH YOB	101 SANBORN DR	COLUSA	CA	95932
015-320-017-000	JEFF BECKER	2486 THIRD ST	COLUSA	CA	95932
015-320-019-000	RICHARD & MARY ANN MARVEL	2490 THIRD ST	COLUSA	CA	95932
015-320-016-000	YERXA W A & KATHRYN M TRUSTEES YERXA FAMILY REVOC	PO BOX 209	COLUSA	CA	95932
015-320-006-000	RONALD M CUNNINGHAM	44 WALNUT TREE CT	COLUSA	CA	95932
015-320-034-000	NICHOLAS & SHANNON BROOKE READING	33 WALNUT TREE DR	COLUSA	CA	95932
015-320-032-000	JOHN S & PATRICIA DIANE VAFIS	53 WALNUT TREE DR	COLUSA	CA	95932
015-320-030-000	GUADALUPE & PETRA DE LA TORRE AYALA	73 WALNUT TREE DR	COLUSA	CA	95932
015-320-026-000	KEELEY FAMILY LIMITED PARTNERSHIP	PO BOX 907	COLUSA	CA	95932
015-320-001-000	MERRY & KENNETH F SEAVER	112 SANBORN DR	COLUSA	CA	95932
015-320-023-000	MANUEL & MARIA ALICE COTA	PO BOX 292	COLUSA	CA	95932
015-320-018-000	DEL ORO WATER COMPANY INC A CA CORPORATION	426 BROADWAY AVE	CHICO	CA	95928
015-320-007-000	JEFFREY M & GINA L MORESCO	42 WALNUT TREE CT	COLUSA	CA	95932
015-320-038-000	JAMES R & MARILYN J ERDMAN	8661 CERES AVE	KNIGHTS LANDING	CA	95646
015-320-008-000	NICHOLAS W & ELIZABETH L WEBER	30 WALNUT TREE DR	COLUSA	CA	95932
015-320-009-000	ROBERT J DAVIES	20 WALNUT TREE DR	COLUSA	CA	95932
015-320-015-000	KRISTIN MURPHY	62 SANBORN DR	COLUSA	CA	95932
015-320-014-000	BRALY ZUMWALT	PO BOX 35	PRINCETON	CA	95970
015-320-011-000	LEE C & MARIAN E BOYES	111 SANBORN DR	COLUSA	CA	95932
015-320-020-000	JAMES I & ELLEN KAY MCGOWAN	100 WALNUT TREE DR	COLUSA	CA	95932
015-320-010-000	BLAINE MARTIN	10 WALNUT TREE DR	COLUSA	CA	95932
015-320-036-000	JAMES M STEIDLMEYER	139 TELLER RD	TRUMBULL	CT	6611
015-320-033-000	STRONG G H & RUTH E REVOC TR	43 WALNUT TREE DR	COLUSA	CA	95932
015-320-031-000	CHRISTOPHER H & TAMI LEIGH KREBS	63 WALNUT TREE DR	COLUSA	CA	95932
015-320-029-000	JIMMY D & BILLY D MARK	83 WALNUT TREE DR	COLUSA	CA	95932
015-320-028-000	SCOTT E & HEATHER E HAMILTON	93 WALNUT TREE DR	COLUSA	CA	95932
015-320-027-000	GARY D & KATHY A UBER	103 WALNUT TREE DR	COLUSA	CA	95932
015-320-021-000	VERDELL T & KAREN L ROBINSON	90 WALNUT TREE DR	COLUSA	CA	95932
015-320-024-000	JAMES R & MARILYN J ERDMAN	8661 CERES AVE	KNIGHTS LANDING	CA	95646
015-320-035-000	MORRELL R & METCALF DELORES K BARRY	23 WALNUT TREE DR	COLUSA	CA	95932
015-370-002-000	DEBRA M PEARSON	381 CAMELLIA LN	YUBA CITY	CA	95993
015-370-003-000	LAWRENCE G HARRIS	86 HARTLEY DR	COLUSA	CA	95932
015-370-004-000	PAUL C & NATALIE E HARMON	76 HARTLEY DR	COLUSA	CA	95932
015-370-005-000	MELVIN L & SANDRA D COX	66 HARTLEY DR	COLUSA	CA	95932
015-370-006-000	LARRY D & FRANCES HICKS	480 PLUM ST	CAPITOLA	CA	95010
015-370-007-000	DON DWIGHT & DOLORES SAYLOR	42 HARTLEY DR	COLUSA	CA	95932
015-370-010-000	FREDERICK H & BARBARA J DOEGE	16 HARTLEY DR	COLUSA	CA	95932
015-370-011-000	JESSE M & REBECCA A FRIAS	25 HARTLEY DR	COLUSA	CA	95932
015-370-012-000	DEUTSCHE BANK TRUST COMPANY	1400 CHERRINGTON PKWY	CORAOPOLIS	PA	15108
015-370-016-000	GREGORY A & SUSAN L CORREA	69 HARTLEY DR	COLUSA	CA	95932
015-370-017-000	DONALD S LITCHFIELD	79 HARTLEY DR	COLUSA	CA	95932
015-370-018-000	GARY M TERAGAWA	89 HARTLEY DR	COLUSA	CA	95932
015-370-021-000	ANTHONY J & BENET EJAY GUIDERA	2632 THIRD ST	COLUSA	CA	95932
015-370-027-000	LEONARD E & WANDA M BOLEN	48 ASHLEY DR	COLUSA	CA	95932
015-370-030-000	ROBERT J & THERESA M HARPER	PO BOX 856	COLUSA	CA	95932
015-370-031-000	CHARLES N & PHYLLIS P NICHOLAU	PO BOX 1372	COLUSA	CA	95932
015-370-034-000	GRIFFITH M & P REVOC TR	71 ASHLEY DR	COLUSA	CA	95932
015-370-036-000	RAYMOND J & SYLVIA A CERVANTES	91 ASHLEY DR	COLUSA	CA	95932
015-370-001-000	ALAN R & DONNA DEANER	PO BOX 1212	COLUSA	CA	95932
015-370-014-000	THOMAS & DEBORAH YOB	49 HARTLEY DR	COLUSA	CA	95932
015-370-026-000	MARY KATHRYN & DAVID MYSZKA	330 PINEWOOD DR	PARADISE	CA	95969
015-370-008-000	LAUREN HANSEN	36 HARTLEY DR	COLUSA	CA	95932
015-370-009-000	FRED & VICKI LEONARD	26 HARTLEY DR	COLUSA	CA	95932
015-370-015-000	CHANCHAL R AMAR	2108 COLLECT QUARRY DR	ROCKLIN	CA	95765
015-370-019-000	JOHNNY D & NANCY J LOUDON	2613 THIRD ST	COLUSA	CA	95932
015-370-022-000	ALAN R & DONNA L DEANER	PO BOX 1212	COLUSA	CA	95932

JOB#15-111 SRF Walnut Ranch Units I, II, III
September 6, 2016

California Engineering Company, Inc.
1110 Civic Center Blvd, Ste. 404
Yuba City, California 95993

AP NUMBER	OWNER NAME	ADDRESS		CITY	STATE	ZIP
015-370-023-000	CHRISTOPHER R & TERRI LYNN IMPINNA	88 ASHLEY	DR	COLUSA	CA	95932
015-370-023-000	JOAQUIN BARRERA CORREA	78 ASHLEY	DR	COLUSA	CA	95932
015-370-023-000	CALVIN C & KIM L CUNHA	68 ASHLEY	DR	COLUSA	CA	95932
015-370-023-000	NIEVES FRIAS	38 ASHLEY	DR	COLUSA	CA	95932
015-370-029-000	FAUSTO & ENEDIBNA RUELAS	28 ASHLEY	DR	COLUSA	CA	95932
015-370-032-000	RICHARD S & DOLLIE E BURGESS	PO BOX 1303		COLUSA	CA	95932
015-370-032-000	BLAKE A & ANNA M STEGALL	61 ASHLEY	DR	COLUSA	CA	95932
015-370-032-000	BUCKLEY PATRICIA A 2008 TR	81 ASHLEY	DR	COLUSA	CA	95932
015-370-032-000	PHYLLIS J MCKENZIE	45 HARTLEY	DR	COLUSA	CA	95932
015-370-032-000	RICHARD R & FANNY REYNOSO	97 ASHLEY	DR	COLUSA	CA	95932
015-370-032-000	JAMES CARL & JONALEE ANNE LAGRANDE	2712 THIRD	ST	COLUSA	CA	95932
015-370-032-000	JAMES R & JOANN YUNKER	309 HARTLEY	DR	COLUSA	CA	95932

RESOLUTION NO. 16 -50

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA OF INTENT TO INITIATE AN AMENDMENT TO THE ZONING ORDINANCE TO PROVIDE FOR CANNABIS MANUFACTURING

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

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

The City of Colusa has been asked to consider allowing a cannabis cultivation and manufacturing plant in the City. No retail sales are being requested or considered with this request. The site under consideration is currently zoned general commercial and the proposed manufacturing is in a fully contained light industrial type building typical to large food processing plants. This amendment will initiate a zoning change for the proposed site in the Colusa Industrial Park.

Section 2. The City Council authorizes and directs staff to prepare, for consideration and processing, an amendment to the Colusa Zoning Ordinance to change a site in the Colusa Industrial Park from general commercial to an appropriate zoning designation which would allow for cannabis cultivation and manufacturing.

PASSED AND ADOPTED this 6th day of December, 2016, by the following roll call vote:

AYES: Womble, Reische, Ponciano, Markss and Kelleher

NOES: None.

ABSENT: None.

ABSTAIN: None.



KIRK KELLEHER, MAYOR

ATTEST:



Shelly Kittle, City Clerk

RESOLUTION NO. 17-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA TO VACATE STREET RIGHTS-OF-WAY CONSISTING OF 260 LINEAL FEET OF THE SOUTHERLY TERMINOUS OF 12TH STREET (SOUTH OF SIOC STREET)

WHEREAS, the Applicant has submitted an application requesting that approximately 28,000 square feet of the southerly terminus of 12th Street, hereafter referred to as the “area proposed to be vacated,” to be vacated by the City of Colusa, reserving a 20-foot-wide easement for drainage of surface water; and

WHEREAS, the City has reviewed the area proposed to be vacated, in conjunction with the *City of Colusa Streets & Roadways Master Plan* adopted October 2009, and determined that the area proposed to be vacated is surplus and is not necessary to meet the transportation needs of the City; and

WHEREAS, the City has reviewed the area proposed to be vacated, in conjunction with the *City of Colusa Bike Master Plan*, and determined that the rights-of-way proposed to be vacated are not useful as a non-motorized transportation facility, pursuant to California Streets and Highways Code, Section 892; and

WHEREAS, the City is authorized to vacate all or part of a public street or public service easement within the City pursuant to the Public Street, Highways, and Service Easements Law (State of California Streets and Highways Code, Section 8300 et. seq.); and

WHEREAS, the City Council has complied with the requirements of the California Environmental Quality Act (the “CEQA”), Public Resources Code Section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs, tit. 14, Section 15000 *et seq.*, and the Project is exempt from further environmental review under CEQA because City of Colusa Planning staff has concluded with certainty that the Project would have no significant effect on the environment, pursuant to Guidelines Section 15061 (b) (3), because there is no development associated with the proposed; and

WHEREAS, on December 14, 2016, the Planning Commission of the City of Colusa held a duly noticed public hearing to consider General Plan consistency of the proposed vacation, pursuant to the Govt. Code Section 65402 (a); and

WHEREAS, on December 14, 2016, the Planning Commission of the City of Colusa adopted Resolution 2016-10 determining General Plan consistency of the proposed vacation, pursuant to the Govt. Code Section 65402 (a); and

WHEREAS, notice of the City Council hearing on the proposed street vacation, was duly published and posted pursuant to the Streets and Highways Code Sections 8320 and 8322; and

WHEREAS, on January 17, 2017 the City Council held a public hearing and took public testimony for the proposed street vacation, at which time a Planning Department staff report, and oral and/or written public comments were considered; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. That the foregoing recitals and findings are true.
2. Order to Vacate. That this Resolution is hereby adopted and approved, and the rights-of-way as described in Exhibit A (Map) and Exhibit B (Legal Description), attached hereto and incorporated herein by reference, are hereby vacated subject to the following condition(s):
 - a. Prior to recordation, and for the benefit of Assessor's Parcel No 001-351-048, a lot line adjustment shall be initiated, by the subject property owner(s) or their designated representative, and approved by the City Engineer of the City of Colusa, ensuring minimum street frontage of said Parcel as required by the City Code of the City of Colusa.
 - b. Prior to recordation, and for the benefit of the City of Colusa, a 40-foot permanent public utility easement shall be prepared establishing the right at any time and from time to time to survey, construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, and other equipment, fixtures and appurtenances for the operation of storm drain, municipal water, and sewer facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind. Said easement shall be carried forward from the southerly terminus of 12th Street through Assessor's Parcel No 001-351-048 as identified on the vacation map. Said easement shall be prepared by the City Engineer for a fee, executed by the applicant, and recorded at the Colusa County Clerk Recorder's office.
3. Authorization to City Manager. That the City Manager or his designee is hereby directed to prepare all documents as may be required to facilitate the vacation of rights-of-way described in Exhibits A and B, and to record this Resolution in the Colusa County Clerk Recorder's office only after conditions required by the City Council have been satisfied. The City Manager is hereby authorized to execute such documents, if required.
4. Effective Date. This Resolution shall be effective immediately.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 17th DAY OF JANUARY 2017, BY THE FOLLOWING VOTE:

AYES: Womble, Reische, Markss and Kelleher.

NOES: None.

ABSTAIN: None.

ABSENT: Ponciano



KIRK KELLEHER, MAYOR

Attest:



Shelly Kittle, City Clerk

EXHIBITS

A: Map of area to be vacated

B: Legal Description

RESOLUTION NO. 17-13

A RESOLUTION OF THE CITY COUNCIL TO VACATE STREET RIGHTS-OF-WAY TOTALING APPROXIMATELY 41,677 SQUARE FEET OF PROPERTY REFERRED TO AS FREMONT STREET (BETWEEN A AND B STREETS), B STREET (EXTENDING SOUTH FROM FREMONT STREET), AND AN ALLEYWAY (BETWEEN BRIDGE AND B STREETS).

WHEREAS, the County of Colusa has submitted an application requesting that the City of Colusa vacate approximately 41,677 square feet of property (reserving any necessary easements for utility purposes) referred to as Fremont Street (between A and B Streets), half of B Street (extending south from and including B Street until its end), and an alleyway (between A and B Streets), hereafter referred to as the “area proposed to be vacated” and illustrated within “Exhibit A,” attached hereto and incorporated herein by reference; and

WHEREAS, the City has reviewed the area proposed to be vacated, in conjunction with the *City of Colusa Streets & Roadways Master Plan* adopted October 2009, surrounding developed lands, and determined that the area proposed to be vacated is surplus and is not necessary to meet the transportation needs of the City; and

WHEREAS, the City has reviewed the area proposed to be vacated, in conjunction with the *City of Colusa Bike Master Plan*, and determined that the rights-of-way proposed to be vacated are not necessary as a non-motorized transportation facility, pursuant to California Streets and Highways Code, Section 892; and

WHEREAS, the City is authorized to vacate all or part of a public street or public service easement within the City pursuant to the Public Street, Highways, and Service Easements Law (State of California Streets and Highways Code, Section 8300 et. seq.); and

WHEREAS, the City Council has complied with the requirements of the California Environmental Quality Act (the “CEQA”), Public Resources Code Section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs, tit. 14, Section 15000 *et seq.*, and the Project is exempt from further environmental review under CEQA because City of Colusa Planning staff has concluded with certainty that the Project would have no significant effect on the environment, pursuant to Guidelines Section 15061 (b) (3), because there is no development associated with the proposed; and

WHEREAS, notice of the hearing on the proposed street vacation as described on Exhibits A and B, was duly published and posted as required by Streets and Highways Code Section 8322; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on the rights-of-way proposed to be vacated on December 14, 2016, for the purpose of receiving oral testimony and for evaluating the proposed vacation for its consistency with the General Plan in accordance with Government Code Section 65402 (a); and

WHEREAS, the Planning Commission continued the public hearing to January 25, 2017, in order to obtain additional information pertaining to the site's layout and access, and for the purpose of receiving oral testimony; and

WHEREAS, after the public hearing, the Planning Commission considered all public comments received and all pertinent documents, including a Planning Department staff report with an analysis of consistency with the General Plan; and

WHEREAS, on January 25, 2017, by a vote of 5-0, the Planning Commission adopted Resolution 2017-01 determining that the vacation of the subject rights-of-way is consistent with the City of Colusa General Plan, subject to the conditions below and incorporated herein by reference; and

WHEREAS, the City administratively set the public hearing for the City Council to consider the proposed vacation for February 7, 2017, pursuant to the Streets and Highways Code Section 8320; and

WHEREAS, notice of the hearing on the proposed street vacation as described on Exhibits A and B, was duly published and posted as required by Streets and Highways Code Section 8322; and

WHEREAS, on February 7, 2017, the City Council held a public hearing and took public testimony for the proposed street vacation, at which time a Planning Department staff report, and oral and/or written public comments were considered; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. The above recitals are true and correct and are hereby incorporated by reference.
2. Order to Vacate. That this Resolution is hereby adopted and approved, and the rights-of-way described Exhibits A and B are hereby vacated subject to the following condition(s).
 - (a). Prior to recordation of the vacation of right-of-way, the applicant shall cause to be recorded a public-safety access easement in form acceptable to and approved by the City of Colusa Fire Chief.
 - (b). Prior to recordation of the vacation of right-of-way, the applicant shall cause to be recorded a public-utility easement in form acceptable to and approved by the City of Colusa Public Works Director.

