

Williams Rural Fire District – Regional Annexation including five areas
LAFCO File No. 2015-0003

Summary

This proposal to annex 93,123 acres more or less of contiguous territory in fire distinct areas including inhabited territory to the Williams Rural Fire Protection District. The LAFCO adopting resolution approving this Annexation is attached as attachment #1 for the Commission's consideration. The Williams Rural Fire Protection District submitted Resolution 2015-01 on June 15, 2015 (See Attachment #2). This Resolution contains a Plan for Services and a Justification Statement.

A Map and Geographic description showing the subject territory is included herein as Exhibits A and B to the adopting resolution. Colusa County has adopted a master tax resolution agreeing to a property Tax Exchange for this Annexation (see *Exhibit C of the adopting resolution (attachment #2)*).

Recommendation

Staff recommends that the Commission approve this proposal to include the additional 93,123 acres more or less in one large area into the Williams Rural Fire District subject to conditions as set forth in the staff report and proposed draft Resolution 2016-0006 (*Attachment 1*).

Before the Commission approves this annexation the Commission needs to consider whether or not to authorize the existing special benefit assessment (as well as any taxes and fees) to the newly annexed territory. The WRFPD specifically requested LAFCo to allow all authorized fees, special taxes and (or) assessments be applied within the annexation territory. A special benefit assessment would require a landowner vote should the Commission require the district to conduct a Prop 218 election within the annexation territory. Condition # would have to be changed to reflect this requirement.

It has been disclosed to the landowners/voters in the public notice that the Commission may authorize the extension of any special benefit assessments, taxes or fees into the annexation territory. A landowner or registered voter may file a written objection to the annexation, if no objections are received, LAFCo may approve the annexation without a conducting authority proceeding as stated in Condition # 17.

Suggested motions:

- *Adopt proposed Resolution 2016-0006 approving this Annexation and determining that this proposed annexation to the Williams Rural Fire District qualifies for an exemption to the California Environmental Quality Act under Class 20.*

Proposal and History

For the most part Colusa County territory is included within a Fire Protection District with the exception of territory in the western area of the county south and west of the Indian Valley Fire Protection District and west of the Williams Rural Fire Protection District and the Arbuckle Fire Protection District. Fire and Emergency Medical Services (EMS) are necessary for Health and Safety Reasons. Fire and EMS services are also required to serve existing and new development. While no new development is proposed at this time, it is the desire of the County and LAFCo that all private properties are served by a fire protection agency. Since the territory is within its SOI and currently being served by the Williams Rural Fire District the district passed

a resolution initiating this annexation process (See Attachment #2). Both the district and LAFCo have notified landowners and voters.

Relationship to Other Projects

LAFCo adopted an updated Sphere of Influence on December 8th, 2011 and passed Resolution 2011-0005. A reconsideration request (not pertaining to territory within this Annexation area) was approved on March 1, 2012 and Resolution 2012-0005 was subsequently adopted. This annexation will not impact the results nor would be in any way in conflict with the updated Sphere of Influence Update.

No entitlement proposals which would affect this proposal are known to LAFCo or are currently pending in the Annexation proposal.

Organized Community Services

Following is a discussion of existing and proposed service provision to the project:

Williams Rural Fire Protection and Emergency Response Services

The Williams Fire Protection District was formed in 1928. In 1994, the Williams Fire Protection Authority Joint Powers Agreement was adopted between the Williams Fire District and the City of Williams. The Williams Fire Protection Authority covers 125 square miles with a population of approximately 5000 residents.

Board of Directors

The District's board is composed of five appointed members. The board members meet at least quarterly, at 5 pm on the third Monday of the month, at 810 E Street.

The Williams Fire Protection Authority has a separate Board made up of two City of Williams council members, two Williams FPD board members and one volunteer fire fighter.

Personnel

According to the Sphere of Influence report, the Williams Fire Protection Authority includes a full-time Fire Chief; four shift personnel (one on duty 24 hours a day); a 30-hour per week Financial Officer and 37 volunteer fire fighters. The Authority states that the maximum roster for volunteers is 45. The Master Plan for Emergency Service calls for a total of five paid fire fighters with at least one paid person on duty twenty-four hours per day.

Dispatch

The Colusa County Sheriff's Department dispatches the Authority.

Collaboration

Williams Rural FPD and the City of Williams collaborate with one another through the Williams Fire Protection Authority JPA. The Williams JPA participates with the other fire protection districts in Colusa, Lake and Yolo counties through mutual aid agreements. There is a master mutual aid agreement throughout Colusa for all fire providers. The Authority has a mutual aid agreement with CalFire for state responsibility areas, and also has an agreement for assistance for hire, so that the Authority is reimbursed for any extensive aid provided to CalFire. The Authority also has agreements with Northshore FPD in Lake County and Capay valley FPD in Yolo County.

The Williams Rural Fire Protection District currently provides fire and emergency response service to the annexation territory albeit outside the district. As stated in the public hearing notice for this Annexation, the extension or continuation of any previously authorized charge, fee, assessment, or tax by a local agency or a successor local agency may be applied in the affected territory by the district. In this case, a Single Family Equivalent will pay \$72.24. Calfire fees are currently \$152.33 per habitable structure in the territory not within a local fire service provider. Upon annexation to a local fire service provider there would be a reduction of \$35.00 per habitable structure, which means an owner of a habitable structure would pay \$37.24 more upon annexation to the Williams Rural Fire Protection District for a total payment of \$190.07. In addition, the district charges fees for various non residential and agricultural uses (see Attachment #3 WRFPD benefit summary per property type table). The Special Tax [assessment] on Rangeland would be .036 per acre. Using the SFE factors in Attachment #3, the amount to be paid varies based on land use. The formula to interpret the table is "SFE x \$72.42".

According to Colusa County Resolution 00-47 the District will not receive a portion of the property tax base and increment within the annexation territory.

Water Availability and Service

Domestic water service is provided by wells, storage, and (or) water tenders that provide sufficient water for the current level of development. The landowners would also be required to install unspecified fire safety improvements necessary for the District service if future entitlements are granted.

Sphere of Influence

The subject territory is within the Williams Rural Fire District sphere of influence. A Municipal Service Review and Sphere of Influence Update has been prepared and were adopted on August 2, 2007 and December 11, 2011 respectively.

Boundary

The boundaries for the proposal are not totally consistent with existing assessor parcel lines. In the areas where APN's are split. There is sufficient size to comply with the County zoning code for the Foothill Agriculture designation, which is an 80-acre minimum. The one exception would be an existing legal lot of 40 acres. Regarding the County Boundary, there is a long-term agreement between Lake County Assessor's office to the west and Colusa County assessor's office regarding those parcels, which are split by the County line. All the territory on the Lake County side of the boundary is currently within the Northshore Fire Protection District. If approved, this annexation will bring the Williams Rural FPD to the Colusa/Lake County line.

The territory in this annexation includes approximately 93,123 acres more or less within the annexation area including a total of 366 assessor's parcels with 32 registered voters. In addition to the FPD mailing notices to the landowners within the territory LAFCo staff has also provided notice of the public hearing. According to the district's initiating resolution only one response was submitted back to the district. This response was in favor of the annexation.

CEQA Compliance

This annexation would qualify for Categorical Exemption to CEQA under Class 20 (Changes in organization of local agencies where the changes do not change the geographical area in which previously existing powers are exercised). The annexation would also qualify for Categorical Exemption under the same category inasmuch as the subject territory is already receiving structural fire and emergency services from the Williams Rural Fire District. Appropriate

language to this effect has been included in the draft Resolution of Approval, which also include direction to staff to file a Notice of Exemption shown as Attachment #4.

Compliance with Applicable Plans

The County is the applicable land use authority. The project area is generally within the western foothills portion of Colusa County and generally designated Foothill Agriculture in the Colusa County General Plan.

GOVERNING LAW AND LAFCo POLICY

Generally, Government Code §56000 *et seq.* governs proceedings. The proposal largely complies with LAFCo's legal and policy requirements, as summarized below:

GOVERNING LAW

LAFCo is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, Annexations, and other changes of government.

