

***COLUSA
LOCAL AGENCY FORMATION COMMISSION***

***CORTINA COMMUNITY SERVICES DISTRICT
MUNICIPAL SERVICE REVIEW
AND
SPHERE OF INFLUENCE***

Adopted

August 6, 2015

Resolution 2015-0012 Service Review
Resolution 2015-0013 Sphere of Influence

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Role and Responsibility of LAFCO	1
1.2	Purpose of a Municipal Service Review	1
2	COLUSA COUNTY ARBUCKLE AREA	3
2.1	Arbuckle Background	3
2.2	Arbuckle Schools	3
2.3	Arbuckle Public Utility District	4
2.4	Arbuckle Population Data	4
2.5	Colusa County Income Data	5
2.6	Other Services	5
3	CORTINA COMMUNITY SERVICES DISTRICT BACKGROUND	6
3.1	Cortina CSD History	6
3.2	Cortina CSD Soils	7
3.3	Cortina CSD Government	7
3.4	Cortina CSD Finances	8
3.4.1	Cortina CSD Financing Background	8
3.4.2	Cortina CSD Current Finances	9
4	CORTINA CSD MUNICIPAL SERVICE REVIEW	14
4.1	Growth and Population Projections for the Cortina CSD Area	14
4.1.1	Cortina CSD Area Population Projections	14
4.1.2	MSR Determinations on Growth and Population Projections for the Cortina CSD Area	14
4.2	Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Cortina CSD	14
4.2.1	Determination of Cortina CSD Area Disadvantaged Unincorporated Community Status	14
4.2.2	MSR Determinations on Disadvantaged Unincorporated Communities near Cortina CSD	14
4.3	Capacity and Infrastructure Cortina CSD	15
4.3.1	Cortina CSD Infrastructure	15
4.3.2	MSR Determinations on Infrastructure for Cortina CSD	15
4.4	Financial Ability to Provide Services	15
4.4.1	Financial Considerations for Cortina CSD	15
4.4.2	MSR Determinations on Financing for Cortina CSD	15
4.5	Status of and Opportunities for Shared Facilities	16
4.5.1	Cortina CSD Facilities	16
4.5.2	MSR Determinations on Shared Facilities for Cortina CSD	16
4.6	Accountability for Community Service Needs, Government Structure and Operational Efficiencies	16
4.6.1	Cortina CSD Government Structure	16
4.6.2	MSR Determinations on Local Accountability and Governance	16

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

5	CORTINA CSD SPHERE OF INFLUENCE UPDATE	17
5.1	SOI Requirements	17
5.1.1	LAFCO's Responsibilities	17
5.1.2	SOI Determinations	17
5.1.3	Possible Approaches to the SOI	18
5.1.4	SOI Update Process	19
5.1.5	SOI Amendments and CEQA	19
5.1.6	Recommendation for Cortina CSD Sphere of Influence	20
5.2	Present and Planned Land Uses in the Cortina CSD Area, Including Agricultural and Open Space Lands	20
5.2.1	Colusa County General Plan and Zoning for Cortina CSD SOI Area	20
5.2.2	SOI Determinations on Present and Planned Land Use for Cortina CSD Area	20
5.3	Present and Probable Need for Public Facilities and Services in the Cortina CSD Area	21
5.3.1	Municipal Service Background	21
5.3.2	SOI Determinations on Facilities and Services Present and Probable Need for Cortina CSD	21
5.4	Present Capacity of Public Facilities Present and Adequacy of Public Services	21
5.4.1	Capacity Background	21
5.4.2	SOI Determinations on Public Facilities Present and Future Capacity for Cortina CSD	21
5.5	Social or Economic Communities of Interest for Cortina CSD	22
5.5.1	Cortina CSD Community Background	22
5.5.2	SOI Determinations on Social or Economic Communities of Interest for Cortina CSD	22
5.6	Disadvantaged Unincorporated Community Status	22
5.6.1	Disadvantaged Unincorporated Communities	22
5.6.2	Cortina CSD Disadvantaged Unincorporated Community Status	22
	ABBREVIATIONS	23
	DEFINITIONS	24
	REFERENCES	25
	PREPARERS	26
	APPENDIX A SOIL INFORMATION	27
	APPENDIX B CALIFORNIA GOVERNMENT CODE SECTIONS 61020-21022	34
	MAPS	35
	Cortina Community Services District Boundary and Sphere of Influence	35
	Cortina Community Services District Soils	36
	Cortina Community Services District Colusa County General Plan	37
	Cortina Community Services District General Plan Zoning	38

1 INTRODUCTION

1.1 Role and Responsibility of LAFCO

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended (“CKH Act”) (California Government Code §§56000 et seq.), is LAFCO’s governing law and outlines the requirements for preparing Municipal Service Reviews (MSRs) for periodic Sphere of Influence (SOI) updates. MSRs and SOIs are tools created to empower LAFCO to satisfy its legislative charge of “discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (§56301).

CKH Act Section 56301 further establishes that

“one of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities.”

Based on that legislative charge, LAFCO serves as an arm of the State; preparing and reviewing studies and analyzing independent data to make informed, quasi-legislative decisions that guide the physical and economic development of the state (including agricultural uses) and the efficient, cost-effective, and reliable delivery of services to residents, landowners, and businesses.

While SOIs are required to be updated every five years, they are not time-bound as planning tools by the statute, but are meant to address the “probable physical boundaries and service area of a local agency” (§56076). SOIs therefore guide both the near-term and long-term physical and economic development of local agencies their broader county area, and MSRs provide the near-term and long- term time-relevant data to inform LAFCO’s SOI determinations.

1.2 Purpose of a Municipal Service Review

As described above, MSRs are designed to equip LAFCO with relevant information and data necessary for the Commission to make informed decisions on SOIs. The CKH Act, however, gives LAFCO broad discretion in deciding how to conduct MSRs, including geographic focus, scope of study, and the identification of alternatives for improving the efficiency, cost-effectiveness, accountability, and reliability of public services.

The purpose of a Municipal Services Review (MSR) in general is to provide a comprehensive inventory and analysis of the services provided by local municipalities, service areas, and special districts. A MSR evaluates the structure and operation of the local municipalities, service areas, and special districts and discusses possible areas for improvement and coordination. The MSR is intended to provide information and analysis to support a sphere of influence update.

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

A written statement of the study's determinations must be made in the following areas:

1. Growth and population projections for the affected area;
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence;
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence;
4. Financial ability of agencies to provide services;
5. Status of, and opportunities for, shared facilities;
6. Accountability for community service needs, including governmental structure and operational efficiencies.

The MSR is organized according to these determinations listed above. Information regarding each of the above issue areas is provided in this document.

2 COLUSA COUNTY ARBUCKLE AREA

The Cortina Community Services District is located west of Arbuckle. The following background information is presented on Arbuckle because that is the closest community to the housing developments within the Cortina CSD.

2.1 Arbuckle Background

Arbuckle is a census-designated place (CDP) which means that census data is available for the community. The population was 3,028 at the 2010 census, up from 2,332 at the 2000 census. The town is characterized by single-family residences, multiple-family units, some mobile homes, and commercial activities. Land surrounding Arbuckle is mostly agricultural including cultivated annual crops, and both active and unmaintained orchards (primarily almonds). Regional access is provided by the north-south running Interstate 5.

Two streams drain the area, the Salt and Elk Creeks. The Salt Creek flows north in the area, then bends east, and is joined by Elk Creek. Both streams join Sand Creek a half mile northeast of the town, and flow in a northeast direction. Salt Creek is subject to periodic flooding during heavy rainfall.