3. Authorization to City Manager. That the City Manager or his designee is hereby directed to prepare, demand of applicant, all documents as may be required to facilitate the vacation of rights-of-way described in Exhibits A and B, and to record this Resolution in the Colusa County Clerk Recorder's office only after conditions required by the City Council have been satisfied. The City Manager is hereby authorized to execute such documents, if required.

4. Effective Date. This Resolution shall be effective immediately.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 21st DAY OF FEBRUARY 2017, BY THE FOLLOWING VOTE:

AYES: Womble, Reische, Ponciano, Markss and Kelleher

NOES: None.

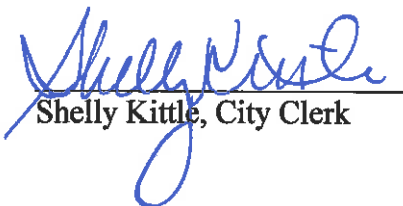
ABSENT: None.

ABSTAIN: None.



KIRK KELLEHER, MAYOR

Attest:


Shelly Kittle, City Clerk

Exhibits:

Exhibit A – Map of areas (highlighted) to be vacated

Exhibit B – Legal Description of areas to be vacated

Exhibit A – Map of areas (highlighted) to be vacated

**Exhibit B – Legal Description of areas to be vacated
(pending)**

RESOLUTION NO. 19-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA AMENDING THE GENERAL PLAN AND RE-DESIGNATING APPROXIMATELY 1.69 ACRES FROM LOW DENSITY RESIDENTIAL DISTRICT TO MEDIUM DENSITY RESIDENTIAL DISTRICT

WHEREAS, Carolee Ornbaun and Donald Litchfield (“Applicants”), submitted an application to amend the General Plan land use district and the zoning district on approximately 1.69 acres of undeveloped property (APNs: 002-070-012, -014, and 015-200-049) (the “Project”) in accordance with the City of Colusa City Code; and

WHEREAS, the Project site is located adjacent to existing residential land uses surrounding the Project site; and

WHEREAS, the City of Colusa City Code requires that the Planning Commission and City Council consider proposals for General Plan and zoning amendments; and

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

WHEREAS, the Planning Commission held a duly-noticed public hearing on the Project on April 24, 2019, for the purpose of receiving oral testimony. After the public hearing, the Planning Commission considered all public comments received and all pertinent documents regarding the proposed Project, and approved a Resolution, which recommended to the City Council that the Project be approved; and

WHEREAS, the City Council held a duly-noticed public hearing on the Project on May 21, 2019, for the purpose of receiving oral testimony. After the public hearing, the City Council considered all public comments received and all pertinent documents regarding the proposed Project; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. The above recitals are true and correct and are hereby incorporated by reference.
2. Findings. The City Council of the City of Colusa finds that:
 - A. The proposed amendment and zone change is generally consistent with the intent of the City of Colusa General Plan (“General Plan”).
 - B. The proposed amendment and zone change will not be detrimental to the public health or safety or welfare.

- C. The Project site is physically and environmentally suitable for medium density residential development.
- D. The proposed amendment and zone change is compatible with adjacent land uses.

3. Approval. The City Council of the City of Colusa does hereby approve this General Plan Amendment, based upon the facts and findings as set forth above, amending the General Plan as described in Exhibit A, and as illustrated within Exhibit B, attached hereto and incorporated by reference:

	<u>EXISTING DISTRICT</u>	<u>PROPOSED DISTRICT</u>
GENERAL PLAN:	Low Density Residential District	Density Residential District

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2019 BY THE FOLLOWING VOTE:

AYES: Hill, Reische, Markss, Nobles and Ponciano.

NOES: None.

ABSENT: None.

ABSTAIN: None.



GREG PONCIANO, MAYOR

Attest:



Shelly Kittle, City Clerk

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Plan Amendment Boundary Map

"EXHIBIT A"
Description of
GENERAL PLAN AMENDMENT
for the
CITY OF COLUSA

All that certain real property situate in the City of Colusa, County of Glenn, State of California, described as follows:

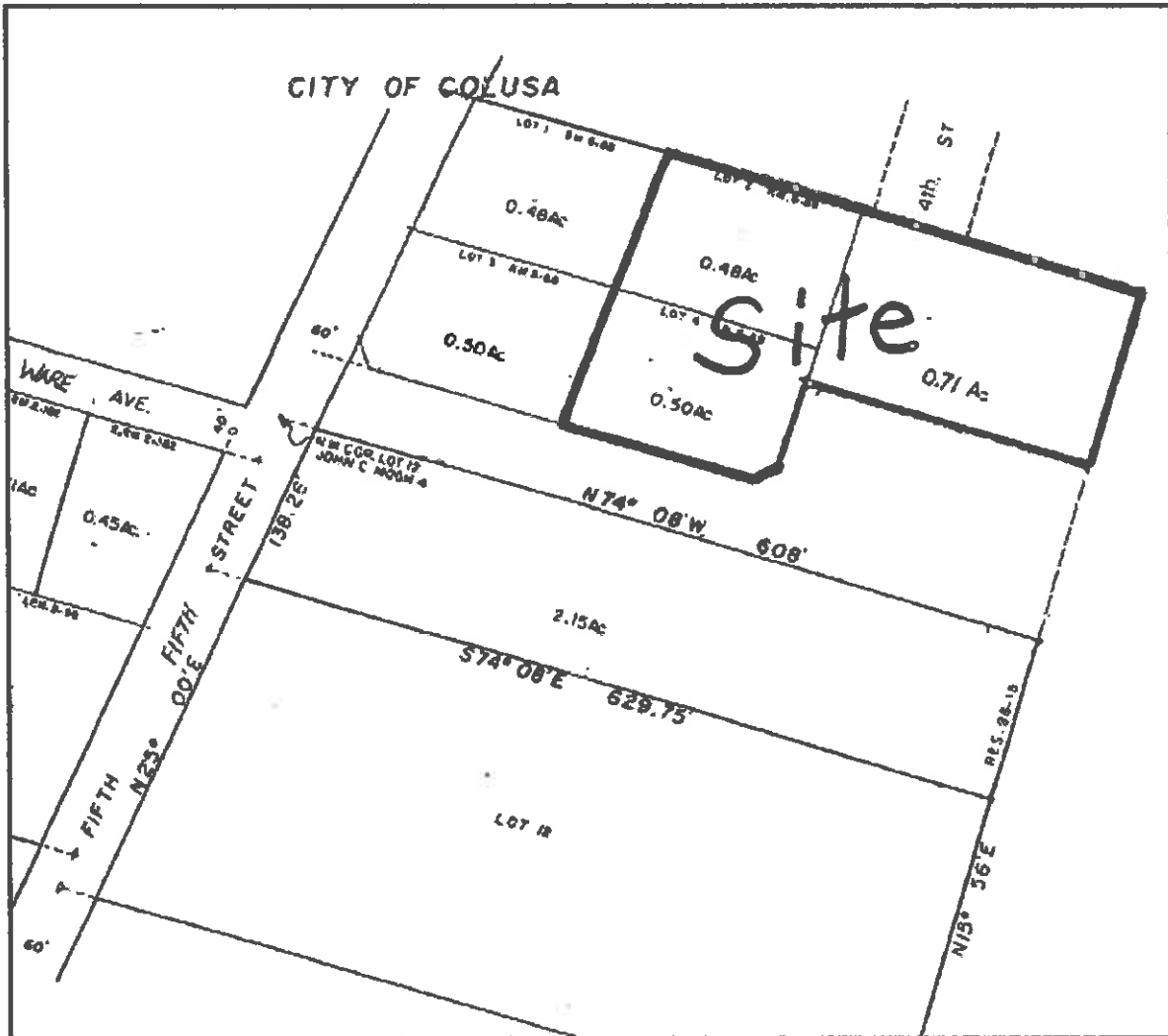
A portion of the John C. Mogk Subdivision No. 4 as shown on that certain map on file in Book 4 of Record of Surveys at Page 49, also being a portion of that certain map on file in Book 1 of Parcel Maps at Page 201 and also being a portion of that certain map on file in Book 5 of Parcel Maps at Page 88 and being more particularly described as follows:

Beginning at the northeast corner of Lot 2 as shown on that certain map on file in Book 5 of Parcel Maps at Page 88; thence South $74^{\circ}07'31''$ East, along the northerly line of said Mogk Subdivision, a distance of 30.00 feet to the centerline of Fourth Street; thence South $74^{\circ}07'31''$ East, along said northerly line, a distance of 206.40 feet, more or less, to the northeasterly corner of that 47.00 foot wide strip of land shown as being "Canal Right of Way" on said Mogk Subdivision map; thence South $15^{\circ}48'07''$ West, along the easterly line of said right-of-way, a distance of 150.00 feet; thence North $74^{\circ}07'31''$ West, along the easterly prolongation of the southerly line of Parcel 1 as shown on that certain map on file in Book 1 of Parcel Maps at Page 201 and along said southerly line and the westerly prolongation of said line, a distance of 236.59 feet to the easterly line of said Lot 2; thence South $15^{\circ}52'29''$ West, along said easterly line and along the easterly line of Lot 4 as shown on that certain map on file in Book 5 of Parcel Maps at Page 88, a distance of 69.97 feet to the beginning of a 20.00 foot radius tangent curve, concave to the Northwest; thence Southwesterly, along said curve and along said easterly line, through a central angle of $89^{\circ}59'38''$ an arc distance of 31.41 feet; thence tangent to said curve, North $74^{\circ}07'53''$ West, along the southerly line of said Lot 4, a distance of 169.01 feet to the southwest corner of said Lot 4; thence North $20^{\circ}26'02''$ East, along the westerly line of said Lot 4 and Lot 2, a distance of 240.75 feet to the northwest corner of said Lot 2; thence South $74^{\circ}07'31''$ East a distance of 169.87 feet to the point of beginning and containing aa area of 1.80 acres, more or less.



EXHIBIT B

BOUNDARY MAP OF PROPERTIES TO BE DESIGNATED MEDIUM DENSITY RESIDENTIAL WITHIN THE CITY OF COLUSA GENERAL PLAN



RESOLUTION NO. 19-27

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING A GENERAL PLAN AMENDMENT TO DESIGNATE VARIOUS PROPERTIES AS INDUSTRIAL DISTRICT

General Plan Amendment 03-19 (GPA)

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

Section 1. Approval of the proposed general plan amendment is exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061 (b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 2. The City Council of the City of Colusa finds and determines that:

A. The Planning Commission, during a duly noticed public hearing held on August 28, 2019, has considered and recommended City Council approval of a General Plan Amendment (GPA 03-19) to change the land use designations of multiple properties within the City limit boarder.

B. The Planning Commission, during the above public hearing, and the City Council have considered the effect of the approval of this General Plan Amendment on the housing needs of the region and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The proposed General Plan Amendment is consistent with the goals and policies of the adopted general plan, including the housing element.

D. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.

E. The circulation and land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the Colusa General Plan and applicable zoning and subdivision ordinances.

F. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity.

G. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Colusa General Plan, including the Housing Element.

Section 3. The City Council hereby approves the General Plan Amendmen 03-19 (GPA), designating the following parcels as Industrial District (represented more clearly within Exhibits A-1, A-2, and A-3, and described within Exhibit B, attached hereto and by this reference incorporated herein):

APNs: 001-042-001 & -007

APNs: 001-056-001, -002, -003, & -004

APNs: 017-130-051, 052, -053 -058, -058, -060, -061, -062, -070, -071, -072, -073, -082, & -083

PASSED AND ADOPTED this 3rd day of September 2019, by the following vote:

AYES: Hill, Reische, Markss, Nobles and Ponciano.

NOES: None.

ABSENT: None.

ABSTAIN: None.

GREG PONCIANO, MAYOR

ATTEST:

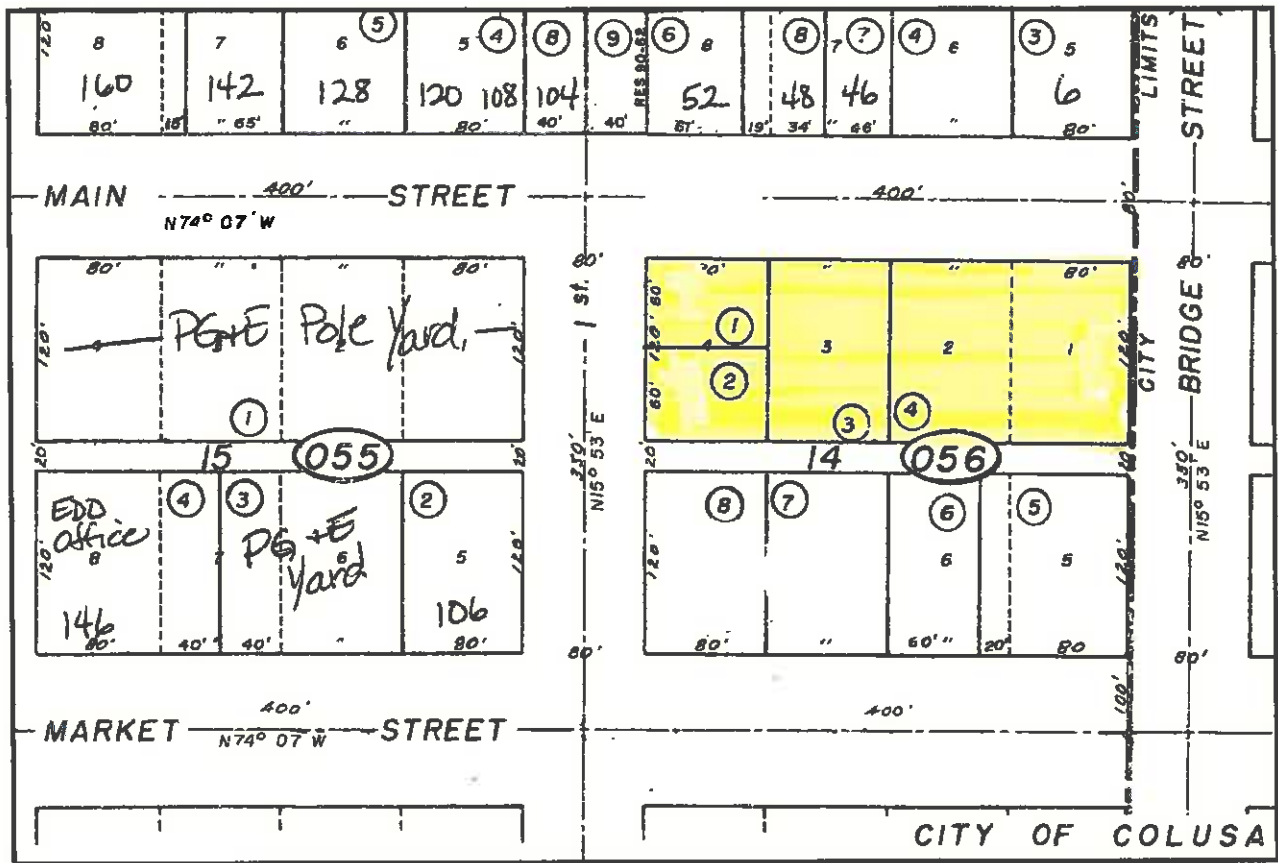
SHELLY KITTLE, CITY CLERK

EXHIBITS:

A-1, A-2, and A-3

EXHIBT A-1

General Plan Amendment to Industrial District

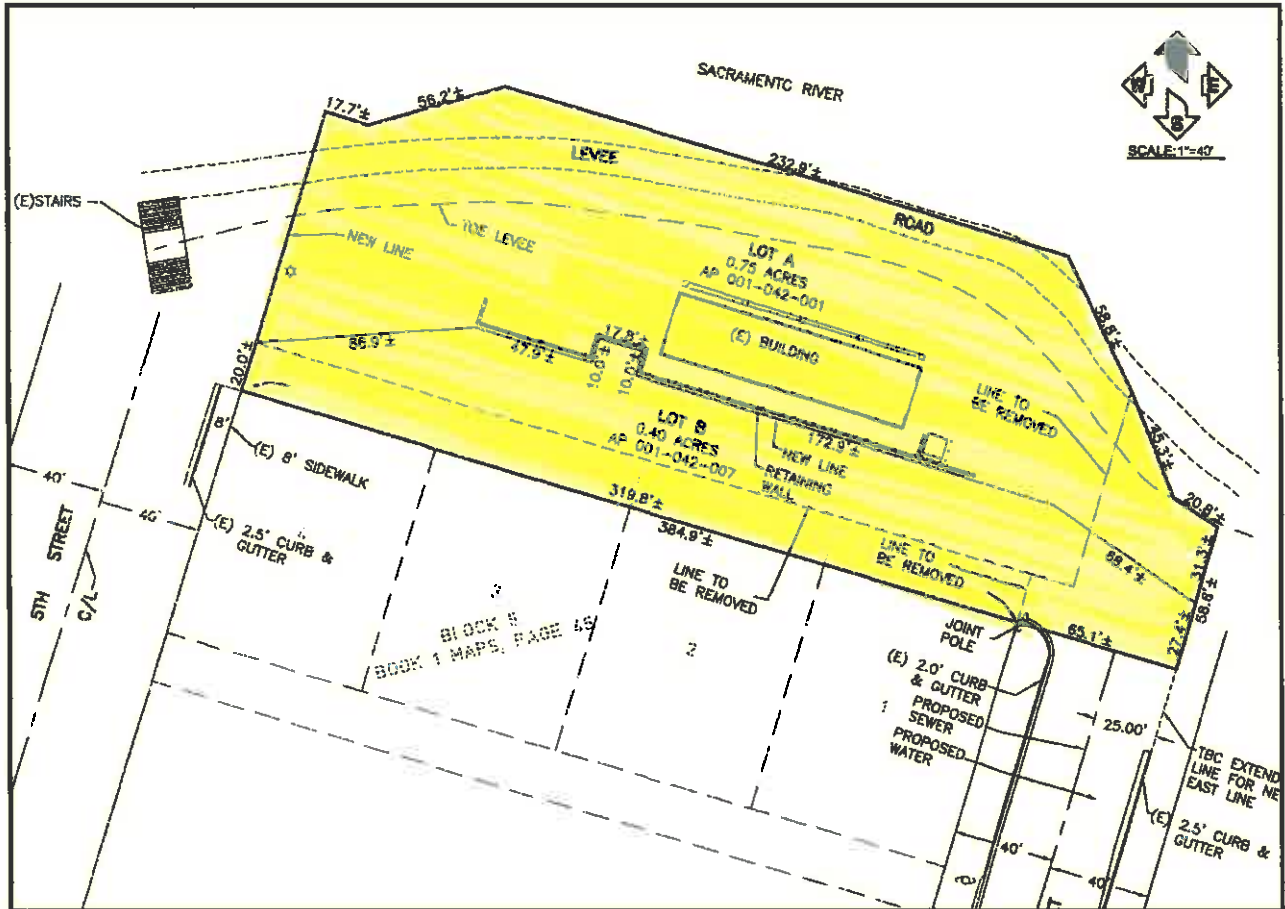


General Plan Amendment Parcels

APNs: 001-056-001, -002, -003, & -004

EXHIBT A-2

General Plan Amendment to Industrial District

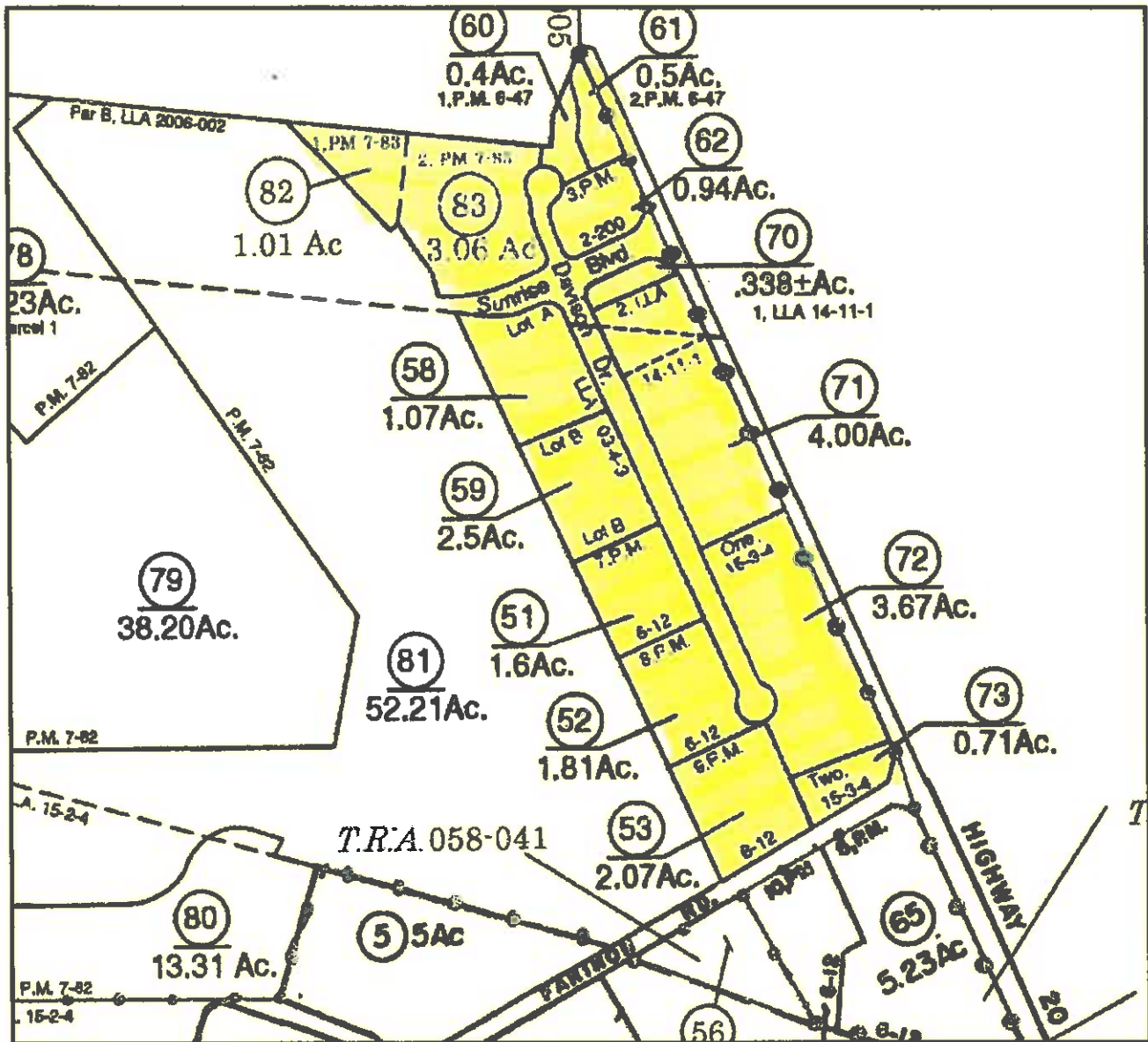


General Plan Amendment Parcels

APNs: 001-056-001, -002, -003, & -004

EXHIBT A-3

General Plan Amendment to Industrial District



General Plan Amendment Parcels

APNs: 017-130-051, 052, -053 -058, -058, -060, -061, -062, -070, -071, -072, -073, -082, & -083

Description of
GENERAL PLAN AMENDMENT
for the
CITY OF COLUSA

"EXHIBIT B" (A-1)

All that certain real property situate in the City of Colusa, County of Colusa, State of California, described as follows:

Beginning at the northwesterly corner of Block 14 of the City of Colusa, as shown on that certain map filed in Book 7 of Record of Surveys at Page 2°; thence South 73°28'34" East, along the northerly line of said Block 14 as shown on said map, a distance of 320.00 feet, more or less, to the northeasterly corner of said block; thence South 1°31'03" West, along the easterly line of said block as shown on said map, a distance of 120.00 feet, more or less, to the southeasterly corner of Lot 1 of said block; thence North 73°28'35" West, along the southerly lines of Lots 1, 2, 3 and 4 of said block as shown on said map, a distance of 320.00 feet, more or less, to the southwesterly corner of said Lot 4; thence North 1°31'03" East, along the westerly line of said block as shown on said map, a distance of 120.00 feet, more or less, to the point of beginning.

APN'S 001-05°-001, -002, -003 & -004

"EXHIBIT B" (A-2)

All that certain real property situate in the City of Colusa, County of Colusa, State of California, described as follows:

Beginning at the northwest corner of a certain concrete protection wall on the Colusa Warehouse Tract, from whence the point of intersection of the centerline of Fifth Street of the City of Colusa with the centerline of that certain alley running Easterly and Westerly through the center of Blocks 1 to 33 of said City of Colusa (as per map or plat of said City on file with the Clerk of Colusa County, California) bears South 14°48' West a distance of 183.7 feet; and running thence along the Northerly edge of said concrete protection wall, North °3°38' East a distance of °1.3 feet; thence South 72°05' East a distance of 17.7 feet; thence North 74°22' East a distance of 5°1 feet; thence South 73 °24' East a distance of 232.9 feet; thence South 25°31' East a distance of 58.8 feet to the Northeast corner of the aforesaid concrete protection wall; thence South 1°30' West a distance of 77.8 feet to the Southeast corner of the land herein described; thence North 73°30' West a distance of 379.° feet to the Southwest corner of the tract herein described; thence North 1°30' East a distance of 53.° feet to the place of beginning.

TOGETHER WITH the Northerly 20 feet of Lots Numbered 1, 2, 3 and 4 in Block 5 of the City of Colusa according to the Official Map or Plat of the said City of Colusa, filed in the Office of the County Clerk of Colusa County California.

EXCEPTING THEREFROM the portion thereof described in Deed from Delta Lines, Inc. a corporation to the City of Colusa, dated February 10, 1977, recorded March 8, 1977 in Book 445 of Official Records at Page 119.

APN'S 001-042-001 & -007

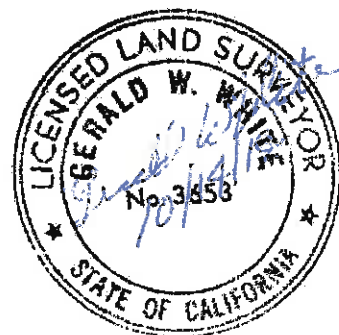
"EXHIBIT B" (A-3)

All that certain real property situate in the City of Colusa, County of Colusa, State of California, described as follows:

A portion of the Jimeno Rancho, Township 15 North, Range 1 West, Mount Diablo Meridian, more particularly described as follows:

Beginning at the most northerly corner of Parcel 2 as shown on that certain parcel map on file in Book 2 of Parcel Maps at Page 200, said point being on the westerly line of State Highway 20 as shown on that certain map on file in Book 7 of Record of Surveys at Page 18; thence southeasterly along said westerly line the following courses and distances:

South 24°04'43" East a distance of 198.42 feet; South 18°56'04" East a distance of 131.45 feet; South 24°04'38" East a distance of 123.03 feet; South 24°04'38" East a distance of 166.30 feet; South 29°19'56" East a distance of 128.76 feet; South 24°04'42" East a distance of 952.86 feet; South 18°56'03" East a distance of 204.91 feet; and South 24°04'40" East a distance of 172.53 feet, more or less, to a point on the easterly line of Parcel 4 as shown on that certain map on file in Book 6 of Parcel Maps at Page 12, said point being the beginning of a 30.00 foot radius non-tangent curve, concave to the Northwest, a radial to said beginning bears South 46°52'43" East, thence Southwesterly, along said curve, through a central angle of 17°39'29" an arc distance of 9.25 feet; thence tangent to said curve, South 60°46'46" West, along the southerly line of said Parcel 4 and along the southerly line of Parcel 9 as shown on said map, a distance of 534.83 feet to the southwest corner of said Parcel 9; thence North 24°04'42" West, along the westerly line of said Parcel 9 and along the westerly line of a Parcels 7 and 6 of said map and along the westerly line of Parcel 1 as shown on that certain map on file in Book 4 of Parcel Maps at Page 20, a distance of 1583.68 feet to the northwesterly corner of said Parcel 1, said point being on the southerly line of Sunrise Boulevard, and being the beginning of a 490.00 foot radius non-tangent curve, concave to the North, a radial to said beginning bears South 03°00'06" East; thence Westerly, along said curve, through a central angle of 09°35'31" an arc distance of 82.03 feet; thence non-tangent to said curve, North 83°24'08" West a distance of 11.89 feet; thence North 06°35'52" East a distance of 80.00 feet to a point on the northerly line of said Sunrise Boulevard, said point also being the southwest corner of Parcel 2 as shown on that certain map on file in Book 7 of Parcel Maps at Page 83; thence North 13°45'00" West a distance of 64.44 feet to an angle point in the westerly line of said Parcel 2; thence North 34°45'00" West a distance of 162.00 feet to the southerly corner common to said Parcel 2 and Parcel 1 of said map; thence South 46°42'36" West a distance of 25.76 feet to an angle point in the southerly line of said Parcel 1; thence North 43°17'23" West a distance of 402.48 feet to the westerly corner of said Parcel 1; thence South 83°28'14" East a distance of 324.12 feet to the northerly corner common to said Parcels 1 and 2; thence South 83°28'14" East a distance of 358.75 feet to the northeasterly corner of said Parcel 2; thence South 83°28'14" East a distance of 26.25 feet to an angle point in the westerly line of Parcel 1 as shown on that certain map on file in Book 6 of Parcel Maps at Page 47; thence North 01°47'46" East a distance of 80.40 feet to an angle point in said westerly line; thence North 22°17'00" East, along said westerly line and along the westerly line of Parcel 2 as shown on said map, a distance of 183.67 feet to point of beginning.



RESOLUTION NO. 20-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING A GENERAL PLAN AMENDMENT TO DESIGNATE APPROXIMATELY 5.39 ACRES AS COMMERCIAL PROFESSIONAL DISTRICT FOR THE COLUSA TOWN CENTER PROJECT

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

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

A. On December 11, 2019, Amarjit Cheema (“Applicant”) filed a City of Colusa master planning application to amend the City’s General Plan and Zoning designations, applicable to approximately 5.93 acres of property (“Project Site”), for the development of the Colusa Town Center Project (“Project”).

B. The City of Colusa, as “Lead Agency,” commissioned the preparation of an Initial Study/Mitigated Negative Declaration (“IS/MND”), dated June 3, 2020, and incorporated herein by reference, to evaluate the potential environmental impacts associated with the Project.

C. The IS/MND was prepared in compliance with CEQA Guidelines Sections 15063, 15070 & 15071 and identified mitigation measures that would avoid or mitigate the potential environmental effects of the Project to a point where clearly no significant effects would occur, and such mitigation measures are incorporated to the Project herein by reference.