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following Section 56668 of the Government Code:

- (a) **Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.**

The subject territory is inhabited; land use is described above. Adjacent properties are planned and zoned for variety of uses but mostly Foothill Agriculture. There is a low likelihood of significant growth in the annexation territory.

- (b) **The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.**

The area is in foothill agricultural uses; fire protection and emergency response services are necessary for health and safety reasons.

- (c) **The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.**

Annexation of the territory to the Williams Rural Fire Protection District will have negligible impact on adjacent areas, interests, and upon the local governmental structure.

- (d) **The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.**

Analysis of the project's consistency with adopted LAFCo policies is addressed in a subsequent section of this report.

- (e) **The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.**

This annexation is not expected to have an adverse effect on the surrounding agricultural areas.

- (f) **The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.**

The boundaries of the subject territory include the parcels listed above and depicted on the map attached to the adopting resolution.

- (g) **Consistency with city or county general and specific plans.**

As discussed in the above section on Planning Consistency, the current land use does not conflict with the County's General Plan.

- (h) **The sphere of influence of any local agency which may be applicable to the proposal being reviewed.**

All of the subject territory is within the Williams Rural Fire District sphere of influence.

- (i) **The comments of any affected local agency or other public agency.**

None received

- (j) **The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

The District has provided documentation of its plans for serving the subject territory in its plan for services attached as Exhibit C of the District's initiating resolution (See Attachment #2)

- (k) **Timely availability of water supplies adequate for projected needs as specified in Section 65352.5**

N/A

- (l) **The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.**

The proposed annexation will neither assist nor detract from the County's ability to achieve its RHNA targets.

- (m) **Any information or comments from the landowner or owners, voters, or residents of the affected territory.**

No comments have been received to date.

- (n) **Any information relating to existing land use designations.**

This issue is discussed in a preceding section of the report.

- (o) **The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.**

Because no change in the present use of the property will result from the Annexation, this proposal will neither promote nor detract from environmental justice.

PLUMAS LAFCo GENERAL POLICIES

Communication between local agencies is encouraged.	Consistent
Urban development proposals shall include annexation to a city or district where possible.	Not Applicable
<i>The proposal does not involve an urban development proposal.</i>	

LAFCo will discourage urban sprawl and will normally deny proposals that result in sprawl.	Consistent
<i>This proposal will not result in urban sprawl as characterized in LAFCo policy.</i>	
Environmental consequences (CEQA) shall be considered.	Consistent
<i>This annexation qualifies for a categorical exemption to CEQA, as discussed above.</i>	
LAFCo will encourage applications that improve the regional balance between jobs and housing.	Not Applicable
<i>This proposal will neither improve nor detract from the regional jobs/housing balance.</i>	
LAFCo will favor proposals that promote compact urban form and infill development.	Not Applicable
<i>The proposed annexation will result in annexation of both developed and undeveloped areas.</i>	
Government structure should be simple, accessible, and accountable.	Consistent
<i>The Williams Rural Fire Protection District appears to operate as an accessible and accountable agency as documented in the Municipal Service Review.</i>	
Agencies must provide documentation that they can provide service within a reasonable period of time.	Consistent
<i>The District has documented that it can provide the needed services.</i>	
Efficient services are obtained when proposals:	
<ul style="list-style-type: none"> a. Utilize existing public agencies. b. Consolidate activities and services. c. Restructure agency boundaries to provide more logical, effective, and efficient services. 	Consistent
<i>This proposal will result in the territory receiving fire and emergency services from an existing fire district.</i>	
Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.	Consistent
<i>There does not appear to be adverse impacts on other areas, interests or agencies, which require mitigation.</i>	
Conformance with general and specific plans required.	Consistent
<i>The present use of the property appears to be consistent with the County's General Plan.</i>	

Boundaries:	
a. Definite boundaries are required.	
b. Boundaries that are favored:	
• Create logical boundaries & eliminate islands or illogical boundaries.	
• Follow natural or man-made features and include logical service areas.	
c. Boundaries that are disfavored:	
• Split neighborhoods or communities.	Consistent
• Result in islands, corridors, or peninsulas.	
• Are drawn for the primary purpose of encompassing revenue-producing territories.	
• Create areas where it is difficult to provide services.	
<i>The boundaries of the proposal are subject to the landowner's willingness to be part of the district. Should written protest (objections) be received, a protest proceeding will be required.</i>	
Revenue neutrality is required for all proposals.	Consistent
Agricultural and Open Space Land conservation standards are:	
a. The proposal must lead to planned, orderly and efficient development.	
b. An approved Sphere of Influence Plan is required.	
c. Findings with respect to alternative sites are required.	Not Applicable
d. Impact on adjacent agricultural/open space lands must be assessed.	
<i>This proposal will not result in conversion of Agricultural or Open Space lands.</i>	
Need for services must be established, and exists when:	
a. A public health and safety threat exists.	
b. The residents have requested extension of non-growth-inducing community services.	Consistent
c. The subject area is likely to be developed for urban use within 5 years.	
<i>Annexation of the subject territory will ensure the area will receive fire and emergency response services.</i>	
Exceptions are justified on the following grounds:	
a. Unique	
b. Standards conflicts	
c. Quality/Cost	
d. No alternative is available	

ANNEXATION POLICIES--GENERAL

Proposals must be consistent with LAFCo general policies.	Consistent
A proposal must be consistent with the agency's Sphere Plan and Master Service Element.	
<i>The project is consistent with the sphere of influence as updated by Colusa LAFCo in 2011.</i>	Consistent
Sphere non-compliance must be addressed.	
<i>n/a</i>	Consistent
Contiguity generally required.	
<i>The territory is contiguous to the boundaries of the District.</i>	Consistent

Piecemeal annexations are discouraged.	
<i>This proposal will result in annexation of a large underserved area to the west albeit services are already provided by the WRFPD.</i>	Consistent
Annexations to eliminate islands are encouraged and normally are approved.	Not Applicable
Roadway Annexations	Not Applicable
Adverse impact of annexation on other agencies or service recipients is cause for denial.	
<i>Annexation of the territory does not appear likely to result in any potential adverse impacts on other agencies or residents.</i>	Consistent
Action options include: <ul style="list-style-type: none"> ▪ Approval ▪ Conditional approval to maximize the efficiency of service and meet other policy objectives ▪ Denial 	

COMMENTS FROM THE PUBLIC AND FROM AFFECTED AGENCIES

None received

Technical Factors of Consideration

Location:

The subject territory is located adjacent to the Williams Rural FPD and in upland agricultural areas to the west.

Population:

There are more than 12 registered voters in the annexation area

Property Tax Apportionment:

The County approved Resolution 00-47 the District will not receive a portion of the property tax base and increment within the annexation territory as shown in Exhibit C of Resolution 2016-0006. However, the Williams Rural Fire Protection District will receive \$72.24 per habitable structure as well as applying Williams Rural FPD fees as stated in Attachment #3, WRFPD Benefit Summary per Property Type. Various uses will also be charged either based on acreage or type of use by multiplying the SFE factor by \$72.42.

California Environmental Quality Act:

These annexations and detachments are exempt from CEQA , Class 20 since this change of organization do not change the geographical area in which previously existing powers are exercised (See Attachment #4, Notice of Exemption)

cc:

Williams Rural Fire Protection District

Resolution 2016-0006
of the
Colusa Local Agency Formation Commission
Colusa County, California
Making Determinations and Approving the
Williams Rural Fire District Annexation (LAFCo File 2015-0003)

WHEREAS, an application for the annexation to the Williams Rural Fire District of certain territory was filed by the Williams Rural Fire Protection District with the Executive Officer of the Colusa Local Agency Formation Commission and said application complied with all the requirements of law and the Commission; and

WHEREAS, the proceedings for this annexation are governed by the Cortese-Knox-Hertzberg Local Government Annexation Act, Section 56000 *et seq.* of the Government Code; and

WHEREAS, the Williams Rural FPD and the LAFCo Executive Officer has provided notice of this hearing as described under Government Code Sections 56152 through 56159; and

WHEREAS, the Executive Officer has received an application consisting of 93,123 acres more or less west of the existing boundary of the Williams Rural Fire Protection District.