Tacitus R. Arbuckle established a ranch here in 1866. The railroad came in 1875 and the town was founded and named for Arbuckle, on whose land it was built. The post office was established the following year, 1876.¹

2.2 Arbuckle Schools²

The following schools are located in Arbuckle:

Part Day Child Care Centers:

Arbuckle Early Care and Education Center (AECEC)

620 Gail Avenue, Arbuckle, CA 95912; Telephone: (530) 476-2866

Full-Day Child Care Centers:

Arbuckle Children's Center (ACC) Early Head Start, Head Start, and Infants & Toddlers

940 Wildwood Road, Arbuckle, CA 95912

Telephone: (530) 476-2115 Fax (530) 476-3995

Arbuckle Elementary School (Pierce Unified School District)

701 Hall Street, P. O. Box 100, Arbuckle, CA 95912

Telephone (530) 476-2522; Fax (530) 476-2234; Kindergarten-5 • Enrollment: 599

Lloyd G. Johnson Junior High (Pierce Unified School District)

938 Wildwood Road, Arbuckle, CA 95912

Telephone (530) 476-3261 Fax (530) 476-2017 Grades 6-8 • Enrollment: 311

¹ Durham, David L. (1998). *California's Geographic Names: A Gazetteer of Historic and Modern Names of the State*.

² Colusa County Office of Education, <http://www.ccoe.net/psd>, November 3, 2014.

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

Pierce High School (Pierce Unified School District)

960 Wildwood Road, Arbuckle, CA 95912

Telephone (530) 476-2277 Fax (530) 476-3285 Grades 9-12 • Enrollment: 378

Arbuckle Alternative School (Pierce Unified School District)

966 Wildwood Road, Arbuckle, CA 95912

Telephone (530) 476-2173 Fax (530) 476-2674 Grades 10-12 • Enrollment: 11

2.3 Arbuckle Public Utility District

The Arbuckle Public Utility District was formed in 1939 and provides water and sewer services. The District is governed by a three-member Board of Directors which is elected by residents of the District. Contact information for the District is as follows:

Location: 104 S 5th St, Arbuckle, CA 95912
Phone: (530) 476-2054 Fax: 530-476-2761
Mailing Address: PO Box 207, Arbuckle, CA 95912
E-Mail: apud@frontiernet.net

2.4 Arbuckle Population Data

The 2010 US Census reported that 3,028 people lived in 868 households, out of which 481 (55.4%) had children under the age of 18 living in them, 122 households (14.1%) were made up of individuals and 70 (8.1%) had someone living alone who was 65 years of age or older. The average household size was 3.49. There were 720 families (82.9% of all households); the average family size was 3.80.

The population was spread out in age as follows:

ARBUCKLE POPULATION 2010		
Under the age of 18	982 people	32.4%
Aged 18 to 24	356 people	11.8%
Aged 25 to 44	824 people	27.2%
Aged 45 to 64	635 people	21.0%
65 years of age or older	<u>231 people</u>	<u>7.6%</u>
Total	3,028 people	100.0%

The median age was 28.3 years. For every 100 females there were 103.1 males. For every 100 females age 18 and over, there were 98.8 males.

There were 937 housing units at an average density of 532.6 per square mile (205.6/km²), of which 547 (63.0%) were owner-occupied, and 321 (37.0%) were occupied by renters. The homeowner vacancy rate was 4.0%; the rental vacancy rate was 2.7%. 1,899 people (62.7% of the population) lived in owner-occupied housing units and 1,129 people (37.3%) lived in rental housing units.

2.5 Colusa County Income Data

The following table shows the median household income for Colusa County and for the State of California. The median household income for Colusa County is larger than 80% of the State median household income which would be \$49,120 so Colusa County would not qualify as a disadvantaged area.

Median Household Income Comparison³	Colusa County	State of California
Median household income, 2008-2012	\$52,165	\$61,400
Persons below poverty level, percent, 2008-2012	15.2%	15.3%

2.6 Other Services

Other services in the area include fire protection provided by Arbuckle-College City Fire Protection District, police protection provided by the Colusa County Sheriff, general government services provided by Colusa County and power provided by Pacific Gas and Electric Company. Agricultural water service is provided by the Colusa County Water District.

³ US Census Bureau, <http://quickfacts.census.gov/qfd/states/06/06011.html>, November 1, 2014

3 CORTINA COMMUNITY SERVICES DISTRICT BACKGROUND

3.1 Cortina CSD History

The Colusa County Board of Supervisors passed Resolution 2005-40 initiating LAFCO proceedings on behalf of Dunmore Communities, Pristine Homes and Tim Lewis Homes for the formation of Cortina CSD and establishment of a Sphere of Influence coterminous with its boundaries. A map showing the boundaries of the Cortina CSD is shown at the end of this report.

The establishment of the Cortina CSD in 2006 allowed the provision of necessary services for the four previously approved subdivision applications (totaling 225.53 acres) shown below:

1) Hillgate (formerly Rancho Cortina)

APNs: 018-250-018, (tax rate area 067-052) 018-250-019, 018-250-020,
018-250-017 (USA)

Located at the northwest corner of Cortina School Road and Hillgate Road, west of Arbuckle.

2) Reddington Ranch (now called Honey Grove)

APNs: 018-280-010, 018-280-011, 018-280-013

Located at the northwest corner of Almond Avenue and Hillgate Road, west of Arbuckle. Annexed to Arbuckle PUD June 1, 2006 (Colusa LAFCO No. 2005-05, Tim Lewis).

3) River Glen APNs: 020-200-01 through 41-- tax rate area 067-054

Located on the west side of Wildwood Road, north of Boucho Road, west of Arbuckle. Annexed to Arbuckle PUD 1992 (Colusa LAFCO No. 91-06, Arbuckle Land Company).

4) Wildwood Estates (five lots are developed) APN: 021-300-018

Located at the southwest corner of Wildwood Road and Hillgate Road, west of Arbuckle. Annexed to Arbuckle PUD July 15, 2005 (Colusa LAFCO No. 2004-01, Tomlinson).

The development of these parcels into residential subdivisions created the need for the following services as authorized in Colusa LAFCO Resolution 2006-0002:⁴

1. Street light maintenance,
2. Road/Street maintenance
3. Pedestrian and/or bicycle trail maintenance
4. Landscape maintenance
5. Open space maintenance
6. Collection, treatment and disposal of storm water
7. Maintenance of drainage and floodway facilities
8. Water not within the Arbuckle PUD or its Sphere
9. Wastewater not within the Arbuckle PUD or its Sphere
10. Police and Fire Infrastructure financing

⁴ Colusa LAFCO, Resolution No. 2006-0002 of the Colusa Local Agency Formation Commission Colusa County, State of California, making Determinations and approving the Formation of the Cortina Community Services District. (Colusa LAFCO File #2005-06).

Each of the new subdivisions has different service needs. The Cortina Community Services District consists of four Zones of Benefit with non-contiguous boundaries as shown on the map at the end of this report.

3.2 Cortina CSD Soils

The soil types within the Cortina Community Services District are shown below. A description of each soil type is shown in Appendix A at the end of this report.

Soils in the Cortina Community Services District	
Soil Type	Acres
112—Westfan loam, 0 to 2 percent slopes	48.57
150—Arbuckle sandy loam, 1 to 5 percent slopes	61.50
185—Riverwash	11.32
188—Westfan loam, clay substratum, 0 to 2 percent slopes	7.57
189—Arand very gravelly sandy loam, 0 to 2 percent slopes	54.16
193—Westfan gravelly loam, 0 to 2 percent slopes	2.39
230—Corning clay loam, 1 to 5 percent slopes	<u>37.47</u>
Grand Total	222.97

A map showing the location of each of these soil types within the Cortina CSD is shown at the end of this report.

3.3 Government

The Colusa LAFCO Resolution forming the Cortina CSD stated that “The initial Cortina CSD Board of Directors shall be appointed by the Board of Supervisors as authorized in Government Code Section 61020, 61021 and 61022 of the Government Code.” The Government Code specifies that the Board of Supervisors shall function as the Board of Directors until there are 500 registered voters within the District.