D. The Project Site is currently designated by the City of Colusa General Plan as follows, as illustrated within Exhibit A, attached hereto:

<u>APN</u>	<u>GENERAL PLAN DESIGNATION</u>
002-011-004	High Density Residential District
002-120-025	High Density Residential District (portion)
002-120-025	Mixed Use District (portion)

E. The proposed General Plan Designation for the Project Site is Commercial Professional District, as illustrated within Exhibit B, attached hereto.

F. The land uses, and their density and intensity, allowed in the proposed amendment to the General Plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. On July 22, 2020, during a duly noticed public hearing the Planning Commission considered a Planning Department staff report, IS/MND, public testimony, and the above findings and, by a vote 4-0, passed a resolution recommending that the City Council Amend the General Plan thereby designating the Project Site as Commercial Professional District.

H. On August 18, 2020, during a duly noticed public hearing the City Council considered a Planning Department staff report, IS/MND, public testimony, and the above findings.

Section 2. The City Council of the City of Colusa hereby approves this Resolution to Amend the General Plan thereby designating the Project Site as Commercial Professional District as shown on Exhibit B, attached hereto, and incorporated by reference herein.

PASSED AND ADOPTED this 18th day of August 2020 by the following vote:

AYES: Ponciano, Reische, Markss, Nobles, Hill.

NOES: None.

ABSENT: None.

ABSTAIN: None.



JOSH HILL, MAYOR

ATTEST:



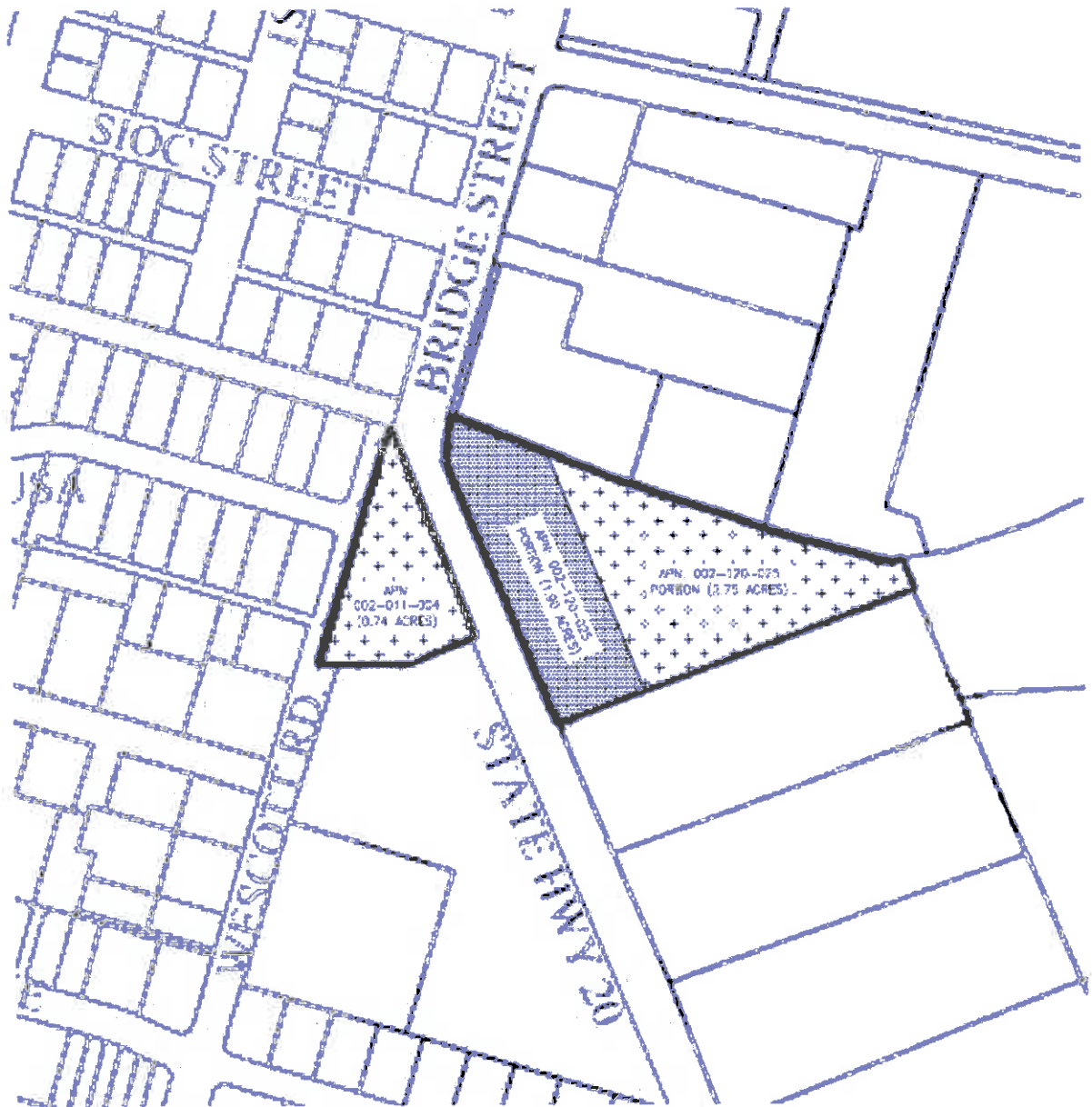
Shelly Kittle, City Clerk

ATTACHMENTS:

Exhibit A	EXISTING GENERAL PLAN BOUNDARY MAP
Exhibit B	PROPOSED GENERAL PLAN BOUNDARY MAP

EXHIBIT A

EXISTING GENERAL PLAN LAND USE DISTRICT



EXISTING GENERAL PLAN LAND USE LEGEND



HIGH DENSITY RESIDENTIAL

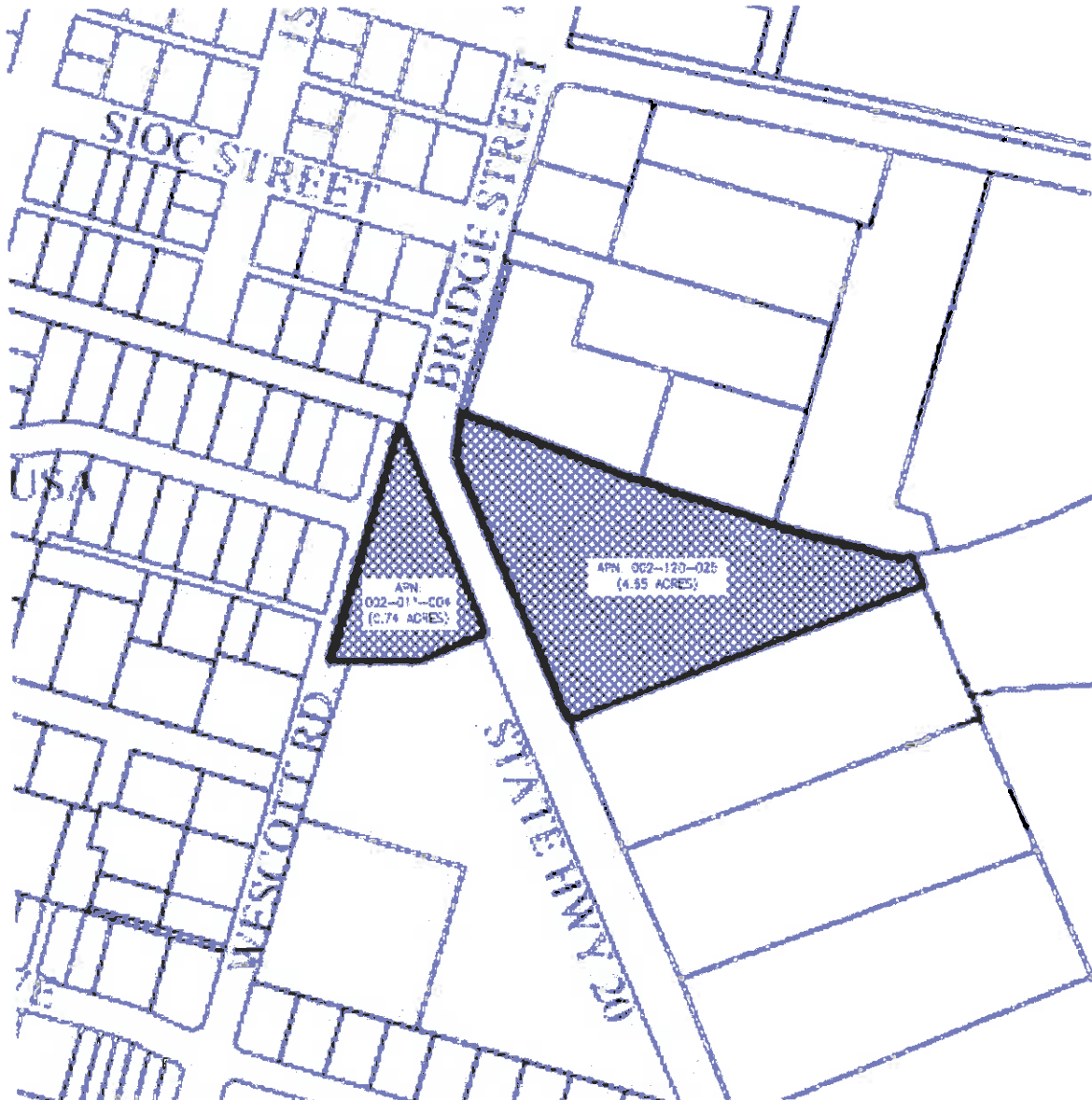


MIXED USE DISTRICT

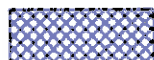


EXHIBIT B

PROPOSED GENERAL PLAN LAND USE DISTRICT



PROPOSED GENERAL PLAN LAND USE LEGEND



COMMERCIAL PROFESSIONAL DISTRICT



RESOLUTION 20-48

A RESOLUTION OF THE CITY COUNCIL APPROVING A GENERAL PLAN AMENDMENT 01-19 (GPA) DESIGNATING APN 017-030-050 & -077 TO RESIDENTIAL LOW DENSITY; APNs: 017-030-054, -055, -078, -082, -083, -084, -094, -095, -096, & -099 (portion) AND 017-140-001 THRU -011 TO INDUSTRIAL; APNS 017-130-009, -056 & -057; AND 017-030-099 (portion) TO PUBLIC FACILITIES

CITY - CIP ANNEXATION / GENERAL PLAN AMENDMENT 01-19 (GPA)

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

Section 1. The proposed Annexation project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the City of Colusa General Plan EIR, approved and certified by City Council Resolution, the General Plan Amendment and Zoning Amendment EIR for the Colusa Industrial Park, certified and approved by the Colusa County Board of Supervisors, and the County of Colusa 2030 General Plan Update EIR approved by the Colusa County Board of Supervisors (the "EIR's") which are incorporated herein by this reference. Pursuant to CEQA Guidelines Sections 15152, 15162 and 15183, no further environmental review of the Annexation project is required, nor should be conducted, since the Annexation project is within the scope of the City of Colusa General Plan EIR, the General Plan Amendment and Zoning Amendment EIR for the Colusa Industrial Park, and the County of Colusa 2030 General Plan Update EIR, which adequately describe these activities for purposes of CEQA for the following reasons:

There are no new significant environmental effects nor any substantial increase in the severity of previously identified significant effects which will occur from the Annexation Project;

No substantial changes have occurred with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIRs were certified as complete shows any of the following:

- That the project will have one or more significant effects not discussed in the previous EIRs;

- That significant effects previously examined will be substantially more severe than shown in the previous EIRs;
- That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
- That mitigation measures or alternatives which are considerably different from those analyzed in the previous EIRs would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Section 2. The City Council of the City of Colusa finds and determines that:

- A. The Planning Commission, during a duly noticed public hearing held on February 13, 2019, has considered and recommended City Council approval of a General Plan Amendment (GPA 01-19) to change the land use designations of approximately 684 acres located at the southern City limit boarder and west of SR. 20.
- B. The Planning Commission, during the above public hearing, and the City Council have considered the effect of the approval of this General Plan Amendment on the housing needs of the region and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
- C. The proposed General Plan Amendment is consistent with the goals and policies of the adopted general plan, including the housing element.
- D. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.
- E. The circulation and land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the Colusa General Plan and applicable zoning and subdivision ordinances.
- F. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity.

G. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Colusa General Plan, including the Housing Element.

Section 3. The City Council hereby approves the General Plan Amendment (GPA 01-19), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 4TH day of November 2020, by the following vote:

AYES: Ponciano, Reische, Markss, Nobles and Hill.

NOES: None.

ABSENT: None.

ABSTAIN: None.


JOSH HILL, MAYOR

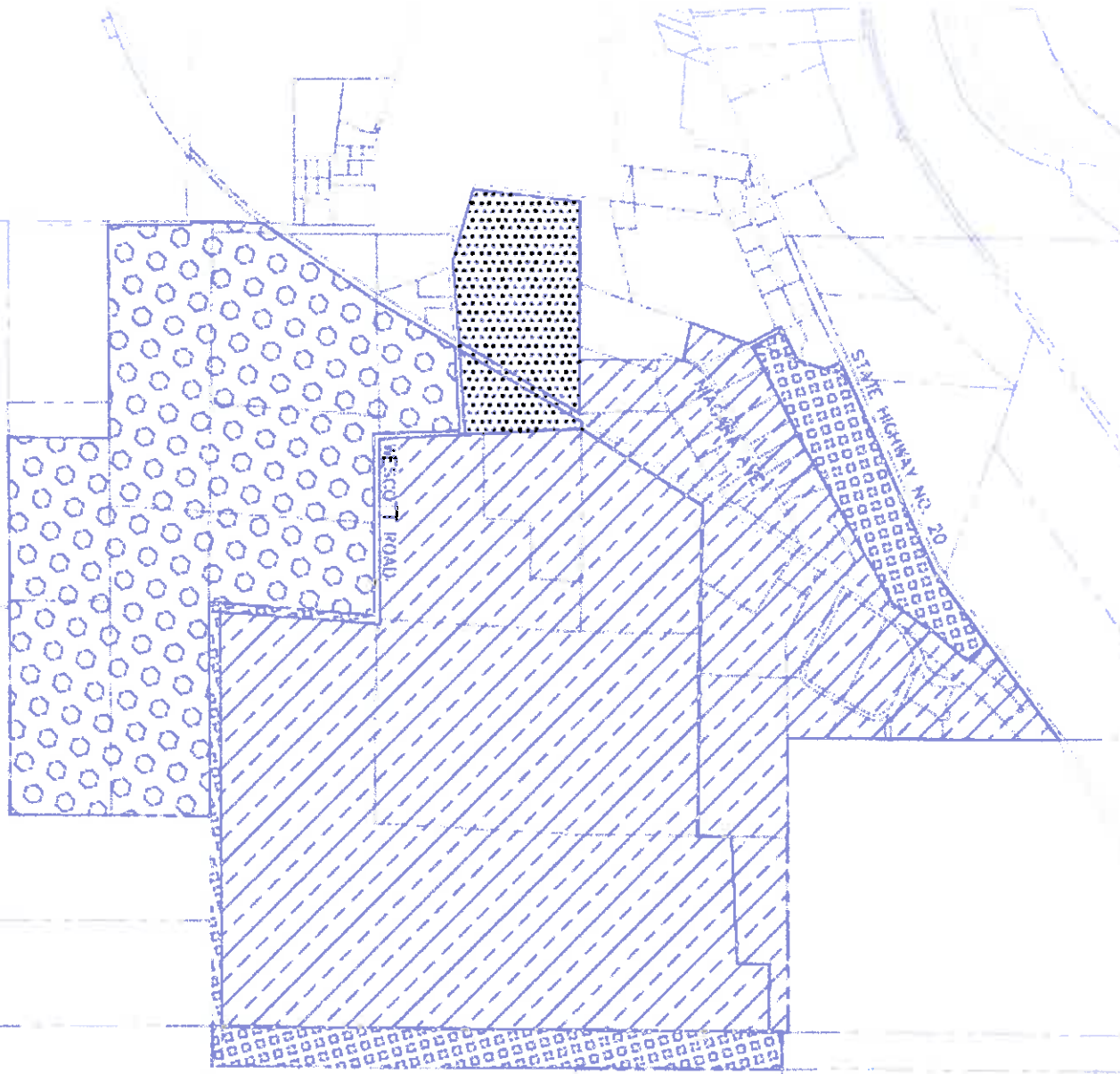
ATTEST:


SHELLY KITTLE, CITY CLERK

EXHIBITS

EXHIBIT A – PROPOSED GENERAL PLAN LAND USES

EXHIBIT A PROPOSED GENERAL PLAN LAND USES



PROPOSED LAND USES LEGEND

	INDUSTRIAL (IND)
	PUBLIC FACILITIES (PF)
	LOW DENSITY RESIDENTIAL (LDR)
	URBAN RESERVE



**CALIFORNIA
ENGINEERING
COMPANY INC**

1380 LINDSEY DRIVE
LAND SURVEYING
F. LAND REQUIREMENT
15401 GILBERT AVENUE, RANCHO
WWW.CECAL.COM

RESOLUTION NO. 20-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING A GENERAL PLAN AMENDMENT TO CHANGE APPROXIMATELY 1.46 ACRES FROM PARKS RECREATION OPEN SPACE TO PUBLIC FACILITY AND 3.97 ACRES FROM PARKS RECREATION OPEN SPACE TO INDUSTRIAL DISTRICT FOR THE COLUSA INDUSTRIAL PARK APN: 015-130-106

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

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

A. On May 4, 2020, Ed Hulbert ("Applicant") filed a City of Colusa master planning application to subdivide 50.50 acres (the "Site") into four lots with one 34.97-acre remainder parcel, and to amend the City's General Plan and Zoning designations, applicable to approximately 5.43 acres of the site ("Project"), consistent with the City of Colusa Subdivision Ordinance and Subdivision Map Act requirements; and

B. The Project is for the purpose of establishing parcels and land use designations consistent with the intended long-term use/operation of an existing water well and building, as well as for the conversion of a maintenance building into an industrial building.

