

MEMORANDUM

DATE:	July 9, 2026
TO:	Commissioners
FROM:	Larkyn Feiler, Executive Officer
RE:	Public Hearing - City of Colusa Wastewater Treatment Plant (WWTP) #2 and Brookins Ranch Reorganization (LAFCo File 2024-0001)

Recommendation:

Staff recommends that the Commission take the following actions:

1. Acting as the Responsible Agency pursuant to the California Environmental Quality Act (CEQA), find that the [Mitigated Negative Declaration](#) (SCH No. 2026010040) adopted by the City of Colusa for the project was reviewed, considered, and determined to be adequate for the modified proposal.
2. Adopt Resolution No. 2026-03, approving the LAFCo-modified City of Colusa WWTP #2 Reorganization (2024-0001) proposal subject to terms and conditions.
3. Waive Protest Proceedings pursuant to GOV § 56663 unless written opposition to the proposal is received, and not withdrawn, from landowners or registered voters within the affected territory of the LAFCo-modified proposal before the close of the hearing.

Application Profile:

LAFCo File No.:	2024-0001
Application Type:	Reorganization - City annexation and District detachment
Initiation Type:	Resolution of Application (No. 26-02)
Short Title:	City of Colusa WWTP #2 Reorganization (2024-0001)
Applicant Name:	City of Colusa
Date Filed:	April 8, 2026 (most recent date)
Size:	694.85 acres (approximately)
Location:	Southwest of City limits near the Wastewater Treatment Plant
APNs:	017-020-024, 025, 026, 027; 017-030-079, 080; and 015-130-128, 129, 068, 082
Affected Territory:	Uninhabited (less than 12 registered voters residing in the area)
100% Consent:	No, Conducting Authority Proceedings are proposed for waiver
Public Hearing:	Yes, notice was mailed, published, and posted by June 18, 2026
Notice of Filing:	December 10, 2025
Tax Sharing:	County-City Agreement effective date April 2, 2026
Certificate of Filing:	June 18, 2026

Proposal Description

The proposal involves City of Colusa annexation and Sacramento River Fire Protection District (FPD) detachment of approximately 694.85-acres containing 10 Assessor Parcel Numbers (017-020-024, -025, -026, -027; 017-030-079, -080; and 015-130-128, -129, -068, -082) and portions of County public road right-of-way for Will S. Green Avenue and Wescott Road (Attachment 3).

Background:

Applicant’s Justification of Proposal

The reasons for the proposed City of Colusa Wastewater Treatment Plant (WWTP) #2 and Brookins Ranch Reorganization area as follows: to remove city-owned land from the assessment tax rolls and establish contiguity with the existing city limits, while also bringing in land that is identified within the Sphere of Influence and the 2007 General Plan as city lands.

Colusa City Council Approval

On April 21, 2026 and May 5, 2026 (second reading of ordinances), the City of Colusa City Council approved the following items related to the City’s WWTP #2 annexation/detachment reorganization proposal and the Colusa Triple Crown development project. The full agenda packets are available from the City’s [Meetings Directory](#) website, and [here](#) for April 21, 2026 under Agenda Item 4, and [here](#) for May 5, 2026 under Agenda Item 6.

- **Resolution No. 26-17:** Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Wastewater Treatment Plant Annexation and Colusa Triple Crown project.
- **Resolution No. 26-18:** General Plan Amendment (GPA 25-01) to change the land use designations for the annexation proposal, including Agricultural (509.92-acres) and Low Density (161.73-acres).
- **Resolution No. 26-19:** Discretionary Approval of a Tentative Subdivision Map (TSM 25-01), Site Review Permit (SRP 25-01), and Cannabis Use Permit (Cannabis UP 25-01) for the Colusa Triple Crown project.
- **Ordinance 572:** Development Agreement between the City of Colusa and Colusa Triple Crown owner.
- **Ordinance 573:** Rezone property for the annexation proposal to apply zoning districts consistent with the City’s General Plan, including A-G Agricultural (509.92-acres) and R-1 Single Family (161.73-acres).
- **Ordinance 574:** Zoning Code Change to add Chapter 17.5 A-G Agricultural District Regulations to the Colusa Municipal Code Appendix A to regulate land uses and development within AG zoned property.
- **Ordinance 575:** Zoning Code Change to amend Chapter 21.5 Cannabis Regulations Subsection 21.5.01(A) of the Colusa Municipal Code Appendix A to allow cannabis operations in the AG zoning district subject to a cannabis use permit.

Proposal Components

The annexation/detachment area includes four components as follows and further described below.

Proposal Component	Surveyor Acres	APN Acres	Current Use	Proposed Use
City-owned Property:	509.92	508.70		
Ag Spray Fields	n/a	419.73	Agriculture	Agriculture
Land-swap (88.97 ac of 116.98 ac)	n/a	n/a	Agriculture	Cannabis Facility
Brookins Ranch:	161.73	160.38	Agriculture	Agriculture
Road right-of-way:	14.62	n/a		
Will S. Green Avenue	8.95	n/a	Road	Road
Wescott Road	5.67	n/a	Road	Road
Total	686.27	669.08		

*The 694.85-acres approximated for the entire annexation/detachment area is based on the calculation before four parcels were removed (approximately 8.41-acres) from the project scope in December 2025.

City-owned Property

When the City-owned property annexation application was originally submitted, the purpose was to reduce property taxes and facilitate future needs of treatment plant capacity and filtration of sewage waste, primarily to eliminate the need for the City to continue to discharge wastewater effluent to surface water and to remove the National Pollutant Discharge Elimination System (NPDES) permit requirements.

The 509.92-acres of City-owned property (APNs 017-020-024, 017-020-025, 017-020-026, 017-020-027; 017-030-079, 017-030-080) is utilized as part of the California State Water Resources Control Board (SWRCB) – Waste Discharge Requirements (WDRs) in conjunction with the City’s Wastewater Treatment Plant (WWTP) and used for crop production through long term lease agreements for agricultural purposes, which is proposed to continue post-annexation. This area has been historically farmed with seasonal crops including rice, tomato, corn and alfalfa, and at one time it also was used for grazing cattle.

For the last several years, the City has been planning and designing various improvements to the City’s WWTP and sewer system through the City of Colusa Recycled Water System Upgrade project. This project is funded by the SWRCB Division of Financial Assistance through a grant the City has received under the State Revolving Fund (SRF) water recycling program. The SRF has approved funding for two phases of the project for a total of \$33 million dollars.

The first phase of a two-phase plan for this project is to reliably supply disinfected tertiary-treated recycled water from the WWTP (estimated to have a total capacity of 450,000 gallons per day) through installation of a recycled water distribution system and a fill station to supplement water use for the City’s adjacent 509.92-acres of farm fields and for construction activities. Phase 1 replaces up to 328 acre-feet (AF) of potable water with recycled water.

Phase 2 of the project will upgrade and provide redundancy for the WWTP treatment process as well as extend recycled water force mains to be used for irrigation at the high school, fairgrounds, and other adjacent facilities. Phase 2 is in the planning and design stage.

The City-owned property was rezoned as the City’s newly established A-G Agricultural zoning district and with a General Plan Designation of Agricultural. No new development is proposed for the City-owned properties, except for the 88.97-acre area dedicated to a land-swap and proposed for a cannabis facility.

Land-swap for Cannabis Facility and Sports Complex

On November 21, 2023, the Colusa City Council approved a Cannabis Special Use Permit under Resolution No. 23-62 for the original Colusa Triple Crown (CTC) project. This project involved operation of a Cannabis Center Business Park on approximately 83.66 acres (002-270-010 - 8.53 acres; 002-270-011 - 24.58 acres; 002-270-012 - 24.77 acres; 002-270-013 - 25.79 acres) located in the northeast corner of the city limits, and bordered by the Sacramento River levee to the north and east, East Clay Street to the south, and D Street to the west. This property is designated Industrial on the City’s General Plan and located in the City’s M-1 Light Industrial zoning district.

Following approval, the City and the CTC owner discussed relocating the cannabis facility to the west side of the city limits on 88.97-acres of City-owned property located directly east of the City’s Wastewater Treatment Plant (WWTP), exchanging ownership of the East Clay Street property and a portion of City-owned property. The CTC owner agreed that the new location offered better construction opportunities, greater security, and reduced proximity to nearby residential and commercial properties. The relocation (land-swap) would also provide CTC with access to purple pipe water that the City recently installed.

The land-swap would allow CTC to construct the cannabis facility and the City to investigate the East Clay Street site as a potential regional sports venue with organized play fields and supporting improvements and facilities. It is noteworthy that there are no proposed development plans or sufficient details to provide meaningful analysis of the potential regional sports venue; the concept has City Council support but has not been budgeted, studied, or planned to date.

On April 25, 2024, the City and CTC owner entered into a Land Transfer and Exchange Agreement and Joint Escrow Instructions (subsequently amended on August 13, 2024 and September 26, 2024) to transfer to the CTC owner a fee interest in 88.97-acres of a portion of the City's Wastewater Control Plant (WWCP) property (APN 017-020-026) in exchange for the transfer to the City of fee interest in 83.66-acres of vacant land (APNs 015-130-037; 002-270-009; 002-270-010; 002-270-011; 002-270-012; and 002-270-013) containing the 2023 approved cannabis facility property.

Relocated Cannabis Facility

On April 21, 2026, the Colusa City Council approved a Cannabis Use Permit under Resolution No. 26-19 for the relocated Colusa Triple Crown (CTC) project, subject to LAFCo annexation approval. The relocated CTC project, known as the Colusa Triple Crown Cannabis Business Park, would develop and operate a cannabis manufacturing project for indoor cannabis cultivation and processing on vacant City-owned property located directly east of the City's Wastewater Treatment Plant (WWTP); including 88.97-acres of APN 017-020-026 comprised of a total of 116.98-acres. The CTC Cannabis Business Park includes a subdivision creating ten parcels of various size and development of ten individual structures in five phases over three to eight years, totaling 2,130,000-square feet of cannabis research and development space. The CTC Cannabis Business Park site was rezoned as the City's newly established AG – Agricultural zoning district and assigned a General Plan Designation of Agricultural.

Brookins Ranch

Brookins Ranch is an active orchard agricultural property with a single-family home and supporting accessory structures. This area is identified in the City's 2007 General Plan as a Special Planning Area (SPA-2), and the City's 2007 General Plan states the following regarding this area:

Brookins Ranch Estates – The Brookins Ranch Estates property consists of a 161.4-acre vacant site located on unincorporated land adjacent to the southwest boundary of Colusa. It is bounded on the west by Will S. Green Avenue, on the north by Colusa High School, on the east by Tennant Estates subdivision (approximately one-quarter mile west of Wescott Road), and on the south by the old railroad right-of-way. The site, designated Agriculture Transition (A-T) in the Colusa County General Plan, has not been farmed recently but contains farm buildings and a single-family residence.

The City's intent for this planning area is that it be annexed to the City with a land use designation of low-density residential LDR. Based on a mid-range density of six dwelling units per acre, the General Plan would allow for maximum development of approximately 600 units. Brookins Ranch would be developed as a planned development to provide flexibility in site design and density distribution.

Brookins Ranch Estates was an active project during the creation of the City's 2007 General Plan and proposed 600 single-family lots, a fire station, two parks, additional right-of-way to allow connection to the high school, and traditional urban development with storm drainage, water, sewer, and power. This proposed project has since expired and there are currently no applications or discussions regarding the

development of the SPA area. The Brookins Ranch area was rezoned as R-1 Single Family Residential and assigned a General Plan Designation of Low Density, consistent with the City’s 2007 General Plan.

Road right-of-way

The annexation area described above is proposed together with adjacent public road right-of-way for Will S. Green Avenue and Wescott Road.

Concurrent Detachment

The annexation proposal includes concurrent detachment from the Sacramento River Fire Protection District, making the proposal a reorganization instead of a change of organization.

Application History

The size and scope of the City’s application has evolved over the last 2.5 years, as detailed below.

Reso No.	Date	Project Scope	Change
23-69	12/19/2023	City-owned property annexation of 509.78-acres (APNs: 017-020-024, 025, 026, 027, & 017-030-079, 080)	Noncontiguous Original submittal
24-14	3/19/2024	Same as above, plus detachment from the Sacramento River Fire Protection District.	Added SRFPD detachment
25-02	1/21/2025	Same as above, plus 015-130-068, 082,128, 129, & 015-380-002, a total of 692.37-acres.	Contiguous Added Brookins Ranch
“ ”	12/10/2025	Removed APN 015-380-002 (subdivided into 015-380-022, 023, 024, 025).	Removed 4 parcels
26-02	1/20/2026	City annexation of 694.85-acres and detachment from the Sacramento River FPD.	Contiguous Added SRFPD detachment

The City’s original application submittal involved annexation of City-owned property as noncontiguous territory under GOV § 56742. However, it was discovered that land annexed under this provision would automatically revert back to unincorporated territory if the City sold a portion of it, which would be required for the land-swap. LAFCo staff suggested changing the project scope to a contiguous annexation in order for the land-swap to be feasible. LAFCo staff also clarified that including an intervening road does not qualify as contiguous (see below for more information). Therefore, the City added the Brookins Ranch area to the annexation application in an effort to meet the requirements of contiguous territory.

Contiguous

The portion of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (LAFCo law) that defines the term “contiguous” (GOV § 56031) is framed as restrictive as opposed to permissive, meaning that it prohibits specific conditions rather than affirmatively stating the requirements.

In short, territory is not considered contiguous if the only connection is a strip of land (exclusive of highways) that is more than 300-feet long and less than 200-feet wide at its narrowest point.

Therefore, a strip of land that does not contain a road and that is more than 300-feet long and maintains a minimum width of 200-feet is sufficient to meet the contiguity requirements under GOV § 56031.

Brookins Ranch Area

In reviewing the Brookins Ranch area related to the adjacent 5th Street area to the north that is not proposed for annexation at this time, LAFCo staff identified that annexation of the Brookins Ranch area would change a substantially surrounded unincorporated island to a fully surrounded unincorporated island. LAFCo staff also found that it would not be feasible to recommend approval of the Brookins Ranch area for annexation due to inconsistency with local policies, including Policy 2.12 (Logical Boundary - Creating Unincorporated Islands and Further Distorting Existing Boundaries); Policy 2.14 (Agricultural and Open Space Land Conservation); and Policy 2.15 (Need for Services).

Further, LAFCo staff found that it would not be feasible to make the finding of orderly development necessary to waive the island restrictions, in adherence to LAFCo law (GOV § 56375(m)), in this case because no development is proposed for Brookins Ranch. Annexation of the Brookins Ranch area should be tied to a proposed development project through a City land use entitlement process first in order to best plan for the extension of urban services to this area and the timely conversion of agricultural land within the City's Sphere of Influence (SOI) boundary.

LAFCo-modified Project Scope

While the purpose of this application to annex City-owned land and finalize the land-swap arrangement may be simple in nature, it has been challenging to find a balance between contiguous and logical boundaries, and preventing the creation of a fully surrounded island, the premature extension of urban services, and the conversion of agricultural lands without a development project.

As a result, LAFCo staff is proposing a modified project scope (Attachment 1) which effectively reduces the size of the Brookins Ranch portion of the proposed annexation area to the minimum size necessary to meet the contiguity requirements for the City-owned properties, instead of recommending denial.

The blue highlighting shows the contiguous area that measures 3,486.83-feet in length and 350-feet in width, totaling 28-acres in size. The contiguous area is 350-feet in width to the north, where it shares a common boundary with the existing City limits, and approximately 275-feet in width to the south, where it shares a common boundary with City-owned property proposed for annexation.

The modified boundary also keeps the area west of the contiguous area described above, containing Will S. Green Avenue, in the annexation area to create a logical boundary and prevent creating an island of unincorporated territory.

In addition, the modified boundary adds back the northernmost portion of the Will S. Green Avenue road right-of-way to the annexation area, roughly depicted with green highlighting, which was shown on all previous versions of the annexation map. It appears that this area did not transfer to the newest version of the annexation map, which was updated to address suggested cartographic changes from the County Surveyor and LAFCo to depict the existing city limits in addition to the annexation area boundary.

Finally, the modified boundary removes the portion of Wescott Road that is not within the City's 2021 SOI boundary, roughly depicted with yellow highlighting. This portion of right-of-way is a gravel road that provides access to various agricultural properties in the area.

It is noteworthy that through the tax share negotiation process between the City and County for this proposal, both agencies recognized the importance of addressing multiple island areas, like the

substantially surrounded island at the south end of 5th Street, and LAFCo and City staff have been working together on the scope of those future applications.

Logical Boundary - Corridor

LAFCo evaluates annexations and/or detachments for logical boundaries, including irregular shapes.

Local Policy 2.12.b establishes the following boundary criteria: LAFCo will normally favor applications with boundaries that do the following: i) Create logical boundaries within the affected agency's Sphere of Influence, and where possible, eliminate previously existing islands or other illogical boundaries.

Local Policy 2.12.c establishes the following boundary adjustments. LAFCo will normally amend applications with boundaries which: ii) Result in islands, corridors, or peninsulas of incorporated or unincorporated territory or otherwise cause or further the distortion of existing boundaries, unless infeasible.

Local Policy 2.12.d establishes the following boundary disapprovals. If LAFCo cannot suitably adjust the boundaries of a proposal to meet the criteria established in item 2.12 (b), it will normally deny the proposal.

LAFCo law also includes a factor for consideration described below related to the creation of corridors of unincorporated (County) territory, not the creation of corridors of incorporated (City) territory.

Logical boundaries normally do not include a corridor, which is a sliver of territory connecting two larger portions of territory. But in this case, annexing a larger area would lead to more substantial policy issues.

Logical Boundary – Lines of Assessment or Ownership

LAFCo evaluates annexations and/or detachments for logical boundaries, including property boundaries.

Local Policy 2.12.b establishes the following boundary criteria: LAFCo will normally favor applications with boundaries that do the following: ii) Follow parcel lines, natural or man-made features and include logical service areas, where appropriate.

The Commission evaluates each proposal by weighing a wide array of factors. Each factor is analyzed within the context of the overall proposal, and no single factor holds absolute determinative power.

One factor the Commission considers in the review of a proposal is related to boundaries (GOV § 56668(f)) as follows: 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.

LAFCo law references the term “lines of assessment or ownership” under the powers and duties given to LAFCo to review boundaries (GOV § 56375(l)) as follows: To review the boundaries of the territory involved in any proposal with respect to the definiteness and certainty of those boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, and other similar matters affecting the proposed boundaries. This repeats the boundary factor considered in the review of proposals above.

Finally, LAFCo law references the term “lines of assessment or ownership” under special provisions for reorganizations in Santa Clara County (GOV § 56757(c)(3)) as follows: That the proposal does not split

lines of assessment or ownership. This adds clarity in relation to the only other two instances of this term in LAFCo law, in which “considering” or “reviewing” nonconformance with parcel lines is different from “making a finding” that the proposal does not split lines.

While it is preferable for an annexation and/or detachment boundary to follow parcel lines (lines of assessment or ownership), LAFCo law does not establish this as mandatory or warrant disapproval for nonconformance. Further, there is no requirement for a parcel map or property boundary line adjustment to occur in order to match property lines with a proposed or existing jurisdictional boundary.

Logical boundaries normally follow parcel lines. But in this case, annexing the entire property would lead to more substantial policy issues.

Policy Exceptions

In considering a proposal, one local policy may conflict with another, in which case, LAFCo exercises its discretion to balance policies in a manner consistent with LAFCo law and local policies and standards.

Local Policy 2.16.b allows LAFCo to make exceptions to policy standards if justified on the grounds of a conflict between standards and to give priority to one or to compromise between them in order to promote orderly development.

LAFCo staff recommends granting an exception to the logical boundaries standards related to creating corridors and not following parcel lines in order to establish contiguity and prevent creating a fully surrounded island, premature extension of urban services, and conversion of agricultural lands without plans for development.

Proposal Analysis:

Please note that the remainder of this report addresses the LAFCo-modified project scope only.

SOI

A Sphere of Influence (SOI or sphere) boundary indicates the probable physical boundary or service area for local government agencies under LAFCo purview. The modified proposal is consistent with the Sphere of Influence (SOI) boundary for the City of Colusa adopted by the Commission on April 1, 2021 under LAFCo Resolution No. 2021-0003.

Plan for Services

A plan for providing services within the affected territory is required for changes of organization or reorganizations pursuant to GOV § 56653 and addresses the following items below.

1. An enumeration and description of the services to be extended to the affected territory.
2. The level and range of those services.
3. An indication of when those services can feasibly be extended to the affected territory.
4. An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
5. Information with respect to how those services will be financed.

The Plan for Services for the annexation component of the proposal demonstrates the City’s ability to provide municipal services to the annexation area (Attachment 4). The table below shows the agencies that currently and are proposed to provide public services to the subject territory post-annexation.

Service	Current Provider	Proposed Provider
Fire Protection and EMS	Sacramento River FPD	City of Colusa
Police Protection Services	County of Colusa	City of Colusa
Road/Street Maintenance	County of Colusa	City of Colusa
Street Lighting/Landscaping	County of Colusa	City of Colusa
Stormwater/Drainage	County of Colusa	City of Colusa
General Government/Business Licenses	County of Colusa	City of Colusa
Planning/Building/Code Enforcement	County of Colusa	City of Colusa
Parks and Recreation	County of Colusa	City of Colusa
Snow Removal	N/A	N/A
Sewer Service	N/A	City of Colusa
Domestic Water Service	N/A	City of Colusa
Agricultural (raw) Water Service	On-site/private	City of Colusa
Recycled/Reclaimed Water	Site-specific	City of Colusa
Power (electricity & natural gas)	PG&E	Same
Solid Waste	Recology	Same
Schools	Colusa Unified School District	Same

Through the proposal, the City will assume responsibility for general government, law enforcement, fire and EMS, sewer, water, roads, stormwater drainage, and recreation. The following information is from the City’s Plan for Services and Mitigated Negative Declaration documents.