Thus, the Colusa County Board of Supervisors is functioning as the Board of Directors for the Cortina CSD. The Government Code Sections cited above are shown in Appendix B at the end of this report.

3.4 Cortina CSD Finances

3.4.1 *Financing Background*

A public services delivery and financing plan report was prepared by Economic & Planning Systems, Inc., (EPS) a firm specializing in real estate economics, regional economics, public finance, and land use policy. The Colusa Local Agency Formation Commission required this report.

During the LAFCo approval process, a service plan for the CSD was established. The first step was to construct improvements to county standards within each of the benefit zone areas. Meanwhile, service plan estimates, as shown below, were (the second step) adopted for funding short and long-term maintenance costs for each of the activities the CSD would provide. Since, at the time there were no registered voters living within the four benefit zone areas, the landowners approved an annual assessment based on the costs of providing short and long-term maintenance to each individual benefit zone (subdivision) as a whole that would proportionally benefit each parcel individually.

Among the conditions of approval for forming the Community Services District was the formation of a Community Facilities District (CFD). A CFD was subsequently created and the CSD formation was finalized. Through the CFD, funds are assessed for each parcel and deposited into one of four benefit zone accounts corresponding the four areas of the CSD.

The CFD's purpose is no more than a funding mechanism to raise the necessary short and long-term maintenance funding. The CSD was established to manage the funds and to ensure long and short-term maintenance as stated in the financing plan occurs within each of the four benefit zones.

The "Cortina CSD Public Services Delivery and Financing Plan" showed the following estimate of how the CSD would function and the costs required:

Cortina CSD Public Services Delivery and Financing Plan Summary of Estimated CSD Funding per Lot (2005 \$s)⁵				
CSD Service Category	Zone 1 Hillgate	Zone 2 Reddington	Zone 3 River Glenn	Zone 5 Wildwood
Total Number of Lots	134	138	39	31
CSD Services				
Administrative Costs	\$440	\$440	\$440	\$440
Sheriff Service Costs	\$240	\$240	\$240	\$240
Fire Services Costs	\$260	\$260	\$260	\$260
Street, Drainage, Other Costs	\$370	\$235	\$310	\$225
Total CSD Annual Tax Levy/Lot	\$1,310	\$1,175	\$1,250	\$1,165
Estimated Water & Wastewater Annual Costs (billed monthly)	\$250	\$250	\$250	\$250
Total CSD Services Cost	\$1,560	\$1,425	\$1,500	\$1,415

Source: LDC Design Group, and EPS

The numbers shown above are estimates presented to Colusa LAFCO as part of the application process for the formation of the District. These fees were developed based on the following assumptions:

Cortina CSD Public Services Delivery and Financing Plan Cost of each service⁶	
Service	Cost of Service
Street Light Maintenance	\$11 per light per month
Street Maintenance	\$10,000 per mile per year
Bike/Pedestrian/Golf Cart Trail Maintenance	\$1,900 per mile per year
Landscape Maintenance	\$900 per acre per year
Open Space Maintenance	\$90 per acre per year
Drainage Detention Ponds	\$450 per acre per year
Drainage Ditch Maintenance	25 cents per lineal foot per year
Flood Bypass Channel Maintenance	\$20,000 per mile per year
Storm Drainage Facilities Maintenance	\$4700 per mile per year

The report explains that these are special benefits to the parcels within the Cortina CSD because the services are not provided to the County residents generally.

3.4.2 Current Finances

The Colusa County Auditor supplied the following information on the Cortina CSD finances. The table below shows the funds that belong to the Cortina CSD as a whole. This fund was started before the separate zones of benefit were established.

⁵ Economic and Planning Systems, Inc. "Public Review Draft Report Cortina Community Services District Public Services Delivery and Financing Plan, Prepared for Colusa Local Agency Formation Commission," Prepared by EPS, 1750 Creekside Oaks Drive, Suite 290, Sacramento, CA 95833-3647, website: www.epsys.com, October 14, 2005.

⁶ Economic and Planning Systems, Inc. "Public Review Draft Report Cortina Community Services District Public Services Delivery and Financing Plan, Prepared for Colusa Local Agency Formation Commission," Prepared by EPS, 1750 Creekside Oaks Drive, Suite 290, Sacramento, CA 95833-3647, website: www.epsys.com, October 14, 2005.

CORTINA COMMUNITY SERVICES DISTRICT
MSR-SOI Adopted August 6, 2015

Fund 03510-Colusa County CFD 2006-1 Arbuckle⁷				
Fund/ Department	Account	Title	Debits	Credits
03510	10100	Cash in Treasury	15,252.60	
03510	11109	Gain/Loss Invest-market Value		42.02
03510	15510	Due from other funds	.00	
Total Assets			15,252.60	42.02
03510	20699	Disbursements Payable		.00
03510	20710	Warrants Payable		.00
03510	23749	Use Tax Payable		.00
Total Liabilities			.00	.00
03510	31960	Fund Balance-Unreserved		12,584.86
03510	39990	Control Accounts		.00
03510	39991	Budgetary Fund Balance		.00
03510	39994	Appropriations		.00
03510	39995	Estimated Revenue		.00
03510	39996	Reserve for Encumbrances		.00
03510	39997	Encumbrance Control		.00
03510	39999	Revenue/Expense Offset		.00
Total Equities			.00	12,584.86
03510	410510	Property Assessment		2,571.20
03510	441900	Interest		54.52
03510	4419001	Interest Adjusted to Market Value		.00
Total Revenue			.00	2,625.72
03510	5550	Agency Expenses		.00
Total Expenses			.00	.00
Total 03510			15,252.60	15,252.60

Many of the expenses for the Cortina CSD will have to be paid in the future as streets need repair or other facilities need to be upgraded.

The following table shows the funds dedicated to the Reddington Ranch, now called Honey Grove subdivision. Homes in this subdivision are being advertised in the Vacaville area.

⁷ Colusa County Auditor, 8/22/2014

Fund 03511 Cortina CSD Reddington Ranch (Honey Grove) (Zone 2)⁸				
Fund/ Department	Account	Title	Debits	Credits
03511	10100	Cash in Treasury	58,143.39	
03511	11109	Gain/Loss Invest-market Value		265.17
Total Assets			58,143.39	265.17
03511	20699	Disbursements Payable		.00
03511	20700	Accounts Payable		.00
03511	20710	Warrants Payable		518.51
Total Liabilities			.00	518.51
03511	31960	Fund Balance-Unreserved		47,419.76
03511	39990	Control Accounts		.00
03511	39991	Budgetary Fund Balance		.00
03511	39994	Appropriations		.00
03511	39995	Estimated Revenue		.00
03511	39996	Reserve for Encumbrances		.00
03511	39997	Encumbrance Control		.00
03511	39999	Revenue/Expense Offset		.00
Total Equities			.00	47,419.76
03511	410510	Property Assessment		14,375.52
03511	441900	Interest		247.78
03511	4419001	Interest Adjusted to Market Value		.00
Total Revenue			.00	14,623.30
03511	53180	Professional/Specialized Services		.00
03511	53230	Special Department Expenses		.00
03511	53260	Utilities	4,683.35	
03511	55500	Agency Expenses		.00
Total Expenses			4,683.35	.00
Total Fund 03511 Cortina CSD Reddington Ranch (Zone 2)			62,826.74	62,826.74

The main expense for the Reddington Ranch (Honey Grove) subdivision is for Street Lights and the utility bill for the street lights. The other funds can be kept in reserve for replacement or upgrading of infrastructure in the future.

The following table shows the funds which have been collected and dispersed for the River Glen subdivision.