C. The City of Colusa, as "Lead Agency," has determined that —based upon CEQA Guidelines Section 15061 (b) (3)— the Project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

D. The Project Site, as illustrated within Exhibit A, attached hereto is currently designated by the City of Colusa General Plan as follows:

<u>APN</u>	<u>ACRES</u>	<u>GENERAL PLAN DESIGNATION</u>
015-130-106	50.50	Parks Recreation Open Space District

E. The Project Site, as illustrated within Exhibit B, attached hereto is proposed to be designated by the City of Colusa General Plan as follows:

<u>APN</u>	<u>ACRES</u>	<u>GENERAL PLAN DESIGNATION</u>
015-130-106	45.07	Parks Recreation Open Space District; and
	1.46	Public Facility District; and
	3.97	Industrial District

F. The land uses, and their density and intensity, allowed in the proposed amendment to the General Plan are not likely to create serious health problems or create nuisances affecting properties in the vicinity.

G. The Colusa County Airport Land Use Compatibility Plan requires review of the Project by the Colusa County Airport Land Use Commission; and

H. On September 14, 2020, during a duly noticed public hearing, the Colusa County Airport Land Use Commission considered and, and by a vote of 5-0-2, approved a resolution determining limited compatibility with the Colusa County Airport Land Use Compatibility Plan, and establishing Project conditions to minimize impacts to the Colusa County Airport; and

I. On November 10, 2020, during a duly noticed public hearing the Planning Commission considered a Planning Department staff report, public testimony, and the above findings and, by a vote of 4-0-1 passed a resolution recommending that the City Council approve amendments to the General Plan as proposed for this Project.

J. On December 1, 2020, during a duly noticed public hearing the City Council considered a Planning Department staff report, public testimony, and the above findings.

Section 2. The City Council of the City of Colusa hereby approves this Resolution to Amend the General Plan thereby designating the Project Site as Parks Recreation Open Space Industrial District, Public Facility District; and Industrial District as shown on Exhibit B, attached hereto, and incorporated by reference herein.

PASSED AND ADOPTED this 1st day of December 2020 by the following vote:

AYES: Ponciano, Reische, Markss, Nobles and Hill.

NOES: None.

ABSTAIN: None.

ABSENT: None.

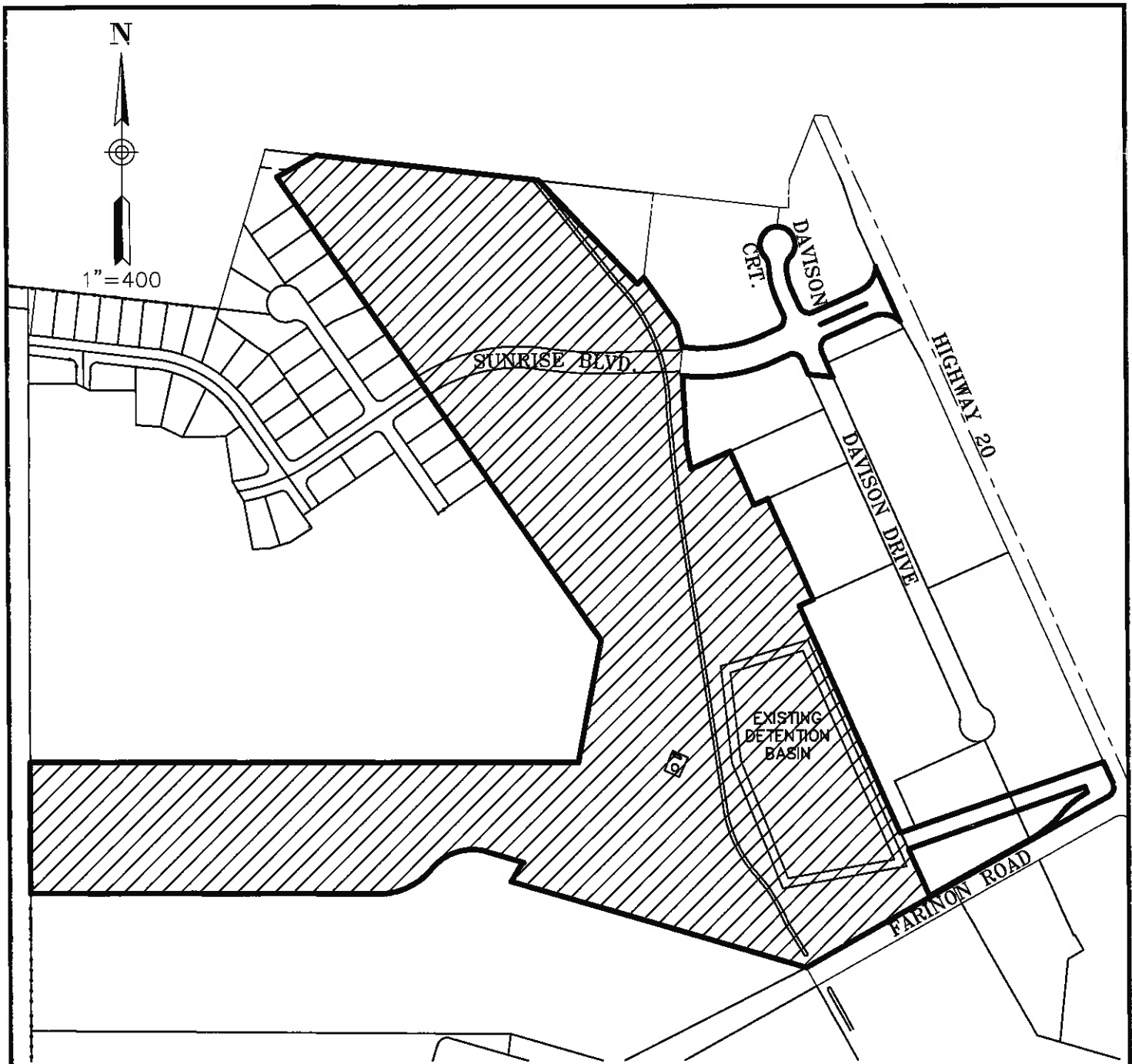

JOSH HILL, MAYOR

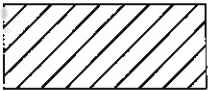
ATTEST:


Shelly Kittle, City Clerk

ATTACHMENTS:

EXHIBIT A - EXISTING ZONING & GP
EXHIBIT B - PROPOSED ZONING & GP



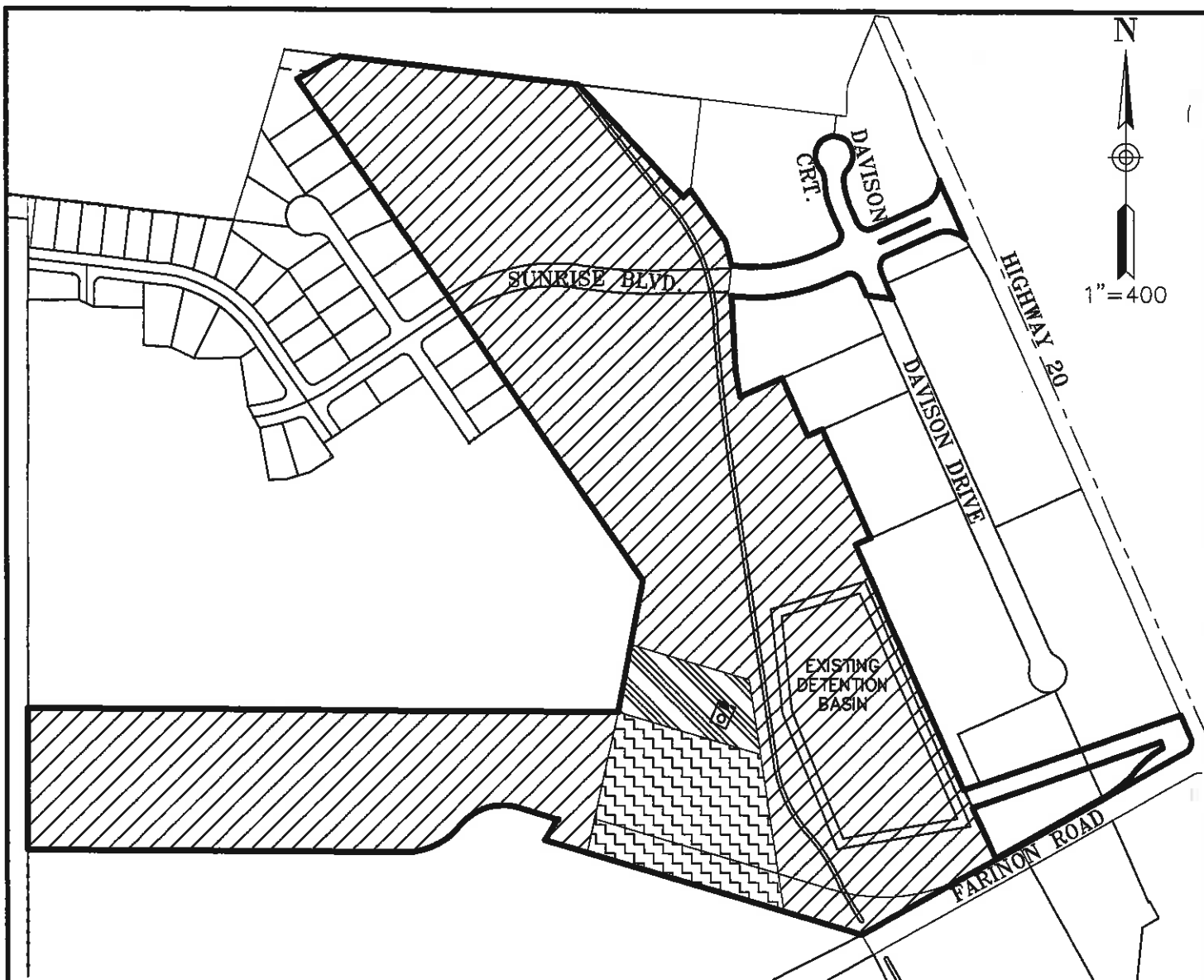
	ZONING	GENERAL PLAN	AREA (ACRES)
	O-S OPEN SPACE	PARKS RECREATION OPEN SPACE	50.50

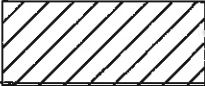

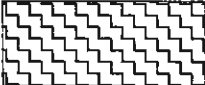
PREPARED BY:

NVES

NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

EXHIBIT "A"
EXISTING ZONING & GP
COLUSA INDUSTRIAL PROPERTIES, INC.



	ZONING	GENERAL PLAN	AREA(ACRES)
	O-S OPEN SPACE	PARKS RECREATION OPEN SPACE	45.07
	P-F PUBLIC FACILITIES DISTRICT	PUBLIC FACILITY	1.46
	M-1 LIGHT INDUSTRIAL	INDUSTRY DISTRICT	3.97

PREPARED BY:

NVE
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

EXHIBIT "B"
PROPOSED ZONING & GP
COLUSA INDUSTRIAL PROPERTIES, INC.
PAGE 2 OF 2

RESOLUTION 20-61

RESOLUTION OF APPLICATION BY THE COUNCIL OF THE CITY OF COLUSA REQUESTING THE COLUSA COUNTY LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR THE ANNEXATION OF UNINCORPORATED TERRITORY TO THE CITY OF COLUSA INVOLVING APPROXIMATELY 12.83 ACRES OF PROPERTY, WITH ADJACENT PUBLIC RIGHTS-OF-WAY

WHEREAS, on January 3, 2019, Joh and Julieann Cheney and Jeffrey Wilson ("Applicants") filed a City of Colusa master planning application to annex, prezone, and subdivide approximately 12.83 acres of property ("Property") located at 1425 5th Street ("Project"); and

WHEREAS, the Council of the City of Colusa desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000 *et seq.*, for a reorganization to annex the Property located in the unincorporated area of Colusa County to the City of Colusa; and

WHEREAS, the 12.83-acre Property is located within the City of Colusa Sphere of Influence; and

WHEREAS, a description (Exhibit A) and map (Exhibit B) of the boundaries of the Property proposed to be annexed into the City of Colusa are attached hereto and made a part hereof, respectively; and

WHEREAS, the Colusa County Local Agency Formation Commission ("LAFCO") is the agency with jurisdiction over such reorganizations within Colusa County ("County"); and

WHEREAS, a notice of intent to adopt this Resolution of Application has been given and published pursuant to Government Code Section 56654; and

WHEREAS, the principal reasons for the proposed reorganization are as follows:

1. The City Council has determined that the proposed reorganization will promote the general health, safety and welfare of the community.

2. The City Council has determined that the reorganization, including the annexations and detachments listed herein, is consistent with and facilitates fulfillment of the goals, policies and objectives set forth in the *City of Colusa General Plan*.

3. The City Council has determined that, with future low-density residential development, annexation of the property will comply with and implement the *City of Colusa General Plan*.

4. The City Council has determined that there is sufficient infrastructure to serve the Subject Property, based upon the *Cheney-Wilson Subdivision Plan for Services* (Exhibit C).

5. The City has, prior to or concurrent with the approval of this resolution, adopted an ordinance pre-zoning the subject Property; and

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Colusa / City of Colusa Fire Dept.	Annexation of approximately 12.83 acres
Sacramento River Fire Protection District	Detachment of approximately 12.83 acres

WHEREAS, the City of Colusa, as “Lead Agency,” prepared an Initial Study/Mitigated Negative Declaration (“IS/MND”), dated August 2020, to evaluate the potential environmental impacts associated with the Project. The IS/MND was prepared in compliance with CEQA Guidelines Sections 15063, 15070 & 15071 and identified mitigation measures that would avoid or mitigate the potential environmental effects of the Project to a point where clearly no significant effects would occur.

WHEREAS, the City and the County have previously entered into, or will enter into, a tax-sharing agreement pursuant to Revenue and Taxation Code Section 99.