Law Enforcement

Capacity:

The Colusa Police Department provides 24-hour police protection to the City's residents. Additionally, the Police Department extends its services to areas beyond the City limits on an as-needed basis, through a mutual aid agreement with the Colusa County Sheriff’s Department as required by the Office of Emergency Services. Currently, the Department operates one police station, located at 260 Sixth Street.

The Department has an authorized strength of 11 sworn officers (up from nine in the General Plan), including the Chief of Police, one lieutenant, two sergeants, and five officers. There is one personnel position, a non-sworn secretary. The Police Department currently utilizes seven vehicles to patrol the City and to respond to calls for service. The Police Department noted that the response time to the WWTP would be between 2 to 3 minutes. The City also employees a Code Enforcement officer.

The City recently closed escrow on a 3.66-acre property on Highway 20/45, on the eastern side of town. The Department has a preliminary design for an 11,700 square foot facility with internal square footage dedicated to a variety of uses, including: public lobby and live scan room, administrative space and offices, storage rooms and lockers, training facilities, wellness space, conference room, and supporting facilities such as fitness center, janitorial, mechanical, and electrical rooms.

Demand:

The only new use in the modified proposal area is the cannabis facility which would require employees to be screened for past convictions with background checks and operate and monitor security equipment pursuant to the Colusa Municipal Code and State laws. In addition, the facility would have around-the-clock on-site security personnel, security fencing, 24-hour video surveillance, and security lighting. Passcode-protected steel sliding gates would also be installed at vehicle and pedestrian entrances to the site to prevent unauthorized entry into the facility. The City anticipates that police service calls to the facility will be minimal.

Ability to Serve:

The annexation area is currently being served by the Colusa Police Department, with mutual aid agreements with the Colusa Sheriff's Department and California Highway Patrol. No modifications to the agreements are needed or proposed post-annexation.

Fire Protection and Emergency Medical Services

Capacity:

The Colusa Fire Department career staff consists of seven paid positions (approximately one person per 1000 residents), including three Firefighters, two Fire Apparatus Engineers, one Captain, and one Fire Chief. In addition to paid staff, the Department has a supporting roster of 15 to 20 volunteers. The volunteer staff consists of a Division Chief, four Captains, four Driver/Operators, and Firefighters. Of the entire staff, 12 personnel are trained as Emergency Medical Technicians (EMT), and all other personnel are trained as First Responders. Shift personnel work 24-hour rotating shifts year-round.

The Fire Department has a fire station in the City of Colusa located at 750 Market Street. Firefighting equipment consists of four engine pumpers (three with a capacity of more than 1,250 gallons per minute (gpm) and one with a capacity of 1,000 gpm), one ladder truck with a 1,500-gpm capacity and 500-gallon water tank, and one grass rig with a 300-gpm capacity and 500-gallon tank. One reserve ambulance is housed for emergency backup only and is rarely dispatched. The Department also has staff trained for swift-water rescue and the use of a zodiac-style rescue boat. The Department is also equipped with a Basic Life Support (BLS) alternative transport multi-trained off-terrain vehicle that can transport individuals when the Advanced Life Support ambulance service is unavailable or has extended arrival times.

On May 6, 2025, the City Council authorized the Fire Department to purchase an additional Type 1 Engine. This Engine expands the fleet from 4 to 5 firefighting equipment. According to the Fire Chief, the Fire Department can provide an average response time of 1-4 minutes to any location within the current service area, including the WWTP. Access issues are minimal throughout the City of Colusa, as most of the City's streets are in a grid pattern that facilitates emergency vehicle movement. The Fire Department currently has an Insurance Service Office (ISO) rating of 3 (the rating is on a scale of 1 to 10, with 1 representing the best level of fire protection).

Demand:

The only new use in the modified proposal area is the cannabis facility which does not require the extension of roads, fuel breaks, or emergency water sources.

The facility would be required to install fire hydrants to Colusa Municipal Code standards, both in flow rate and spacing. Further, individual structures would be required to install a sprinkler system and have fire extinguishers on hand. Given that the site will have both hydrant and sprinkler systems due to Title

24 California Building Code requirements, it is estimated that the hydrant systems will be able to produce 4,000-gpm for 4 hours while the automatic sprinkler systems can sustain a flow of 55-gpm for 60 minutes.

Will S. Green Avenue would serve as the only northern access point to the facility. The portions of Will S. Green Avenue that are currently unimproved gravel would be paved with an asphalt surface finishing to the entrance of the facility. There are numerous existing dirt roads to the east, west, and south of the facility that could be used for emergency access, and which connect to other local and collector roads.

The City anticipates that fire service calls to the facility will be minimal.

Ability to Serve:

The annexation area is currently served by the City of Colusa Fire Department and the Sacramento River Fire Protection District; both serve the City of Colusa and respond to emergencies in the city limits as well as surrounding unincorporated areas. The Colusa Fire Department would be able to serve the site, as they currently respond to the WWTP and other properties in the vicinity of Will S. Green Avenue, including the Colusa High School and Perilli Building. The Sacramento River Fire Protection District's equipment, such as Water Tenders, is typically utilized for grassland fires, while the City's equipment is more diverse and designed for structural fires.

Much of the northern Central Valley of California is in irrigated agricultural production. This land use type is not typically considered conducive to wildfire because the high moisture content in the soil and active plant canopies act as a natural buffer that can significantly slow or stop the forward progress of a wildfire. The immediate area of the City has not experienced a significant wildfire in the last 60+ years.

The 2021 Municipal Service Review (MSR) for the City notes that overall, the Colusa Fire Department is able to provide existing service levels with a combination of career and volunteer personnel, but notes that there are service challenges including a lack of financing for full-time, paid staffing and that there is reliance on volunteer firefighter for service delivery. The MSR further states that the number of volunteers has declined significantly in the last decade. However, according to the Fire Chief, the current volunteer staffing ranges between 17 and 20 individuals and 6 full time carrier staff (1 per 1,000 population), with 2 personnel on shift 24/7 with no nighttime "brown outs". All of which supersedes the MSR statistics.

Sewer

Capacity:

The City's Wastewater Treatment Plant (WWTP) provides treatment for wastewater and discharges treated effluent to the Sacramento River. The WWTP is a gravity-fed secondary treatment facility with a current treatment capacity of 12 million gallons per day (mgd). The collection system consists of sewer mains, trunk sewers, lift stations, and flow diversions that collect and convey wastewater to the WWTP. The City's existing sanitary sewer collection system comprises roughly 266 miles of gravity-collection pipes up to 66 inches in diameter.

The WWTP has an average dry weather (ADW) (low) flow of approximately 6.9 mgd and an average peak wet weather flow (PWWF) wet weather (high) flow of approximately 20.5 mgd. Future improvements to the sanitary sewer collection systems identified in the City's 2017 Sanitary Sewer Master Plan (SSMP) are projected to increase the ADW from 6.9 mgd to 13.9 mgd and increase the PWWF from 20.5 mgd to 35.3 mgd. Improvements to the existing system will provide sufficient capacity to mitigate existing issues in the City and to convey increased flows resulting from future growth.

In 2024, the City initiated the City of Colusa Wastewater Treatment Plant Upgrade Project to improve reliability, increase capacity, and minimize sanitary sewer overflows. The scope of the project included meeting Regional Water Board Clean Water Act NPDES permit compliance, replacing old pump stations with new state of the art submersible sewer pump stations, replacement of two main collection systems pipelines in the City (2,000 linear feet of 21-inch sewer downstream of the pump station to the WWTP, and 7,800 linear feet of 10 to 18-inch sewers to replace existing defiance sewers within the City), construction of one new reclamation pipe (purple pipe allowing discharge of treated wastewater on the abutting City-owned agricultural lands), WWTP upgrades including aeration control systems and a second secondary clarifier, lining of the sludge storage basin, and increasing capacity at the WWTP. This project results in a permitted capacity of 0.7 million gallons per day at the WWTP, an increase from the previous capacity of 0.52. These improvements began construction at the start of 2025.

Demand:

The only new use in the modified proposal area is the cannabis facility which would require installing and maintaining a pressure sewer system connected to the City's existing sewer infrastructure. Small-diameter pipes and grinder pumps would be installed at each connection location, the grinder pump station would collect all wastewater from the facility and grind it into a slurry, which would then be pumped north to a larger sewer main through the City's existing service connection in Will S. Green Avenue right-of-way.

The facility would use a UV disinfection system to reclaim, recycle, and reuse agricultural irrigation water, substantially reducing the amount of wastewater that would require treatment compared to typical greenhouse operations. The fertilization system would apply fertilizer to plants directly through irrigation water, eliminating the potential for residue to enter the sewer system.

Ability to Serve:

It is anticipated that the work done at WWTP will provide sufficient capacity for City growth for approximately 30-years, reduce overall WWTP energy consumption, reduce local groundwater demand, and reduce overall demand on the City water system.

Water

Capacity:

The City Public Works Department operates the City's domestic water delivery system which is supplied by groundwater. The City currently extracts groundwater from five wells at various locations throughout the north part of the City and water storage is contained in two elevated storage tanks, each with a capacity of 250,000 gallons. Each of the City's wells are drilled to a uniform depth of 150 feet, extracting groundwater from the alluvial formation of the Colusa groundwater sub-basin. The Alluvial aquifer system is the uppermost groundwater bearing unit, reaching from ground surface to a maximum depth of about 200 feet. Many domestic wells draw water from this aquifer system.

The City pumps an average of 1.8 million gallons a day (MGD) of water. The City is currently constructing a new well (Well No. 9) at the south end of Fifth Street, funded through the Drinking Water State Revolving Fund (DWSRF). Well No. 9 is anticipated to have a total capacity of 2,200 to 2,600 gallons per minute (gpm). Once fully operational, other existing wells for the City will serve as emergency standby or back up wells. The imminent commissioning of Well No. 9 will result in six active wells contributing to the City's water supply system, and an aggregate source pumping capacity of these active wells exceed 6,000 gpm (approximately 7.78 gpm). The City also has an operational agreement with Colusa Industrial Properties (CIP) for supplemental water from CIP's two existing wells, through an intertie.

Water lines in the older sections of the City vary in size from 4 to 8 inches in diameter. In a few cases, water lines may have a smaller diameter than 4 inches. Many of the newer lines in the developing southern section of the City are 8-inch, 10-inch and 12-inch ductile iron pipe. A standard residential connection is 5/8-inch or 3/4-inch. The City meters all water connections.

Demand:

The only new use in the modified proposal area is the cannabis facility, in which water facilities would be extended to the site to accommodate fire hydrants, sprinkler requirements for structures, and any domestic needs such as water fountains, bathrooms, and showers. For the hydroponic portion of the operation, the facility would utilize purple pipe water from the abutting Wastewater Treatment Plant (WWTP) estimated to have a total capacity of 450,000 gallons per day. Purple pipe water is recycled or reclaimed non-potable water distributed through a separate, purple-colored piping system. This water has been treated to remove contaminants and is used for irrigation, industrial processing, and landscape irrigation. This infrastructure already exists within the site. This recycled or reclaimed water is currently used to irrigate City-owned agricultural lands, reducing the need for groundwater for farming.

The facility would also take advantage of Reverse Osmosis (RO), an internal water system that allows the operation to recycle water already in use. The RO system produces purified water by passing it through a semi-permeable membrane, removing most dissolved materials, salts, and other impurities. The RO system reduces the plants' ongoing water demand. The RO system is expected to reclaim approximately 98% of the facility's daily water usage.

The cannabis facility would rely on three water sources: an existing agricultural well for agricultural water supply, city water from an 8-inch water line on the site, and Title 24 effluent water from the City's wastewater plant for irrigation purposes (purple pipe). The well has a capacity of 2,450 gallons per minute. Based on water use estimates (discussed below), operating the well for approximately 5 to 6 hours daily will meet the facility's needs. Before use, the irrigation water would be treated with a UV (RO) disinfection system. Dissolved fertilizers will be mixed with the irrigation water before being applied to crops. Any excess irrigation water will be reclaimed and recycled using UV disinfection. Cannabis operations would utilize purple pipe water, which would be provided to the site at 1,500 to 2,000 gallons per minute from the abutting WWTP. Water for restrooms, sinks, and drinking would utilize City domestic water supplies.

The facility would utilize the City's domestic water supply system for various purposes, including cafeteria and restroom facilities. A total of 94 domestic water fixtures (i.e. sinks, showers, water stations) are estimated to be installed for the facility, resulting in domestic water needs of approximately 44-gpm. It would connect to the existing 8-inch main line on the site's north side. A new 4-inch water main would be installed from Will S. Green Avenue to the site to ensure a reliable domestic water supply for all operations. All domestic water services would be metered, with water meters installed on each service, meeting the approval of the City Engineer. Fire hydrants would be installed per applicable regulations. Furthermore, in compliance with the City's Cross Connection Control Program, the applicant must maintain an approved backflow prevention assembly that adheres to the City's Public Improvement Standards and Construction Standards.

The irrigation system would be supplied by one of three sources: an existing agricultural well on the site, an 8-inch connection, or recycled water from the City's Title 24 effluent. A comprehensive water recycling system will be installed to capture and reuse water from cultivation and nursery operations. The table below provides estimated peak water usage for cultivation (organized by phase) and nursery operations. Once water capacity for the operation is reached, the hydroponic systems would utilize reverse osmosis.

Facility/Phase	Cultivation Square Footage including Nursery	Number of Plants	Average Water-Use Per Plant (gpd)	Daily Water Requirements (gpd) NO reverse Osmosis	Daily Water Requirements (gpd) Reverse osmosis	Daily Discharge Per Plant (gpd)	Daily Water Discharge (gpd)
Building One	148,000	74,400	0.6	44,640	133,920	0.015	670
Building Two	124,000	62,000	0.6	37,200	111,600	0.015	558
Building Three	158,400	79,200	0.6	47,520	142,560	0.015	713
Building Four	132,000	66,000	0.6	39,600	118,800	0.015	594
Building Five	158,400	79,200	0.6	47,520	142,560	0.015	713
Building Six	132,000	66,000	0.6	39,600	118,800	0.015	594
Building Seven	122,000	61,000	0.6	36,600	109,800	0.015	549
Building Eight	122,000	61,000	0.6	36,600	109,800	0.015	549
Building Nine	122,000	61,000	0.6	36,600	109,800	0.015	549
Building Ten	120,000	60,000	0.6	36,000	109,800	0.015	549
Total Cultivation	1,341,600	670,800	-	402,480	1,207,440	-	6,037

For building number one, the startup operations and the cultivation facility, including the nursery, would require approximately 44,640 gallons (the daily water requirements) utilizing the City's reclaimed water. Once these facilities are operational, the RO recycled water system is expected to reclaim about 98% of this daily usage, amounting to 43,740 and 900 gallons, respectively. Discharge would return to the WWTP.

For building number one, the startup operations and the cultivation facility, including the nursery, would require approximately 44,640 gallons per day of the City's recycled water (purple pipe). The recycled water system is expected to reclaim about 98% of this daily usage, amounting to 43,740 gallons internally captured and 900 new gallons introduced. With utilization of both purple pipe water and the reverse osmosis system, the need for the agricultural wells for the facility is minimal compared to the approximate 62,800,000 yearly gallons of water needed for seasonal crop production that currently takes place onsite. As proposed, the construction of the cannabis operation would reduce agricultural water needs for the site and thereby reduce groundwater needs overall.

At complete build-out and during peak water consumption, especially in the summer months, the cultivation facility, including the nursery, is expected to use 402,480 gallons per day. Additionally, domestic water usage is projected to be approximately 8,500 gallons daily. There would be sufficient water supplies available to serve the facility in the reasonably foreseeable future, and during normal, dry, and multiple dry years.

In the event that the WWTP could not provide continued purple pipe water, it is estimated that water use requirements for cannabis production are generally in line with water use for other agricultural crops, such as corn, alfalfa, tomatoes, peaches, and hops, each of which have historically been grown onsite.

Ability to Serve:

According to the City Engineer, the projected water demand for the cannabis facility development is substantially within the operational capacity of the City's existing well infrastructure and pumping capabilities, ensuring reliable supply to meet the facility's water requirements.

Roads

The only new use in the modified proposal area is the cannabis facility, and the main entrance and exit for the facility for all employees and deliveries would be on Will S. Green Avenue via a connection from Highway 20. The facility is located within a 2.8-mile radius of the City downtown area, where an estimated 78-percent of the labor force is expected to reside. The facility would include a non-storefront dispensary and employ up to 310 full-time employees.

The facility is anticipated to generate approximately 832 Daily, 244 Morning peak hour, 60 AM peak hour, 324 Afternoon peak hour, and 16 PM peak hour trips. The traffic study found that potentially impacted intersections are expected to operate within policy level of service thresholds during the Morning and Afternoon peak hours, except one westbound approach at State Route 20 and Sioc would operate at a Level of Service (LOS) E. Traffic engineer practitioners recognize that LOS E/F conditions for the side street approach, during the peak hour(s), does not indicate an intersection failure or the need for mitigation since this condition commonly exists throughout urban and suburban areas and is manageable when there are alternate routes which drivers can use to avoid a particular movement with delay.

As part of the facility development, the applicant would design, fund, and build appropriate right-of-way improvements on Will S. Green Avenue. The gravel portion of Will S. Green Avenue begins south of Colus Avenue and ends at the WWTP. Roadway improvements include, but are not limited to, paving, storm drains, signage, drainage facilities, and utilities, and would comply with local, state, and federal fire regulations related to access and fire safety standards for fire suppression (hydrant spacing, turn arounds).

Will S. Green Avenue is adjacent to and serves agricultural land, which could result in some interaction between vehicles and off-highway or farm equipment. Colus Avenue is adjacent to and serves Colusa High School. As part of the paving project, the City would post 35 mph or lower speed limit signs on Will S. Green Avenue and 25 mph speed limit signs on Colus Avenue to minimize the speeds of interactions between different types of vehicles. The City would also post a "No Public Access" sign on Will S. Green Avenue south of Colus Avenue.

A portion of Wescott Road, located along the southeastern border of the annexation area, is also currently gravel and is used locally by agricultural trucks and farm equipment to service agrarian fields. This roadway will remain in its current state, since it is adequate for agricultural purposes.

Stormwater Drainage

The site plan for the cannabis facility includes approximately 45.61-acres (1,986,646-square feet) of impervious surfaces. The remaining 40.4-acres (1,760,256-square feet) will be pervious, featuring graveled parking areas and landscaping. The proposed drainage system will connect to the City's existing 10-inch line running along both the west and east sides of the site. The facility will be linked to the existing City drainage system, designed to serve the agriculture spray fields for discharging treated effluent water. The spray fields are the 419-acres of City-owned property directly adjacent (east and south) to the site.

Recreation

The annexation area does not include any existing or proposed parkland. There is no housing proposed as part of the cannabis facility; therefore, this development would not result in any substantial population growth and nor create a need for new park facilities. Further, the facility would employ up to 310 people, which would not substantially increase the demand for recreational facilities in the City.

Finances

Property taxes

As unincorporated land, City-owned property is subject to the 1-percent Ad Valorem property tax. Post-annexation, the City would receive a tax break through the property tax exemption for City-owned property located within city limits. While this exemption applies to City-owned property, commercial operations on incorporated City-owned property may be subject to taxable possessory interest. The City estimates a reduction of approximately \$80,000 in property taxes.

Based on the tax share agreement, upon detachment of the full annexation proposal from the Sacramento River Fire Protection District, the District would no longer receive \$2,083 in property taxes from this territory. This amount would be slightly less for the modified proposal scope. In addition, the District would not receive future revenue from any growth in property taxes (tax increment) associated with new development or applicability of any special assessment.

CFD

A Community Finance District (CFD) is a special tax district that funds public improvements and on-going services within a defined area. Parks, streets, sewer improvements, and public safety services are some of the public improvements and services that may be financed by a CFD.

The City created CFD No. 2-2020 to authorize the levy of a special tax to fund the operation and maintenance of providing operations and maintenance of public improvements related to infrastructure and public safety, including, but not limited to: Storm Drainage, Detention Basins, Surface Street Improvements (i.e., curbs, gutters, sidewalks and asphalt paving), Street Lighting, Water, and Sewer Infrastructure. All discretionary projects are added to City's CFDs to ensure that public services and improvements are sufficiently financed and supported by the developments receiving such benefits.

The City's CFDs will be the primary source of funding from the cannabis facility to provide Police, Fire, Public Works, and Parks services to this new development.

Impact Fees

Development impact fees and inspection fees are expected to be collected as the cannabis facility project is built out, as outlined in the City's Development Agreement.

Enterprise Services

Sewer and water services will continue to be funded by fees for service or user rates pursuant to Proposition 218. Any future rate adjustments would follow required noticing and hearing procedures.

Property Tax Exchange Agreement

Per Revenue and Taxation Code (RTC) § 99(b), upon the filing of a LAFCo application, but prior to the issuance of a certificate of filing (GOV § 56658), the Executive Officer shall give notice of the filing of a jurisdictional change to the Assessor and Auditor to commence the property tax exchange process.

On March 24, 2026, the County Board of Supervisors adopted Resolution No. 26-009 entering into a Tax Sharing Agreement for the proposal, which is substantially similar to Resolution No. 26-14 adopted by the Colusa City Council on March 3, 2026. The County-City Agreement (Attachment 8) became effective on April 2, 2026 and includes the following key terms:

Property Tax Revenue Distribution Methodology

- The County will retain one hundred percent (100%) of the Base Year Tax Revenues, and in all subsequent years.
- The County will retain one hundred percent (100%) of the Base Year Increment and in all subsequent years shall receive portion of the increment equal to the adopted Board of Equalization California Consumer Price Index annual inflation factor.
- The City shall receive 100% of the Development Increment, excluding the base year.

Sales and Use Tax Distribution Methodology

- The County will retain one hundred percent (100%) of the Base Year Sales and Use Tax Revenue.
- For the Second Year, the City shall reimburse the County ninety percent (90%) of the Sales and Use Tax Revenue and the City shall retain ten percent (10%).
- For the Third Year, the City shall reimburse the County seventy percent (70%) of the Sales and Use Tax Revenue and the City shall retain thirty percent (30%).
- Beginning with the Fourth Year and in all subsequent years, the City shall retain one hundred percent (100%) of all Sales and Use Tax Revenue.