WHEREAS, the Executive Officer has reviewed the application and has prepared a report including staff recommendations thereon within the time required by law and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and

WHEREAS, the District passed resolution 2015-0001 on June 15, 2015 initiating the annexation of territory consistent with the sphere of influence for the Williams Rural Fire Protection District and adjacent Fire Protection Districts; and

WHEREAS, at a hearing on June 2, 2016, the Commission considered the proposal and the report of the Executive Officer; the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56668 and the consistency of the proposal with the Commission's policies; and all other relevant evidence and information presented at said hearing, including the comments of all interested parties desiring to be heard;

NOW, THEREFORE, the Colusa Local Agency Formation Commission hereby determines the following:

- 1) The subject territory comprises 93,123 acres more or less in one area including 366 assessor's parcels and is found to be inhabited with more than 12 registered voters.
- 2) The Commission adopts the determinations regarding consistency with LAFCo Policies contained in the staff report for this project and by this reference incorporates them herein.
- 3) The Commission, as Lead Agency for the purposes of the California Environmental Quality Act (CEQA), hereby recognizes that the proposed annexation territory is currently served by the Williams Rural Fire District, and would therefore qualify for Categorical Exemption to CEQA under Class 20 (Changes in organization of local agencies where the changes do not change the geographical area in which previously existing powers are exercised). The Commission also determines that there is no substantial evidence, in light of the whole record, that the project may have any significant effect on the environment.
- 4) The proposal is consistent with the Sphere of Influence of the Williams Rural Fire Protection District and with the spheres of influence of other fire service providers in the area.

NOW, THEREFORE, the Commission resolves and orders the following:

1. The foregoing recitals are true and correct.
2. Said annexation territory is found to be inhabited.

3. In reviewing this application, the Commission finds that all property owners and registered voters in said territory have been given notice regarding this annexation into the Williams Rural Fire Protection District.
4. The proposal is approved, subject to terms and conditions as stated herein.
5. The change of organization is assigned the following distinctive short-form designation:

Williams Rural Fire Regional Annexation (Colusa LAFCo File No. 2015-0003)
6. The change of organization consists of the following jurisdictional change:
Williams Rural Fire District – Annexation of 93,123 acres more or less
7. The boundaries for this Annexation is described and shown are hereby approved as described in *Exhibits A and B* attached hereto and by this reference incorporated herein.
8. The regular county assessment roll will be utilized.
9. No existing bonded indebtedness shall be affected by this Annexation.
10. The LAFCO Executive Officer's Staff Report including attachments and recommendations for approval of the proposal are hereby incorporated by reference and hereby adopted.
11. As authorized by Section 56886 (t) of the Government Code, all previously authorized charges, fees, assessments, or taxes currently levied by the Williams Rural Fire Protection District shall be applied to the subject territory upon completion of this annexation.
12. The exchange of property tax revenues will be performed in accordance with Colusa County Resolution 00-47 pertaining the County of Colusa and the Williams Rural Fire District attached hereto as *Exhibit C*.
13. All costs associated with and incurred or costs to be incurred by all parties to this annexation will be the sole responsibility of the Williams Rural Fire Protection District including but not limited to State Board of Equalization Fees, yet to be determined, initial and final mapping charges, District assessment engineering charges and administrative charges. Further, all State of California, County of Colusa, Williams Rural Fire District, and Colusa LAFCo fees will be paid in full prior to the filing of the Certificate of Completion.
14. A metes-and-bounds description and map suitable for filing with the County of Colusa Recorder's office and the State Board of Equalization shall be prepared at the expense of the applicant previous to filing the Certificate of Completion. The map and description shall comply with all requirements of the State Board of Equalization, and if they are rejected by the Board of Equalization or the County of Colusa's Recorder's office, they shall be revised at the expense of the applicant.
15. An Electronic Copy of all maps and the boundary description in PDF format, five large copies (18 by 24 minimum) and two 8 1/2 x 11 reductions of all maps including an index map along with five copies of the final boundary description shall be submitted to LAFCO prior to recordation of the Certificate of Completion.
16. Approval of this change of organization is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Colusa Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this change of organization. The Colusa Local Agency Formation Commission shall promptly

notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.

17. LAFCo is the Conducting Authority for this change of organization. Further protest proceedings are waived and the Commission orders the 93,123-acre more or less annexation to the Williams Rural Fire Protection District pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Satisfactory proof has been given that the subject territory is inhabited, The Commission hereby waives protest and election proceedings since no written protests or objections have been raised at this hearing by persons either owning land within the subject territory or, in this case, since the territory is inhabited, by anyone registered to vote who is currently residing within the district territory. Therefore, The Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits "A" and "B", to the Williams Rural Fire Protection District without notice and election.
18. The Executive Officer is hereby authorized and directed, upon completion of any protest hearing, if required and any subsequent actions if required as a result of such hearing, and upon satisfaction that all applicable fees have been paid and that all applicable conditions have been met, to prepare and file a Certificate of Completion as provided by Section 57200 of the California Government Code and to mail certified copies of this resolution to each affected local agency as provided in Section 56882.
19. The Effective Date shall be the date of recordation of the Certificate of Completion.
20. Completion of proceedings shall be concluded within one year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be terminated.

The Colusa Local Agency Formation Commission at a special meeting held on June 2, 2016 by the following roll call vote duly passed the foregoing resolution:

Ayes:

Noes:

Abstentions:

Absent:

Signed and approved by me after its passage this 2nd day of June 2016.

Denise Carter, Chair or Tom Reische, Vice-Chair, Colusa Local Agency Formation Commission

Attest:

John Benoit, Executive Officer

Exhibit A

EXHIBIT 1
COLUSA LAFCO FILE 2015-003
Regional Annexation No. 1
to the Williams Rural Fire Protection District

Being a portion of:

Township 13 North, Range 4 West; Township 13 North, Range 5 West; Township 14 North, Range 4 West; Township 14 North, Range 5 West; Township 14 North, Range 6 West; Township 15 North, Range 4 West; Township 15 North, Range 5 West; Township 15 North, Range 6 West; Township 16 North, Range 4 West; Township 16 North, Range 5 West; Mount Diablo Meridian

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

Beginning at the existing Northwest corner of the Williams Fire Protection District Boundary, also being the North Quarter Corner of Section 28, Township 16 North, Range 4 West, Mount Diablo Meridian; thence along the existing westerly line of the Williams Fire Protection District Boundary, the following courses and distances;

Course 1, Southerly, along the North-South centerline of said Section 28, a distance of 3,960 feet, more or less, to the South sixteenth corner of said Section 28; thence

Course 2, Westerly, along the North line of the South half of the South half of said Section 28, a distance of 1,320 feet, more or less, to the Southwest sixteenth corner of said Section 28; thence

Course 3, Southerly along the East line of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 1,320 feet, more or less, to the West sixteenth corner between said Section 28 and Section 33, Township 16 North, Range 4 West; thence

Course 4, Southerly along the East line of the West half of the West half of Section 33, Township 16 North Range 5 East, a distance of 5280 feet, more or less, to the West sixteenth corner on the South line of Section 33, Township 16 North, Range 4 West, and being on the North line of section 4, Township 15 North Range 4 West; thence

Course 5, Westerly along the North line of Section 4, Township 15 North, Range 4 West, a distance of 1,806 feet, more or less, to the Northwest corner of Section 4, Township 15 North, Range 4 West; thence

Course 6, Southerly along the West line of Section 4, Section 9, Section 16, all within Township 15 North, Range 4 West, a distance of 16,203 feet, more or less, to the Southwest corner of Section 16, Township 15 North, Range 4 West; thence

Course 7, Southerly along the West line of Section 21, Township 15 North, Range 4 West, a distance of 2,355 feet to the North line of that certain deed to James R. Frost recorded at Document #2009-0004027 Colusa County Official Records; thence

along the Northeasterly line of said Frost Parcel, the following courses:

Course 8, South 69°01' East, a distance of 202.91 feet; thence

Course 9, South 41°51' East, a distance of 337.0 feet; thence

Course 10, South 55°13' East, a distance of 214.2 feet; thence

Course 11, North 58°33' East, a distance of 142.1 feet; thence

Course 12, South 37°33' East, a distance of 281.7 feet; thence
Course 13, South 30°17' East, a distance of 270.4 feet; thence
Course 14, South 38°17' East, a distance of 1,399.3 feet; thence
Course 15, South 30°06' East, a distance of 326.0 feet; thence
Course 16, South 23°31' East, a distance of 302.1 feet; thence
Course 17, South 30°34' East, a distance of 778.0 feet; thence
Course 18, South 23°25' East, a distance of 215.0 feet; thence
Course 19, South 36°59' East, a distance of 231.0 feet; thence
Course 20, South 31°39' East, a distance of 3,125.0 feet; thence

Leaving the Northeasterly line of said Frost Parcel

Course 21, South 05°56' East, a distance of 259.1 feet; thence

Course 22, North 89°46' East, along the North line of Leesville Road (County Road No. 34) and being an extension of County Road No. 226, a distance of 1,095.5 feet, more or less, to a point on the West line of Section 27, Township 15 North, Range 4 West; thence

Course 23, Southerly along the West line of Section 27 and Section 34, Township 15 North, Range 4 West, a distance of 6,890 feet, more or less; thence

Course 24, Southerly along the West line of Section 3 and Section 10, Township 14 North, Range 4 West, a distance of 10,641 feet, more or less, to the Southwest corner of Section 10, Township 14 North, Range 4 West; thence

Course 25, Easterly along the South line of Section 10, Township 14 North, Range 4 West, a distance of 1,320 feet, more or less, to the West Sixteenth corner common to Section 10 and Section 15, Township 14 North, Range 4 West; thence

Course 26, Southerly along the West Sixteenth line of Section 15 and Section 22, Township 14 North Range 4 West, a distance of 10,560 feet, more or less, to the West Sixteenth corner common to Section 22 and Section 27, Township 14 North 4 West; thence

Course 27, Easterly along the North line of Section 27, Township 14 North, Range 4 West, a distance of 3,960 feet, more or less, to the Northeast corner of Section 27, Township 14 North, Range 4 West also being a point on the South line of the Williams Fire Protection District Boundary; thence leaving the existing Williams Fire Protection District Boundary,

Course 28, Southerly along the East line of Section 27 and Section 34, Township 14 North, Range 4 West and distance of 10,560 feet, more or less, to the Southeast corner of Section 34, Township 14 North, Range 4 West; thence

Course 29, Westerly along the South line of Section 34, Township 14 North, Range 4 West, and the North line of Section 3, Township 13 North, Range 4 West, a distance of 3,960 feet, more or less, to the West Sixteenth corner common to Section 34, Township 14 North Range 4 west and Section 3, Township 13 North, Range 4 West; thence

Course 30, Southerly along the West Sixteenth lines of Section 3, Section 10, Section 15, Section 22, Section 27, Section 34 all in Township 13 North, Range 4 West, a distance of 31,680 feet, more or less, to the Southwest Sixteenth corner of Section 34, Township 13 North, Range 4 West, also being a point on the Colusa-Yolo County line; thence

Course 31, Westerly along the South line of Section 34, Section 33, Section 32, Township 13 North, Range 4 West, also being along the Colusa-Yolo County line, a distance of 12,870 feet, more or less, to the Southwest corner of Colusa County, being the intersection of the South line of Township 13 North, Range 4 West and the ridge summit dividing the waters flowing into Bear Creek and Stony Creek, from those flowing West into the North Fork of Cache Creek and Clear Lake; thence

Course 32, Northwesterly along the West line of Colusa County, a distance of 117,600 feet, more or less, to the North line of Section 25, Township 15 North, Range 6 West; thence

Course 33, Easterly along the North line of Section 26 and Section 25, Township 15 North, Range 6 West, a distance of 9,240 feet to the Northeast corner of Section 25, Township 15 North, Range 6 West; thence

Course 34, Southerly along the East line of Section 25, Township 15 North, Range 6 West, a distance of 1,320 feet, more or less, to the North Sixteenth corner common to Section 25, Township 15 North, Range 6 West and Section 30, Township 15 North Range 5 West; thence

Course 35, Easterly along the North Sixteenth line of Section 30 and Section 29, Township 15 North, Range 5 West, a distance of 9,240 feet, more or less, to the center of the Northeast Quarter of Section 29, Township 15 North, Range 5 West; thence

Course 36, Northerly along the East Sixteenth line of Section 29 and Section 20, Township 15 North, Range 5 West, a distance of 3,960 feet, more or less, to the East Sixteenth corner of the East-West centerline of Section 20, Township 15 North, Range 5 West; thence

Course 37, Easterly along East-West centerline of Section 20 and 21, Township 15 North, Range 5 West, a distance of 6,600 feet, more or less, to the East Quarter corner of Section 21, Township 15 North, Range 5 West; thence

Course 38, Northerly along the East line of Section 21, Township 15 North, Range 5 West, a distance of 2,640 feet, more or less, to the Northeast corner of Section 21, Township 15 North, Range 5 West; thence

Course 39, Westerly along the North line of Section 21, Township 15 North, Range 5 West, a distance of 2,640 feet, more or less, to the South Quarter corner of Section 16 Township 15 North, Range 5 West; thence

Course 40, Northerly along the North-South centerline of Section 16, Section 9 and Section 4 Township 15 North, Range 5 West, a distance of 17,579 feet, more or less, to the North Quarter corner of Section 4, Township 15 North, Range 5 West; thence

Course 41, Westerly along the Township line between Township 15 North, Range 5 West and Township 16 North, Range 5 West, a distance of 1,056 feet, more or less, to the South Quarter corner of Section 33, Township 16 North, Range 5 West; thence

Course 42, Northerly along the North-South centerline of Section 33, Township 16 North, Range 5 West, a distance of 5,280 feet, more or less, to the North Quarter corner of Section 33, Township 16 North, Range 5 West; thence

Course 43, Westerly along the South line of Section 28, Township 16 North, Range 5 West, a distance of 1,320 feet, more or less, to the West Sixteenth corner common to Section 28 and Section 33, Township 16 North, Range 5 West; thence

Course 44, Northerly along the West Sixteenth line of Section 28, Township 16 North, Range 5 West, a distance of 5,280 feet, more or less, to the West Sixteenth corner common to Section 21 and Section 28, Township 16 North, Range 5 West; thence

Course 45, Easterly along the North line of Section 28, Section 27, Section 26, and Section 25, Township 16 North, Range 5 West, a distance of 19,800 feet, more or less, to the Northeast corner of Section 25, Township 16 North, Range 5 West also being the Northwest corner of Section 30, Township 16 North, Range 4 West; thence

Course 46, Easterly along the North line of Section 30, Section 29, Section 28, Township 16 North, Range 4 West a distance of 13,200 feet, more or less, to the North Quarter corner of Section 28, Township 16 North, Range 4 West, being said point of beginning, consisting of approximately 93,123 acres.