WHEREAS, on August 26, 2020 and September 21, 2020, the Planning Commission held duly noticed public hearings –at which times a Planning Department staff report, the *City-CIP Annexation Area Plan for Services*, and oral and/or written testimony were considered– and recommended that the City Council pre-zone and annex the subject Property; and

WHEREAS, The Colusa County Airport Land Use Compatibility Plan requires review of the Project by the Colusa County Airport Land Use Commission; and

WHEREAS, On November 6, 2020, during a duly noticed public hearing, the Colusa County Airport Land Use Commission considered and, and by a vote of 5-0-2, approved a resolution determining limited compatibility with the Colusa County Airport Land Use Compatibility Plan, and establishing Project conditions to minimize impacts to the Colusa County Airport; and

WHEREAS, the City Council held a duly-notice public hearing on the Project on December 15, 2020, and has considered all public testimony, staff reports, correspondence, and other information provided.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. That the foregoing recitals and findings are true and correct.
2. Findings of Fact. The City Council hereby finds and determines the following facts related to the proposed annexation:
 - A. The Cheney-Wilson annexation conforms with the policies and guidelines of the *City of Colusa General Plan* and the *Colusa Municipal Code*.

- B. The Project site is located within the City of Colusa Sphere of Influence, the City of Colusa General Plan Area, and is adjacent to the existing incorporated boundary of the City of Colusa, as required by the Colusa County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act.
- C. The proposed annexation boundary represents a logical expansion of the incorporated City limits and is consistent with the Colusa County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act.
- D. The Project site was planned for various infrastructure & essential services and accommodated within all City of Colusa master infrastructure planning reports, prepared subsequent to the 2007 *City of Colusa General Plan*.
- E. The *Cheney-Wilson Subdivision Plan for Services* illustrates that various systems of City infrastructure & essential services would be available to support the proposed Project. This preliminary plan has been reviewed by City staff and is deemed sufficient to accommodate the requested annexation and pre-zoning.
- F. The project, with mitigations and/or conditions of approval implemented, would not have a detrimental effect on the health, safety, peace, and welfare of persons residing or working in the neighborhood of the project, or be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City of Colusa.
- G. Notice of a hearing on the proposed annexation and pre-zoning was sent to all persons owning property within 300-feet of the project site as identified on the Colusa County Assessor rolls, and publicly-noticed.
- H. Subsequent to City Council review, LAFCo will review the proposed annexation with the applicant's plan for services, conduct a fiscal analysis, hold a public hearing, and will vote on the annexation.
- I. The project is consistent with land-use goals and the applicable policies of the *City of Colusa General Plan*, for the following reasons:
 - 1. The Project site is located within the area directly adjoining the current City Limits and will provide opportunities for future employment and housing consistent with General Plan Land Use Policy LU-6.1 which states "Growth shall provide a strong diversified economic base and a reasonable balance between employment and housing for all income groups";
 - 2. The Project site is located within the area directly adjoining the current City Limits and therefore is consistent with General Plan Land Use Policy LU-5.1.; Development patterns shall tier off of existing development and avoid leap-frogging, including areas intended for annexation that are presently outside the city limit,
 - 3. Implementation of the *Cheney-Wilson Subdivision Plan for Services* and compliance with standard City requirements for new infrastructure services will ensure protection of the public's health, safety, and welfare (re: Policy LU-6.3);
 - 4. The Project site is currently serviced by private utility infrastructure. Plans for future public infrastructure and essential services are illustrated, and deemed sufficient by City staff, within the *Cheney-Wilson Subdivision Plan for Services* (re: Policy LU-6.4);
 - 5. All new City water connections within the Project site will be metered and monitored to assist with water conservation efforts (re: Policy MFS-7.2);

6. City and/or private wastewater collection and treatment capacity is currently available to serve the Project properties, following Annexation and once physical improvements to the sewer main are approved and constructed (re Policy MFS-8.2 & -8.5);
- J. Development of utility infrastructure within the project would comply with the standards, rules, and regulations of City ordinances and regulations, subject to approval of infrastructure improvement plans and/or encroachment permits by City Engineering, Public Works and Planning Department staff.
- K. Based on the analysis contained in the IS/MND, the City Council finds and determines that the Project would have NO SIGNIFICANT EFFECT on the environment, and that the Project IS WITHIN THE SCOPE of the *City of Colusa General Plan Update Master Environmental Impact Report*, approved and certified by the *City of Colusa City Council*.
3. Adoption and Approval. That this Resolution of Application is hereby adopted and approved and the Local Agency Formation Commission of Colusa County is hereby requested to take proceedings for the reorganization of the Subject Property, and for the Amendment to the City of Colusa Sphere of Influence, as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
4. Authorization to City Manager. That City staff is hereby directed to prepare all such documents as may be required to facilitate the Cheney-Wilson Annexation, and the City Manager is hereby authorized to execute such documents, if required.
5. Notification. That the names of the officers who are to be furnished with copies of the report by the LAFCo executive application, and to be given mailed notice of the hearing are Jessie Cain, City Manager and Bryan Stice, Community Development Manager.
6. Effective Date. This Resolution shall be effective immediately.

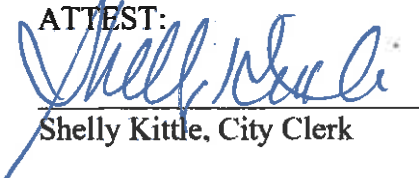
PASSED AND ADOPTED AT A MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 15th DAY OF DECEMBER 2020, BY THE FOLLOWING VOTE:

AYES: Ponciano, Reische, Conrado, Vaca and Hill.

NOES: None.

ABSENT: None.

ATTEST:


Shelly Kittle, City Clerk

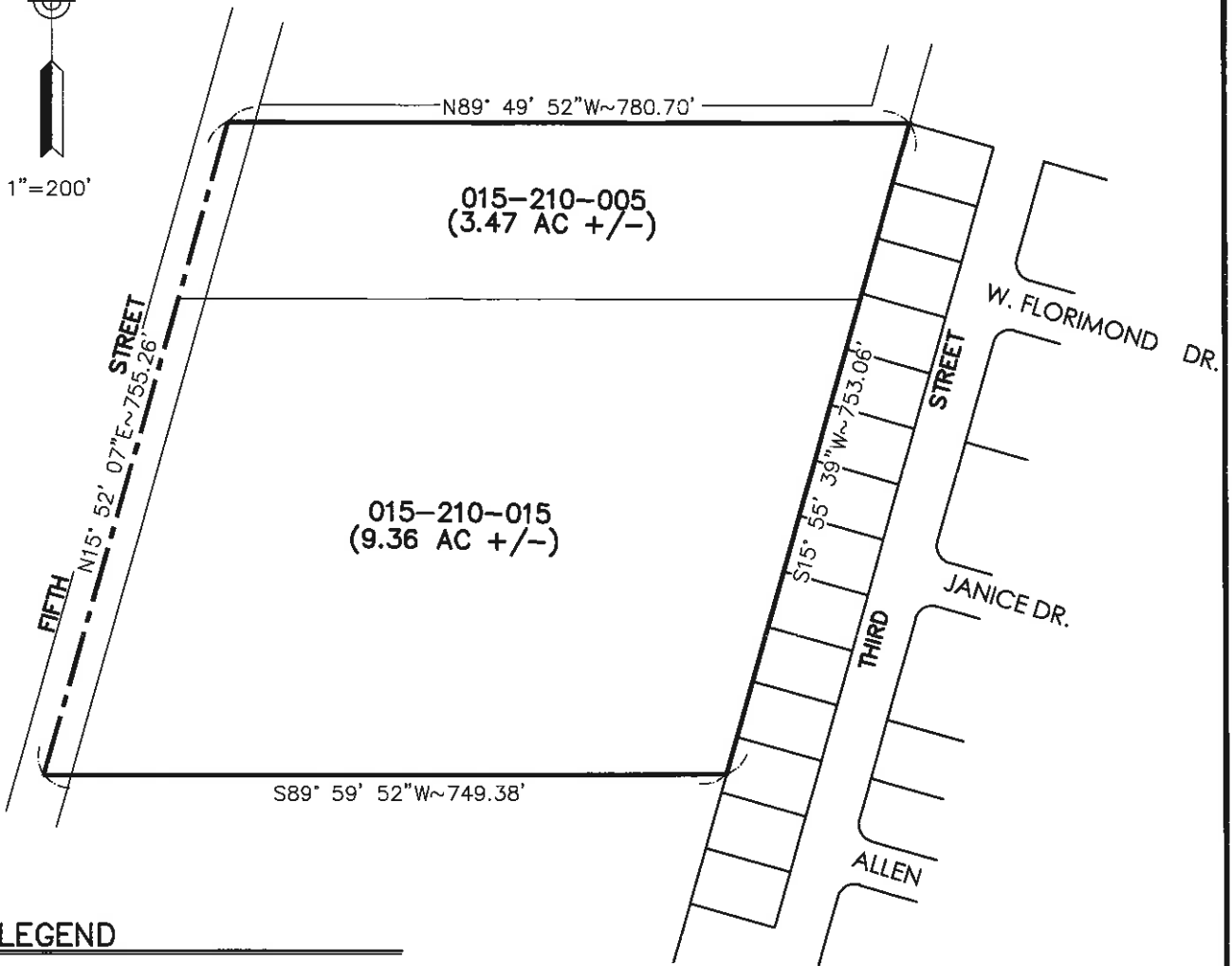
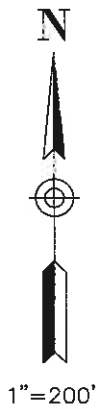

JOSH HILL, MAYOR

EXHIBITS

A: Annexation Exhibit

B: Cheney-Wilson Subdivision Plan for Services

EXHIBIT A
LEGAL DESCRIPTION
(pending)



LEGEND

— PROPERTY BOUNDARY

EXHIBIT "B"

ANNEXATION EXHIBIT

CHENEY-WILSON SUBDIVISION

BEING A PORTION OF LOT 14 OF THE JOHN C. MOGK
SUBDIVISION NO. 4 AS RECORDED IN BOOK 1 OF
MAPS, PAGE 49 COLUSA COUNTY RECORDS
CITY OF COLUSA, STATE OF CALIFORNIA.

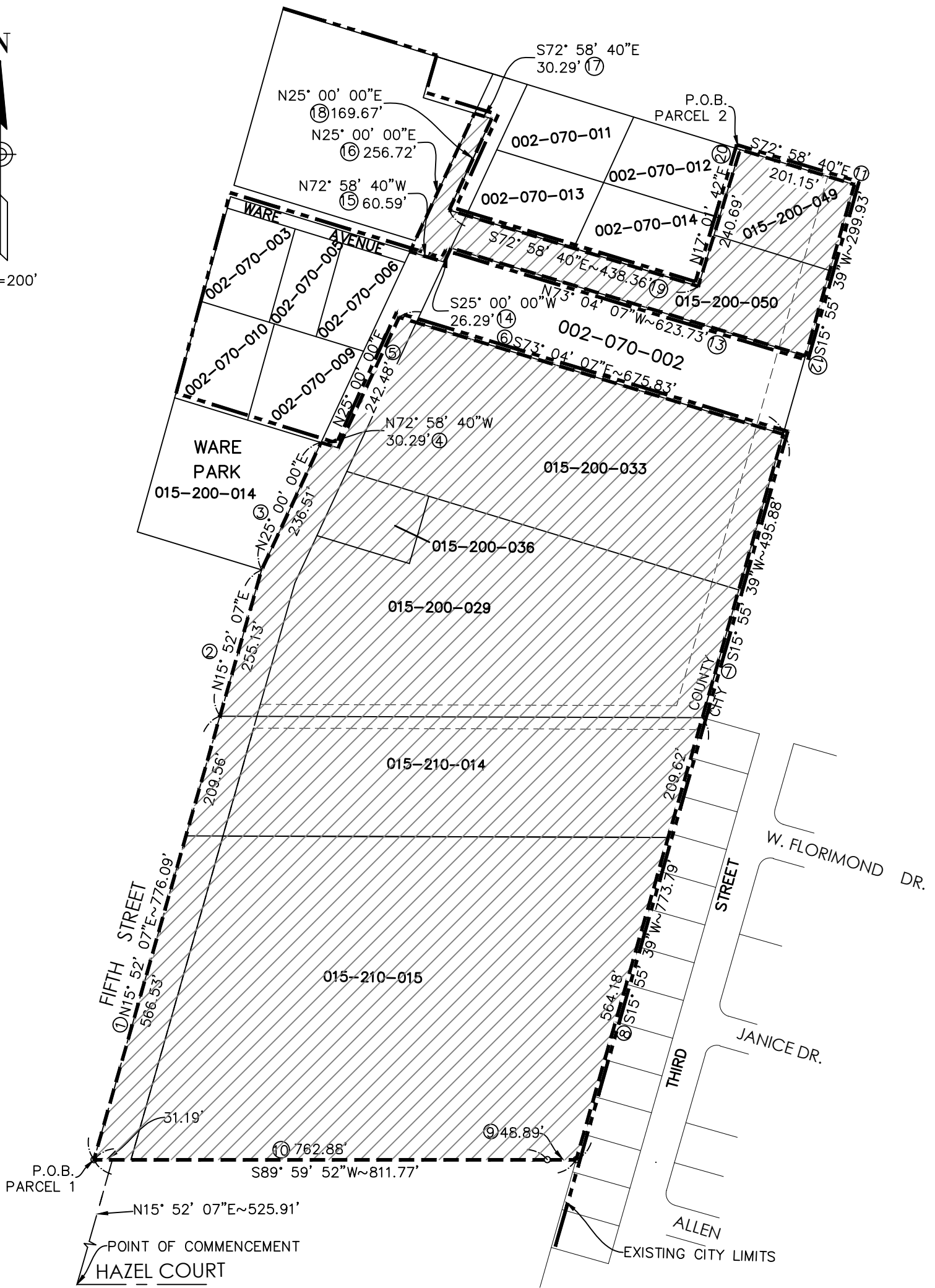
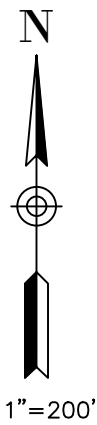
PREPARED BY:

NVES


NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

AUGUST 2020

PAGE 1 OF 1



LEGEND

- ANNEXATION BOUNDARY
- - - EXISTING CITY LIMITS
-  AREA TO BE ANNEXED



FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED

PREPARED BY:

NVES

NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

ANNEXATION NO. 2021-0001

EXHIBIT "B"

ANNEXATION EXHIBIT
OCTOBER 2021

EXHIBIT C

PLAN FOR SERVICES

Cheney-Wilson Subdivision Plan for Services

I EXISTING FACILITIES

The current property is primarily an open field with a single-family resident. The following is a list of existing City services adjacent to the proposed subdivision.

Water System

A 12" water main is located on the west side of 5th Street within the street right of way. Also, an existing 8" water main is located within the right of way of 3rd street on the easterly side of the property.

Sewer System

A 10" sewer main runs along the easterly side of 5th Street in front of the subdivision. Also, according to the City sewer base maps a 10" sewer line runs diagonally along the southerly portion of the subdivision.

Storm Drainage

A 30" storm drainpipe is located in 3rd Street on the easterly side of this property. No storm drainage pipes are located in 5th street in front of this property.

Streets

The existing 5th Street is approximately 16' total paved width with no curb or gutters or sidewalks.,

Parks and Recreation

A small City park is located on 3rd Street at the easterly side of the property.

II PLAN FOR SERVICES

The information presented in this section of the document is intended to address how the City services will be made available for this property and at what costs, if any, will be incurred by the City. Many of the already existing City services such as Police and Fire require little or no infrastructure upgrades, however other City services; sewer, water and storm drain will have to be extended by the developers into the property to serve the new lots in the subdivision.

A. Wastewater Improvements

The existing 12" sewer main along 5th Street will be utilized to serve this subdivision. A sewer collection system will be installed by the developers within the subdivision along with individual sewer services to each new lot. The on-site sewer system will be connected to the existing 12" sewer main. The cost of these improvements will be the responsibility of the developers along with the payment of any City sewer connection fees.

b. Water Improvements

The existing 12" water main in 5th Street will be utilized to serve this subdivision. A water distribution system will be installed by the developers within the subdivision along with water services to each new lot. The developers will also be required to install fire hydrants as required by the City Fire Department. The cost of the improvements will be the responsibility of the developers along with the payment of any City water connection fees.

c. Storm Drainage Improvements

A storm drain collection system will be installed within the subdivision directing all drainage to a detention basin which is proposed to be constructed within the limits of the subdivision. The purpose of the drainage pond is to store the drainage generated by the subdivision and then meter it into the city existing drainage improvements on 3rd Street after the passing of the storm. The construction of the pond will also satisfy the State Water Quality requirements related to storm drainage generated by new development. The cost of these improvements will be the responsibility of the developers. The property owners will be responsible for the maintenance of the pond either by the payment of a fee to the City or by the formation of a home owners association which will be responsible for maintaining the pond.

d. Street Improvements

All on-site streets will be constructed and funded by the developers. The easterly half of 5th Street will be improved and funded by the developers also. The future street section of the easterly half of 5th street will be constructed to the width required by the City.