Development Impact Fees

The City of Colusa will require each developer within the Annexation Area to pay to the County of Colusa the County’s Development Impact Fees adopted pursuant to Ordinance No. 705, Chapter 38 of the Colusa County Code, and Resolution No.21-076, limited to Library Facilities, Sheriff Facilities, District Attorney Facilities, Probation Facilities, Behavioral Health Facilities, and Health and Human Services Facilities, as the fees exist or may be amended from time to time for any project approved within the Annexation Area. If the County’s current impact fees increase by 25% or more, the County agrees to reopen this agreement.

Existing Land Use

The existing land uses surrounding the modified annexation/detachment area are agriculture and the City’s Wastewater Treatment Plant (WWTP) facility located to the west. The Surrounding Land Use Designation Matrix below provides more information.

Surrounding Land Use Designation Matrix

Location	Planning Authority	Zoning	General Plan
North	County	M-1: Light Industrial	I (Industrial) & URA (Urban Reserve Area)
East	County	E-A: Exclusive Agriculture	AG (Agriculture General)
	County	M-2: Heavy Industrial	I (Industrial)
South	County	E-A: Exclusive Agriculture	AG (Agriculture General)
West	County	E-A: Exclusive Agriculture	AG (Agriculture General)
	City	P-F: Public Facilities	

Prezoning

On April 21, 2026 and May 5, 2026, the Colusa City Council adopted Resolution No. 26-18 to change the General Plan land use designations and adopted Ordinance No. 573 to rezone property for the City’s WWTP #2 annexation/detachment reorganization proposal as follows (Attachments 5 and 6).

The 509.92-acres of City-owned property, including the CTC Cannabis Business Park project site, have been rezoned as the City's newly established A-G Agricultural zoning district and assigned a General Plan Designation of Agricultural.

The small portion of Brookins Ranch that remains to establish contiguity for the modified proposal has been rezoned as R-1 Single Family Residential and assigned a General Plan Designation of Low Density.

Maximum Development Potential

On April 21, 2026 and May 5, 2026, the Colusa City Council adopted two Municipal Code Text Amendments to address Agricultural District and Cannabis Regulations as detailed below.

City Ordinance No. 574 added Chapter 17.5 (A-G Agricultural District Regulations) to the Colusa Municipal Code to create a new zoning district that is similar to the County's E-A Exclusive Agricultural zoning district. The City's A-G zoning district has a few key differences from the County's E-A zoning district, which includes reducing the minimum parcel size from 40-acres to 5-acres; removing three agricultural uses from the Allowed Uses table (commercial or private animal keeping or raising; accessory structures to primary agricultural use, and private farm airstrips); and removing the County's residential uses category and community and recreational uses category and several listed uses from the Allowed Uses table.

City Ordinance No. 575 added Chapter 21.5 (Cannabis Regulations) Subsection 21.5.01(A) to the Colusa Municipal Code to permit cannabis operations in the A-G Agricultural zoning district subject to a cannabis use permit. Prior to this change, the City's Cannabis Regulations only allowed cannabis operations in the M-1 Light Industrial, M-2 General Industrial, and M-L Limited Manufacturing zoning districts.

The City's newly established A-G Agricultural zoning district permits land divisions with a 5-acre minimum parcel size. The cannabis facility subdivision comprises ten parcels totaling 88.97-acres, ranging in sizes under 10-acres. Based on the 5-acre minimum, seventeen parcels could have been created; however, the number of parcels created when land is subdivided is often much lower than the density alone allows for due to development standards, design requirements, and physical constraints.

While there is no development anticipated in the foreseeable future for the remainder of the City-owned property in active agricultural use, there is a change between pre-annexation and post-annexation conditions related to a change in development potential from existing County zoning to proposed City zoning and access to urban services (sewer and drinking water) from the City.

The change in development potential for this area is 419-acres of County E-A zoned land with a 40-acre minimum parcel size which does not allow for commercial cannabis operations, to 419-acres of City A-G zoned land with a 5-acre minimum parcel size which allows for indoor commercial cannabis operations subject to the issuance of a special use permit, if one is available due to the City's cap on permits issued.

While there is no development anticipated in the foreseeable future for the small portion of Brookins Ranch, currently in active orchard agricultural use, that remains to establish contiguity for the modified proposal, the change in development potential for this area is 28-acres of County M-1 zoned land with a 1-acre minimum parcel size (for areas without public water and sewer services) to City R-1 Single Family Residential zoned land with an 8,000-square foot minimum parcel size. This contiguous area is small in overall size and irregular in shape and unlikely to result in a feasible residential development plan.

Land Use Compatibility

The proposed cannabis facility is in a portion of the City with no residential development; the nearest residence is approximately 1,200 linear feet (0.22 miles) to the northeast. Also, the nearest employment business is Colusa High School located approximately 3,400 linear feet to the north. Placing the cannabis manufacturing use next to the City's WWTP would inherently limit its visibility within the City, as the cannabis facility would be at the end of Will S. Green Avenue, which serves only to access the WWTP and the surrounding agricultural lands. The location is therefore not frequently visited by the public, as there are no goods, services, or commercial districts in the area. Instead, the area consists of the City's WWTP, with access by City employees and contractors as appropriate, and agricultural lands, which receive maintenance and upkeep when farming practices are required. The cannabis facility must comply with the City's Cannabis Regulations, including odor and venting controls. Similarly, cannabis is further regulated by the State Department of Cannabis Control, which licenses all commercial cannabis activity.

The remainder of the City-owned property will continue to be utilized to support the City's WWTP and recycled water system and for seasonal agricultural crop production. The contiguous area will continue to be used for agriculture purposes and the adjacent roadway for Will S. Green Avenue.

The Colusa City Council confirmed through the General Plan Amendment and Rezone process that the reorganization proposal conforms to the City's 2007 General Plan and the rezoning is appropriate for the intended land uses. The annexation/detachment reorganization proposal is not anticipated to facilitate illogical or inefficient growth or sprawl.

RHNA

The evaluation of an annexation proposal considers the extent to which the request will affect a city or the county in achieving their respective allocation of regional housing needs as determined by the designated council of governments GOV § 56668(m). Within Colusa County, this process is facilitated by the California Department of Housing and Community Development (HCD).

The modified annexation area consists of lands that are currently zoned by the County of Colusa as E-A Exclusive Agriculture. The intent of the E-A zoning district is to facilitate agricultural practices suited to crop production and permits housing that is typically limited to a single structure. This area is owned by the City of Colusa and is leased for agricultural production. Upon annexation, the City A-G Agricultural zoning district would apply and the land would continue to operate as agriculture, with 419.73-acres of seasonal crop production and 88.97-acres of indoor cannabis manufacturing.

The modified annexation area is anticipated to contribute to employment rather than housing. Further, the 2020-2028 Colusa County Housing Element Table 3-6 and Table 3-7, Inventory of Available Residential Land for Development (Pages 3-8 through 3-11), and Figure 3-2, Colusa Housing Sites Inventory (Map C), do not identify the annexation area as land suitable for housing units.

Therefore, the annexation and detachment reorganization proposal will not affect the City or County in achieving their respective allocation of regional housing needs or require an adjustment to the Regional Housing Needs Allocation (RHNA).

Agriculture and Open Space

The modified annexation area does not involve land under a Williamson Act Contract, Farmland Security Zone, or an Agricultural Land Conservation Easement, and does not comprise open space land or land

with a Wildlife/Habitat Easement. The State Farmland Mapping and Monitoring Program designation for the modified annexation area is Prime Farmland and Unique Farmland.

Cannabis is an agricultural product pursuant to Business and Professions Code §26060(a), and the State's 2017 Program Environmental Impact Report (PEIR) for CalCannabis Cultivation Licensing Program states that the cultivation of cannabis on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, by definition, is an acceptable use of these agricultural land types and would not result in conversion of farmland to nonagricultural use. Development of a manufacturing-type structure for indoor cannabis cultivation and distribution on prime agricultural land would effectively result in the loss of prime agricultural soil and conventional open air agricultural practices and operations; although it would not result in the loss of agricultural production provided that the use of the facility is dedicated to such activity.

The City's newly created A-G Agricultural zoning district has been applied to the modified annexation area and establishes protective standards to: ensure agriculture remains a primary land use, support agricultural operations, prevent incompatible development, and protect productive farmland from incompatible urban encroachment.

The City's 2007 General Plan Land Use Chapter establishes the framework for community development and is accompanied by goals, policies, and implementing actions that will guide the City's physical growth through 2027. The City's General Plan includes the following policies to protect agricultural operations.

Goal LU-4: To protect agricultural operations as new development occurs.

Policy LU-4.1:

The City shall require an evaluation of the potential for adverse impacts on agricultural production and economic value from exposure to urban development for all new projects adjacent to rural lands. It is the intent of this policy to minimize the creation of conditions that will impair any present farm operations to a degree that threatens the long-term viability of the use of that land for continued agricultural purposes.

Policy LU-4.2:

The City shall require a 200-500 foot residential buffer, based on the type of agricultural use (e.g., field crops, orchards, grazing, etc.) and method of pesticide application (aerial, ground application), as appropriate.

The Commission is recommended to find that the conversion of prime agricultural land to other uses related to the cannabis facility as part of the modified annexation proposal will lead to planned, orderly, and efficient development in conformance with Local Policy 2.14.a, as outlined below.

- The annexation area is contiguous to lands developed with an urban use (Colusa High School).
- The proposed development of the cannabis facility is consistent with the City's Sphere of Influence.
- The cannabis facility or other indoor agricultural production operation is likely to be developed.
- Given the land-swap agreement, insufficient vacant non-prime agricultural land exists within existing city limits that is planned and developable for the same general type of use, especially related to land size and shape, airport compatibility, and distance from schools, residences, and the downtown area.
- The proposal will have no significant adverse effects upon the physical and economic integrity of agricultural lands outside the modified annexation boundary, given that the modified proposal is ideally situated adjacent to the City's WWTP and involves 419.73-acres of continued seasonal row crop agriculture and 88.97-acres of high security and highly regulated indoor agricultural operations.

- LAFCo mitigation for conversion of prime agricultural land for development of a manufacturing-type operation related to the cannabis facility will consist of a restrictive covenant or an agreement with LAFCo stating that the 99.87-acre cannabis facility site shall only be used for agricultural purposes or uses that support agricultural purposes, including the cultivation and distribution of cannabis, which is considered an agricultural product pursuant to Business and Professions Code § 26060(a).

Local Policy 2.14.h (Agricultural Buffer Policy), related to city annexation of territory that will facilitate urban development where the annexation area is adjacent to agricultural lands outside the city sphere of influence (SOI) unless adequate protections are included in the proposal to protect agricultural activities on nearby agricultural lands, does not apply to the modified proposal because the modified annexation area itself involves continued long term leases for agricultural practices and operations, including a cannabis facility at the interior of the annexation area, adjacent to the City's WWTP which represents an adequate open space buffer to protect adjacent agricultural lands and activities.

It is noteworthy that while normally the development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands (GOV § 56377(a)), in this case, such action would not promote planned, orderly, and efficient development of the cannabis facility as part of the modified annexation proposal and would prevent implementation of the land-swap agreement which would create at least 83.66-acres of City-owned property near City residents potentially for recreational purposes, which would have permanent open space value.

It is also noteworthy that the City originally approved the development of the cannabis facility on existing vacant or nonprime agricultural lands for urban uses within the city limits, but ultimately it was found by the City and developer that relocation of the cannabis facility to City-owned property adjacent to the City's WWTP, which would allow for or lead to the development of existing open-space lands for non-open-space uses outside the city limits but within the City's sphere of influence (GOV § 56377(b)), would result in superior project outcomes, including, but not limited to, a more efficient use of water resources through recycled water availability, a more secure and less publicly accessible facility location, and a desirable distance from schools, residences, and the downtown area.

Finally, there would be no significant adverse effects of the modified annexation proposal on maintaining the physical and economic integrity of agricultural lands (GOV § 56668(e)) given that the modified annexation boundary is ideally situated adjacent to the City's WWTP and involves 419.73-acres of continued seasonal row crop agriculture with access to ample recycled water and 88.97-acres of high security and highly regulated indoor agricultural operations that will be developed in five phases.

Disadvantaged Unincorporated Communities

A Disadvantaged Unincorporated Community (DUC) is an unincorporated geographic area with 12 or more registered voters and with a median household income (MHI) that is less than 80% of the State MHI.

Senate Bill 244, which became effective in January 2012, requires LAFCo to evaluate any DUCs, including the location and characteristics of any such communities, when preparing a Municipal Service Review (MSR) that addresses agencies that provide water, wastewater, or structural fire protection services. This State legislation is intended to ensure that the needs of these communities are met when considering service extensions and/or annexations in unincorporated areas.

The 2021 MSR/SOI Update for the City of Colusa identified one DUC (Lake Avenue DUC) located northwest of the City is an unincorporated area north of Lurline Avenue. The Update also noted that the City as a whole is a disadvantaged community (32-percent lower than the State MHI), incomes are lowest in the central portion of the City and highest in the southern portion of the City, and there may be a DUC in the City's SOI boundary, although none were identified at the time. Neither the City nor County have identified a DUC in the annexation area to date. Therefore, special consideration for potential inclusion of a DUC affected by the City's annexation proposal pursuant to GOV § 56375(a)(8)(A) is not applicable.

Hazards

On November 17, 2025, the Colusa County Airport Land Use Commission (ALUC) reviewed the full annexation proposal, including the cannabis facility, General Plan amendment, Rezone, and Municipal Code Text Amendments, and found the project to be in compliance with the 2014 Colusa County Airport Land Use Compatibility Plan (ALUCP) in that the proposed changes are consistent with the B1, C1, and C2 Compatibility Zones.

The State Fire Marshal has identified the property as having no Fire Hazard Severity Zone and being in A Local Responsibility Area, per GOV § 51178.

The annexation area is located within the 1-percent Annual Chance Flood Hazard Zone AE according to FEMA Flood Map Panel 06011C0535G (effective 3/27/2024). This FEMA flood zone requires all structures to be built out of the flood zone by increasing the height of the Base Flood Elevation (BFE) by 1-foot. Therefore, the cannabis facility developer would be required to surround the property with a private levee system that will ensure the site does not get inundated in times of flooding. The levee system will be earthen and extended around the entire perimeter of the site at a height of 1-foot. The embankment will start approximately on Will S. Green Avenue, where the abandoned railroad right-of-way crosses the road. The embankment will gradually rise to an elevation approximately 1-foot above the existing BFE, which is approximately 54-feet. This improvement will be on Will S. Green Avenue and will connect to the existing levee system that surrounds the WWTP. The developer will also construct additional levees along the south and east property lines to fully encircle the site.

Fire District Detachment

The annexation proposal includes concurrent detachment from the Sacramento River Fire Protection District to reduce the duplication of fire protection services and emergency medical services (EMS).

Based on the County-City property tax sharing agreement, upon detachment of the full annexation proposal from the Sacramento River Fire Protection District, the District would no longer receive \$2,083 in property taxes from this territory. While revenue loss of any amount in the current economic climate is challenging in nature, the proposed detachment is not anticipated to significantly reduce the level or efficiency of service delivery to the remaining inhabitants of the Fire District's territory.

The overall local government efficiency advantages of a single multi-purpose agency providing all services to the modified annexation area in this case is sufficient justification for detachment from the Fire District.

CEQA Compliance:

The City of Colusa prepared an [Initial Study/Mitigated Negative Declaration](#) dated December 2025 for the proposal, which is incorporated here by reference to the website link from the State Clearinghouse (SCH), a division of the Governor's Office of Land Use and Climate Innovation, that coordinates the review of Environmental Documents prepared pursuant to the California Environmental Quality Act (CEQA).

The City of Colusa City Council, as Lead Agency under CEQA, approved the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Wastewater Treatment Plant Annexation and Colusa Triple Crown Development project under [SCH #2026010040](#) on April 21, 2026 ([City Council Agenda - Item 4](#)) under Resolution No. 26-17, and a [Notice of Determination](#) was filed on April 22, 2026.

Colusa LAFCo, as a Responsible Agency, will independently review and consider the Lead Agency’s Initial Study/Mitigated Negative Declaration (IS/MND) and environmental determination in connection with consideration of the annexation/detachment proposal and the Commission will consider making findings as detailed in the attached LAFCo Resolution No. 2026-03.

LAFCo staff has determined that the City’s MND and associated documents were prepared in accordance with the requirements of CEQA and are adequate for the proposed action before the Commission.

Public Notice:

The 21-day Notice for this Public Hearing was properly published, posted, and distributed electronically and through the postal mail by Thursday June 18, 2026.

Policy Consistency:

Colusa LAFCo policies are designed to provide information, set criteria, ensure greater consistency in the LAFCo decision-making process, facilitate communication among local agencies in the region, minimize adverse impacts of the social, economic and environmental results of growth, and provide for planned, well-ordered efficient urban development patterns with appropriate consideration of preserving open space lands within those patterns.

As detailed throughout this report, the modified proposal is in substantial conformance with the Commission’s local policies and procedures related to changes of organization or reorganizations.

Factors for Consideration:

There are seventeen factors to be considered by the Commission in review of a change of organization or reorganization pursuant to GOV § 56668, which are addressed in the following table. No single factor is determinative; each factor is to be evaluated within the context of the overall proposal. Several factors are not relevant to the change of organization or reorganization proposal.

Factors for Consideration	
Factor	Evaluation
(a.1) Population and population density.	The annexation area does not contain residential uses or zoning; no population increase or growth will result.
(a.2) Land area and land use.	The annexation area is located southwest of the city limits near the City’s WWTP and is currently used for crop production through long term lease agreements.
(a.3) Assessed valuation.	The total estimated property tax revenue for the annexation area is approximately \$61,905 based on the FY 2024-25 assessment rolls.

Factors for Consideration	
Factor	Evaluation
(a.4) Topography, natural boundaries, and drainage basins.	The annexation area is flat and does not contain physical constraints, such as steep slopes, streams, rivers, wetlands, or woodlands. The annexation area is within the Sacramento-Stone Corral Watershed and draws water from the Colusa Subbasin, a medium priority basin.
(a.5) Proximity to other populated areas.	City of Williams, Arbuckle, City College, Grimes, Maxwell, and Princeton are the nearest communities.
(a.6) The likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.	Population growth in the annexation area is estimated to be minimal to none given that no residential uses or housing are proposed or anticipated.
(b.1) Need for organized community services.	The City will assume responsibility for general government, law enforcement, fire and EMS, sewer, water, roads, stormwater drainage, and recreation.
(b.2) The present cost and adequacy of governmental services and controls in the area.	The current range and level of services from law enforcement and fire protection are anticipated to remain similar post-annexation. The adequacy of governmental controls will likely improve by annexing City-owned property to the City limits for logical jurisdictional authority (aligning municipal oversight, controls, and services).
(b.3) Probable future needs for those services and controls.	The annexation area currently receives City recycled water and will continue to need those services. The City's water and sewer systems are needed to serve the cannabis facility.
(b.4) 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.	Most of the annexation area will remain in agricultural use served by WWTP reclaimed water. The City's CFDs will fund Police, Fire, Public Works, and Parks services for the cannabis facility, and user fees and impact fees will fund Sewer and Water services. The City's water and sewer systems have more than sufficient capacity to serve the cannabis facility.
(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.	No negative effects of the proposed annexation are anticipated for adjacent areas or mutual social and economic interests.
(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.	Most of the annexation area will remain in agricultural use. The proposed annexation is not anticipated to facilitate illogical or inefficient growth or sprawl. The conversion of prime agricultural land to other uses related to the cannabis facility will lead to planned, orderly, and efficient development.

Factors for Consideration	
Factor	Evaluation
	<p>The land-swap agreement would create at least 83.66-acres of City-owned property near City residents potentially for recreational purposes, which would have permanent open space value.</p> <p>Relocation of the originally approved cannabis facility would result in superior project outcomes, such as more efficient use of water resources via recycled water availability, a more secure and less publicly accessible facility location, and a desirable distance from schools, residences, and the downtown area.</p>
(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.	There would be no significant adverse effects on maintaining the physical and economic integrity of agricultural lands given that the modified annexation is ideally situated adjacent to the City's WWTP and involves 419.73-acres of continued seasonal row crop agriculture with access to ample recycled water and 88.97-acres of high security and highly regulated indoor agricultural operations developed in 5-phases.
(f.1) The definiteness and certainty of the boundaries of the territory.	The proposal boundaries are definite, certain, and fully described.
(f.2) The nonconformance of proposed boundaries with lines of assessment or ownership.	A policy exception (due to Standards Conflict) to logical boundaries related to creating corridors and following parcel lines is justified to establish contiguity and prevent creating a fully surrounded island, premature extension of services, and conversion of agricultural lands without plans for development.
(f.3) The creation of islands or corridors of unincorporated territory.	The modified annexation boundaries will not result in the creation of islands or corridors of unincorporated territory.
(f.4) Other similar matters affecting the proposed boundaries.	Not applicable.
(g) A regional transportation plan adopted pursuant to Section 65080.	Not applicable.
(h) The proposal's consistency with city or county general plans.	<p>The annexation and detachment proposal is consistent with the City of Colusa 2007 General Plan.</p> <p>The City rezoned the City-owned property area as A-G Agricultural and assigned a General Plan Designation of Agricultural and the Brookins Ranch area as R-1 Single Family Residential and assigned a General Plan Designation of Low Density.</p> <p>This Rezoning supports continued agricultural operations and development of a cannabis facility.</p>

Factors for Consideration	
Factor	Evaluation
(i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.	The modified annexation area is located within the City's Sphere of Influence boundary adopted by the Commission on April 1, 2021 (Reso. No. 2021-0003).
(j) The comments of any affected local agency or other public agency.	Comments have been received from the Sacramento River Fire Protection District with concerns that the City does not have the infrastructure for response in the wildland-urban interface and the 5th street island will create dispatch and service confusion.
(k) 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.	City services will include general government, law enforcement, fire and EMS, sewer, water, roads, stormwater drainage, and recreation. The City has sufficient capacity to provide all the necessary public services to the annexation area. The City's CFDs will fund Police, Fire, Public Works, and Parks services for the cannabis facility, and user fees and impact fees will fund Sewer and Water services.
(l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.	Domestic and recycled water will be available to the cannabis facility, once connected, upon annexation.
(m) 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 annexation area is anticipated to contribute to employment rather than housing. The annexation and detachment proposal will not affect the City or County in achieving their respective allocation of regional housing needs or require an adjustment to the Regional Housing Needs Allocation.
(n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory.	No public comments have been received from landowners, voters, or residents to date.
(o) Any information relating to existing land use designations.	The current County of Colusa land use designations for the proposal are as follows: The City-owned property area is currently zoned E-A Exclusive Agricultural and has an AG (Agriculture General) General Plan land use designation. The Brookins Ranch area is currently zoned M-1 Light Industrial and has a URA (Urban Reserve Area) General Plan land use designation.
(p) The extent to which the proposal will promote environmental justice. As used in the law, "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.	The annexation/detachment reorganization proposal makes no representations or exclusions of people of any race, culture, and income with respect to location of public facilities and public services.