⁸ Colusa County Auditor, 8/22/2014

Fund 03512 Cortina CSD River Glen (Zone3) ⁹				
Fund/ Department	Account	Title	Debits	Credits
03512	10100	Cash in Treasury	157,489.80	
03512	11109	Gain/Loss Invest-market Value		779.29
Total Assets			157,489.80	779.29
03512	20699	Disbursements Payable		.00
03512	20700	Accounts Payable		.00
03512	20710	Warrants Payable		1003.63
Total Liabilities			.00	1003.63
03512	31960	Fund Balance-Unreserved		139,358.71
03512	39990	Control Accounts		.00
03512	39991	Budgetary Fund Balance		.00
03512	39994	Appropriations		.00
03512	39995	Estimated Revenue		.00
03512	39996	Reserve for Encumbrances		.00
03512	39997	Encumbrance Control		.00
03512	39999	Revenue/Expense Offset		.00
Total Equities			.00	139,358.71
03512	410510	Property Assessment		26,657.28
03512	441900	Interest		720.75
03512	4419001	Interest Adjusted to Market Value		.00
Total Revenue			.00	27,387.03
03512	53130	Maintenance-Str, imp, grounds	1,257.50	
03512	53180	Professional/Specialized Services	7,908.00	
03512	53190	Publications and Legal Notices		.00
03512	53230	Special Department Expenses		.00
03512	53260	Utilities	1,864.36	
03512	55500	Agency Expenses		.00
Total Expenses			11,029.86	.00
Total Fund 03512 Cortina CSD River Glen (Zone3)			168,519.66	168,519.66

Street maintenance and engineering services as well as street lights have been an expense for the River Glen subdivision part of the Cortina CSD.

The following table shows the income and expenses for the Wildwood subdivision.

⁹ Colusa County Auditor, 8/22/2014

Fund 03513 Cortina CSD Wildwood Estates (Zone 4) ¹⁰				
Fund/ Department	Account	Title	Debits	Credits
03513	10100	Cash in Treasury	14,413.20	
03513	11109	Gain/Loss Invest-market Value		63.71
Total Assets			14,413.20	63.71
03513	20699	Disbursements Payable		.00
03513	20700	Accounts Payable		.00
03513	20710	Warrants Payable		88.45
Total Liabilities			.00	88.45
03513	31960	Fund Balance-Unreserved		11,392.97
03513	39990	Control Accounts		.00
03513	39991	Budgetary Fund Balance		.00
03513	39994	Appropriations		.00
03513	39995	Estimated Revenue		.00
03513	39996	Reserve for Encumbrances		.00
03513	39997	Encumbrance Control		.00
03513	39999	Revenue/Expense Offset		.00
Total Equities			.00	11,392.97
03513	410510	Property Assessment		3,933.90
03513	441900	Interest		59.54
03513	4419001	Interest Adjusted to Market Value		.00
Total Revenue			.00	3,993.44
03513	53260	Utilities	1,125.37	
03513	55500	Agency Expenses		.00
Total Expenses			1,125.37	.00
Total Fund 03513 Cortina CSD Wildwood Estates (Zone 4)			15,538.57	15,538.57

The utility expense for street lights is the main cost for the Wildwood Estates subdivision at this time.

¹⁰ Colusa County Auditor, 8/22/2014

4 CORTINA CSD MUNICIPAL SERVICE REVIEW**4.1 Growth and Population Projections for the Cortina CSD Area**

Purpose: To evaluate service needs based on existing and anticipated growth patterns and population projections.

4.1.1 Cortina CSD Area Population Projections

The population of Colusa County declined from 2010 to 2013 as shown in the table below:

US Census Data¹¹	Colusa County
Population, 2013 estimate	21,358
Population, 2010 (April 1) estimates base	21,419

However, the population of the Cortina CSD is expected to increase as the lots are developed and the economy improves.

4.1.2 MSR Determinations on Growth and Population Projections for the Cortina CSD Area

- 1-1) The population of the Cortina CSD is expected to increase as the lots are developed.

4.2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Cortina CSD

Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent city.

4.2.1 Determination of Cortina CSD Area Disadvantaged Unincorporated Community Status

The Cortina CSD does not include any disadvantaged unincorporated communities that could benefit from annexation to a city.

4.2.2 MSR Determinations on Disadvantaged Unincorporated Communities near Cortina CSD

- 2-1) The Cortina CSD does not include any Disadvantaged Unincorporated Communities.

¹¹ US Census Bureau, <http://quickfacts.census.gov/qfd/states/06/06011.html>, January 5, 2015

4.3 Capacity and Infrastructure Cortina CSD

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities and service quality.

4.3.1 Cortina CSD Infrastructure

The Cortina CSD infrastructure is developed as the lots are developed. The water and wastewater services are provided to Zones of Benefit 2, 3, and 4 by the Arbuckle PUD. Zone of Benefit 1 is located too far from the service area of the Arbuckle PUD to obtain water and wastewater services on a cost-effective basis. Zone 1 will have private water and wastewater systems operated and maintained by the CSD, possible through a contract with the Arbuckle PUD.¹²

4.3.2 MSR Determinations on Infrastructure for Cortina CSD

- 3-1) The infrastructure for the Cortina CSD is adequate for the lots that have been developed.
- 3-2) The owners of homes within the Cortina CSD will have to pay additional fees compared to homes in other areas of Arbuckle but the extra amenities should enhance the value of the homes within the CSD.

4.4 Financial Ability to Provide Services

Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.

4.4.1 Financial Considerations for Cortina CSD

The Board of Supervisors serves as the Board of Directors for the Cortina CSD and the Colusa County Auditor-Controller maintains records of all District funds. Funds are collected as part of the property tax billing and collection system.

4.4.2 MSR Determinations on Financing for Cortina CSD

- 4-1) The Cortina CSD has adequate funds at this time.

¹² Economic and Planning Systems, Inc. "Public Review Draft Report Cortina Community Services District Public Services Delivery and Financing Plan, Prepared for Colusa Local Agency Formation Commission," Prepared by EPS, 1750 Creekside Oaks Drive, Suite 290, Sacramento, CA 95833-3647, website: www.epsys.com, October 14, 2005.

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

4.5 Status of and Opportunities for Shared Facilities

Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.

4.5.1 Cortina CSD Facilities

The Cortina CSD facilities such as roads, landscaping and drainage facilities are in good condition because they are relatively new.

4.5.2 MSR Determinations on Shared Facilities for Cortina CSD

- 5-1) The Cortina CSD uses the County of Colusa for administration and maintenance of finances.
- 5-2) The Cortina CSD cannot share facilities with other districts because the purpose of the District was to have each zone of benefit pay for the facilities in that zone.

4.6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies

Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

4.6.1 Cortina CSD Government Structure

The Board of Supervisors functions as the Board of Directors for the Cortina CSD. The Board of Supervisors complies with the Brown Act.

4.6.2 MSR Determinations on Local Accountability and Governance

- 6-1) The Board of Supervisors functions as the Board of Directors for the Cortina CSD.
- 6-2) The Board of Supervisors could include information on the Cortina CSD on the County website.

5 CORTINA CSD SPHERE OF INFLUENCE UPDATE

5.1 SOI Requirements

5.1.1 LAFCO's Responsibilities

In 1972, LAFCOs were given the power to establish SOIs for all local agencies under their jurisdiction. As defined by the CKH Act, “‘sphere of influence’ means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission” (§56076). SOIs are designed to both proactively guide and respond to the need for the extension of infrastructure and delivery of municipal services to areas of emerging growth and development. Likewise, they are also designed to discourage urban sprawl and the premature conversion of agricultural and open space resources to urbanized uses.

The role of SOIs in guiding the State’s growth and development was validated and strengthened in 2000 when the Legislature passed Assembly Bill (“AB”) 2838 (Chapter 761, Statutes of 2000), which was the result of two years of labor by the Commission on Local Governance for the 21st Century.