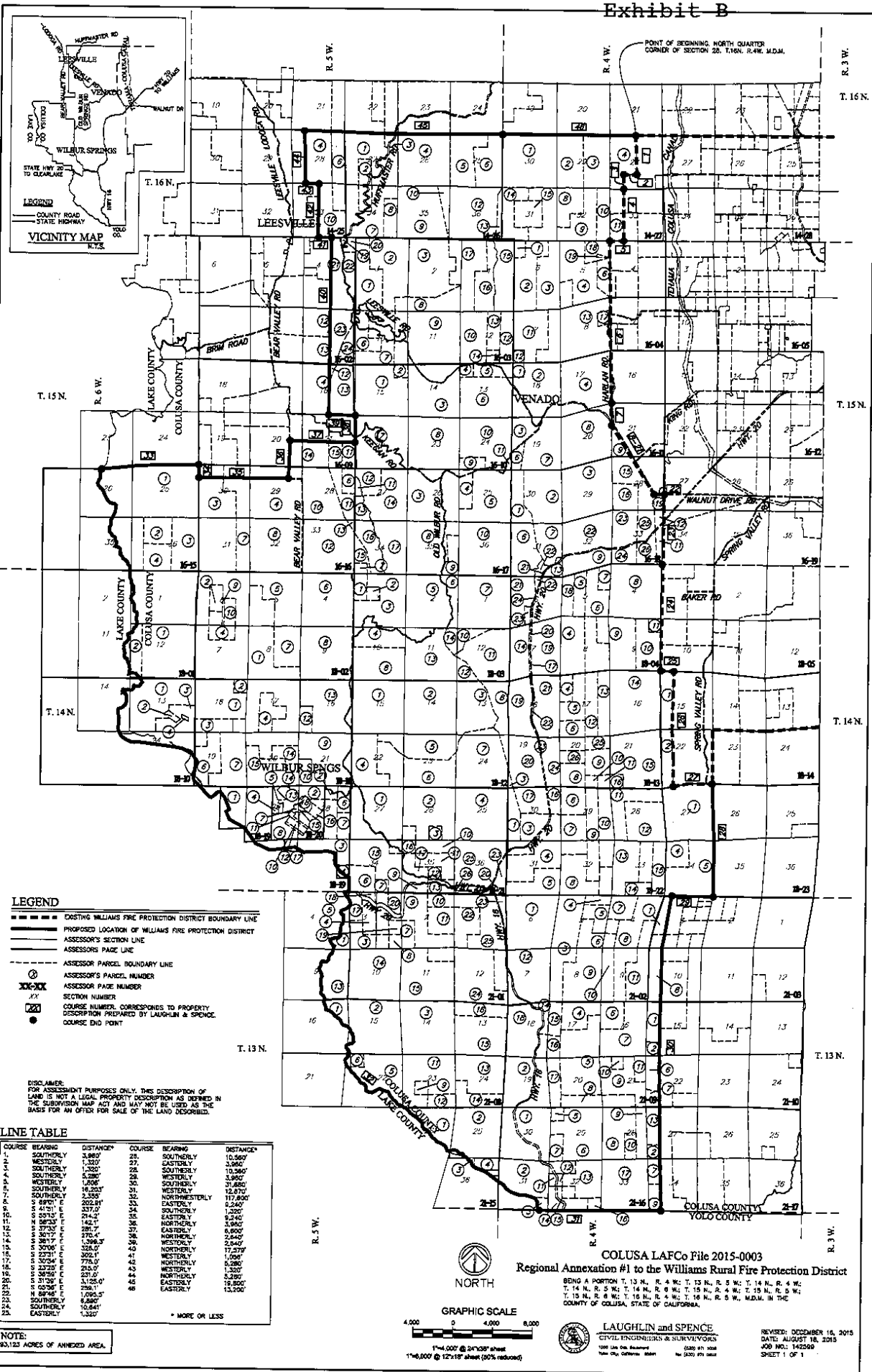
All references to Townships and Ranges in the above description refer to Mount Diablo. All distances herein are more or less.

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.

Jeff W. Spence, LS7414

Date

W. — POINT OF BEGINNING, NORTH QUARTER
CORNER OF SECTION 28, T.16N., R.4W., M.D.M.



RESOLUTION NO. 00-47

**MASTER PROPERTY TAX REVENUE EXCHANGE RESOLUTION OF THE
BOARD OF SUPERVISORS OF THE COUNTY OF COLUSA
TO ESTABLISH A DISTRIBUTION OF PROPERTY TAX REVENUE ON
ANNEXATIONS AND DETACHMENTS OF SPECIAL DISTRICTS WITHIN
COLUSA COUNTY**

WHEREAS, under the provisions of Proposition 13 adopted in 1978, the distribution of property taxes within each county became the responsibility of the County Board of Supervisors; and

WHEREAS, Proposition 13 failed to make any provision for the redistribution of these taxes, as a result of reorganization of cities and districts within the county; and

WHEREAS, Revenue and Taxation Code Section 99(b) designates the Colusa County Board of Supervisors as the agency responsible for deciding what sort of property tax revenue exchanges should occur in the case of special district annexations and detachments within the County; and

WHEREAS, a resolution must be adopted establishing the extent and nature of property tax exchanges before any annexation or detachment is complete.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Colusa as follows:

1. All exchanges of property tax revenue for special district annexations and detachments shall be governed by this resolution;
2. The exchange of property taxes shall be effective beginning any roll year only if the special district annexation or detachment has been completed and approved by the State Board of Equalization prior to December 1st of the preceding year;
3. Regarding the property tax revenue exchange for special district annexations, no share of property tax revenue (including base tax revenue and annual tax increment) belonging to the County or any taxing agency within the subject territory shall be exchanged with the annexed special district as a result of the annexation;
4. Regarding the property tax revenue exchange for special district detachments, any share of property tax revenue (including base tax revenue and annual tax increment) belonging to the detached property shall be distributed to the County and to all of the other taxing agencies within the subject territory based on their share of property tax revenue within the subject tax rate area.
5. The Colusa County Auditor-Controller is hereby directed to distribute the property tax revenues for the taxing agencies within the subject annexation or detachment area in accordance with this resolution.

BE IT FURTHER RESOLVED per the direction of the California State Controller, this master property tax revenue exchange resolution is retroactive to July 1, 1978 and is effective on that date and thereafter.


The foregoing master property tax revenue exchange resolution was passed and adopted at a Regular meeting of the Board of Supervisors of the County of Colusa held on the 11th day of July, 2000, by the following vote:

AYES: Supervisors Womble, Scofield, Maltby, Waite and White.

NOES: None.

ABSENT: None.

ABSTAIN: None.



E. Douglas White, Chairman
Colusa County Board of Supervisors

Attest: KATHLEEN MORAN
Clerk and Ex-Officio Clerk to the
Board of Supervisors

By: 

Maria Perez-Mendiola, Deputy Clerk

APPROVED AS TO FORM:



Donald F. Stanton, County Counsel

RESOLUTION No. 2015-01

BOARD OF DIRECTORS
WILLIAMS FIRE PROTECTION DISTRICT
COUNTY OF COLUSA, STATE OF CALIFORNIA

*A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE WILLIAMS
FIRE PROTECTION DISTRICT REQUESTING THE COLUSA LOCAL AGENCY FORMATION
COMMISSION TO TAKE PROCEEDINGS FOR THE DISTRICT WESTSIDE ANNEXATION*

RESOLVED by the Board of Directors of the Williams Fire Protection District that:

WHEREAS, the Williams Fire Protection District herein referred to as "District" desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization consisting of an annexation to the Williams Fire Protection District; and

WHEREAS, Notice of Intent to adopt this Resolution of Application has not been given to each interested and subject agency; and

WHEREAS, the territory proposed to be reorganized contains 85,120 acres more or less, is inhabited and a description and map of the boundaries of the property are set forth in Exhibits "A" and "B" attached hereto and by this reference incorporated herein; and

WHEREAS, There is one affected district, the Williams Fire Protection District within the meaning of Subdivision (2) of Section 56103 of the Government Code; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the Williams Fire Protection District; and

WHEREAS, the District realizes a municipal services review and sphere of influence update is required by state law and recognizes both these documents have been completed by the Local Agency Formation Commission and this annexation is consistent; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. Any and all costs incurred to complete the annexation and environmental review including but not limited to the Colusa Local Agency Formation Commission, Colusa County government, State Agencies, and the State Board of Equalization will be borne by the District; and
2. Any and all applicable, fees, special taxes and (or) assessments previously authorized by the District will be applied within the annexation territory after the completion of the LAFCo proceedings; and

WHEREAS, the reasons for the proposed annexation are as follows:

1. The annexation will allow the District, who currently services the area, to provide enhanced emergency fire suppression and pre-suppression services as well as emergency medical services as part of its district.
2. The landowners and (or) residents in the annexation area have no other means of acquiring such services as effectively as in the Williams Fire Protection District. The District realizes Colusa County currently has a Master Property Tax Exchange Agreement (Colusa County Resolution 00-47) adopted pursuant to Revenue and Taxation Code Section 99(b).
3. A plan for services containing the information required in Government Code Section 56653 is attached as exhibit "C" and a justification statement as Exhibit "D".
4. In July 2014, the Williams Fire Protection District mailed letters to all landowners of the proposed annexation area, informing the landowners that the District was exploring annexing the area and requesting feedback from the landowners in this area. The District only received one response to the letters sent. The one response was in support of the proposed annexation. The Board of Directors of the District determined that adequate community support exists to initiate an annexation application to the Colusa Local Agency Formation Commission and voted at October 20, 2014 board meeting to proceed forward with application.
5. Upon submittal of this application, the Williams Fire Protection District is hereby requesting that the County of Colusa negotiate a portion of the annual tax increment be allocated to the district and therefore requests a property tax negotiation pursuant to section 99b of the Revenue and Taxation Code.