Factors for Consideration	
Factor	Evaluation
(q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 21178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.	The Colusa County Airport Land Use Commission found the project in compliance with the 2014 Colusa County Airport Land Use Compatibility Plan. The State Fire Marshal has identified the property as having no Fire Hazard Severity Zone and being in A Local Responsibility Area, per GOV § 51178. The annexation area is located within the 1-percent Annual Chance Flood Hazard Zone AE according to FEMA Flood Map Panel 06011C0535G (effective 3/27/2024).

Attachments:

1. LAFCo Resolution No. 2026-03
2. City of Colusa Resolution of Application No. 26-02
3. Proposed Annexation Map, Property Matrix, and Geographic Description
4. Plan for Services
5. City Prezoning (Ordinance 573)
6. City General Plan Amendment (Reso No. 26-18)
7. City of Colusa 2021 LAFCo Adopted SOI Map
8. County-City Tax Sharing Agreement
9. Proposal Prezoning and General Plan Designation Map

Resolution No. 2026-03
of the Colusa Local Agency Formation Commission

Making Determinations and Partially Approving the City of Colusa
WWTP #2 and Brookins Ranch Reorganization (LAFCo File 2024-0001)

WHEREAS, a Resolution of Application (No. 26-02) requesting LAFCo to initiate proceedings for the City of Colusa Wastewater Treatment Plant (WWTP) #2 and Brookins Ranch Reorganization was adopted by the City of Colusa City Council on January 20, 2026 pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the stated purpose of the application is to remove city-owned land from the assessment tax rolls and establish contiguity with the existing city limits, while also bringing in land that is identified within the Sphere of Influence and the 2007 General Plan as city lands; and

WHEREAS, the City rezoned the City-owned property area as A-G Agricultural and assigned a General Plan Designation of Agricultural and the Brookins Ranch area as R-1 Single Family Residential and assigned a General Plan Designation of Low Density under Resolution No. 26-18 and Ordinance No. 573; and

WHEREAS, the City of Colusa approved a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Wastewater Treatment Plant Annexation and Colusa Triple Crown Development project (SCH #2026010040) on April 21, 2026 and filed a Notice of Determination on April 22, 2026; and

WHEREAS, the County of Colusa and City of Colusa approved a project-specific Tax Sharing Agreement addressing the exchange of ad valorem property taxes pursuant RTC § 99(b), effective on April 2, 2026; and

WHEREAS, the proposal as modified is consistent with the Sphere of Influence boundary for the City of Colusa adopted by the Commission on April 1, 2021 under LAFCo Resolution No. 2021-0003; and

WHEREAS, a Certificate of Filing was issued on June 18, 2026 indicating receipt of a complete application pursuant to GOV § 56658; and

WHEREAS, the Executive Officer gave sufficient notice of a public hearing to be conducted by the Commission in the form and manner prescribed by law; and

WHEREAS, the proposal as modified meets the necessary statutory criteria outlined in LAFCo law and is substantially consistent with adopted local policy; and

WHEREAS, the Executive Officer's report was posted at least five days prior to the Commission meeting and presented to the Commission in the manner provided by law; and

WHEREAS, the Commission has considered the proposed change of organization or reorganization, the report of the Executive Officer and recommendations on the proposal, the spheres of influence, the factors for consideration required under GOV § 56668 in the review of a proposal, and adopted local policies; and

WHEREAS, the Commission heard and fully considered all the testimony and evidence presented at a public hearing on the proposal on July 9, 2026; and

WHEREAS, the Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the proposal.

NOW THEREFORE, the Colusa Local Agency Formation Commission does hereby determine, resolve, and order the following:

Section 1. CEQA

Acting as a Responsible Agency under the California Environmental Quality Act (CEQA), the Commission considered the information in the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the proposal, on which the City of Colusa acting as Lead Agency based its environmental determination, and makes the following findings:

- A. The Commission has independently reviewed the MND and associated documents for the Wastewater Treatment Plant Annexation and Colusa Triple Crown Development project in connection with consideration of the Modified City of Colusa WWTP #2 Reorganization (2024-0001).
- B. The City of Colusa found, based upon substantial evidence in the MND, that the Project's impacts would be as follows, based on the highest single impact identified for each environmental factor: (1) No Impact for Mineral Resources; (2) Less Than Significant Impact for Agriculture and Forestry Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance; (3) Potentially Significant Unless Mitigation Incorporated for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Tribal Cultural Resources; (4) Potentially Significant Impact for none of the factors; and (5) Significant and Unavoidable Impacts for none of the environmental factors.
- C. The Commission finds that the Lead Agency's environmental document was prepared in accordance with the requirements of CEQA and the Lead Agency's environmental determination associated with the Modified City of Colusa WWTP #2 Reorganization (2024-0001) is determined to be legally adequate.

Section 2. Determinations and Findings

- A. The Commission hereby makes an exception, due to Standards Conflict, to the logical boundary local policies related to creating corridors and following parcel lines in favor of establishing contiguity and preventing the creation of a fully surrounded island, premature extension of services, and conversion of agricultural lands without plans for development.
- B. The Commission hereby finds that the conversion of prime agricultural land to other uses related to the cannabis facility as part of the modified annexation proposal will lead to planned, orderly, and efficient development in conformance with Local Policy 2.14.a, as detailed in the Executive Officer's Report.

Section 3. Approval, Boundary, and Name Designation

The Commission hereby partially approves the City of Colusa annexation and Sacramento River Fire Protection District detachment reorganization, as outlined below.

- A. The boundaries of the approved LAFCo-modified annexation/detachment area are defined by the draft map in Exhibit "A", attached hereto, and as further refined and finalized by the Executive Officer,

in coordination with the applicant, to substantially conform to the following specifications prior to recording the Certificate of Completion and filing with the State Board of Equalization: (i) reduce the size of the Brookins Ranch area APN 015-130-129 to the minimum size necessary (shown in blue) to meet the contiguity requirements pursuant to GOV § 56031 (greater than 200-feet in width but no more than 350-feet in width, in addition to the width of Will S. Green Avenue); (ii) fully remove APNs 015-130-128, 015-130-068, and 015-130-082; (iii) remove the portion of Wescott Road (shown in yellow) located outside of the Commission’s 2021 Sphere of Influence boundary for the City of Colusa; and (iv) add the northernmost portion of the Will S. Green Avenue road right-of-way (shown in green).

- B. The proposal is assigned the following distinctive short-term designation:
“Modified City of Colusa WWTP #2 Reorganization (2024-0001)”.
- C. Any work commenced or costs incurred by the applicant prior to satisfying all terms and conditions of this approval, and especially within the 30-day Reconsideration Period and CEQA statute of limitations timeframe, are completed at the agency’s own risk.
- D. The Executive Officer is hereby directed to transmit a copy of this resolution pursuant to GOV § 56882.

Section 4. Terms and Conditions of Approval

The Commission hereby approves the modified City of Colusa annexation and Sacramento River Fire Protection District detachment reorganization, subject to the following project-specific terms and conditions.

- A. The annexation territory shall be subject to all City of Colusa ordinances, resolutions, policies, fees, and regulations in effect upon recordation of the Certificate of Completion.
- B. LAFCo mitigation for conversion of prime agricultural land for development of a manufacturing-type operation related to the cannabis facility consists of a restrictive covenant or an agreement with LAFCo stating that the 99.87-acres cannabis facility site shall only be used for agricultural purposes or uses that support agricultural purposes, including the cultivation and distribution of cannabis, which is considered an agricultural product pursuant to Business and Professions Code § 26060(a).

Section 5. Conducting Authority Proceedings

- A. The affected territory is uninhabited as defined in GOV § 56046.
- B. The modified proposal has 100-percent landowner consent.
- C. Public Hearing Notice was provided to all landowners and registered voters in the full project scope affected area and the notice included the Commission’s intent to waive protest proceedings and advised of the potential extension or continuation of any previously authorized charge, fee, assessment, or tax.
- D. No written opposition to the modified proposal was received from landowners or registered voters within the modified affected territory before the conclusion of the Public Hearing on the proposal.
- E. The Commission hereby waives Conducting Authority Proceedings pursuant to GOV § 56663 and orders the modified annexation/detachment reorganization without an election (GOV §57000 et seq.).

Section 6. Certificate of Completion

- A. The Certificate of Completion shall not be filed until all costs incurred and fees due to complete the process have been paid in full and all materials required for final processing of the proposal have been sufficiently prepared and submitted to the Executive Officer.
- B. The effective date of the modified annexation/detachment reorganization shall be the date of recording the Certificate of Completion for the proposal with the County of Colusa.
- C. If a Certificate of Completion has not been filed within one year of adoption of this resolution, Commission proceedings for this reorganization shall be deemed terminated, unless an extension of time is approved by the Commission prior to the expiration date (GOV § 57001).

PASSED and ADOPTED by the Colusa Local Agency Formation Commission at a special meeting on the 9th day of July 2026 by the following roll call vote:

AYES: -
NOES: -
ABSTAIN: -
ABSENT: -

Signed by me after its passage on July 9, 2026.

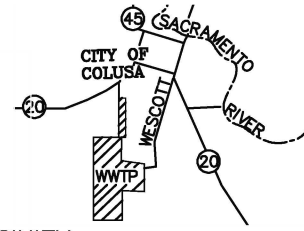
Katherine Dunlap, Chair
Colusa Local Agency Formation Commission

ATTEST:

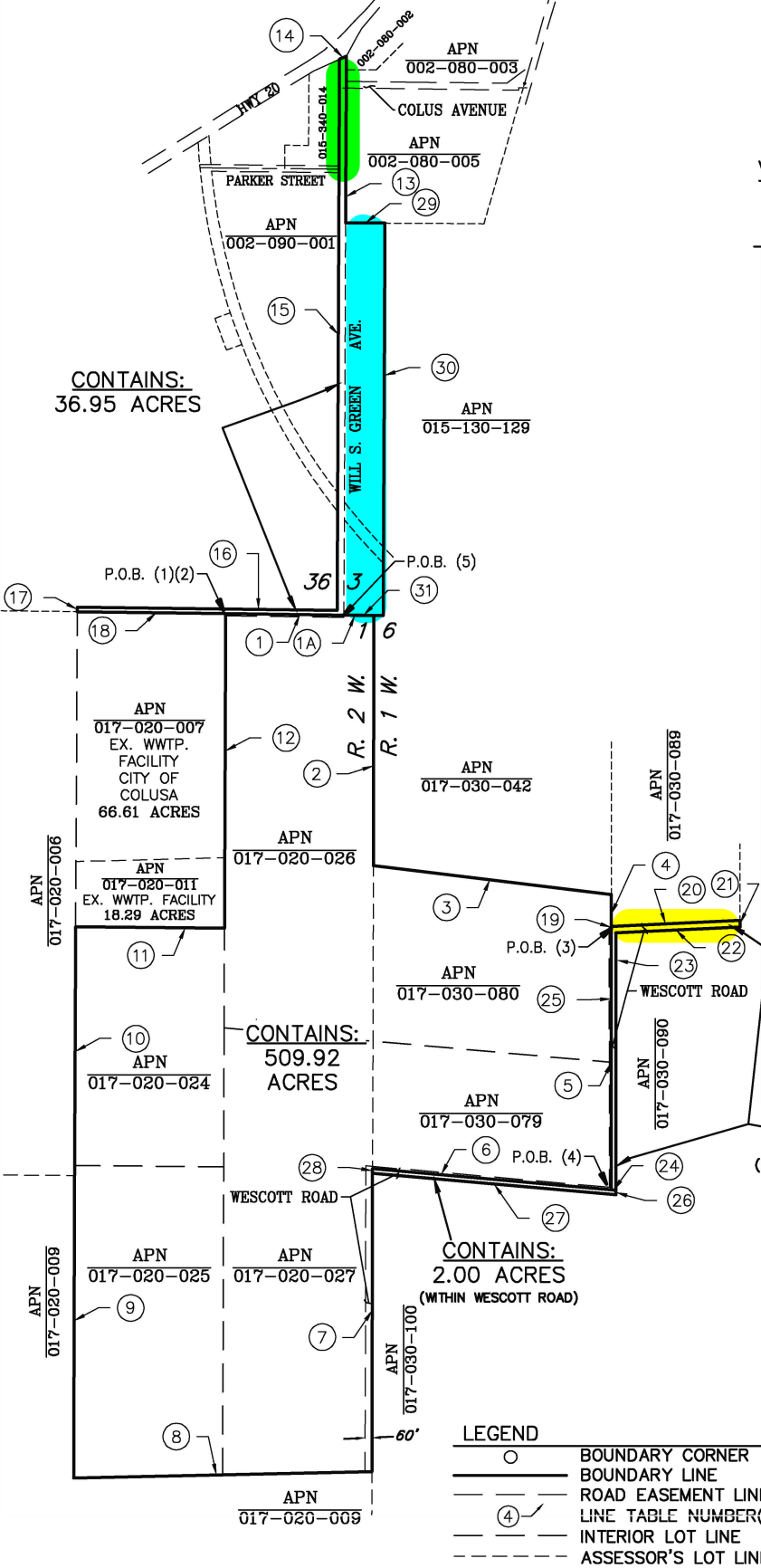
Larkyn Feiler, Executive Officer
Colusa Local Agency Formation Commission

EXHIBIT B

CITY OF COLUSA WASTEWATER TREATMENT PLANT ANNEXATION MAP



VICINITY
NOT TO SCALE

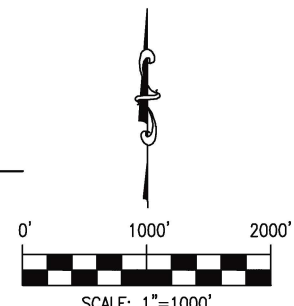


LINE & CURVE TABLE

1	S89° 15' 53"E	1050.51'
1A	S89° 15' 53"E	1319.80'
2	S00° 09' 22"W	2222.57'
3	S83° 01' 41"E	2131.29'
4	S00° 05' 25"E	302.22'
5	S00° 01' 22"E	2322.14'
6	N84° 56' 00"W	2132.61'
7	S00° 08' 31"W	2695.20'
8	S88° 48' 45"W	2653.44'
9	N00° 10' 51"E	2687.38'
10	N00° 17' 13"E	2213.94'
11	S89° 26' 23"E	1323.80'
12	N00° 12' 15"E	2796.09'
13	N00° 16' 09"E	1483.95'
14	S65° 51' 30"W	65.90'
15	S00° 16' 09"W	4900.62'
16	N89° 15' 53"W	2310.28'
17	S00° 17' 13"E	40.00'
18	S89° 15' 53"E	1319.80'
19	N00° 05' 25"W	20.00'
20	N87° 21' 23"E	1143.04'
21	S03° 50' 57"E	60.00'
22	S87° 21' 23"W	1100.04'
23	S00° 01' 22"E	2282.14'
24	N84° 56' 00"W	40.00'
25	N00° 01' 08"W	2287.47'
26	S00° 01' 22"E	40.16'
27	N84° 56' 00"W	2172.73'
28	N00° 08' 31"E	40.15'
29	S89° 39' 51"E	350.00'
30	S00° 16' 09"W	3486.83'
31	N89° 15' 53"W	350.01'

LEGEND

- BOUNDARY CORNER
- BOUNDARY LINE
- - - ROAD EASEMENT LINE
- ④ LINE TABLE NUMBER(S)
- - - INTERIOR LOT LINE
- - - ASSESSOR'S LOT LINE



NOTE: FOR ASSESSMENT PURPOSES ONLY.

PROJECT NUMBER 23-105	CITY OF COLUSA WASTE WATER TREATMENT PLANT	<p>CALIFORNIA ENGINEERING C O M P A N Y I N C</p> <p><small>CIVIL ENGINEERING LAND SURVEYING PLANNING PROGRAMS CONSTRUCTION ADMINISTRATION www.colucaenr.com</small></p> <p><small>1110 Oak Center Blvd, Suite 404 Yuba City, CA 95993 (303) 751-0922 Office</small></p>	DATE: 01-13-2025	NO. DATE DESCRIPTION
SHEET 1 of 1	"EXHIBIT B" ANNEXATION PLAT		SCALE: 1"=1000'	1 10/14/24 ADD AREA EAST OF WILL S. GREEN (017.73 ACRES)
			2 01/13/25 ADD PARKER MAP 161B-1-4 (0.41 ACRES)	
			3 01/13/25 CORRECTED - UPDATED AND CORRECTIONS FROM LAPCO	
			4 07/26/20 UPDATED AND CORRECTED COPY OF WILL S. GREEN	

RESOLUTION NO. 26-02

A RESOLUTION OF APPLICATION OF THE CITY OF COLUSA REQUESTING LAFCO TO TAKE PROCEEDINGS FOR THE CITY OF COLUSA WASTEWATER TREATMENT PLANT (WWTP #2) AND BROOKINS RANCH REORGANIZATION

WHEREAS, the City of Colusa desires to initiate proceedings pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (GOV §56000 et seq.) for the City of Colusa WWTP #2 and Brookins Ranch Reorganization consisting of City annexation of approximately 694.85-acres containing 10 Assessor Parcel Numbers (017-020-024, -025, -026, -027; 017-030-079, -080; and 015-130-128, -129, -068, -082) and portions of County public road right-of-way for Will S. Green Avenue and Wescott Road and detachment of the annexation area from the Sacramento River Fire Protection District; and

WHEREAS, the proposed City of Colusa WWTP #2 and Brookins Ranch Reorganization is located southwest of the existing city limits adjacent to the City's Wastewater Treatment Plant (WWTP) and a map of the subject territory is set forth in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the subject territory is uninhabited (contains less than 12 registered voters); and

WHEREAS, there is 100% affected landowner consent for the proposed reorganization; and

WHEREAS, the reasons for the proposed City of Colusa WWTP #2 and Brookins Ranch Reorganization are as follows: to remove city-owned land from the assessment tax rolls and establish continuity with the existing city limits, while also bringing in land that identified within the Sphere of Influence and the 2007 General Plan as city lands; and

WHEREAS, this proposal is consistent with the Sphere of Influence for the City of Colusa, which was adopted by the City of Colusa on November 4, 2020 pursuant to Resolution No. 20-07; and

WHEREAS, the Council hereby adopts the Plan for Services as required pursuant to GOV §56653 set forth in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, the Council certifies that this direction is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15378 - Project, in that CEQA Guidelines does not apply to initiating applications and in the event at the annexation moves forward, the item would be studied and analyzed with appropriate environmental review as required by CEQA Guideline and will be presented at future public hearings.

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. Initiate LAFCo Proceedings. This Resolution of Application is hereby adopted by the City Council of the City of Colusa, and the Local Agency Formation Commission (LAFCo) is hereby requested to take proceedings for the proposed City of Colusa WWTP #2 and Brookins Ranch Reorganization according to the terms and conditions stated above 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 the City of Colusa WWTP #2 and Brookins Ranch Reorganization application process with LAFCo.
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 20th DAY OF JANUARY 2026, BY THE FOLLOWING VOTE:

AYES: Ponciano, Vaca, Codorniz, Markss and Conrado

NOES: None.

ABSENT: None.

ABSTAIN: None.