The requirement for LAFCOs to conduct MSRs was established by AB 2838 as an acknowledgment of the importance of SOIs and recognition that regular periodic updates of SOIs should be conducted on a five-year basis (§56425(g)) with the benefit of better information and data through MSRs (§56430(a)). A MSR is conducted prior to, or in conjunction with, the update of a SOI and provides the foundation for updating it.

5.1.2 SOI Determinations

LAFCO is required to make five written determinations when establishing, amending, or updating an SOI for any local agency that address the following (§56425(c)):

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

5.1.3 Possible Approaches to the SOI

SPHERE TYPE	DEFINITION
Growth sphere	Contains territory beyond the jurisdictional boundaries of the local agency and is an indication that the need for public services in the area has been established and the agency has the ability to effectively and efficiently extend the full spectrum of services provided by the agency.
Coterminous sphere	Coincides with the jurisdictional boundaries of the local agency and is an indication that the agency is landlocked, that there is no anticipated need for the agency's services outside of its existing boundaries, or the agency lacks the capacity or ability to serve additional territory or there is insufficient information to make such a determination.
Zero sphere	A zero sphere contains no territory and indicates that the Commission has determined that one or more of the public service functions of the agency are either non-existent, inadequate, no longer needed, or should be reallocated to some other agency of government. Adoption of a zero sphere indicates the agency should ultimately be reorganized or dissolved. The Commission may initiate dissolution of an agency as the law allows.
Smaller-than-agency sphere	Contains less territory than the jurisdictional boundary of the local agency. The smaller-than-agency sphere indicates that territory within the local agency, but not within its sphere, should be detached and either transferred to another local agency or not served by any agency.
Overlapping sphere	If more than one agency appears equally qualified to serve an area, and if fiscal considerations and community input do not clearly favor a specific agency, an overlapping sphere may be appropriate.
Provisional sphere Service specific zone within a sphere	A designation indicating that LAFCO has identified in its most recent municipal service review the need for an agency to address organizational issues. Agencies given a provisional sphere will be encouraged to discuss reorganization options or alternatives to existing service provision or governmental structure and to provide LAFCO with written results of their discussions and/or studies. To accommodate situations where territory within an agency's jurisdiction may require some, but not all of the services that the agency is authorized to provide, the LAFCO may designate an area within an SOI to which it may attach specific policies, including limiting the types of services authorized in that area. The intent of a service specific zone is to limit the types of services provided in a defined area and is not intended in any way to circumvent annexation.

5.1.4 SOI Update Process

LAFCO is required to establish SOIs for all local agencies and enact policies to promote the logical and orderly development of areas within the SOIs. Furthermore, LAFCO must update those SOIs every five years, as necessary. In updating the SOI, LAFCO is required to conduct a Municipal Service Review (MSR) and adopt related determinations.

LAFCO must notify affected agencies 21 days before holding a public hearing to consider the SOI and may not update the SOI until that hearing is closed. The LAFCO Executive Officer must issue a report including recommendations on the SOI amendment and update under consideration at least five days before the public hearing.

5.1.5 SOI Amendments and CEQA

LAFCO has the discretion to limit SOI updates to those that it may process without unnecessarily delaying the SOI update process or without requiring its funding agencies to bear the costs of environmental studies associated with SOI expansions. Any local agency or individual may file a request for an SOI amendment. The request must state the nature of and reasons for the proposed amendment, and provide a map depicting the proposal.

LAFCO may require the requester to pay a fee to cover LAFCO costs, including the costs of appropriate environmental review under CEQA. LAFCO may elect to serve as lead agency for such a review, may designate the proposing agency as lead agency, or both the local agency and LAFCO may serve as co-lead agencies for purposes of an SOI amendment.

Local agencies are encouraged to consult with LAFCO staff early in the process regarding the most appropriate approach for the particular SOI amendment under consideration.

Certain types of SOI amendments are likely exempt from CEQA review. Examples are SOI expansions that include territory already within the bounds or service area of an agency, SOI reductions, zero SOIs and coterminous SOI's. SOI expansions for limited purpose agencies that provide services (e.g., fire protection, levee protection, cemetery, and resource conservation) needed by both rural and urban areas are typically not considered growth-inducing and are likely exempt from CEQA. Similarly, SOI expansions for districts serving rural areas (e.g., irrigation water) are typically not considered growth inducing.

Remy et al. write:

"In City of Agoura Hills v. Local Agency Formation Commission (2d Dist.1988) 198 Cal.App.3d480, 493-496 [243 Cal.Rptr.740] (City of Agoura Hills), the court held that a LAFCO's decision to approve a city's sphere of influence that in most respects was coterminous with the city's

CORTINA COMMUNITY SERVICES DISTRICT**MSR-SOI Adopted August 6, 2015**

existing municipal boundaries was not a “project” because such action did not entail any potential effects on the physical environment.”¹³

5.1.6 Recommendation for Cortina CSD Sphere of Influence

On February 2, 2006, the Colusa LAFCO adopted Resolution 2006-0001 Making Determinations and establishing a Sphere of Influence for the Cortina Community Services District. The Sphere of Influence was the same as the District boundary. At this time the recommendation is also that the Sphere of Influence be the same as the District boundary.

It is possible that the District could be expanded in the future if additional subdivisions were approved in the area. Such an action would require amendment to the Sphere of Influence and environmental review.

5.2 Present and Planned Land Uses in the Cortina CSD Area, Including Agricultural and Open Space Lands**5.2.1 Colusa County General Plan and Zoning for Cortina CSD SOI Area**

Maps showing the Colusa County General Plan designations and zoning for the Cortina CSD area are shown at the end of this report. General Plan and Zoning designations for the Cortina CSD are as follows:

Cortina CSD General Plan and Zoning Designations					
Zone of Benefit	Name	Acres	Units	General Plan Designation	Zoning District
1	Hillgate Estates	168.2	134	Rural Residential (RR)	RR-PD Rural Residential-Planned Development
2	River Glen	13.4	39	Urban Residential (UR)	R-1-PD Residential-Planned Development
3	Reddington Ranch (Honey Grove)	34.33	138	Urban Residential (UR)	R-1-8 Residential 8,000 sq. ft. lots
4	Wildwood Estates	10.6	31	Urban Residential (UR) Commercial (C)	R-1-8 Residential 8,000 sq. ft. lots C-2 Community Commercial

5.2.2 SOI Determinations on Present and Planned Land Use for Cortina CSD Area

¹³ Remy, Michael H., Tina A. Thomas, James G. Moose, Whitman F. Manley, Guide to CEQA, Solano Press Books, Point Arena, CA, February 2007, page 111.

- 1-1] The present and planned land uses for the Cortina CSD area allow residential development which will require the services provided by the Cortina CSD.

5.3 Present and Probable Need for Public Facilities and Services in the Cortina CSD Area

5.3.1 Municipal Service Background

There is a need for the services provided by the Cortina CSD in the four approved subdivisions. The Cortina CSD allows each area to receive the services needed and to pay the appropriate costs.

5.3.2 SOI Determinations on Facilities and Services Present and Probable Need for Cortina CSD

- 2-1] There is a need for the facilities and services provided by the Cortina CSD in each of the four approved subdivisions (zones of benefit).

5.4 Present Capacity of Public Facilities Present and Adequacy of Public Services

5.4.1 Capacity Background

The Cortina CSD has the capacity to provide the services needed for the four zones of benefit within the District and the facilities are adequate. The District does not have the capacity to serve any other areas unless new zones of benefit are created.

5.4.2 SOI Determinations on Public Facilities Present and Future Capacity for Cortina CSD

- 3-1] The Cortina CSD has adequate facilities and adequate capacity for the future for the area within the District.
- 3-2] The four zones of benefit within the Cortina CSD pay for services only within each zone of benefit.