WHEREAS, the Board of Directors of the District certifies that pursuant to Section 99(b) of the Tax and Revenue Code, negotiations of property tax exchange have been address in Colusa County Resolution 00-47 and no further tax exchange is necessary; and

WHEREAS, the Board of Directors of the District currently provides services within the proposed annexation territory, the district Board of Directors finds that this action is categorically exempt from CEQA, Class 19 & 20, Section 15319 and 20 of the CEQA guidelines; and

WHEREAS, the District Board of Directors has reviewed LAFCo's application requirements and will provide 2 copies of all required documents and will authorize payment of LAFCo's application fee deposit for this annexation; and

WHEREAS, the Fire Chief/Board Secretary is hereby authorized to sign LAFCo's Agreement to Pay and Indemnification Form and LAFCo's application for the annexation on behalf of the District's Board of Directors as well as act on behalf of the Board of Directors in all matters pertaining to this application.

NOW, THEREFORE, BE IT RESOLVED, this resolution of application for this annexation is hereby adopted and approved by the Board of Directors of the Williams Fire Protection District and the Colusa Local Agency Formation Commission is hereby requested to take annexation proceedings for the territory shown and described in Exhibits "A and " (boundary description and map), respectively according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the Board of Directors as a Resolution of the Williams Fire Protection District at a regular Board Meeting held on the 15th day of June, 2015 by the following vote:

AYES: Gobel, Ingraham, Reynolds, Turner

NOES: None

ABSENT: Arias

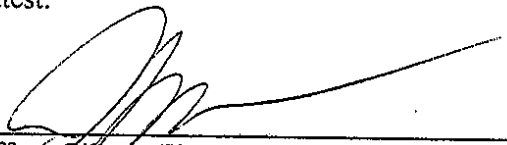
ABSTAINS: None

Signed and approved by me after its passage this 15th day of June, 2015.



Allen Gobel, Board Vice-Chairman
Williams Fire Protection District

Attest:

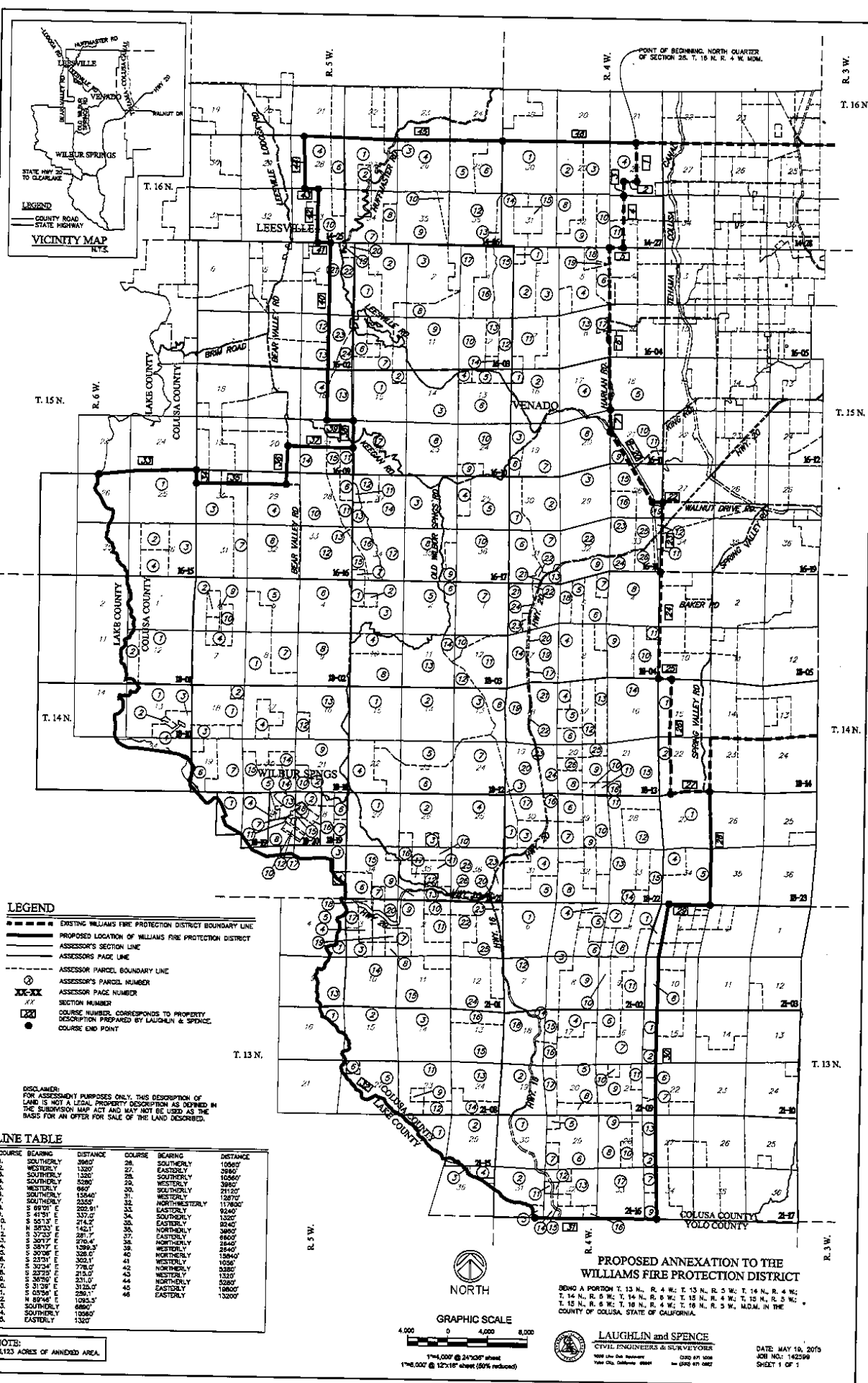


Jeffery Gilbert, Fire Chief/Board Secretary
Williams Fire Protection District

Exhibits "A" and "B" - Map and Boundary Description

Exhibit "C" - Plan of providing Services

Exhibit "D" - Justification Statement



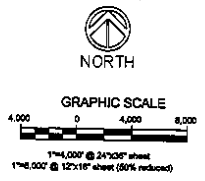
- LEGEND**
- EXISTING WILLIAMS FIRE PROTECTION DISTRICT BOUNDARY LINE
 - PROPOSED LOCATION OF WILLIAMS FIRE PROTECTION DISTRICT
 - ASSESSOR'S SECTION LINE
 - ASSESSOR'S PAGE LINE
 - ASSESSOR PARCEL BOUNDARY LINE
 - ⊙ ASSESSOR'S PARCEL NUMBER
 - XX-XX ASSESSOR PAGE NUMBER
 - XX SECTION NUMBER
 - 122 COURSE NUMBER, CORRESPONDS TO PROPERTY DESCRIPTION PREPARED BY LAUGHLIN & SPENCE
 - COURSE END POINT

DISCLAIMER:
 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.