DENISE CONRADO, MAYOR

ATTEST:



Shelly Kittle, City Clerk

EXHIBITS

- A: Annexation Map Exhibit
- B: Plan for Services

EXHIBIT A ANNEXATION MAP EXHIBIT

CITY OF COLUSA WASTEWATER TREATMENT PLANT ANNEXATION MAP

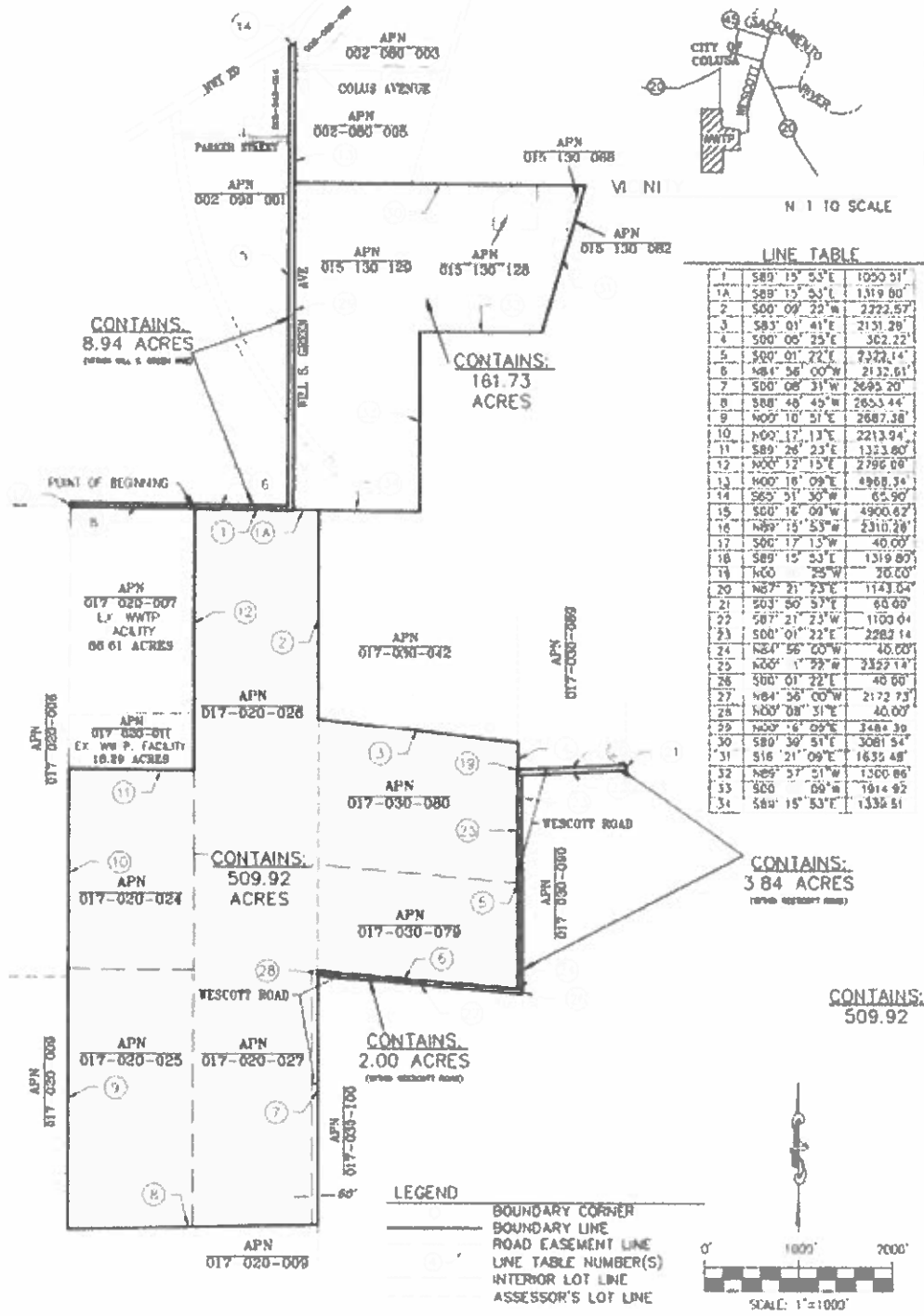


EXHIBIT B
PLAN FOR SERVICES

Services	Presently Provided By	Proposed Provider
Fire Protection	Sacramento River Fire District	City of Colusa Fire Department
Police Protection	County of Colusa	City of Colusa Police Department
Code Enforcement	County of Colusa	City of Colusa
Sewer Service	NA	City of Colusa
Domestic Water Service	NA	City of Colusa
Agricultural Water Service	Surface Water	Same
Animal Control	County of Colusa	County of Colusa
Solid Waste	Recology	Same
Road/Street Maintenance	County of Colusa	City of Colusa
Power infrastructure	PG&E	Same
Street Lighting	County of Colusa	City of Colusa
Planning & Zoning	County of Colusa	City of Colusa
Schools	Colusa Unified School District	Same
Resource Conservation	NONE	City of Colusa
Mosquito Abatement	County of Colusa	County of Colusa
Recreation	None	City of Colusa
Storm Water Drainage	None	City of Colusa - Southwest

City of Colusa Wastewater Treatment Plant (WWTP) #2 and Brookins Ranch Reorganization (LAFCo File 2024-0001)
Property Matrix

	Situs	Pacel Number	County General Plan/Zoning (Minimums)	City Prezoning/Zoning	Acres	Existing Land Use	Owner
1	No Situs	017-020-024	E-A Exclusive Agricultural	U-R Urban Reserve	64.59	Agricultural	City of Colusa
2	No Situs	017-020-025	E-A Exclusive Agricultural	U-R Urban Reserve	83.94	Agricultural	City of Colusa
3	No Situs	017-020-026	E-A Exclusive Agricultural	U-R Urban Reserve	116.98	Agricultural	City of Colusa
4	No Situs	017-020-027	E-A Exclusive Agricultural	U-R Urban Reserve	116.07	Agricultural	City of Colusa
5	No Situs	017-030-079	E-A Exclusive Agricultural	U-R Urban Reserve	57.08	Agricultural	City of Colusa
6	No Situs	017-030-080	E-A Exclusive Agricultural	U-R Urban Reserve	70.04	Agricultural	City of Colusa
7	1925 5th Street	015-130-128	M-1 Light Industrial	R-1 Single Family	4.34	Single Family Home/Shop	Ramiro Solias
8	No Situs	015-130-129	M-1 Light Industrial	R-1 Single Family	155.49	Agricultural	Thiara Brothers LLC
9	No Situs	015-130-068	R-1-8 Residential Single Family (8,000 S.F.)	R-1 Single Family	0.33	Agricultural	Thiara Brothers LLC
10	No Situs	015-130-082	R-1-8 Residential Single Family (8,000 S.F.)	R-1 Single Family	0.22	Agricultural	Thiara Brothers LLC

Total: 669.08

Exhibit B

Geographic Description

City of Colusa Wastewater Treatment Plant Annexation (1)

All that certain property, situate in a portion of Sections 1 and 12, Township 15 North, Range 2 West; Sections 6 and 7, Township 15 North, Range 1 West; Section 36, Township 16 North, Range 2 West; and Section 31, Township 16 North, Range 1 West, Mount Diablo Base and Meridian, County of Colusa, State of California and more particularly described as follows:

Beginning at a point on the north line of said Section 1, said point being North 89° 15' 53" West a distance of 1319.80 feet from the northerly corner common to Sections 1, Township 15 North, Range 2 West, M.D.B.&M. and Section 6, Township 15 North, Range 1 West, M.D.B.&M., said Point of Beginning also being the Northwest corner of Parcel 4, as shown on the certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL.", on file in the Colusa Count Recorders Office in Book 3 of Parcel Maps, at Page 131;

Thence, (1) South 89° 15' 53" East a distance of 1319.80 feet, to the Northeast corner of said Parcel 4 and also being the Northeast Corner of said Section 1;

Thence, (2) South 00° 09' 22" West a distance of 2222.57 feet; on the East line of Section 1;

Thence, (3) South 83° 01' 41" East a distance of 2131.29 feet;

Thence, (4) South 00° 05' 25" East a distance of 302.22 feet;

Thence, (5) South 00° 01' 22" East a distance of 2322.14 feet;

Thence, (6) North 84° 56' 00" West a distance of 2132.61 feet; to the southeast corner of Section 1;

Thence, (7) South 00° 08' 31" West a distance of 2695.20 feet on the east line of Section 12; to the southeasterly most corner of parcel 3 of said parcel map;

Thence, (8) South 88° 48' 45" West a distance of 2653.44 feet; to the southwest corner of Parcel 2 of said parcel map;

Thence, (9) North 00° 10' 51" East a distance of 2687.38 feet;

Thence, (10) North 00° 17' 13" East a distance of 2213.94 feet; to the northwest corner of Parcel 1 of said parcel map;

Thence, (11) Along the existing City of Colusa Boundary, South 89° 26' 23" East a distance of 1323.80 feet, more or less, to a point on the west line of said Parcel 4;

Thence, (12) Along the existing City of Colusa Boundary, North 00° 12' 15" East a distance of 2796.09 feet to the Point of Beginning, and containing 509.92 acres of land, more or less.

Exhibit B

Geographic Description – Continued

Will S. Green Road (2)

TOGETHER WITH a portion of Section 36, Township 16 North, Range 2 West Mount Diablo Base and Meridian, situated in the County of Colusa, State of California, being the description of Will S. Green Road Right-of-way and being more particularly described as follows:

Beginning at a point on the north line of said Section 1, said point being North 89° 15' 53" West a distance of 1319.80 feet from the northerly corner common to Sections 1, Township 15 North, Range 2 West, M.D.B.&M. and Section 6, Township 15 North, Range 1 West, M.D.B.&M., said Point of Beginning also being the Northwest corner of Parcel 4, as shown on the certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL.", on file in the Colusa Count Recorders Office in Book 3 of Parcel Maps, at Page 131;

Thence (18) North 89°15'53" West, a distance of 1319.80 feet on the south line of said Section 36 and the northerly line of the above-mentioned City of Colusa parcel;

Thence (17) North 00°17'13" East, a distance of 40.00 feet;

Thence (16) South 89°15'53" East, a distance of 2310.29 feet, parallel with and 40.00 feet northerly of said Section line;

Thence (15) North 00°16'09" East along the westerly Right of Way of Will S. Green Avenue, a distance of 1043.39 feet; thence continuing on the same bearing along the existing City of Colusa Boundary a distance of 2400.58 feet more or less; thence along the same bearing a distance of 446.41 feet to a point on the existing City of Colusa Boundary; thence along the westerly Right of Way of Will S. Green Avenue parallel with and 60.00 feet westerly of said Section line a distance of 1010.24 feet to a point on the southerly Right of Way line of California State Route 20 Highway (CA-20);

Thence (14) North 65°51'30" East, a distance of 65.90 feet, on said south line of above said CA-20 to a point being on said Section line and on the existing City of Colusa boundary;

Thence (13) Along the existing City of Colusa Boundary, South 00°16'09" West, a distance of 1037.83 feet, thence leaving the City of Colusa Boundary, along the same bearing and along the easterly Right of Way of Will S. Green Avenue a distance of 446.11 feet more or less, also being on the east line of said Section 36;

Thence (29) South 00°16'09" West along said east line of Section 36 a distance of 3484.39 feet to the southeast corner of said section 36;

Thence (1A) North 89°15'53" West, a distance of 1050.51 feet on said south line of Section 36, to the Point of Beginning, and containing 8.95 acres, more or less.

Exhibit B

Geographic Description – Continued

Wescott Road (3)

TOGETHER WITH a portion of Section 6, Township 15 North, Range 1 West Mount Diablo Base and Meridian, situated in the County of Colusa, State of California, being the description of Wescott Road Right-of-way not included within the main annex description and being more particularly described as follows:

Beginning on the west right of way line of Wescott Road, said point being (2) South 00° 09' 22" West a distance of 2222.57 feet; Thence, (3) South 83° 01' 41" East a distance of 2131.29 feet; Thence, (4) South 00° 05' 25" East a distance of 302.22 feet from the northerly corner common to Sections 1, Township 15 North, Range 2 West, M.D.B.&M. and Section 6, Township 15 North, Range 1 West, M.D.B.&M., said Point of Beginning also being on the east line of Parcel 4 as shown on that certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL" on file in the Colusa County Recorder's Office in Book 3 of Parcel Maps Page 131, from which the northeast corner of said Parcel 4 bears North 00°05'25" West, a distance of 302.22 feet, said Point of Beginning also being the southwest corner of Parcel 3 as shown on that certain map entitled "Subdivision Map No. 96-5-1 for Wescott Family Trust" on file in the Colusa County Recorder's Office in Book 1 of Subdivisions Page 47 said Point of Beginning also being on the existing City of Colusa boundary;

Thence (19) North 00°05'25" West, a distance of 20.00 feet on said line between said Parcel 3 and Parcel 4;

Thence (20) North 87°21'23" East, a distance of 1143.04 feet, parallel with and 20.00 feet northerly of the south line of said Parcel 3 of Subdivision;

Thence (21) South 03°50'57" East, a distance of 60.00 feet;

Thence (22) South 87°21'23" West, a distance of 1106.99 feet, more or less parallel with and 40.00 feet southerly of the south line of said Parcel 3 to a point being 40.00 feet easterly of the east line of said Parcel 4 of said Parcel Map;

Thence (23) South 00°01'22" East, a distance of 2287.47 feet, parallel with and 40.00 feet easterly of the east line of Parcel 4 and Parcel 3 of said Parcel Map;

Thence (24) North 84°56'00" West, a distance of 40.00 feet to the most easterly southeast corner of said Parcel 3 of Parcel Map;

Thence (25) North 00°01'22" West, a distance of 2322.14 feet, more or less on the east line of said Parcel 3 and said Parcel 4 of said Parcel Map to the Point of Beginning, and containing 3.67 acres, more or less.

Exhibit B

Geographic Description – Continued

Wescott Road (4)

TOGETHER WITH a portion of Section 6, Township 15 North, Range 1 West Mount Diablo Base and Meridian, situated in the County of Colusa, State of California, being the description of Wescott Road Right-of-way not included within the main annex description and being more particularly described as follows:

Beginning at a point on the north right of way line of Wescott Road, said point being (6A) South 84°56' 00" East a distance of 2132.61 feet from the southwest corner of Section 6, T. 15 N., R. 1 W., M.D.B.&M.; said Point of Beginning also being an angle point in the easterly line of Parcel 3 as shown on that certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL" on file in the Colusa County Recorder's Office in Book 3 of Parcel Maps Page 131, from which the northeast corner of said Parcel 3 bears North 00°01'22" West, a distance of 1133.68 feet;

Thence (24) South 84°56'00" East, a distance of 40.00 more or less,

Thence (26) South 00°01'22' East, a distance of 40.16 feet more or less, parallel with and 40.00 feet easterly of the easterly line of said Parcel 3;

Thence (27) North 84°56'00" West, a distance of 2172.73 feet more or less, parallel with and 40.00 feet southerly of the southerly line of said Parcel 3 to the easterly line of said Parcel 3;

Thence (28) North 00°08'31" East, along the easterly line of said Parcel 3, a distance of 40.15 feet, more or less to an angle point in the easterly line of said Parcel 3;

Thence (6) South 84°56'00" East, along the southerly line of said Parcel 3 a distance of 2132.61 feet to the Point of Beginning, and containing 2.0 acres, more or less.

Exhibit B

Geographic Description – Continued

East Adjacent of Will S. Green Avenue (5)

TOGETHER WITH a portion of Section 31, Township 16 North, Range 1 West, Mount Diablo Base and Meridian, County of Colusa, State of California, lying easterly of Will S. Green Avenue and westerly of Wescott Road not included within the main annex description, and being more particularly described as follows:

Beginning at the southerly corner common to Section 31, T. 16 N. R. 1 W., and Section 36, T. 16 N., R.2 W., M.D.B.&M.;

Thence, (29A) North 00° 16' 09" East along the easterly Right of Way line of Will S. Green Avenue a distance of 3484.39 feet;

Thence, (30) South 89° 39' 51" East along the existing City of Colusa Boundary a distance of 2326.71 feet; thence leaving said existing City of Colusa Boundary along the same bearing a distance of 754.13 feet to a point on the existing City of Colusa Boundary;

Thence, (31) South 16° 21' 09" West along the existing City of Colusa Boundary a distance of 1635.48 feet;

Thence, (32) Leaving said existing City of Colusa Boundary, North 89° 57' 51" West a distance of 1300.86 feet;

Thence, (33) South 00° 02' 09" West a distance of 1914.92 feet to the southerly line of said section 31;

Thence, (34) North 89° 15' 53" West a distance of 1335.45 feet on the said southerly section line of said Section 31 to the Point of Beginning, and containing 161.73 acres of land, more or less.

The above-described contains: (1) 509.92 acres, (2) 8.95 acres, (3) 3.67 acres, (4) 2.0 acres and (5) 161.73 acres; a combined total computed acreage of 686.27 acres of land, 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.

February 5, 2026

Colusa County LAFCo
Larkyn Feiler, Executive Officer
P.O. Box 348
Yuba City, CA 95992

RE: Plan for Services for the City of Colusa Wastewater Treatment Plan Annexation #2 Pursuant to Government Code §56553(b)

Dear Ms. Feiler:

In response to your letter dated May 7, 2025, requesting a plan for services in compliance with the above-mentioned project. We are submitting the following information.

Project in Brief

The proposed annexation consists of 10 individual parcels, with ownership held by three parties, totaling approximately 669.08 acres. Of those acres, 508.7 of them are currently owned by the City of Colusa. The remaining 168.79 acres of the property are identified as Brookins Ranch in the 2007 General Plan and are under ownership by Gary Thiara. The City-owned properties will be rezoned to A-G Agricultural. In contrast, the Brookins Ranch property will receive the R-1 Single Family designation as mentioned in the 2007 General Plan. The annexation will also include several acres of right-of-way, including Will S. Green Road and portions of Wescott Road. Apart from the Colusa Triple Crown project, occupying approximately 86 acres next to the Wastewater Treatment Plan (Portion of APN 017-020-026), no development is proposed. All of the properties in question are located in the City's Sphere of Influence.

Government Code §56553(b)

Pursuant to Government Code §56533(b), if an application for a change of organization or reorganization is submitted, the applicant shall submit a plan to provide services within the affected territory. As such, the Government Code requires the following information to be provided:

- (1) An enumeration and description of the services currently provided or to be extended to the affected territory;
- (2) The level and range of those services;
- (3) An indication of when those services can feasibly be extended to the affected territory, if new services are proposed;
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions, the local agency would impose or require within the affected territory if the change of organization or reorganization is completed;
- (5) Information with respect to how those services will be financed.

Below, the associated "Plan for Services" is outlined for the Wastewater Treatment Plan No.2 Annexation request:

Electric: Presently, electrical service is provided for all the parcels identified for annexation, as Pacific Gas and Electric (PG&E) currently services them. Services are both commercial and residential, serving single-family homes, outbuildings, and water pumps. PG&E also provides power to the Wastewater Treatment Plant.

For future development of the Colusa Triple Crown (CTC) project, infrastructure to service the site will be constructed and paid for by the developer, subject to review and approval by the public utility providing the service. All utilities shall be installed underground within future easements, except for pad mount transformers as necessary. As part of the CTC discretionary action, the subject property will also be annexed

into the Community Facilities District (CFD), a special financing district that provides funding mechanisms for specific facilities (e.g., Police, Fire, Public Works, Parks). CFDs are a special tax levied on property owners within the district to finance public improvements and/or services.

No additional development is proposed for any of the privately owned or city-owned parcels associated with the annexation beyond that as identified in the Project in Brief (above).

Roads and Trails: The areas identified for annexation currently consist of unpaved public rights-of-way. As part of the CTC development, the applicant will design, fund, and build appropriate right-of-way improvements on Will S. Green Road that are currently gravel. This gravel portion of Will S. Green Road starts just south of Colus Avenue and ends at the Wastewater Treatment Plant. Roadway improvements include, but are not limited to, paving, storm drains, signage, drainage facilities, and utilities. Such improvements will comply with applicable provisions of state and local law, including fire safety standards for areas of regional responsibility, meaning that fire suppression (e.g., fire hydrant spacing, turn arounds) shall be installed in required locations. The Colusa Fire Department and the Public Works Department will review all access improvements and roadways. They will adhere to all local, state, and federal fire regulations related to access and safety. A portion of Wescott Road, located along the southeastern border of the annexation, is also currently gravel. It is used locally by agricultural trucks and farm equipment to service agrarian fields. This roadway will remain in its current state, as it has been found adequate for agricultural purposes.

As discussed above, no development is proposed within the annexation boundary beyond the CTC project. Development on city-owned lands will remain unlikely, as those properties will receive A-G Agricultural zoning upon annexation and are also under long-term lease for agricultural practices. Lands under private ownership, such as the Brookins Ranch parcel, will receive an R-1 Single Family zoning designation as identified in the General Plan. When that property owner comes forward with a development proposal, the application will be reviewed against federal, state, and local standards, and, as such, physical development, including roadways, will be the responsibility of the applicant. At the time of any discretionary action, the subject property will also be annexed into the Community Facilities District, a special financing district that provides funding mechanisms for specific facilities (i.e., Police, Fire, Public Works, and Parks).

Sewer & Water: Currently, domestic water and sewer services are not provided to any of the parcels identified for annexation, although private wells and septic systems are in place for Brookins Ranch. Common public sewer and water infrastructure will be provided for and by the developer of the CTC project. Of which, these utilities are immediately located along their northern property line, within the right-of-way of Will S. Green Road. As part of the CTC project, water facilities will be extended into the project site to accommodate fire hydrants, sprinkler requirements for structures, and any domestic needs such as water fountains, bathrooms, and showers. For the hydroponic portion of the CTC operation, CTC will utilize purple pipe water from the abutting Wastewater Treatment Plant (WWTP). Purple pipe water is recycled or reclaimed non-potable water distributed through a separate, purple-colored piping system. This water has been treated to remove contaminants and is used for irrigation, industrial processing, and landscape irrigation. This infrastructure already exists within the parcel CTC proposes to use. This water is currently used to irrigate City-owned agricultural lands, reducing the need for groundwater for farming. CTC will also take advantage of Reverse Osmosis (RO), an internal water system that will allow CTC to recycle water already in use. The RO system produces purified water by passing it through a semi-permeable membrane, removing most dissolved materials, salts, and other impurities. The RO system reduces the plants' ongoing water demand. It delivers highly purified water, which is beneficial for hydroponic systems by allowing growers to precisely control the nutrient solution's composition, leading to optimal plant growth. The RO system is expected to reclaim approximately 95% of CTC's daily water usage.

Brookins Ranch will be designated with an R-1 Single-Family zoning. When an entitlement application is made for that property, the application will be reviewed against federal, state, and local standards, and, as such, physical development, including roadways, will be the responsibility of the applicant. At the time of any discretionary action, the subject property will also be annexed into the Community Facilities District, a special financing district that provides funding mechanisms for specific facilities (i.e., Police, Fire, Public Works, and Parks). The development team will bear the cost of extending, upgrading, and installing such services in any potential development of Brookins Ranch.

The City of Colusa WWTP provides treatment to the City's wastewater and discharges effluent to the Sacramento River. WWTP is a regional-serving, gravity-fed facility located southwest of the City. In addition, the facility is a secondary treatment facility with a current treatment capacity of 12 million gallons per day (mgd). WWTP utilizes alternative power, including a photovoltaic solar array installation, which provides approximately 35 percent of the facility's total power demand. According to the City of Colusa Sanitary Sewer Master Plan Update (SSMP) (2017), the collection system consists of sewer mains, trunk sewers, lift stations, and flow diversions that collect and convey wastewater to the City's WWTP, which is located west of the City on Colusa River Road. The City's existing sanitary sewer collection system comprises roughly 266 miles of gravity-collection pipes up to 66 inches in diameter.