RESOLUTION NO. 24-14

A RESOLUTION OF THE CITY OF COLUSA CITY COUNCIL REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO BEGIN PROCEEDINGS FOR THE ANNEXATION AND A REORGANIZATION OF PROPERTY NOW LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF COLUSA TO THE INCORPORATED TERRITORY OF THE CITY OF COLUSA (APN's 017-020-024,025,026,027 & 017-030-079,080)

BE IT RESOLVED, by the City Council of the City of Colusa ("City"), that

WHEREAS, this Council, by this Resolution, now desires to initiate proceedings to annex Property to City, all as provided by the Cortese-Knox-Hetzberg Local Government Reorganization Act of 2002 ("the Act"), as set forth in Division 3, title 5 of the California Government Code ("Section 56742"); and

WHEREAS, notice of intent to adopt the resolution initiating this annexation has been provided to the Local Area Formation Commission (LAFCo), interested agencies and subject agencies; and

WHEREAS, the territory proposed to be annexed is uninhabited, and depicted and description of the boundaries of the territory is set forth in Exhibit A, attached hereto and by this release incorporated herein; and

WHEREAS California Government Code section 56742, allows such an annexation to proceed, including for areas larger than 300 acres: and

WHEREAS, the property to be annexed totals 509.78 acres +/- and is located within the City's Sphere of Influence (SOI) and the same county. The property, as noted above, is owned by the City.

WHEREAS, the property to be annexed totals 509.78 acres +/- and is located within the City's Sphere of Influence (SOI) and within the same county. The property, as noted above, is owned by the City.

WHEREAS, the property is located within the same County and is contiguous to the existing boundaries of the City and are under ownership by the City and are within the logical boundaries of the territory of City as the property is located and consistent with the Sphere of Influence of the City.

WHEREAS, the said property will be detached from the Sacramento River Fire District and City Fire Department will provide services to such property.

WHEREAS, this Council certifies that the project is exempt from California Environmental Quality Act review pursuant to Section 15061(b)(3) (General Review) and 15320.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. The foregoing recitals are true and correct and made part of this Resolution.
2. Effective Date. This Resolution shall be effective immediately.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

Passed and adopted this nineteenth day of March 2024, by the following vote:

AYES: Markss, Ponciano, Conrado, Codorniz and Vaca.

NOES: None.

ABSENT: None.



DANIEL VACA, MAYOR

ATTEST:

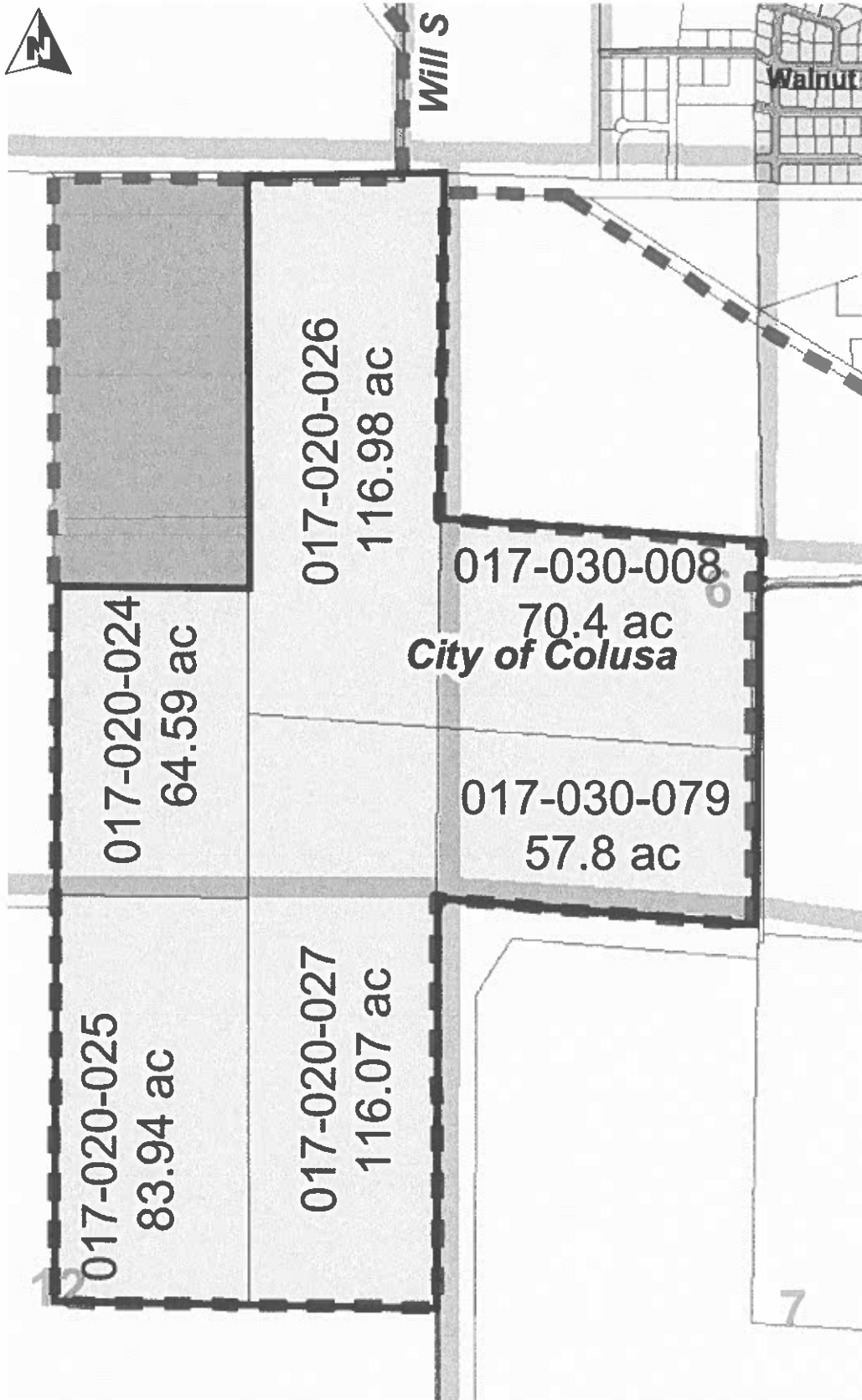


Shelly Kittle, City Clerk

COLUSA LAFCo

CITY OF COLUSA

WWTP 2023/24 ANNEXATION



Range 02 West

Range 01 West

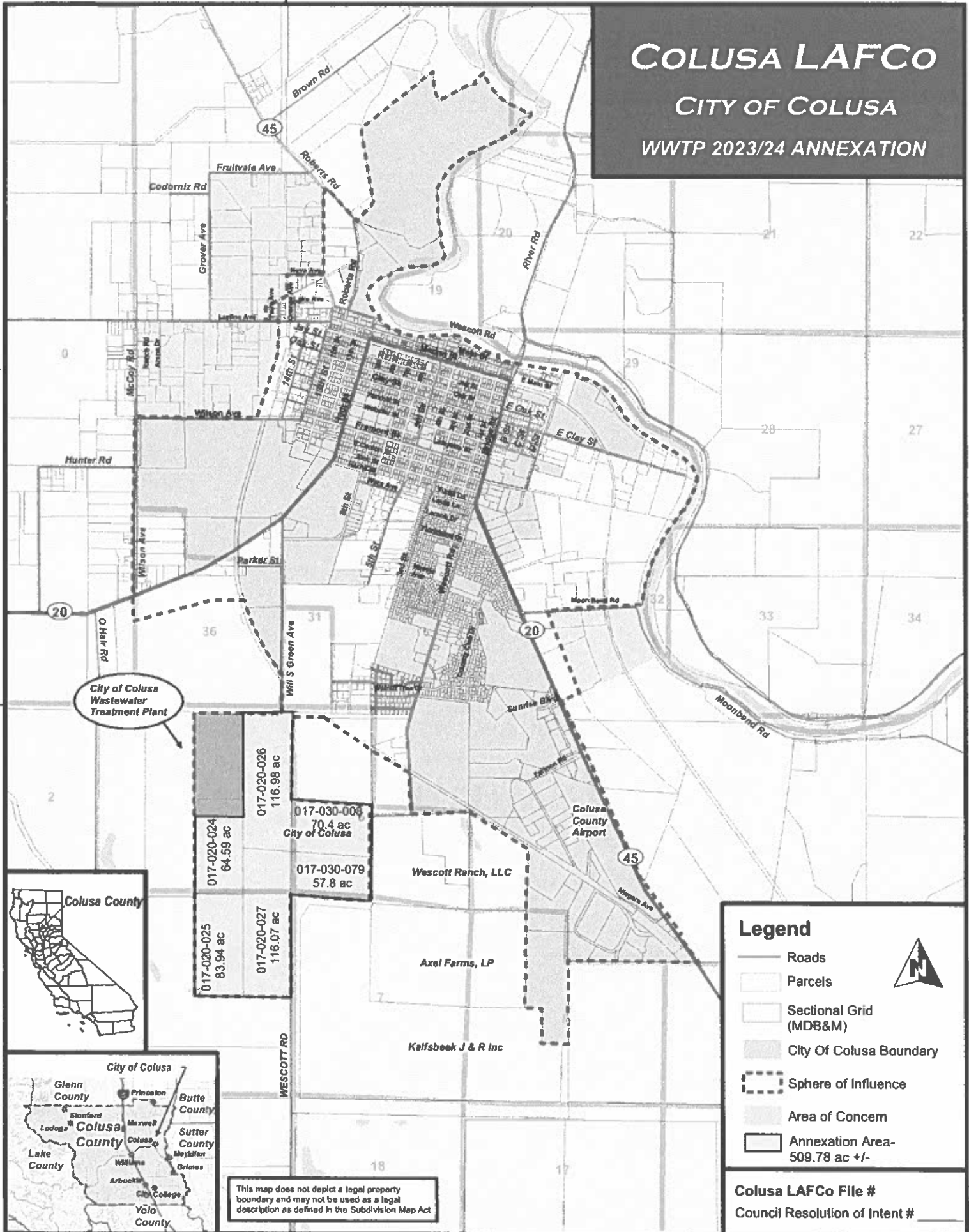
COLUSA LAFCo

CITY OF COLUSA

WWTP 2023/24 ANNEXATION

Township 16 North

Township 15 North



This map does not depict a legal property boundary and may not be used as a legal description as defined in the Subdivision Map Act

<City Logo>

REQUEST FOR CONSULTANT PROPOSALS

FOR

**PROFESSIONAL PLANNING SERVICES
FOR A GENERAL PLAN UPDATE AND
ENVIRONMENTAL IMPACT REPORT
AND OTHER RELATED ADVANCED
PLANNING SERVICES**

City of Colusa
425 Webster Street
Colusa, CA 95932

Issue Date: **<date>**, 2024

Deadline for Submissions: 5:00 p.m., Date: **<date>**, 2024

CITY OF COLUSA
REQUEST FOR PROPOSALS
PROFESSIONAL PLANNING SERVICES
FOR GENERAL PLAN UPDATE AND ENVIRONMENTAL IMPACT REPORT
AND OTHER RELATED ADVANCED PLANNING SERVICES

I. INTRODUCTION AND BACKGROUND

Colusa was incorporated in 1868 and is the largest city and county set for Colusa County. Colusa is a full-service city, providing its own municipal electricity services, sewer/water, a municipal airport, and fire and police services. Located approximately one hour north of Sacramento, CA, Colusa is situated at the intersection of Highway 20 and 45, adjacent to the Sacramento River.

Colusa has a “small town” community feel, and a relatively low cost of housing and land in Colusa County, area all primary reasons for a growing demand for housing and land in the City. While many residences are employed in the farm-supporting business that continue to serve agricultural production in the surrounding unincorporated lands, many residences also find Colusa to be an idea community to live, while community to jobs in larger and more urban employment centers such as the Cities of Yuba and Sacramento.

As of January 2020, the population of the City was estimated to be 6,175 persons. Between 2010 and 2020, the City added approximately 204 residents or 3.3% to its population. It is anticipated that the population growth will continue at a relatively smaller percentage for the next few years, with an expected population of 6,624 by 2028. The boundary of the City encompasses over 1,174 acres and an additional 1,668-acre Sphere of Influence area for a total planning area of over 2,800 acres.

The City of Colusa is governed by five (5) Councilmembers elected at large, one of whom serves as Mayor. The City Council appoints the City Manager who implements policy set by the City Council. The City’s Planning Commission, appointed by the City Councilmembers, is comprised of five (5) Planning Commissions and acts as a recommending body to the City Council.

Existing General Plan

The existing City of Colusa General Plan is approaching 17 years since its adoption in October of 2007, and therefore a variety of updates are needed to keep the plan topical and relevant to account for changes to exiting conditions and to account for future conditions. The Housing Element has been updated regularly as required by State law, with the current version having been adopted in January, 2020. With amendments made to the Land Use Element, through annexations, applications and entitlements. None of the other elements have been comprehensively revised.

The current General Plan is comprised of 8 elements:

1. Land Use

2. Community Character & Design
3. Circulation
4. Safety
5. Parks & Recreation and Conservation
6. Noise
7. Municipal Facilities & Services
8. Housing Element

Several amendments to the exiting General Plan, particularly to the General Plan Diagram have occurred since its adoption, including incorporation of lands identified as Urban Reserve, removal and relocation of residentially zoned property and expansion of the Shere of Influence

II. PROJECT OBJECTIVES

The objective of the City of Colusa General Plan Update effort is to develop a comprehensive and internally consist General Plan with Goals, Policies, Objectives Land Use Designations, Program Policies, and Process Policies that are consistent with major policy directions of City, and which provide guidance to the City for the next 25 years. As part of this comprehensive update, the City Staff will engage the community and stakeholders for their input, as well as work with the Consultant(s) to analyze current and future trends, including advancements in technology, changes in industry, and other local and regional trends that impact local land use and the economy. This analysis will help the City develop policies and recommendations that will best meet the current and future needs of the community.

The completed General Plan shall address the following:

- Vision and Guiding Principles
 - The new General Plan will include a vision for the future of the City of Colusa created by the community. The Community's Vision will be presented to the City decision makers at the beginning of the process for their review and confirmation of the direction for the new General Plan. The General Plan shall incorporate a set of Guiding Principles, each with key strategies for achieving the community's vision.
- Authenticity
 - The new General Plan will identify, evaluate, and highlight the physical, social, and cultural identities and community assets of the City of Colusa neighborhoods, communities and provide policies to enable community cohesion.
- Community Enhancement
 - This new General Plan update allows for consideration of specific needs experienced by existing communities and an opportunity to identify potential General Plan enhancement strategies and implementation measures.

- Fiscal and Economic Development
 - The City of Colusa is committed to fostering responsible economic development and opportunities. Through economic and fiscal analyses of existing and projected conditions, the draft General Plan shall enhance economic development activities, business retention and expansion, and shall optimize the mix, amount, types, and location of land uses with the goal of achieving the highest possible quality of life and best future fiscal and economic health for the City.
- Healthy Communities
 - The new Plan should make improved health outcomes a key objective against which policies are measured. In addition to physical health outcomes, a broad definition of health may also consider well-being, happiness, and kindness. The Plan should explore the initiatives in each element to ensure that City of Colusa is a community that supports healthy and active living from youth through old age.

III. SCOPE OF SERVICES

The City is interested in applying its resources wisely and in a cost-effective manner. The City recognizes the importance of the General Plan Update and that it be a City lead effort, supported through the selected Consultant. It is in the interest of the City to have Staff and community volunteers be involved in the community engagement activities and with Staff supporting the Consultant in drafting and writing of specific language within the General Plan. Staff will lead a General Plan Steering Committee or Technical Advisory Committee made up both City Councilors and Planning Commissioners, as well as community members. Staff may elect to initially draft General Plan Elements and language for Consultant to review and modify.