5.5 Social or Economic Communities of Interest for Cortina CSD

5.5.1 Cortina CSD Community Background

The Cortina CSD subdivisions are a neighborhood within the larger community of Arbuckle. There may be some social connections within the neighborhood and the landowners have an economic interest to maintain the infrastructure but the residents depend on Arbuckle for commercial, social and economic services.

5.5.2 SOI Determinations on Social or Economic Communities of Interest for Cortina CSD

- 4-1] The Cortina CSD subdivisions do not provide a full-service economic and social community.
- 4-2] The residents of the Cortina CSD depend on the larger community of Arbuckle to provide commercial, social, educational and economic services.

5.6 Disadvantaged Unincorporated Community Status

5.6.1 Disadvantaged Unincorporated Communities

Although the subdivisions within the Cortina CSD are in the unincorporated area of Colusa County, these subdivisions are not disadvantaged and would not be able to annex to an incorporated city.

5.6.2 Cortina CSD Disadvantaged Unincorporated Community Status

- 5-1] The Cortina CSD is not a Disadvantaged Unincorporated Community nor does it include a Disadvantaged Unincorporated Community.

COLUSA LAFCO

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

ABBREVIATIONS

AB	Assembly Bill
CKH Act	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
CEQA	California Environmental Quality Act
CSA	County Service Area
CSD	Community Services District
District	Cortina Community Services District
DUC	Disadvantaged Unincorporated Community
I-5	Interstate 5
SB	Senate Bill
SOI	Sphere of Influence (LAFCO)

DEFINITIONS

Agriculture: Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

California Environmental Quality Act (CEQA): A State Law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Community Facilities District: Under the Mello-Roos Community Facilities Act of 1982 (Section 53311, et seq.) a legislative body may create within its jurisdiction a special tax district that can finance tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as public services for district residents. Special taxes levied solely within the district are used to repay the bonds.

Community Services District (CSD): A geographic subarea of a county used for planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea. A CSD is a taxation district with independent administration.

Disadvantaged community: A Disadvantaged community means the area where at least fifty-one percent of the households are at or below eighty percent of the county median household income as defined annually by the Federal Department of Housing and Urban Development.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Infrastructure: Public services and facilities such as sewage-disposal systems, water-supply systems, and other utility systems, schools and roads.

Land Use Classification: A system for classifying and designating the appropriate use of properties.

Leapfrog Development; New development separated from existing development by substantial vacant land.

Local Agency Formation Commission (LAFCO): A five-or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Mello-Roos Bonds: Locally issued bonds that are repaid by a special tax imposed on property owners within a community facilities district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Mello-Roos Bonds are named after the program's legislative authors.

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

Proposition 13: (Article XIII A of the California Constitution) Passed in 1978, this proposition enacted sweeping changes to the California property tax system. Under Proposition 13, property taxes cannot exceed 1% of the value of the property and assessed valuations cannot increase by more than 2% per year. Property is subject to reassessment when there is a transfer of ownership or improvements are made.¹⁴

Proposition 218: (Article XIII D of the California Constitution) This proposition, named "The Right to Vote on Taxes Act", filled some of the perceived loopholes of Proposition 13. Under Proposition 218, assessments may only increase with a two-thirds majority vote of the qualified voters within the District. In addition to the two-thirds voter approval requirement, Proposition 218 states that effective July 1, 1997, any assessments levied may not be more than the costs necessary to provide the service, proceeds may not be used for any other purpose other than providing the services intended, and assessments may only be levied for services that are immediately available to property owners.¹⁵

Ranchette: A single dwelling unit occupied by a non-farming household on a parcel of 2.5 to 20 acres that has been subdivided from agricultural land.

Sphere of Influence (SOI): The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the county.

Urban: Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, and the availability of public services required for that development, specifically central water and sewer service, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be "non-urban" or "rural". CEQA defines "urbanized area" as an area that has a population density of at least 1,000 persons per square mile (Public Resources Code Section 21080.14(b)).

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire protection, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Zoning: The division of a city by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

¹⁴ http://www.californiataxdata.com/A_Free_Resources/glossary_PS.asp#ps_08

¹⁵ http://www.californiataxdata.com/A_Free_Resources/glossary_PS.asp#ps_08

COLUSA LAFCO

CORTINA COMMUNITY SERVICES DISTRICT
MSR-SOI Adopted August 6, 2015
REFERENCES

Colusa County Auditor, 8/22/2014

Colusa County Office of Education, <http://www.ccoe.net/psd>, November 3, 2014.

Colusa LAFCO, Resolution No. 2006-0002 of the Colusa Local Agency Formation Commission
Colusa County, State of California, making Determinations and approving the Formation
of the Cortina Community Services District. (Colusa LAFCO File #2005-06).

Durham, David L. (1998). *California's Geographic Names: A Gazetteer of Historic and Modern
Names of the State*. Clovis, Calif.: Word Dancer Press. p. 444. [ISBN 1-884995-14-4](#).

Economic and Planning Systems, Inc. "Public Review Draft Report Cortina Community Services
District Public Services Delivery and Financing Plan, Prepared for Colusa Local Agency
Formation Commission," Prepared by EPS, 1750 Creekside Oaks Drive, Suite 290,
Sacramento, CA 95833-3647, website: www.epsys.com, October 14, 2005.

http://www.californiataxdata.com/A_Free_Resources/glossary_PS.asp#ps_08

Remy, Michael H., Tina A. Thomas, James G. Moose, Whitman F. Manley, *Guide to CEQA*,
Solano Press Books, Point Arena, CA, February 2007, page 111.

US Census Bureau, <http://quickfacts.census.gov/qfd/states/06/06011.html>, January 5, 2015

USDA Natural Resource Conservation Service, *Soil Survey of Colusa County California*, 2006.

PREPARERS

Colusa LAFCO, John Benoit, Executive Officer
PO Box 2694, Granite Bay CA 95746
Phone: 916-797-6003 johnbenoit@surewest.net

Christy Leighton, Planning Consultant
555 East Willow Street, Willows CA 95988
Phone: 530-934-4597 christyleighton@sbcglobal.net

General location:	Near Williams and Arbuckle
Map unit geomorphic setting:	Alluvial fan
Elevation:	65 to 150 feet (20 to 46 meters)
Mean annual precipitation:	14 to 16 inches (355 to 405 millimeters)
Mean annual air temperature:	61 to 63 degrees F. (16 to 17 degrees C.)
Frost-free period:	225 to 250 days

Major Component Description Westfan loam	
Component geomorphic setting:	Alluvial fan
Parent material:	Alluvium
Typical vegetation:	Irrigated cropland

Slope:	0 to 2 percent	
Runoff:	Very low	
Surface features:	None noted.	
Percent area covered by surface coarse fragments:		None noted.
Depth to restrictive feature:		None noted
Slowest permeability class:		Moderately slow
Salinity:		Not saline
Sodicity:		Sodic within 40 inches
Available water capacity:	About 8.8 inches (High)	

Present flooding:	Rare
Present ponding:	None
Current water table:	None noted
Natural drainage class:	Well drained

Land capability irrigated: 1
Land capability nonirrigated: 4s

27

150—Arbuckle sandy loam, 1 to 5 percent slopes

General location: Small areas west of the towns of Williams and Arbuckle and along streams in the lower foothills

Geomorphic setting: Terraces

Elevation: 95 to 400 feet (30 to 123 meters)

Mean annual precipitation: 14 to 16 inches (355 to 405 millimeters)

Mean annual air temperature: 61 to 63 degrees F (16 to 17 degrees C)

Frost-free period: 225 to 250 days

Composition

Arbuckle sandy loam—85 percent, Minor components—15 percent

Major Component Description, Arbuckle sandy loam

Geomorphic setting: Terraces

Parent material: Alluvium

Typical vegetation: Irrigated crops

Properties and qualities

Slope: 1 to 5 percent

Runoff rate: Low

Percentage of the surface covered by rock fragments: None

Slowest permeability class: Moderately slow

Salinity: Not saline

Sodicity: Not sodic

Available water capacity: About 6.0 inches (moderate)