In 2014, upgrades were initiated and completed on portions of the WWTP, improving reliability, increasing capacity, and minimizing sanitary sewer overflows. The project involved the construction of new submersible sewer pump stations and the abandonment of two older pump stations; the construction of 2,000 linear feet of 21-inch sewer downstream of the pump station to the WWTP; and the construction of 7,800 linear feet of 10 to 18-inch sewers to replace existing defiance sewers within the city. That project would allow treated wastewater to be discharged onto the abutting city-owned agricultural lands. As discussed above, CTC will benefit from this reclaimed water for its operations. It is anticipated that the work done at WWTP will provide sufficient capacity for City growth for approximately 30 years, reduce overall WWTP energy consumption, reduce local groundwater demand, and reduce overall demand on the City water system.

The city's water supply is obtained from groundwater. The City pumps an average of 1.8 million gallons a day (MGD) of water; as such, the City maintains a total of eight groundwater wells, three of which are currently out of service and abandoned. Currently, the City is constructing a new well (Well No. 9) at the southern end of Fifth Street, funded through the Drinking Water State Revolving Fund (DWSRF). Well No. 9 is anticipated to have a total capacity of 2,200 to 2,600 gallons per minute (GPM). Once fully operational, other existing wells for the city will serve as emergency standby.

The City also has an operational agreement with Colusa Industrial Properties (CIP) for supplemental water from CIP's two existing wells, as the City and CIP are intertied.

Public Services: The Colusa Fire Department provides fire protection services for the City. The Fire Department also participates in a countywide mutual aid program with six other fire protection agencies in Colusa County. Colusa Fire Department has a career staff consisting of seven paid positions (approximately one person per 1000 residents), including three Firefighters, two Fire Apparatus Engineers, one Captain, and one Fire Chief. In addition to paid staff, the Department has a supporting roster of 15 to 20 volunteers. The volunteer staff consists of a Division Chief, four Captains, four Driver/Operators, and Firefighters. Of the entire staff, 12 personnel are trained as Emergency Medical Technicians (EMT), and all other personnel are trained as First Responders. Shift personnel work 24-hour rotating shifts year-round, so there are no brownouts.

The Fire Department has a fire station in the City of Colusa located at 750 Market Street. Firefighting equipment consists of four engine pumpers (three with a capacity of more than 1,250 gallons per minute

(gpm) and one with a capacity of 1,000 gpm), one ladder truck with a 1,500-gpm capacity and 500-gallon water tank, and one grass rig with a 300-gpm capacity and 500-gallon tank. One reserve ambulance is housed for emergency backup only and is rarely dispatched. Given the proximity to the Sacramento River, the Department also has swift-water technician staff trained for swift-water rescue and the use of a zodiac-style rescue boat. The Department is also equipped with a Basic Life Support (BLS) alternative transport multi-trained off-terrain vehicle that can transport individuals when the Advanced Life Support ambulance service is unavailable or has extended arrival times.

On May 6, 2025, the City Council authorized the Fire Department to purchase an additional Type 1 Engine. This Engine expands the fleet from 4 to 5 firefighting equipment while also increasing the department's strength and operational readiness. A Type 1 Engine is the most common type of fire engine and is primarily used for structural firefighting. They are designed to support urban, rural, and suburban fire departments and carry all the necessary National Fire Protection Association (NFPA) firefighting equipment.

According to verbal communication with the Fire Chief, the Fire Department can provide an average response time of 1-4 minutes to any location within the current service area, including the WWTP. The Fire Department currently has an Insurance Service Office (ISO) rating of 3. An ISO rating is based on the Public Protection Classification program, which rates a given city's fire service on water supply, equipment, personnel, alarm and dispatch, and training. An ISO rating is a prime factor in determining fire insurance rates within a community. The rating is on a scale of 1 to 10, with 1 representing the best level of fire protection.

Police protection services for the entire City limits are provided by the Colusa Police Department. In contrast, the Colusa County Sheriff's Department provides police services for areas outside city limits, as well as specialized services such as the County Jail. The Colusa Police Department provides 24-hour police protection to the City's residents. Additionally, the Police Department extends its services to areas beyond the City limits on an as-needed basis, through a mutual aid agreement with the Colusa County Sheriff's Department as required by the Office of Emergency Services. Currently, the Department operates one police station, located at 260 Sixth Street.

The Department has an authorized strength of 11 sworn officers (up from nine in the General Plan), including the Chief of Police, one lieutenant, two sergeants, and five officers. There is one personnel position, a non-sworn secretary. The Police Department currently utilizes seven vehicles to patrol the City and to respond to calls for service. The Police Department noted a Project Site response time between 2 to 3 minutes. The City also employs an Code Enforcement officer.

Recently, the City closed escrow on a 3.66-acre property on Highway 20/45, on the eastern side of town. The Department has a preliminary design for an 11,700 square foot facility with internal square footage dedicated to a variety of uses, including: public lobby and live scan room, administrative space and offices, storage rooms and lockers, training facilities, wellness space, conference room, and supporting facilities such as fitness center, janitorial, mechanical, and electrical rooms, etc. The city is currently in the environmental evaluation portion of the project.

Except for the proposed CTC facility, both Police and Fire services will be provided to properties that will remain in an "as is" state, agricultural. The CTC facility, pursuant to the Colusa Municipal Code and State laws, requires employees to be screened for past convictions and involves background checks. In addition, CTC will operate and monitor security equipment as required by the Colusa Municipal Code. CTC structures, pursuant to state law, will also include a sprinkler system. Service calls to the CTC facility are expected to be minimal.

The Colusa General Plan anticipates future development of the Brookins Ranch site as it is currently pre-zoned R-1 Single Family Residential. No entitlements for this site have been proposed at this time, and past project entitlements (2008-2009) have since expired and were not deemed complete. Whenever a project is proposed for this property, it will be subject to federal, state, and local regulations and requirements, including the California Environmental Quality Act. Further, if development is proposed and approved, the subject property will be annexed into the CFD, requiring an assessment of the property within the district to finance public improvements and/or services.

Sincerely

Jake Morley
Planning Consultant
City of Colusa

ORDINANCE NO. 573

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA
AMENDING THE PRE-ZONING OF PROPERTY WITHIN THE CITY OF COLUSA SPHERE OF
INFLUENCE AS PART OF THE WASTEWATER TREATMENT PLANT – COLUSA TRIPLE
CROWN DEVELOPMENT PROJECT

BE IT ORDAINED by the Council of the City of Colusa that:

Section 1. The zoning of all that real property identified as Assessor's Parcel Nos 017-020-024, 017-020-025, 017-020-026, 017-020-027; 017-030-079, 017-030-080; and 015-130-128, 015-130-129, 015-130-068, and 015-130-082 is amended as depicted in Exhibit I.

Section 2. The City Council finds that:

- A. The rezoning is consistent with the General Plan as it would apply zoning districts that are consistent with the proposed General Plan diagram; and 1) a Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA; and 2) that the Mitigated Negative Declaration represents the independent judgment and analysis of the city as lead agency for the Project; and 3) that on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment with the application of mitigation measures.
- B. The site is physically suitable for the pattern of zoning classifications and anticipated development resulting therefrom, including the Colusa Triple Crown development on vacant property at the southern Will S. Green Road abutting the Wastewater Treatment Plant. The site is served by existing utilities, including power, water, and sewer. The sites are compatible with existing and adjoining land uses: the 161.73 acre site known as Brookins Ranch will receive an R-1 Single-Family zoning designation, and the 509.92 city-owned agricultural lands will receive an A-G Agricultural zoning designation. The site is flat and does not contain any physical constraints such as steep slopes, wetlands, or woodlands. There are no physical constraints to the site that would prohibit development or agricultural uses.


Section 3. This ordinance shall become effective 30 days following the date of its adoption.

THE FOREGOING ORDINANCE was adopted by the City Council of the City of Colusa at its meeting held on the 5th day of April 2026 by the following vote:

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

NOES: None.

ABSENT: None.


DENISE CONRADO, MAYOR

ATTEST

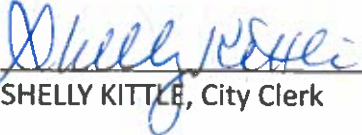

SHELLY KITTLE, City Clerk

Exhibit I – Zoning Map

**City of Colusa
Rezoning Plat
(RZ 25-01)**

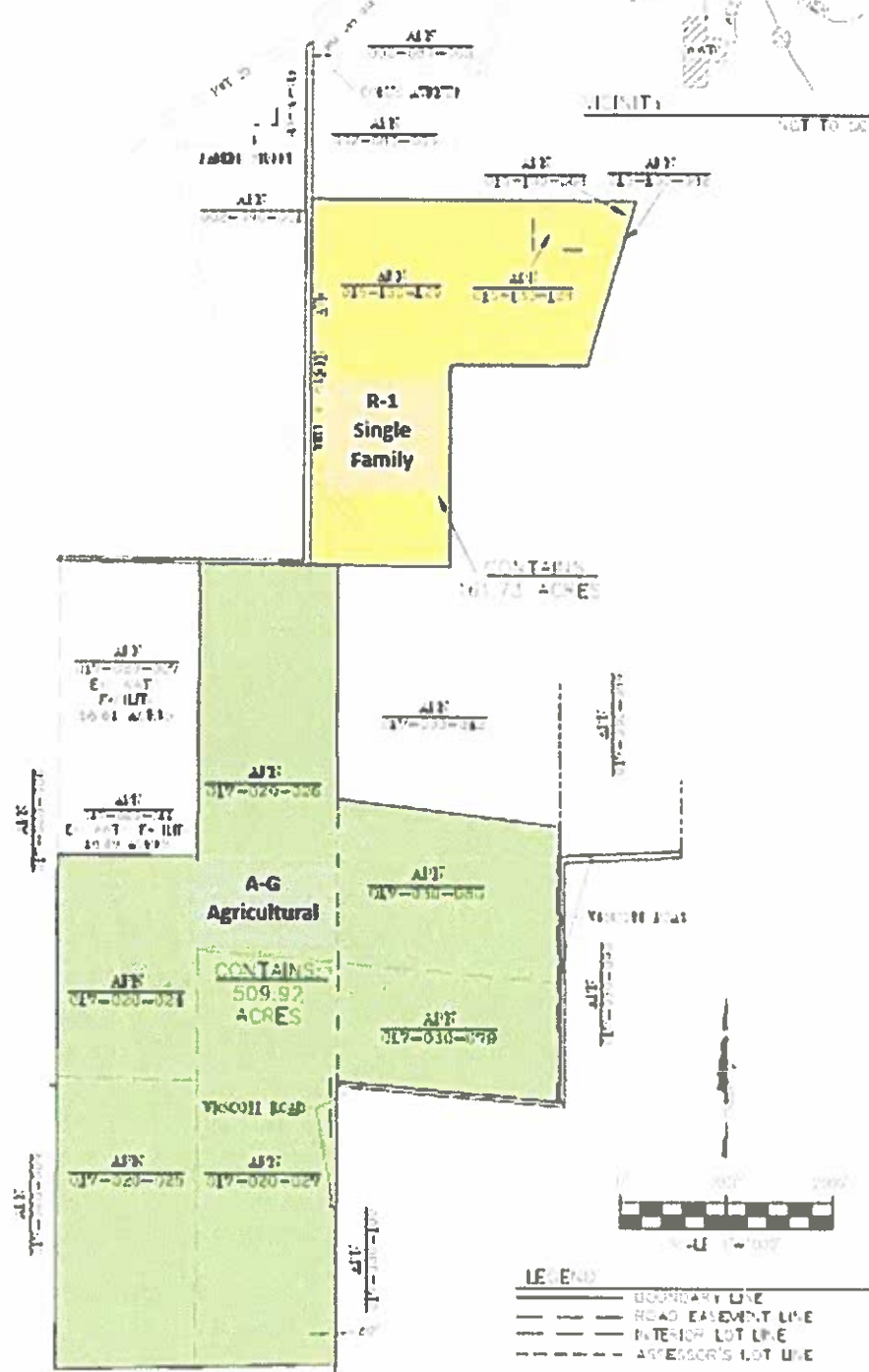
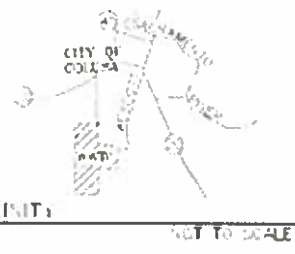


Exhibit I – Rezoning Plat

RESOLUTION NO. 26-18**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING
A GENERAL PLAN AMENDMENT (GPA 25-01)**

WHEREAS, as part of the Wastewater Treatment Plant Annexation (WWTP #2) project, a General Plan Amendment is necessary to change the land use designations and amend the General Plan land use designations including Agricultural (509.92 acres) and Low Density (161.73 acres) as identified as Assessor's Parcel Numbers 017-020-024, 017-020-025, 017-020-026, 017-020-027; 017-030-079, 017-030-080; and 015-130-128, 015-130-129, 015-130-068, and 015-130-082 ("Project")

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing on March 18, 2026, and recommended approval of the project, including this General Plan Amendment (GPA 25-01)

WHEREAS, under an attached Ordinance, the City Council has considered an amendment to the Colusa Municipal Code (CMC) Appendix A - Section 21.5 to permit cannabis operations subject to issuance of a Cannabis Use Permit.

WHEREAS, under an attached Ordinance, the City Council has considered an addition to the CMC to add Appendix A – Section 17.5 Agricultural regulations, which would permit subdivisions on land zoned AG – Agricultural into parcels with a minimum of 5 acres. In this instance, the proposed TSM would comprise 10 parcels totaling 86.06 acres, ranging from 10.83 to 6.44 acres, with an average parcel size of 8.606 acres.

WHEREAS, Appendix A – Section 17-15 of the CMC allows for the Planning Commission to make written recommendations to the City Council to approve a proposed tentative map.

WHEREAS, the Planning Commission has considered the Initial Study and proposed Mitigated Negative Declaration (MND) and Modified Mitigation Monitoring Reporting Program (MMRP), which concluded that the Project, with mitigation included, will not result in a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUSA AS FOLLOWS:

1. With regard to the General Plan Amendment, the City Council finds that:
 - A. That the proposed General Plan Amendment is consistent with the General Plan, and all provisions of the Colusa Municipal Code, as well as the attached Ordinances amending the Municipal Code and adding Agricultural regulations.
 - B. The City Council has 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.
2. Based on the findings made above, the City Council hereby approves

General Plan Amendment GPA 25-01, as outlined in Exhibit I, attached hereto.

THE FOREGOING RESOLUTION was duly introduced and passed at a regular meeting of the City of Colusa City Council Meeting held on the 21st day of April 2026, by the following vote.

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

NOES: None.


ABSENT: None.

ABSTAIN: None.



DENISE CONRADO, MAYOR

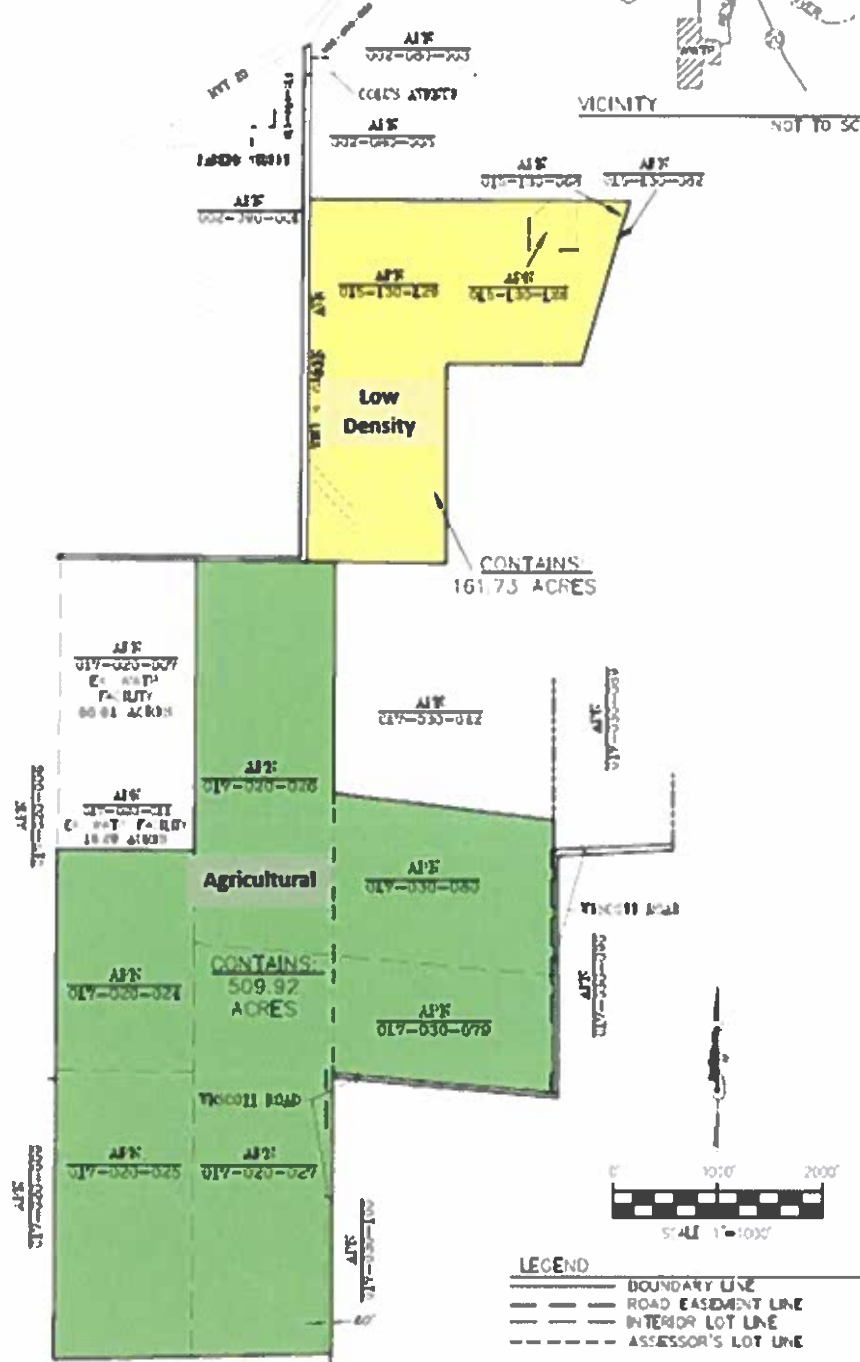
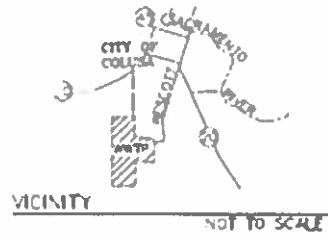
ATTEST:



Shelly Kittle, City Clerk

Exhibit I – General Plan Amendment Plat (GPA 25-01)

City of Colusa
 General Plan Amendment Plat
 (GPA 25-01)



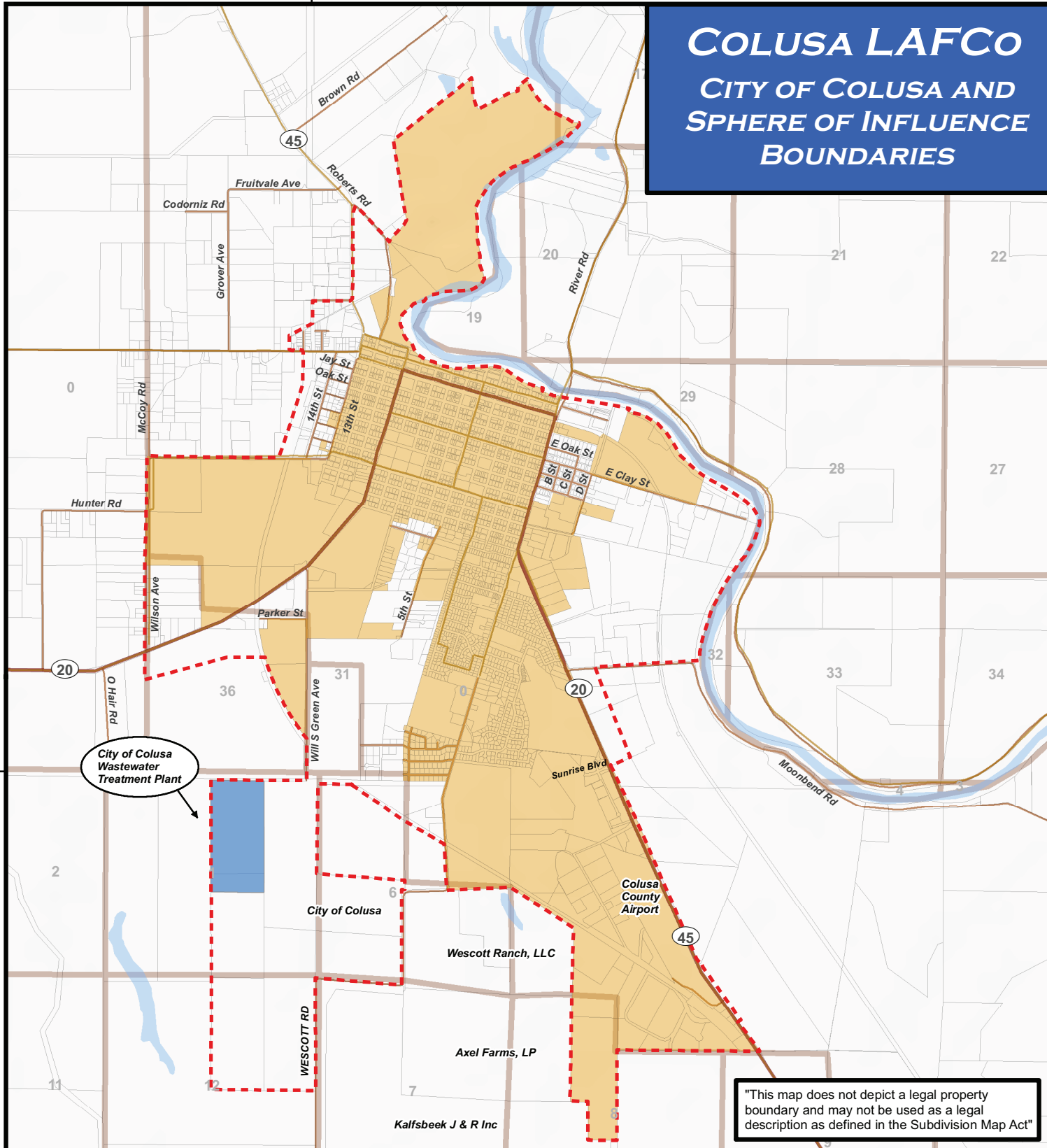
Range 02 West

Range 01 West

COLUSA LAFCO CITY OF COLUSA AND SPHERE OF INFLUENCE BOUNDARIES

Township 16 North

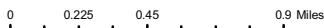
Township 15 North



"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"

Legend

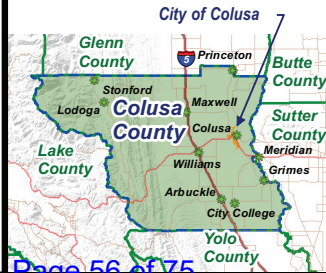
- Communities
- Colusa County Boundary
- Highways
- Roads
- Parcels
- Sectional Grid (MDB&M)



- City Of Colusa Boundary
- City of Colusa Sphere of Influence Boundary

**City of Colusa
Sphere of Influence**
LAFCo Resolution: 2021-0003
Adopted: April 1, 2021

Source: Colusa LAFCo Map Created 2/13/2022



**TAX REVENUE SHARING AGREEMENT
BETWEEN THE CITY OF COLUSA AND THE COUNTY OF COLUSA FOR THE
CITY OF COLUSA WASTEWATER TREATMENT PLANT ANNEXATION #2**

This Tax Revenue Sharing Agreement is made and executed in duplicate by and between the County of Colusa, a political subdivision of the State of California (“County”), and the City of Colusa, a municipal corporation (“City”). The County and City are collectively referred to as the “Parties”.