LINE TABLE

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1.	SOUTHERLY	396.07	28.	SOUTHERLY	1096.07
2.	WESTERLY	1320.0	29.	EASTERLY	396.07
3.	SOUTHERLY	1320.0	30.	SOUTHERLY	1096.07
4.	SOUTHERLY	839.0	31.	WESTERLY	396.07
5.	WESTERLY	66.07	32.	SOUTHERLY	211.07
6.	SOUTHERLY	1320.0	33.	WESTERLY	1287.07
7.	SOUTHERLY	2355.0	34.	NORTHWESTERLY	1796.07
8.	S 89°01' E	202.91	35.	EASTERLY	9240.0
9.	S 47°51' E	337.07	36.	SOUTHERLY	1320.0
10.	S 55°13' E	214.2	37.	EASTERLY	8240.0
11.	S 30°33' E	142.07	38.	NORTHERLY	396.07
12.	S 37°23' E	287.07	39.	EASTERLY	1860.0
13.	S 39°17' E	270.4	40.	NORTHERLY	2840.0
14.	S 37°23' E	287.07	41.	WESTERLY	1540.0
15.	S 30°33' E	328.07	42.	NORTHERLY	15940.0
16.	S 27°01' E	303.07	43.	WESTERLY	1054.0
17.	S 30°33' E	278.07	44.	NORTHERLY	5380.0
18.	S 27°01' E	213.07	45.	NORTHERLY	1320.0
19.	S 30°33' E	313.07	46.	EASTERLY	5280.0
20.	S 31°03' E	313.07	47.	EASTERLY	1860.0
21.	S 03°36' E	256.1	48.	EASTERLY	1320.0
22.	N 89°46' E	1096.07			
23.	SOUTHERLY	686.07			
24.	SOUTHERLY	1096.07			
25.	EASTERLY	1320.0			

NOTE:
 83,123 ACRES OF ANNEXED AREA.



PROPOSED ANNEXATION TO THE WILLIAMS FIRE PROTECTION DISTRICT
 BEING A PORTION T. 13 N., R. 4 W.; T. 13 N., R. 5 W.; T. 14 N., R. 4 W.; T. 14 N., R. 5 W.; T. 15 N., R. 4 W.; T. 15 N., R. 5 W.; T. 16 N., R. 4 W.; T. 16 N., R. 5 W., ADJ. IN THE COUNTY OF COLUSA, STATE OF CALIFORNIA.

LAUGHLIN AND SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1000 Oak Street
 Yuba City, California 95901
 C.E.D. 871 1002
 10 000 871 1002

DATE: MAY 19, 2019
 JOB NO.: 142290
 SHEET: 1 OF 1

EXHIBIT 1
LAFCO FILE 2015-
Proposed Annexation No. 1
to the Williams Fire Protection District

Being a portion of:

Township 13 North, Range 4 East; Township 13 North, Range 5 East; Township 14 North, Range 4 East;
Township 14 North, Range 5 East; Township 14 North, Range 6 East; Township 15 North, Range 4 East;
Township 15 North, Range 5 East; Township 15 North, Range 6 East; Township 16 North, Range 4 East;
Township 16 North, Range 5 East; Mount Diablo Meridian

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

Beginning at the existing Northwest corner of the Williams Fire Protection District Boundary, also being the North Quarter Corner of Section 28, Township 16 North, Range 4 West, Mount Diablo Meridian, said point being the northwesterly corner of the Williams Fire Protection District; thence along the existing westerly line of the Williams Fire Protection District Boundary,

Course 1, Southerly, along the boundary of said Williams Fire Protection District and the North-South centerline of said Section 28, a distance of 3,960 feet to the South sixteenth corner of said Section 28; thence

Course 2, Westerly, along the North line of the South half of the South half of said Section 28, a distance of 1,320 feet to the Southwest sixteenth corner of said Section 28; thence

Course 3, Southerly along the East line of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 1,320 feet to the West sixteenth corner between said Section 28 and Section 33, Township 16 North, Range 4 West; thence

Course 4, Southerly along the East line of the West half of the West half of Section 33, Township 16 North Range 5 East, a distance of 5280 feet to the West sixteenth corner between Section 33, Township 16 North, Range 5 East, and Section 4, Township 15 North, Range 4 West; thence

Course 5, Westerly along the North line of Section 4, Township 15 North, Range 4 West, a distance of 660 feet to the Northwest corner of Section 4, Township 15 North, Range 4 West; thence

Course 6, Southerly along the West line of Section 4, Section 9, Section 16, all within Township 15 North, Range 4 West, a distance of 15,840 feet to the Southwest corner of Section 16, Township 15 North, Range 4 West; thence

Course 7, Southerly along the West line of Section 21, Township 15 North, Range 4 West, a distance of 2,355 feet to the North line of that certain deed to James R. Frost recorded at Document #2009-0004027 Colusa County Official Records; thence

along the Northeasterly line of said Frost Parcel, the following courses:

Course 8, South 69°01' East, a distance of 202.91 feet; thence

Course 9, South 41°51' East, a distance of 337.0 feet, thence

Course 10, South 55°13' East, a distance of 214.2 feet, thence
Course 11, North 58°33' East, a distance of 142.1 feet, thence
Course 12, South 37°33' East, a distance of 281.7 feet, thence
Course 13, South 30°17' East, a distance of 270.4 feet, thence
Course 14, South 38°17' East, a distance of 1,399.3 feet, thence
Course 15, South 30°06' East, a distance of 326.0 feet, thence
Course 16, South 23°31' East, a distance of 302.1 feet, thence
Course 17, South 30°34' East, a distance of 778.0 feet, thence
Course 18, South 23°25' East, a distance of 215.0 feet, thence
Course 19, South 36°59' East, a distance of 231.0 feet, thence
Course 20, South 31°39' East, a distance of 3,125.0 feet, thence

Leaving the Northeasterly line of said Frost Parcel

Course 21, South 05°56' East, a distance of 259.1 feet; thence

Course 22, North 89°46' East, along the North line of a County Road being an extension of County Road No. 226, a distance of 1095.5 feet to a point on the West line of Section 27, Township 15 North, Range 4 West, thence

Course 23, Southerly along the West line of Section 27 and Section 34, Township 15 North, Range 4 West, a distance of 6,890 feet, thence

Course 24, Southerly along the West line of Section 3 and Section 10, Township 14 North, Range 4 West, a distance of 10,560 feet to the Southwest corner of Section 10, Township 14 North, Range 4 West; thence

Course 25, Easterly along the South line of Section 10, Township 14 North, Range 4 West, a distance of 1320 feet to the Northwest Sixteenth corner of Section 15, Township 14 North, Range 4 West, thence

Course 26, Southerly along the West Sixteenth line of Section 15 and Section 22, Township 14 North Range 4 West, a distance of 10,560 feet to the Southwest Sixteenth corner of Section 22, Township 14 North 4 West, thence

Course 27, Easterly along the North line of Section 27, Township 14 North, Range 4 West, a distance of 3,960 feet to the Northeast corner of Section 27, Township 14 North, Range 4 West also being a point on the South line of the Williams Fire Protection District Boundary, thence leaving the existing Williams Fire Protection District Boundary,

Course 28, Southerly along the East line of Section 27 and Section 34, Township 14 North, Range 4 West and distance of 10,560 feet to the Southeast corner of Section 34, Township 14 North, Range 4 West, thence

Course 29, Westerly along the South line of Section 34, Township 14 North, Range 4 West, and the North line of Section 3, Township 13 North, Range 4 West, a distance of 3,960 feet to the Northwest Sixteenth corner of Section 3, Township 13 North, Range 4 West, thence

Course 30, Southerly along the West Sixteenth lines of Section 3, Section 10, Section 15, Section 22, Section 27, Section 34 all in Township 13 North, Range 4 West, a distance of 21,120 feet to the Southwest Sixteenth corner of Section 34, Township 13 North, Range 4 West, also being a point on the Colusa-Yolo County line, thence

Course 31, Westerly along the South line of Section 34, Section 33, Section 32, Township 13 North, Range 4 West, also being along the Colusa-Yolo County line, a distance of 12,870 feet to the Southwest corner of Colusa County, being the intersection of the South line of Township 13 North, Range 4 West and the ridge dividing the waters flowing into Bear Creek and Creek, from those flowing West into the North Fork of Cache Creek and Clear Lake, thence

Course 32, Northwesterly along the West line of Colusa County, a distance of 117,600 feet to the North line of Section 26, Township 15 North, Range 6 West, thence

Course 33, Easterly along the North line of Section 26 and Section 25, Township 15 North, Range 6 West, a distance of 9,240 feet to the Northeast corner of Section 26, Township 15 North, Range 6 West, thence