Hydrologic properties

Present flooding: None

Present ponding: None

Current water table: None noted

Natural drainage class: Well drained

Land capability classification

Irrigated: 2e-4 Nonirrigated: 4e-4

Use and Management

Major uses: Irrigated crops and livestock grazing

185—Riverwash

General location:	Small areas along streams throughout the county
Geomorphic setting:	Flood plains
Elevation:	35 to 1,765 feet
Mean annual precipitation:	14 to 35 inches
Mean annual air temperature:	54 to 63 degrees F
Frost-free period:	150 to 250 days

Composition

Riverwash—95 percent, Minor components—5 percent

Major Component Description Riverwash

Geomorphic setting:	Channels
Kind of material:	Alluvium
Typical vegetation:	Sparse vegetation; scattered willows, annual grasses, and forbs in some areas

Properties and qualities

Slope:	0 to 2 percent	
Runoff:	Negligible	
Percentage of the surface covered by rock fragments:		10 to 80 percent (coarse, well rounded pebbles)
Slowest permeability class:	Moderately rapid	
Salinity:	Not saline	
Sodicity:	Not sodic	
Available water capacity:	About 4.9 inches (low)	

Hydrologic properties

Present flooding:	Frequent
Present ponding:	None
Current water table:	Present
Natural drainage class:	Poorly drained

Land capability classification

Irrigated: Not calculated Nonirrigated: 8

Typical profile

Use and Management

Major uses: Wildlife habitat and recreation

188—Westfan loam, clay substratum, 0 to 2 percent slopes

General location: Between the towns of Williams and Arbuckle, on the western margin of the Sacramento Valley

Geomorphic setting: Alluvial fans
Elevation: 75 to 150 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 225 to 250 days

Composition

Westfan loam, clay substratum—80 percent Minor components—20 percent

Major Component Description Westfan loam, clay substratum

Geomorphic setting: Alluvial fans
Parent material: Alluvium
Typical vegetation: Irrigated crops

Properties and qualities

Slope: 0 to 2 percent
Runoff rate: Very low
Percentage of the surface covered by rock fragments: None
Slowest permeability class: Slow
Salinity: Not saline
Sodicity: Not sodic
Available water capacity: About 9.6 inches (high)

Hydrologic properties

Present flooding: Rare
Present ponding: None
Current water table: None noted
Natural drainage class: Well drained

Land capability classification

Irrigated: 2s-3 Nonirrigated: 4s-3

Use and Management

Major use: Irrigated crops

189—Arand very gravelly sandy loam, 0 to 2 percent slopes

General location: Near Sand Creek and Cortina Creek, north of Arbuckle

Geomorphic setting: Alluvial fans and flood plains

Elevation: 45 to 605 feet (15 to 185 meters)

Mean annual precipitation: 14 to 16 inches (355 to 405 millimeters)

Mean annual air temperature: 61 to 63 degrees F (16 to 17 degrees C)

Frost-free period: 225 to 250 days

Composition

Arand very gravelly sandy loam—85 percent Minor components—15 percent

Major Component Description Arand very gravelly sandy loam

Geomorphic setting: Alluvial fans and flood plains

Parent material: Alluvium Typical vegetation: Irrigated crops

Properties and qualities

Slope: 0 to 2 percent

Runoff: Negligible

Percentage of the surface covered by rock fragments: None

Slowest permeability class: Moderately rapid

Salinity: Not saline

Sodicity: Not sodic

Available water capacity: About 3.0 inches (low)

Hydrologic properties

Present flooding: Rare

Present ponding: None

Current water table: None noted

Natural drainage class: Somewhat excessively drained

Land capability classification

Irrigated: 4s-4 Nonirrigated: 4s-4

Use and Management

Major use: Irrigated crops

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

193—Westfan gravelly loam, 0 to 2 percent slopes

General location:	Between Arbuckle and Williams
Geomorphic setting:	Alluvial fans
Elevation:	75 to 295 feet
Mean annual precipitation:	14 to 16 inches
Mean annual air temperature:	61 to 63 degrees F
Frost-free period:	225 to 250 days

Composition

Westfan gravelly loam—80 percent, Minor components—20 percent

Major Component Description Westfan gravelly loam

Geomorphic setting:	Alluvial fans
Parent material:	Alluvium
Typical vegetation:	Irrigated crops

Properties and qualities

Slope:	0 to 2 percent
Runoff rate:	Very low

Percentage of the surface covered by rock fragments:	None
Slowest permeability class:	Moderate
Salinity:	Not saline
Sodicity:	Not sodic
Available water capacity:	About 7.7 inches (high)

Hydrologic properties

Present flooding:	Rare
Present ponding:	None
Current water table:	None noted
Natural drainage class:	Well drained

Land capability classification

Irrigated: 2s-4 Nonirrigated: 4s-4

Use and Management

Major use: Irrigated crops

CORTINA COMMUNITY SERVICES DISTRICT

MSR-SOI Adopted August 6, 2015

230—Corning clay loam, 1 to 5 percent slopes

General location: Small scattered areas throughout the foothills
Geomorphic setting: Terraces
Elevation: 150 to 1,295 feet
Mean annual precipitation: 14 to 22 inches
Mean annual air temperature: 57 to 63 degrees F
Frost-free period: 225 to 250 days

Composition

Corning clay loam—90 percent Minor components—10 percent

Major Component Description Corning clay loam

Geomorphic setting: Terraces
Parent material: Alluvium
Typical vegetation: Annual grasses and scattered blue oak

Properties and qualities

Slope: 1 to 5 percent
Runoff rate: Medium
Percentage of the surface covered by rock fragments: None

Depth to restrictive feature: Abrupt textural change—9 inches
Slowest permeability class: Slow
Salinity: Not saline
Sodicity: Not sodic
Available water capacity: About 1.7 inches (very low)

Hydrologic properties

Present flooding: None
Present ponding: None
Current water table: None noted
Natural drainage class: Well drained

Land capability classification

Irrigated: 3e-5 Nonirrigated: 4e-5

Use and Management

Major use: Livestock grazing

APPENDIX B CALIFORNIA GOVERNMENT CODE SECTIONS 61020-21022

61020. The initial board of directors of a district formed on or after January 1, 2006, shall be determined pursuant to this chapter.

61021. (a) Except as provided in this chapter, the initial board of directors shall be elected.

(b) The directors may be elected by one of the following methods:

(1) At large.

(2) By divisions.

(3) From divisions.

(c) The elections and terms of office shall be determined pursuant to the Uniform District Election Law, Part 4 (commencing with Section 10500) of the Elections Code.

61022. (a) In the case of a proposed district which contains only unincorporated territory in a single county and less than 100 voters, the local agency formation commission may provide, as a term and condition of approving the formation of the district, that the county board of supervisors shall be the initial board of directors until conversion to an elected board of directors.

(b) The board of supervisors shall adopt a resolution pursuant to subdivision (b) of Section 61027, placing the question of having an elected board of directors on the ballot when any of the following occurs:

(1) When the registrar of voters certifies in writing that the number of voters in the district has reached or exceeded 500.

(2) When the registrar of voters certifies in writing that the number of voters in the district has reached or exceeded a lower number specified by the local agency formation commission as a term and condition of approving the formation of the district.