RECITALS

The City filed an application (#2024-0001) with the Colusa County Local Agency Formation Commission (“Colusa LAFCo”), pursuant to the Cortese-Knox Local Reorganization Act of 1985 (Gov. Code, §§ 56000, et seq.), requesting approval of the annexation into the City of that real property described in Exhibit “A and B” attached hereto and incorporated by reference (“Annexation Area”).

Revenue and Taxation Code section 99 requires a city seeking to annex property and the county affected by such annexation to agree upon a property tax revenue exchange agreement in order for Colusa LAFCO to issue a Certificate of Completion.

The City and the County wish to work together to develop a fair and equitable approach to the sharing of tax revenue within the Annexation Area. The City and the County recognize the importance of the City’s and the County’s services and the need to maintain adequate service levels to the Annexation Area for the health, safety and welfare of the citizens of the City and the County. The City and the County wish to cooperate as provided in this Agreement in an effort to address the City’s and the County’s fiscal considerations in providing such services, as well as their respective present and future economic and planning needs.

1. Incorporation of Recitals. The Parties agree that the Recitals, above, constitute the factual basis upon which the City and the County have entered into this Agreement. The City and the County each acknowledge the accuracy of the Recitals and agree that the Recitals are incorporated into this Agreement as though fully set forth at length.
2. Definitions. For purposes of this Agreement, the following words, phrases, and terms are defined as follows:
 - A. “Affected Tax Rate Areas” (or “TRA” or “TRAs”) shall mean as to this Agreement those base property tax levies and/or incremental property tax levies available from the Annexation Area, including the following TRAs (TRA 058-003, etc.). The TRAs are to be re-numbered during the annexation process.

The County Auditor has notified the City and County pursuant to Revenue and Taxation Code section 99(b)(2), that, of the 1% Ad Valorem Property Tax imposed pursuant to Article 13A, section 1 of the State Constitution, the Property Tax Revenue

which is subject to negotiated exchange consists of the following elements. Amounts are estimates and are subject to correction.

Secured:

TRA 058-003: General Fund \$27,639 (0.277711%), Sheriff Department \$3,965 (0.039838%), Bridge Fund \$562 (.005642%), Road District \$4,254 (0.042740%), Sacramento River Fire \$2,083 (0.020930%) and Other Remaining Entities \$61,022 (0.613174%).

- B. "Annexation Area" means all parcels located within the proposed City of Colusa Wastewater Treatment Plant Annexation #2 as shown on Exhibit "A" to this Agreement for which an application or resolution pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §§ 56000 *et seq.*) (the "Act") is filed with LAFCo during the term of this Agreement.
- C. "Annexation Date" means the date specified by the Act as the effective date of the annexation covered by this Agreement.
- D. "Base Year" shall mean the fiscal year in which the Tax Rate Areas are approved by the State Board of Equalization.
- E. "Base Year Property Tax Revenues" shall mean the tax revenue portion of the one percent (1%) property tax authorized by Article 13A, section 1 of the California Constitution, and more particularly described in subsection (c) of Section 95 of the California Revenue and Taxation Code, and includes both the Base (total amount of property tax revenue based upon the AB-8 gross levy for the fiscal year) and supplemental property tax revenues as more particularly defined in Section 75 of the California Revenue and Taxation Code, accruing to the County, excluding property tax revenues allocated to the Sacramento River Fire District, Colusa Cemetery District, Colusa Mosquito Abatement District, Yuba Community College, Colusa Unified School District, and the Colusa County of Education Superintendent of Schools in the Base Year.
- F. "Base Year Sales and Use Tax Revenues" means the revenue from the Bradley-Burns sales, transactions and use taxes levied and received that are generated within the Annexation Area in Base Year.
- G. "Property Tax Revenue" means all revenue from "ad valorem real property taxes on real property," as that term is used in Section 1 of Article XIII.A of the California Constitution and as more particularly defined in Revenue and Taxation Code §95(c), that is collected from within the Annexation Area and available for allocation to the City and County.
- H. "Property Tax Base Year Increment" means the amount of one percent (1%) ad valorem property tax revenues in excess of the Base Year Tax Revenues accruing to each agency

(by the applicable Tax Rate Area) in the Annexation Area resulting from the increase in assessed valuation of the property, buildings, and all other improvements from which property taxes are derived in existence in the Base Year. For the purposes of this Agreement, Property Base Year Tax Increment shall be cumulative.

- I. "Property Tax Development Increment" means the amount of one percent (1%) ad valorem property tax revenues in excess of the Base Year Tax Revenues and the Property Tax Base Year Increment accruing to each agency (by the applicable Tax Rate Area) in the Annexation Area resulting from the increase in assessed valuation from one year to the next caused by property and building improvements and new construction. For the purposes of this Agreement, the Property Tax Development Increment shall be cumulative.
 - J. "Sales and Use Tax Revenue" means the revenue from the Bradley-Burns sales, transactions and use taxes levied and received that are generated within the Annexation Area.
3. General Purpose of Agreement. The general purpose of this Agreement is to devise an equitable exchange of Property Tax Revenue between the City and the County on and after the Annexation Date as required by Government Code section 56815(b) and Revenue and Taxation Code section 99.
 4. Assumption of Services After Annexation. The parties understand and acknowledge that following completion of the Annexation, the City will assume full responsibility for providing road, fire, law enforcement, and all other municipal services to the Annexation Area. All roads in or adjacent to and servicing the annexation area, as shown on Exhibit A, shall be City responsibility pursuant to Streets & Highways Code section 989.
 5. Property Tax Revenue Distribution Methodology. The Parties agree that, as to the Annexation Area only, Secured and Unsecured Property Tax Revenue will be distributed as follows beginning the first fiscal year after the Base Year:
 - A. Base Year Property Tax Revenues. The County will retain one hundred percent (100%) of the Base Year Tax Revenues, and henceforth in all subsequent years.
 - B. Property Tax Base Year Increment. The County will retain one hundred percent (100%) of the Base Year Increment and in all subsequent years shall receive portion of the increment equal to the adopted Board of Equalization California Consumer Price Index annual inflation factor.
 - C. Property Tax Development Increment. Following annexation, the City shall receive 100% of the property tax development increment, excluding base year.
 6. Sales and Use Tax Distribution Methodology. The Parties agree that, as to the Annexation Area only, Sales and Use Tax Revenue shall be distributed as follows:

- A. Base Year Sales and Use Tax Revenues. The County will retain one hundred percent (100%) of the Sales and Use Tax Revenue.
- B. Second Year Sales and Use Tax. For the Second Year, the City shall reimburse the County ninety percent (90%) of the Sales and Use Tax Revenue and the City shall retain ten percent (10%).
- C. Third Year Sales and Use Tax Revenue. For the Third Year, the City shall reimburse the County seventy percent (70%) of the Sales and Use Tax Revenue and the City shall retain thirty percent (30%).
- D. Subsequent Years Sales and Use Tax Revenue. Beginning with the Fourth Year and henceforth, the City shall retain one hundred percent (100%) of all Sales and Use Tax Revenue.

7. Establishment of Separate Tax Rate Area.

- A. Upon execution of this Agreement, the Annexation boundary configuration covered by this Agreement is fixed. In order for the County Assessor to determine which Tax Rate Areas are involved and the total Assessed Valuation of the Annexation area, a map(s) and legal description(s) of the Annexation shall be submitted to the County Assessor. Said map(s) and legal description(s) shall be prepared and stamped by a California licensed surveyor or engineer and shall match the boundaries of the City of Colusa Resolution initiating this Annexation.

In the event that the Annexation boundary is subsequently altered, for any reason, the Auditor, Assessor, County Administrative Officer, and Community Development Director shall be immediately notified by the City of Colusa of the Annexation boundary change and the City shall submit new maps and legal descriptions detailing said changes.

Any subsequent changes to the Annexation boundary will cause any prepared Auditor's Report of Tax Rate Area Assignment to become null and void. Any report(s) issued by the County Assessor regarding Assessor's Parcel Numbers, Tax Rate Areas, and Assessed Valuations that are required by the County Auditor to prepare their Tax Rate Area Assignment Letter to the Board of Equalization will also need to be re-issued.

Should any other subsequent changes occur (other than Annexation boundary Changes), in the maps and/or legal description originally submitted to the County Assessor at any time during the LAFCo annexation process, the City shall immediately notify the County Assessor.

- B. County and County Auditor will work with the State Board of Equalization to establish separate Tax Rate Areas ("new TRAs") for the Annexation Area prior to allocation and distribution of Property Tax Revenue under this Agreement. For

purposes of establishing new TRAs and setting the AB 8 calculation. County Auditor will report to City and County the actual amount of the Ad Valorem Property Tax Revenue levied from the new TRAs pursuant to this Agreement.

8. Allocation to Other Public Entities. All Property Tax Revenue allocated to other Special Districts and entities shall remain unchanged unless otherwise agreed between City and said entity.
9. Development Impact Fees. The City of Colusa will require each developer within the Annexation Area to pay to the County of Colusa the County's Development Impact Fees adopted pursuant to Ordinance No. 705, Chapter 38 of the Colusa County Code, and Resolution No.21-076, limited to Library Facilities, Sheriff Facilities, District Attorney Facilities, Probation Facilities, Behavioral Health Facilities, and Health and Human Services Facilities, as the fees exist or may be amended from time to time for any project approved within the Annexation Area.

If the County's current impact fees increase by 25% or more, the County agrees that it will reopen this tax share agreement. The City will fulfill this obligation by including this requirement in any development agreement or condition of approval adopted in connection with the approval of any development project proposed within the Annexation Area. Prior to issuance of a building permit for construction of any development, the City will require the developer to confirm payment of the County Development Impact Fees identified in this Section to the County, all in accordance with the County's Service Impact Fee Ordinance. County agrees to consider reduction or waiver of Development Impact Fees on a project-by-project basis.

10. Exchange by County Auditor. The Parties agree that all of the exchanges of Property Tax Revenues required by this Agreement shall be performed by the County Auditor in the customary time and manner for such exchanges based on other similar agreements with local jurisdictions.

The City of Colusa will pay the County of Colusa any applicable Sale and Use Tax Revenues required by this Agreement by April 30th. For audit purposes, the remittance of the payment shall also include documentation evidencing the sales tax revenue collected by the City of Colusa. Acceptable documentation will be sufficient to the County Auditor-Controller and shall include the State Board of Equalization sales tax reports.

11. Effect of Agreement. This Agreement applies solely to the Wastewater Treatment Plant Annexation #2 Area, Property Tax Revenues, Sales and Use Tax Revenues, and County Development Impact Fees.
12. Utility Bills. Within 60 days of the Annexation Date the City shall have completed the transfer process with Pacific Gas and Electric and take full responsibility for the utility bills for streetlights in the new TRAs.
13. Administrative Charges. Administrative charges for preparation of property tax calculations

and tracking shall be charged to the City annually. The County will charge the City the Property Tax Administration Fee per R&T Code 95.3 and 97.75 and the Colusa County Board of Supervisors Ordinance No. 529.

14. Effective Date of Agreement. This Agreement shall become effective on the last date of execution set forth below (“Effective Date”).
15. Mutual Defense; Waiver of Retroactive Recovery. If the validity of this Agreement is challenged in a legal action by a party other than City or County, then the Parties agree to jointly defend the legal action and share equally all related costs, fees, and expenses arising from the action. Further, the Parties waive any right to the retroactive recovery of any City or County tax revenues exchanged under this Agreement prior to the date on which such legal action is filed in a court of competent jurisdiction. The remedy available in any such legal action shall be limited to a prospective invalidation of the Agreement.
16. Amendment. This Agreement may only be modified or amended by a writing duly authorized and executed by the Parties.
17. Entire Agreement. With respect to the Annexation Area only, this Agreement supersedes any and all previous negotiations, proposals, commitments, writings, and understandings between the City and the County with respect to the sharing of Property Tax Revenue for the Annexation Area.
18. Agreement or Consent. Wherever this Agreement requires a party’s agreement or consent, the party shall make its decision to give or withhold such agreement or consent in good faith and shall not withhold such agreement unreasonably or without good cause.
19. Construction of Captions. Captions of the sections of this Agreement are for convenience and reference only. The words in the captions in no way explain, modify, amplify, or interpret this Agreement.
20. Authority to Execute Agreement. City has authorized the execution of this Agreement by its City Manager through adoption of Resolution No. 26-14 by the City Council. County has authorized the execution of this Agreement by the County Administrator through adoption of Resolution No. 26-009 by the Board of Supervisors.
21. Venue. This Agreement is made in the County of Colusa in the State of California. Any action to enforce or interpret its terms shall be brought in Colusa County Superior Court.
22. Severability. Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.
23. Notices. Notices may be delivered or mailed to the respective representatives of the Parties at the following addresses:

City: City of Colusa
ATTN: City Manager
425 Webster St.
Colusa, Ca. 95932
(530) 458-4740

County: County of Colusa
ATTN: County Administrative Officer
547 Market Street, Room 102
Colusa, CA 95932
(530) 458-0508

Any party may change the contact information to which such communications are to be given by providing the other parties with written notice of such change at least fifteen (15) calendar days prior to the effective date of the change.

All notices shall be effective upon receipt and shall be deemed received through delivery if personally served, or on the fifth (5th) day following deposit in the mail if sent by first class mail.

24. Exhibits. The following Exhibits are part of this Agreement:

- A. Geographic Description of Annexation Area
- B. Map of Annexation Area

CITY OF COLUSA, a municipal corporation

Signed by:
Jesse Cain 3/31/2026
E09B7466B5A2466...

Jesse Cain, City Manager

ATTEST:

Signed by:
Shelly Kittle 3/30/2026
38E08564180A455...

By Shelly Kittle, City Clerk

Date approved by City
Council: 3/3/26
Resolution No. 26-14

APPROVED AS TO FORM:

Signed by:
Robert Wakefield 4/2/2026
2A03D91D8E1044E...

Robert Wakefield, City Attorney

COUNTY OF COLUSA, a political subdivision of the State of California

Signed by:
Joshua H. Pack 3/26/2026
D4809C8DF64F4BE...
Joshua Pack, County Administrative Officer

ATTEST:

Date approved by Board of Supervisors 3/24/26

Signed by:
Patricia Rodriguez 3/26/2026
26F23D8B77FC49...
Patricia Rodriguez, Deputy Clerk

Resolution No. 26-009

APPROVED AS TO FORM:

Signed by:
Richard Stout 3/30/2026
EEF6065760E9449...
Richard Stout, County Counsel

Exhibit A

Geographic Description

City of Colusa Wastewater Treatment Plant Annexation (1)

All that certain property, situate in a portion of Sections 1 and 12, Township 15 North, Range 2 West; Sections 6 and 7, Township 15 North, Range 1 West; Section 36, Township 16 North, Range 2 West; and Section 31, Township 16 North, Range 1 West, Mount Diablo Base and Meridian, County of Colusa, State of California and more particularly described as follows:

Beginning at a point on the north line of said Section 1, said point being North 89° 15' 53" West a distance of 1319.80 feet from the corner common to Sections 1, Township 15 North, Range 2 West, M.D.B.&M. and Section 6, Township 15 North, Range 1 West, M.D.B.&M., said Point of Beginning also being the Northwest corner of Parcel 4, as shown on the certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL.", on file in the Colusa Count Recorders Office in Book 3 of Parcel Maps, at Page 131;

Thence, (1) South 89° 15' 53" East a distance of 1319.80 feet, to the Northeast corner of said Parcel 4 and also being the Northeast Corner of said Section 1;

Thence, (2) South 00° 09' 22" West a distance of 2222.57 feet;

Thence, (3) South 83° 01' 41" East a distance of 2131.29 feet;

Thence, (4) South 00° 05' 25" East a distance of 302.22 feet;

Thence, (5) South 00° 01' 22" East a distance of 2322.14 feet;

Thence, (6) North 84° 56' 00" West a distance of 2132.61 feet;

Thence, (7) South 00° 08' 31" West a distance of 2695.20 feet; to the southeasterly most corner of parcel 3 of said parcel map;

Thence, (8) South 88° 48' 45" West a distance of 2653.44 feet; to the southwest corner of Parcel 2 of said parcel map;

Thence, (9) North 00° 10' 51" East a distance of 2687.38 feet;

Thence, (10) North 00° 17' 13" East a distance of 2213.94 feet; to the northwest corner of Parcel 1 of said parcel map;

Thence, (11) South 89° 26' 23" East a distance of 1323.80 feet, more or less, to a point on the west line of said Parcel 4;

Thence, (12) North 00° 12' 15" East a distance of 2796.09 feet to the Point of Beginning, and containing 509.92 acres of land, more or less.

Exhibit A

Geographic Description – Continued

Will S. Green Road (2)

TOGETHER WITH a portion of Section 36, Township 16 North, Range 2 West Mount Diablo Base and Meridian, situated in the County of Colusa, State of California, being the description of Will S. Green Road Right-of-way and being more particularly described as follows:

Beginning at a point on the north line of said Section 1, said point being North 89° 15' 53" West a distance of 1319.80 feet from the corner common to Sections 1, Township 15 North, Range 2 West, M.D.B.&M. and Section 6, Township 15 North, Range 1 West, M.D.B.&M., said Point of Beginning also being the Northwest corner of Parcel 4, as shown on the certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL.", on file in the Colusa Count Recorders Office in Book 3 of Parcel Maps, at Page 131;

Thence (18) North 89°15'53" West, a distance of 1319.80 feet on the south line of said Section 36 and the northerly line of the above-mentioned City of Colusa parcel;

Thence (17) North 00°17'13" East, a distance of 40.00 feet;

Thence (16) South 89°15'53" East, a distance of 2310.29 feet, parallel with and 40.00 feet northerly of said Section line;

Thence (15) North 00°16'09" East, a distance of 4900.62 feet more or less, parallel with and 60.00 feet westerly of said Section line to a point being on the south line of California State Route 20 Highway (CA-20);

Thence (14) North 65°51'30" East, a distance of 65.90 feet, on said south line of above said CA-20 to a point being on said Section line and on the existing City of Colusa boundary;

Thence (13) South 00°16'09" West, a distance of 1483.95 feet, more or less on the east line of said Section 36;

Thence (29) South 89°39'51" West, along the City of Colusa Boundary, a distance of 3484.39 feet, more or less;

Thence (1A) North 89°15'53" West, a distance of 1050.51 feet on said south line of Section 36, to the Point of Beginning, and containing 8.95 acres, more or less.

Exhibit A

Geographic Description – Continued

Wescott Road (3)

TOGETHER WITH a portion of Section 6, Township 15 North, Range 1 West Mount Diablo Base and Meridian, situated in the County of Colusa, State of California, being the description of Wescott Road Right-of-way not included within the main annex description and being more particularly described as follows:

Beginning on the west right of way line of Wescott Road, said point being (2) South 00° 09' 22" West a distance of 2222.57 feet; Thence, (3) South 83° 01' 41" East a distance of 2131.29 feet; Thence, (4) South 00° 05' 25" East a distance of 302.22 feet from the corner common to Sections 1, Township 15 North, Range 2 West, M.D.B.&M. and Section 6, Township 15 North, Range 1 West, M.D.B.&M., said Point of Beginning also being on the east line of Parcel 4 as shown on that certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL" on file in the Colusa County Recorder's Office in Book 3 of Parcel Maps Page 131, from which the northeast corner of said Parcel 4 bears North 00°05'25" West, a distance of 302.22 feet, said Point of Beginning also being the southwest corner of Parcel 3 as shown on that certain map entitled "Subdivision Map No. 96-5-1 for Wescott Family Trust" on file in the Colusa County Recorder's Office in Book 1 of Subdivisions Page 47 said Point of Beginning also being on the existing City of Colusa boundary;

Thence (19) North 00°05'25" West, a distance of 20.00 feet on said line between said Parcel 3 and Parcel 4;

Thence (20) North 87°21'23" East, a distance of 1143.04 feet, parallel with and 20.00 feet northerly of the south line of said Parcel 3 of Subdivision;

Thence (21) South 03°50'57" East, a distance of 60.00 feet;

Thence (22) South 87°21'23" West, a distance of 1106.99 feet, more or less parallel with and 40.00 feet southerly of the south line of said Parcel 3 to a point being 40.00 feet easterly of the east line of said Parcel 4 of said Parcel Map;

Thence (23) South 00°01'22" East, a distance of 2287.47 feet, parallel with and 40.00 feet easterly of the east line of Parcel 4 and Parcel 3 of said Parcel Map;

Thence (24) North 84°56'00" West, a distance of 40.00 feet to the most easterly southeast corner of said Parcel 3 of Parcel Map;

Thence (25) North 00°01'22" West, a distance of 2322.14 feet, more or less on the east line of said Parcel 3 and said Parcel 4 of said Parcel Map to the Point of Beginning, and containing 3.67 acres, more or less.