Course 34, Southerly along the East line of Section 25, Township 15 North, Range 6 West, a distance of 1320 feet to the North Sixteenth corner of the Northwest Quarter of Section 25, Township 15 North, Range 6 West, thence

Course 35, Easterly along the North Sixteenth line of Section 30 and Section 29, Township 15 North, Range 6 West, a distance of 9,240 feet to the center of the Northeast Quarter of Section 29, Township 15 North, Range 6 West, thence

Course 36, Northerly along the East Sixteenth line of Section 29 and Section 20, Township 15 North, Range 6 West, a distance of 3,960 to the North Sixteenth corner of the Southeast Quarter of Section 20, Township 15 North, Range 6 West, thence

Course 37, Easterly along East-West centerline of Section 20 and 21, Township 15 North, Range 6 West, a distance of 6,600 feet to the East Quarter corner of Section 21, Township 15 North, Range 6 West, thence

Course 38, Northerly along the East line of Section 21, Township 15 North, Range 6 West, a distance of 2640 feet, to the Northeast corner of Section 21, Township 15 North, Range 6 West, thence

Course 39, Westerly along the North line of Section 21, Township 15 North, Range 6 West, a distance of 3,960 feet to the South Quarter corner of Section 16 Township 15 North, Range 6 West, thence

Course 40, Northerly along the North-South centerline of Section 16, Section 9 and Section 4 Township 15 North, Range 6 West, a distance of 15,840 feet to the North Quarter corner of Section 4, Township 15 North, Range 6 West, thence

Course 41, Westerly along the Township line between Township 15 North, Range 6 West and Township 16 North, Range 6 West, a distance of 1,056 feet to the South Quarter corner of Section 33, Township 16 North, Range 6 West, thence

Course 42, Northerly along the North-South centerline of Section 33, Township 16 North, Range 5 West, a distance of 5280 feet to the North Quarter corner of Section 33, Township 16 North, Range 5 West, thence,

Course 43, Westerly along the South line of Section 28, Township 16 North, Range 5 West, a distance of 1320 feet to the West Sixteenth corner of the Southwest Quarter of Section 28, Township 16 North, Range 5 West, thence

Course 44, Northerly along the West Sixteenth line of Section 28, Township 16 North, Range 5 West, a distance of 5280 feet to the West Sixteenth corner of the Northwest Quarter of Section 28, Township 16 North, Range 5 West, thence

Course 45, Easterly along the North line of Section 28, Section 27, Section 26, and Section 25, Township 16 North, Range 5 West, a distance of 19,800 feet to the Northeast corner of Section 25, Township 16 North, Range 5 West also being the Northwest corner of Section 30, Township 16 North, Range 4 West, thence

Course 46, Easterly along the North line of Section 30, Section 29, Section 28, Township 16 North, Range 4 West a distance of 13,200 feet to the North Quarter corner of Section 28, Township 16 North, Range 4 West, being said point of beginning consisting of approximately 93,123 acres.

All references to Townships and Ranges in the above description refer to Mount Diablo.

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.

Jeff W. Spence, LS7414

Date

EXHIBIT "C"

PLAN FOR PROVIDING SERVICES
IN CONNECTION WITH THE DISTRICT
WESTSIDE ANNEXATION

The Proposed Westside Annexation consisting of an annexation of 85,120 acres of territory more or less to the District will provide services to the subject territory as outlined below:

1. Enumerate and describe the services to be extended to the affected territory.

Structural fire protection and emergency medical services and those specific services authorized by 13800 *et. seq.* of the Health and Safety Code including rescue services and hazardous material emergency response services and ambulance services, pursuant to Division 25 (commencing with Section 1797).

2. Specify the level and range of those services.

Specifically, the services are to be provided within the annexed territory will be at the same level as Fire and Emergency Medical Services currently provided in the existing district.

3. Indicate when those services can feasibly be extended to the affected territory.

The services are presently being provided to the annexed area and will merely be continued upon completion of the LAFCo proceedings.

4. Indicate any improvements or other conditions the local agency would impose or require within the affected territory if the change of organization or annexation is completed.

LAFCO will require the extension of any previously authorized taxes, fees and (or) assessments for the provision of the above-mentioned services.

5. Provide information about how each of those services will be financed.

Funding for the reorganized territory will be covered with authorized taxes, fees and assessments.

EXHIBIT "D"

WESTSIDE ANNEXATION OF THE WILLIAMS FIRE PROTECTION DISTRICT

STATEMENT OF JUSTIFICATION

The District currently services the area, which are to provide enhanced emergency fire suppression and pre-suppression as well as emergency medical services as part of its District.

The area has no other means of acquiring such services.

TABLE 4 – BENEFIT SUMMARY PER PROPERTY TYPE

Property Type	Fire Risk Factors	Structure Value Factors	SFE Factors	Unit
Single Family	1.0000	1.0000	1.0000	per each
Multi-Family	1.8081	0.4599	0.8316	per unit
Commercial/Industrial	3.4403	0.3294	1.1331	per acre
Office	2.4102	1.3413	3.2328	per acre
Institutional	9.2006	0.1535	1.4126	per each
Storage	20.4131	0.0487	0.9936	per acre
Agriculture - Orchards & Vineyards <= 50 acres	0.4130	0.0069	0.0860	per each*
Agriculture - Orchards & Vineyards <= 100 acres	0.4130	0.0139	0.1720	per each*
Agriculture - Orchards & Vineyards > 100 acres	0.4130	0.0208	0.2580	per each*
Agriculture - Rice & Flood Irrigation <= 50 acres	0.4130	0.0063	0.0782	per each*
Agriculture - Rice & Flood Irrigation <= 100 acres	0.4130	0.0126	0.1564	per each*
Agriculture - Rice & Flood Irrigation > 100 acres	0.4130	0.0189	0.2346	per each*
Agriculture - Pasture & Row Crops <= 50 acres	0.3754	0.0063	0.0711	per each*
Agriculture - Pasture & Row Crops <= 100 acres	0.3754	0.0126	0.1422	per each*
Agriculture - Pasture & Row Crops > 100 acres	0.3754	0.0189	0.2133	per each*
Agriculture - Dairy, Livestock, Animals <= 50 acres	0.3379	0.0076	0.0768	per each*
Agriculture - Dairy, Livestock, Animals <= 100 acres	0.3379	0.0151	0.1535	per each*
Agriculture - Dairy, Livestock, Animals > 100 acres	0.3379	0.0227	0.2303	per each*
Duck Clubs	1.1263	0.0126	0.0142	per acre
Range Land & Open Space	0.0650	0.0084	0.0005	per acre
Vacant	0.2416	0.8976	0.2169	per each

*SFE factor has been converted from "Per Acre" to "Per Each Parcel" by multiplying by effective average area.

RESIDENTIAL PROPERTIES

All improved residential properties with a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Residential properties on parcels that are larger than one acre receive additional benefit and are assigned additional SFEs on an "Agricultural/Rangeland" basis. Detached or attached houses, zero-lot line houses and town homes are included in this category.

NOTICE OF EXEMPTION

TO: County Clerk
County of Colusa
Colusa, CA 95453

FROM; Colusa LAFCO
P.O. Box 2694
Granite Bay, CA 95746

PROJECT TITLE: Regional Annexation to the Williams Rural FPD

PROJECT LOCATION: Western Colusa County from the Boundary of the
WRFPD to the Lake County Line.

DESCRIPTION OF PROJECT:

A 93,123-acre annexation in the designated SOI for the WRFPD. This area is served by the WRFPD while not within its district boundary.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
Colusa Local Agency Formation Commission

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT:
John Benoit, Executive Officer for
Colusa Local Agency Formation Commission

EXEMPT STATUS:
Class 20 Categorical Exemption, "Changes in Organization of Local Agencies" CEQA Guideline Section 15320.

REASONS WHY PROJECT IS EXEMPT:

This project is exempt from the California Environmental Quality Act because there is no possibility it will have a significant effect on the environment. This annexation will not change that nature of any land use or intensity of land use, grazing or cropping patterns of these areas, which are already in agricultural production and use.

CONTACT PERSON:
John Benoit
LAFCO Executive Officer

TELEPHONE NUMBER:
(530) 458-0593

By: _____

Date: June 2, 2016