The role of the Consultant team will be to organize and arrange the content for the community workshops and assist Staff in organizing and facilitating meetings, outreach and surveying. The Consultant will also serve as a resource and advisor for Staff, as well as monitor the direction and outcome of the public review process and incorporate the input into the General Plan to ensure General Plan Update is compliant with the most current State laws as well as trends and direction found throughout the State.

Beyond the Consultants role in the General Plan Update, the Consultant will take the lead in creating all necessary administrative, draft and final draft documents necessary to conform to the requirements pursuant to the California Environmental Quality Act and to prepare an Environmental Impact Report (EIR) that is robust in nature and that facilitates the goals and objectives of the General Plan.

The Scope of Services outlined below is preliminary and will be finalized as part of the negotiations between the selected Consultant and the City. However, at minimum, the selected Consultant will be required to complete the following tasks as part of the General Plan Update.

1. Develop a schedule for preparation and preliminary City Council approval of the City of Colusa General Plan Update.

2. Establish one individual who will serve as the Consultant's project manager and point of contact for all services under contract. This individual will be responsible for overall coordination of activities and completion of the General Plan Update. In person meetings for this individual will be limited to as needed.
3. Work in concert with City Staff in developing preliminary drafts, a final draft and the final General Plan Background Report.
4. Update all required sections of the General Plan as a result of changes in State Law. Including the preparation of a Environmental Justice Element pursuant to SB 1000.
5. Integrate long term Capital Improvement Plans into the General Plan Update.
6. Work in concert with City Staff in developing preliminary drafts, a final draft and the final General Plan Update in compliance with state law.
7. Assist in the preparation of public meetings presentations materials, letters, memos and other documents as required by City Staff in paper and electronic form (City Staff will prepare Staff Reports, Ordinances, Resolutions and prepare post, mail and publish hearing notices).
8. Provide regular process reports to City Staff, as necessary, to communicate updates.
9. Provide an Administrative and Draft Environmental Impact Report (EIR), Final EIR and all supporting documents necessary to comply with the requirements of the California Environmental Quality Act.
10. Provide administrative records in both digital and hard copy format, including GIS shapefiles (.shp) or other graphics (.jpeg, .tiff) and documents (.PDF, .dox) related to the creation of the General Plan Update and the EIR.

IV. SCHEDULE

Proposals Released:	Month Day, 2024
Proposals Due:	Month Day, 2024
Initial Proposal Evaluation Completed:	Month Day, 2024
Interviews (if necessary):	Month Day, 2024
City Council Award:	Month Day, 2024
Contract Execution:	Month Day, 2024

V. BUDGET

The City has allocated approximately \$<dollar amount> for the General Plan update, including the associated EIR, and would like to accomplish the work within this budget. Under Item VI.C of the proposal, consultant should address the project's budgetary parameters and optional tasks. Creative approaches that use existing resources, limit less critical technical studies, and potentially utilize City Staff for some tasks or

processes are encouraged. Consultants may propose optional approaches or tasks that the City could consider to better or more cost effectively achieve its goals.

VI. REQUIRED PROPOSAL CONTENTS

The City welcomes a response to the RFP in that best expresses the qualifications of the respondent. In general, lengthy or overly complex responses are discouraged. To demonstrate its qualifications, ability to perform the services described in this RFP, and its proposed methodology for performing these services, the consultant shall submit proposals containing the following information, as described below.

A. Qualifications

- Identify by name and position the proposed Project Manager and include a detailed resume for this individual. If the Project Manager is different from the person who will be the actual key contact with City Staff, identify this person and include a detailed resume.
- List the name, position, brief resume, and proposed responsibilities for all other key personnel. Indicate their present assignments and availability. Include alternate personnel that would be used if the persons identified as key personnel are not available at the time a specific project issue arises.
- Describe any special resources the project team may bring to the Project, such as specific recent experience working on related projects and recent experience on City of Colusa or other local (Colusa County) projects.

B. Experience

- List and briefly describe the five (5) most recent similar projects by the proposed project team. Each description shall include:
 - The name of the client and contact name, address and telephone number/email address.
 - The scope of the consultant's involvement in the project.
 - The month/year the project started and the month/year it was completed.
 - The total value of the services provided.
 - The key personnel involved in the sub-consultants employed.

Sub-consultants should identify at least three (3) recent projects of similar nature as references.

- Briefly summarize any litigation (and outcomes) within the last seven years that the firm has been involved in concerning a general plan, specific elements of a general plan, or the adequacy of CEQA documentation prepared by the firm or proposed subcontractors.
- Include a sample Land Use Element and an element of your choosing, completed within the last five years. Preference will be given to firms that have

completed General Plan updates per the 20223 Office of Planning and Research Guidelines.

C. Cost Proposal – *Separately sealed*: Provide a separately sealed and labeled fee proposal based on time and materials, with a “not-to-exceed” maximum cost for all work identified in the scope of services.

- Identify the expected hours by job classification. Include the work of all sub-consultants in computations.
- Provide a current hourly rate schedule and listed positions.
- Include an estimated budget for reimbursable expenses, if any. Include any contingency for unforeseen expenses and detail what items would be covered by this contingency budget.
- Suggest any modifications that the City could make to the scope of work of services that would allow the project to be accomplished more cost effectively.

VII. PROPOSAL FORMAT

The Consultant shall submit a complete Proposal in response to this RFP utilizing the format outlined below. The Proposal shall not exceed forty (40) single-sided pages, including the cover, back page, letter of transmittal, and table of contents. Font size shall be no smaller than eleven point. Company brochures shall not be included in the Proposal. All required forms and resumes are excluded from the 40-page limit.

VIII. PROPSAL EVALUATION

Consultant proposals will be evaluated based upon firm qualifications and qualifications of key personnel, experience, project approach, cost, and responsiveness to RFP criteria. Preferential consideration will be given to firms as described in Item VI.B above. Proposals will be evaluated by a committee comprising City of Colusa Staff, and after review of the proposals, the evaluation committee may choose to interview up to three top-ranked firms.

City Staff will negotiate a contract with the top-ranked firm based on the scope of work and scope of services described herein, and the cost proposal submitted by the consultant. In the event the City and the top-ranked consultant are unable to reach a mutually satisfactory agreement for any reason, the City reserves the right to terminate negotiations with the top-ranked firm and to commence negotiations with the second-ranked firm.

The City Council will consider the recommendation of the consultant evaluation committee and the negotiated contract and make a decision regarding award of the contract during a regularly scheduled meeting that is open to the public. Provided the City Council approves the contract, the selected firm should be ready to immediately begin implementation of the services described in the scope of work.

IX. INSURANCE REQUIREMENTS

Once the successful consultant has been notified of the contract award, they will be required to submit insurance certificates as specified in the requirements of the contract.

X. INQUIRES

Inquires concerning this request for proposal must be made in writing via email to:

Jesse Cain
City Manager
City of Colusa
Email: citymanager@cityofcolusa.com

XI. CITY BUSINESS LICENSE

A City of Colusa Business License is required for work performed in the City of Colusa. A License will be necessary as part of signed Contract.

XII. CITY OF COLUSA RIGHT OF REFUSAL

The City of Colusa reserves the right to accept or reject any or all proposals based solely on its analysis of the proposals received including the cost thereof.

XIII. PROPOSALS SUBMITTAL

All proposals in response to this RFP are due no later than 5:00 p.m. on <Day> <Month> <Date>, 2024. Respondents shall submit one copy of the Proposal in electronic, PDF format via email to: Jesse Cain, City Manager at citymanager@cityofcolusa.com, with the subject line stating "Proposal for General Plan Update"

IX. REQUEST FOR INFORMATION AND ADDENDA

All questions shall be directed in writing to Jesse Cain, City Manager at citymanager@cityofcolusa.com, by or before <Month> <Day>, 2024 at 5:00 P.M., with the subject line stating "Request for Additional Information for General Plan Update". Any questions not received by the Request for Information will be removed from consideration.

Any addendums or clarifications to this RFP will be issued to all firms in writing. No oral statement of any person shall be modified or otherwise change or affect the terms, conditions or specifications stated in the RFP. Any changes to the RFP will be in writing and issued to all firms.

Place hold for Attachments

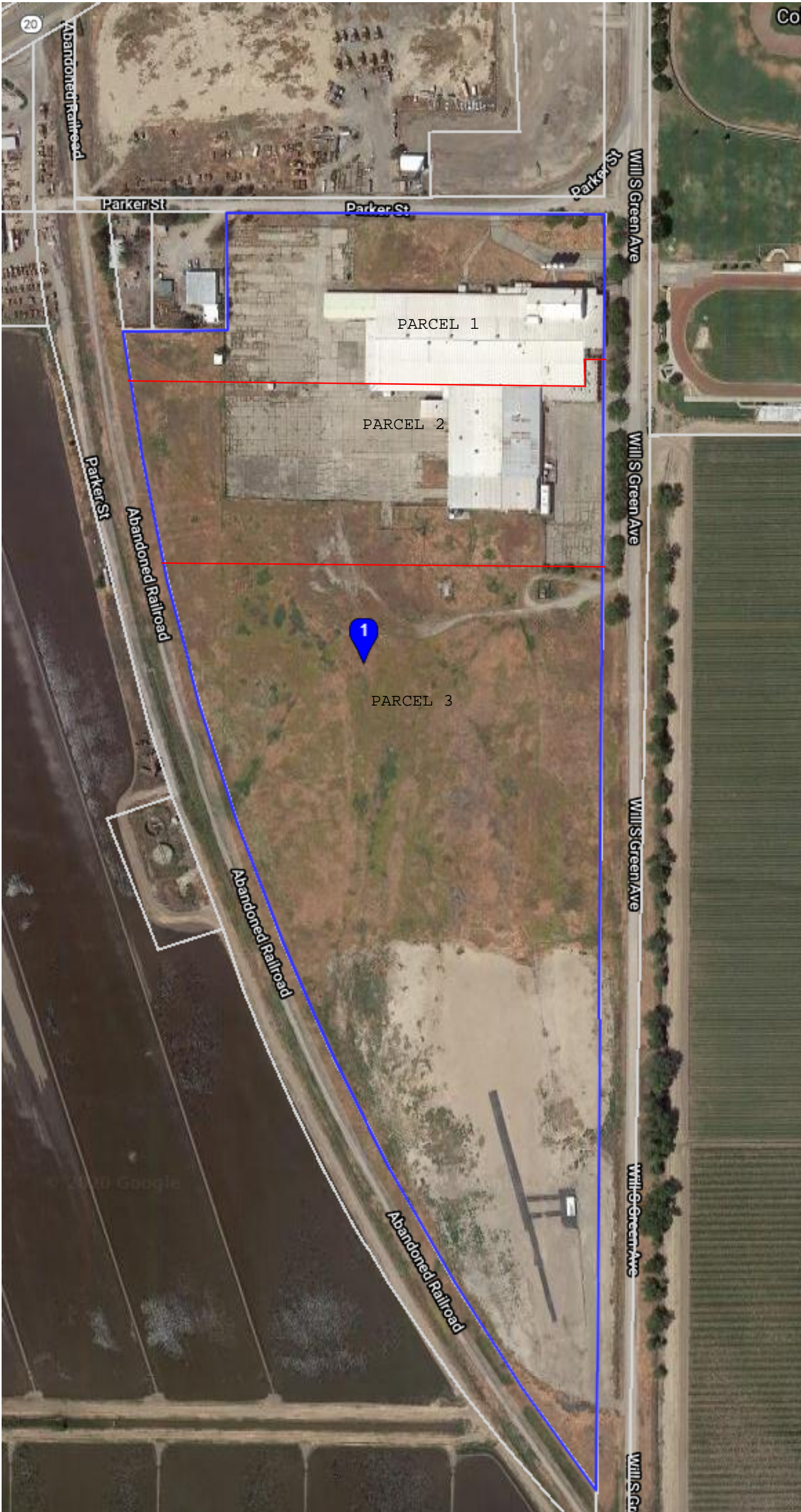
- Sample Contract/Agreement
- Insurance Requirements for Consultant
-



Project: PRYSMIAN POWER CABLES & SYSTEMS
Location: COLUSA, CA
Client: CITY OF COLUSA
Ref.: SITE PLAN

By: DLS
Date: 09-01-2020
Rev. No.

Sheet No. 01
Project No. 19-108



LEGEND

- CALCULATED CORNER SYMBOL
⑦ MONUMENT DESCRIPTION NUMBER
■ FOUND MONUMENT AS DESCRIBED
△ FOUND BRASS DISK
✕ SET 5/8" REBAR WITH CAP STAMPED "LS 8401"
--- PROPERTY BOUNDARY LINES
--- ADJACENT LOT LINE
--- EASEMENT LINE
--- TIE LINE
--- CENTER LINE
--- EXISTING BUILDING
--- EXISTING PAVEMENT
--- EXISTING FENCE - WOOD
--- EXISTING FENCE - CHAIN LINK
N.A.P.O. NOT A PART OF
(EMBRACED) RECORD INFORMATION PER REFERENCES
UN-EMBRACED MEASURED, OR CALCULATED, AND ACCEPTED

REFERENCES

- R1 - RECORD OF SURVEY MAP
(Bk. 4, RECORD OF SURVEYS, Pg. 38).
R2 - PARCEL MAP No. 08-9-2
(Bk. 7, PARCEL MAPS, Pg. 61).
R3 - SURVEY MADE FOR MRS. PHIL ARNOLD - AIRPORT
PROPERTY SURVEY
(Bk. 4, RECORD OF SURVEYS, Pg. 38).

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL TO THAT RECORD OF SURVEY MAP, ON FILE IN BOOK 4 OF RECORD OF SURVEYS, AT PAGE 38; SAID BEARING BEING NORTH, ALONG THE EAST LINE OF AIRPORT PROPERTY.

PROPERTY INFORMATION

OWNER: CITY OF COLUSA, A MUNICIPAL CORPORATION
ADDRESS: 425 WEBSTER
ADDRESS: COLUSA, CALIFORNIA 95932

SURVEYOR: DAVID L. SWARTZ, PLS #8401
COMPANY: CALIFORNIA ENGINEERING COMPANY, INC.
ADDRESS: 1110 CIVIC CENTER BLVD., SUITE 404
ADDRESS: YUBA CITY, CALIFORNIA 95993

ZONING: I - INDUSTRIAL
USE TYPE: INDUSTRIAL
FLOOD ZONE: AE - BASE FLOOD ELEVATIONS DETERMINED
SIZE: 45.7± ACRES

PROPOSED: NO CHANGES IN ZONING OR USED PLANNED AT THIS TIME.
PARCEL 1 SIZE: 8.1± ACRES
PARCEL 2 SIZE: 9.4± ACRES
PARCEL 3 SIZE: 28.2± ACRES



UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
SEWER:	CITY OF COLUSA PUBLIC WORKS	STAFF	530-458-4941
DRAINAGE:	CITY OF COLUSA PUBLIC WORKS	STAFF	530-458-4941
WATER:	CITY OF COLUSA PUBLIC WORKS	STAFF	530-458-4941
IRRIG. WATER:	CITY OF COLUSA PUBLIC WORKS	STAFF	530-458-4941
FIRE:	COLUSA FIRE DEPARTMENT	STAFF	530-458-5890
CABLE TV:	COMCAST	AGENT	800-934-6489
ELECTRICAL:	PACIFIC GAS & ELECTRIC COMPANY	STAFF	877-743-7782
GAS:	PACIFIC GAS & ELECTRIC COMPANY	STAFF	877-743-7782
PHONE:	AT&T	STAFF	855-637-9525
USA:	UNDERGROUND SERVICE ALERT	STAFF	800-227-2600

TENTATIVE PARCEL MAP

A PORTION
OF
SECTION 36, TOWNSHIP 16 NORTH, RANGE 2 WEST, M.D.M.
COUNTY OF COLUSA, STATE OF CALIFORNIA

FOR
CITY OF COLUSA,
A MUNICIPAL CORPORATION

BY
CALIFORNIA ENGINEERING COMPANY, INC.
1110 CIVIC CENTER BLVD., SUITE 404
YUBA CITY, CA 95993
(530) 751-0952
MAY 2024

JOB #24-102

SHEET 1 OF 1

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