Exhibit A

Geographic Description – Continued

Wescott Road (4)

TOGETHER WITH a portion of Section 6, Township 15 North, Range 1 West Mount Diablo Base and Meridian, situated in the County of Colusa, State of California, being the description of Wescott Road Right-of-way not included within the main annex description and being more particularly described as follows:

Beginning at a point on the north right of way line of Wescott Road, said point being (6A) South 84°56'00" East a distance of 2132.61 feet from the corner common to Sections 6 and 7, T. 15 N., R. 1 W., M.D.B.&M.; said Point of Beginning also being an angle point in the easterly line of Parcel 3 as shown on that certain map entitled "Parcel Map No. 86-9-1 for A.E. Steidlmayer ET AL" on file in the Colusa County Recorder's Office in Book 3 of Parcel Maps Page 131, from which the northeast corner of said Parcel 3 bears North 00°01'22" West, a distance of 1133.68 feet;

Thence (24) South 84°56'00" East, a distance of 40.00 more or less,

Thence (26) South 00°01'22' East, a distance of 40.16 feet more or less, parallel with and 40.00 feet easterly of the easterly line of said Parcel 3;

Thence (27) North 84°56'00" West, a distance of 2172.73 feet more or less, parallel with and 40.00 feet southerly of the southerly line of said Parcel 3 to the easterly line of said Parcel 3;

Thence (28) North 00°08'31" East, along the easterly line of said Parcel 3, a distance of 40.15 feet, more or less to an angle point in the easterly line of said Parcel 3;

Thence (6) South 84°56'00" East, along the southerly line of said Parcel 3 a distance of 2132.61 feet to the Point of Beginning, and containing 2.0 acres, more or less.

Exhibit A

Geographic Description – Continued

East Adjacent of Will S. Green Avenue (5)

TOGETHER WITH a portion of Section 31, Township 16 North, Range 1 West, Mount Diablo Base and Meridian, County of Colusa, State of California, lying easterly of Will S. Green Avenue and westerly of Wescott Road not included within the main annex description, and being more particularly described as follows:

Beginning at the corner common to Sections 36, T. 16 N., R. 2 W., and Section 7, T. 16 N., R. 1 W., M.D.B.&M.;

Thence, (29A) North 00° 16' 09" East along the easterly Right of Way line of Will S. Green Avenue a distance of 3484.39 feet;

Thence, (30) South 89° 39' 51" East a distance of 3081.54 feet;

Thence, (31) South 16° 21' 09" West a distance of 1635.48 feet;

Thence, (32) North 89° 57' 51" West a distance of 1300.86 feet;

Thence, (33) South 00° 02' 09" West a distance of 1914.92 feet;

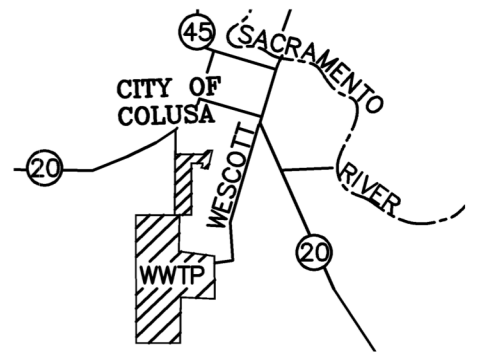
Thence, (34) North 89° 15' 53" West a distance of 1335.45 feet to the Point of Beginning, and containing 161.73 acres of land, more or less.

The above-described contains: (1) 509.92 acres, (2) 8.95 acres, (3) 3.67 acres, (4) 2.0 acres and (5) 161.73 acres; a combined total computed acreage of 686.27 acres of land, 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.

EXHIBIT B

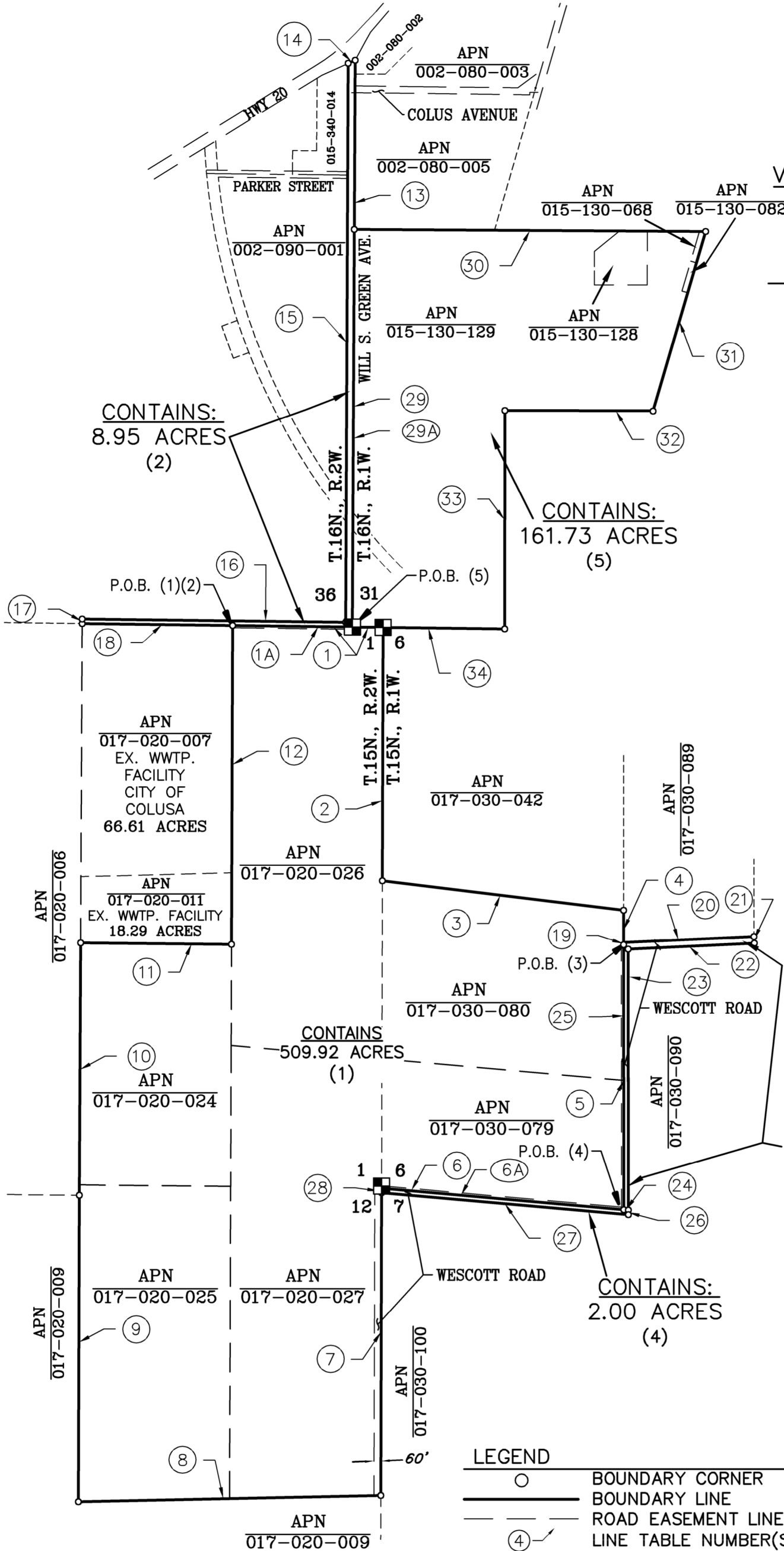
CITY OF COLUSA WASTEWATER TREATMENT PLANT ANNEXATION MAP



VICINITY
NOT TO SCALE

LINE & CURVE TABLE

1	S89° 15' 53"E	1319.80'
1A	N89° 15' 53"W	1050.51'
2	S00° 09' 22"W	2222.57'
3	S83° 01' 41"E	2131.29'
4	S00° 05' 25"E	302.22'
5	S00° 01' 22"E	2322.14'
6	N84° 56' 00"W	2132.61'
6A	S84° 56' 00"E	2132.61'
7	S00° 08' 31"W	2695.20'
8	S88° 48' 45"W	2653.44'
9	N00° 10' 51"E	2687.38'
10	N00° 17' 13"E	2213.94'
11	S89° 26' 23"E	1323.80'
12	N00° 12' 15"E	2796.09'
13	S00° 16' 09"W	1483.95'
14	N65° 51' 30"E	65.90'
15	N00° 16' 09"E	4900.62'
16	S89° 15' 53"E	2310.28'
17	N00° 17' 13"E	40.00'
18	N89° 15' 53"W	1319.80'
19	N00° 05' 25"W	20.00'
20	N87° 21' 23"E	1143.04'
21	S03° 50' 57"E	60.00'
22	S87° 21' 23"W	1106.99'
23	S00° 01' 22"E	2287.47'
24	N84° 56' 00"W	40.00'
25	N00° 01' 22"W	2322.14'
26	S00° 01' 22"E	40.16'
27	N84° 56' 00"W	2172.73'
28	N00° 08' 31"E	40.15'
29	S00° 16' 09"W	3484.39'
29A	N00° 16' 09"E	3484.39'
30	S89° 39' 51"E	3081.54'
31	S16° 21' 09"W	1635.48'
32	N89° 57' 51"W	1300.86'
33	S00° 02' 09"W	1914.92'
34	N89° 15' 53"W	1335.45'



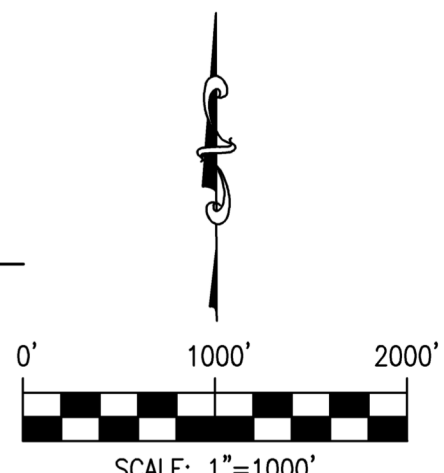
CONTAINS:
8.95 ACRES
(2)

CONTAINS:
161.73 ACRES
(5)

CONTAINS:
3.67 ACRES
(3)

CONTAINS:
2.00 ACRES
(4)

LEGEND	
	BOUNDARY CORNER
	BOUNDARY LINE
	ROAD EASEMENT LINE
	LINE TABLE NUMBER(S)
	INTERIOR LOT LINE
	ASSESSOR'S LOT LINE
	SECTION CORNER SYMBOL



NOTE: FOR ASSESSMENT PURPOSES ONLY.

PROJECT NUMBER 23-105	CITY OF COLUSA WASTE WATER TREATMENT PLANT	CALIFORNIA ENGINEERING COMPANY INC <small>CIVIL ENGINEERING LAND SURVEYING FUNDING PROCUREMENT CONSTRUCTION ADMINISTRATION www.cccusa.net</small>	DATE: 12-09-2025	NO. 2	DATE 01/13/25	DESCRIPTION ADD PARCEL MAP No.19-1-1 (8.41 ACRES)
SHEET 1 OF 1	"EXHIBIT B" ANNEXATION PLAT		SCALE: 1"=1000'	DRAWN BY: NTL	3	05/13/25
		1110 Civic Center Blvd. Suite 404 Yuba City, CA 95993 (530) 751-0952 Office	DESIGNED BY: RAW	4	07/28/25	UPDATES 360 WIDTH ADDED EAST OF WILL S. GREEN
			CHECKED BY: DLS	5	10/13/25	UPDATES/ADDITIONS OF APNs 015-380-022 to -025
				6	12/09/25	UPDATES/REMOVAL OF APNs 015-380-022 to -025

Certificate Of Completion

Envelope Id: 43C43F28-1C14-4E42-8207-77BC644F29BE

Status: Completed

Subject: Complete with Docusign: C26-042 and Resolution 26-009 Entering into a Tax Sharing Agreement for...

Department: CDD

Source Envelope:

Document Pages: 16

Signatures: 6

Envelope Originator:

Certificate Pages: 4

Initials: 0

Colusa County Board Clerk

AutoNav: Enabled

547 Market St.

Envelopeld Stamping: Enabled

Suite 102

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Colusa, CA 95932

boardclerk@countyofcolusaca.gov

IP Address: 72.34.104.148

Record Tracking

Status: Original

Holder: Colusa County Board Clerk

Location: DocuSign

3/25/2026 4:18:39 PM

boardclerk@countyofcolusaca.gov

Signer Events

Signature

Timestamp

Joshua H. Pack

JPack@countyofcolusaca.gov

CAO

Security Level: Email, Account Authentication
(None)

Signed by:

D4809C8DF64F4BE...

Sent: 3/26/2026 11:46:21 AM

Viewed: 3/26/2026 12:13:18 PM

Signed: 3/26/2026 12:13:37 PM

Signature Adoption: Pre-selected Style

Using IP Address: 72.34.104.148

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Patricia Rodriguez

boardclerk@countyofcolusaca.gov

Colusa County

Security Level: Email, Account Authentication
(None)

Signed by:

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Signature Adoption: Pre-selected Style

Using IP Address: 72.34.104.148

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Richard Stout

rstout@countyofcolusaca.gov

County Counsel

Security Level: Email, Account Authentication
(None)

Signed by:

EEF6065760E9449...

Sent: 3/26/2026 11:46:21 AM

Viewed: 3/30/2026 8:15:57 AM

Signed: 3/30/2026 8:16:09 AM

Signature Adoption: Pre-selected Style

Using IP Address: 72.34.104.148

Electronic Record and Signature Disclosure:

Accepted: 2/27/2026 1:00:37 PM

ID: 94e41e28-dcaf-4cfe-95aa-a602aea6296b

Jesse Cain

citymanager@cityofcolusa.gov

Security Level: Email, Account Authentication
(None)

Signed by:

E09B7158B5A24C6...

Sent: 3/30/2026 8:16:10 AM

Viewed: 3/31/2026 12:55:24 PM

Signed: 3/31/2026 12:56:06 PM

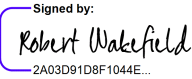
Signature Adoption: Pre-selected Style

Using IP Address: 72.34.104.183


Electronic Record and Signature Disclosure:

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Signer Events	Signature	Timestamp
Robert Wakefield rw@jones-mayer.com Security Level: Email, Account Authentication (None)	 <p>Signed by: Robert Wakefield 2A03D91D8F1044E...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 207.183.239.166</p>	Sent: 3/30/2026 8:16:11 AM Viewed: 3/30/2026 8:50:00 AM Signed: 4/2/2026 12:09:37 PM

Electronic Record and Signature Disclosure:
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Shelly Kittle cityclerk@cityofcolusa.gov Security Level: Email, Account Authentication (None)	 <p>Signed by: Shelly Kittle 38E08584180A45E...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 72.34.104.183</p>	Sent: 3/30/2026 8:16:10 AM Viewed: 3/30/2026 12:17:42 PM Signed: 3/30/2026 12:18:12 PM
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Electronic Record and Signature Disclosure:
 Accepted: 3/30/2026 12:17:42 PM
 ID: fa8ca743-4f98-4b8d-aec0-fd25f8a3bcd9

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Xzandrea Fowler XFowler@countyofcolusaca.gov Community Development Director Security Level: Email, Account Authentication (None)		Sent: 4/2/2026 12:09:39 PM
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Electronic Record and Signature Disclosure:
 Accepted: 3/2/2026 4:26:54 PM
 ID: 075f9716-cda6-4856-b204-ea10faee35b4

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	3/26/2026 11:46:21 AM
Envelope Updated	Security Checked	3/26/2026 2:15:09 PM
Certified Delivered	Security Checked	3/30/2026 12:17:42 PM
Signing Complete	Security Checked	3/30/2026 12:18:12 PM
Completed	Security Checked	4/2/2026 12:09:39 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Colusa - CAO (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Colusa - CAO:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: mwest@countyofcolusaca.gov

To advise County of Colusa - CAO of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at mwest@countyofcolusaca.gov and in the body of such request you must state: your

previous email address, your new email address. We do not require any other information from you to change your email address

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Colusa - CAO

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to mwest@countyofcolusaca.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Colusa - CAO

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to mwest@countyofcolusaca.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

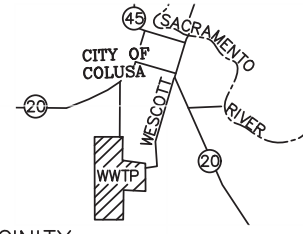
By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Colusa - CAO as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Colusa - CAO during the course of your relationship with County of Colusa - CAO.

EXHIBIT A

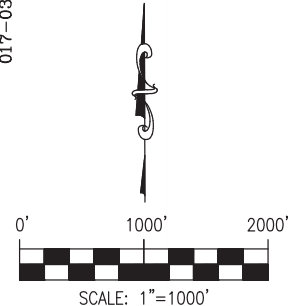
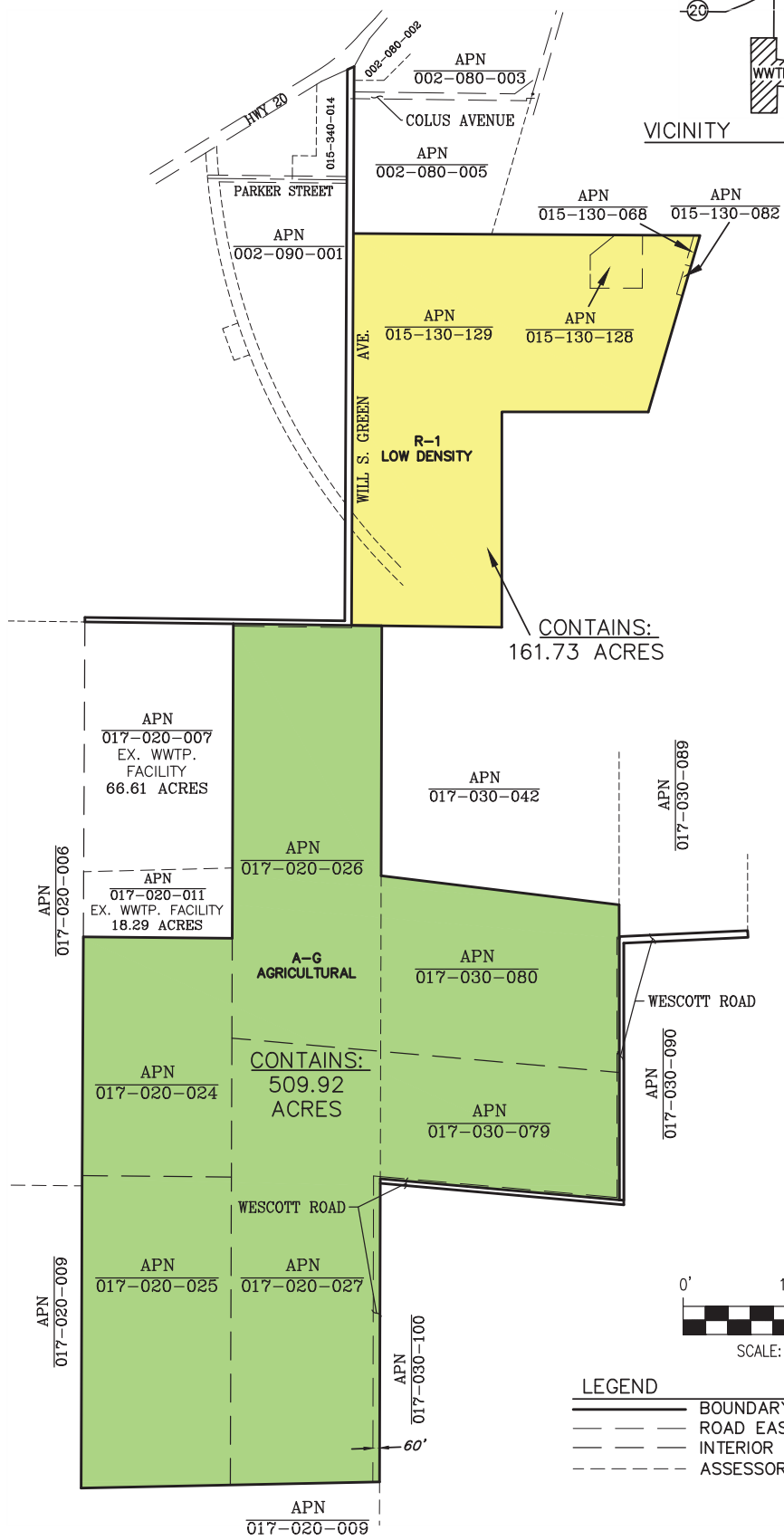
CITY OF COLUSA

GENERAL PLAN/ZONING PLAT MAP



VICINITY

NOT TO SCALE



LEGEND

	BOUNDARY LINE
	ROAD EASEMENT LINE
	INTERIOR LOT LINE
	ASSESSOR'S LOT LINE

NOTE: FOR ASSESSMENT PURPOSES ONLY.

PROJECT NUMBER 23-105	CITY OF COLUSA "EXHIBIT A"	<p>CALIFORNIA ENGINEERING COMPANY INC. <small>CHALLENGING LANDSCAPING PLANNING PROGRAMS CONSTRUCTION ADMINISTRATION www.colusa.net</small></p>	DATE: 10-16-2025	NO.	DATE	DESCRIPTION
SHEET 1 OF 1	GENERAL PLAN/ZONING PLAT MAP		SCALE: 1"=1000'			
		1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993 (530) 751-0692 Office	DRAWN BY: NTL			
			DESIGNED BY: RAW			
			CHECKED BY: DLS			