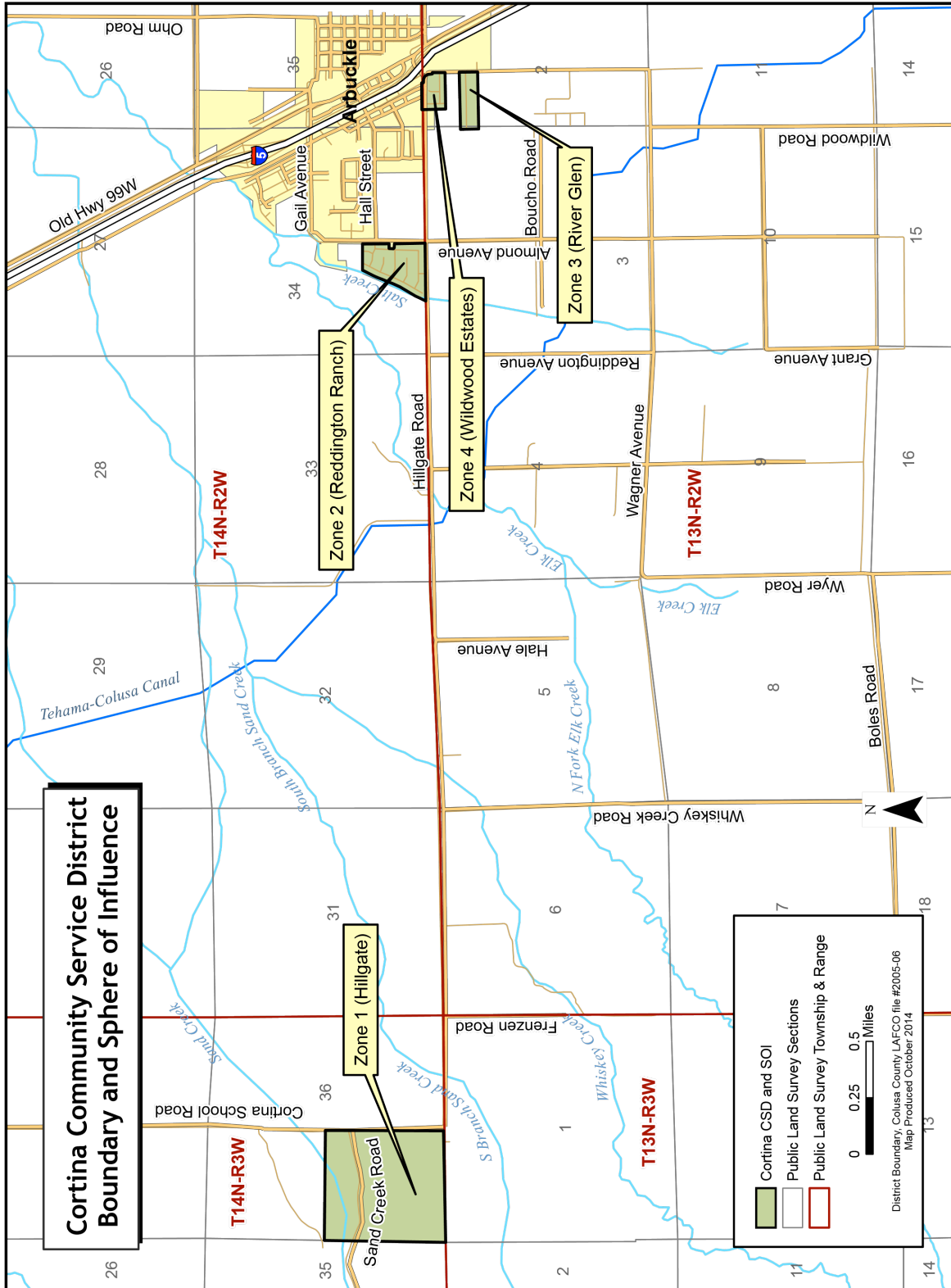
(3) Ten years after the effective date of the district's formation.

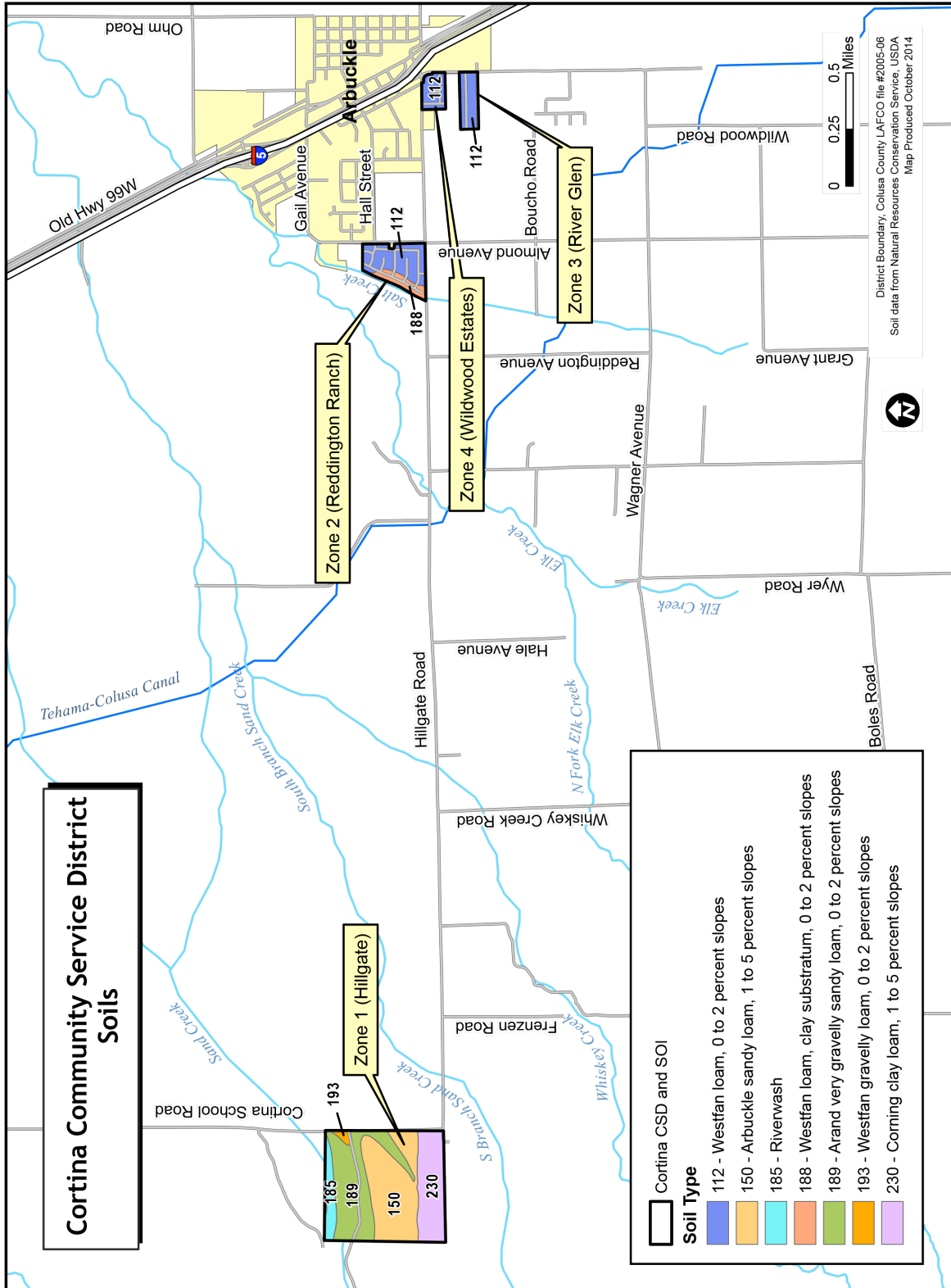
(4) The local agency formation commission has required, as a term and condition of approving the formation of the district, placing the question of having an elected board of directors on the ballot in less than 10 years after the effective date of the district's formation.

(c) At the election, the voters shall also elect members to the district's board of directors. Those persons shall take office only if a majority of the voters voting upon the question of having an elected board are in favor of the question.

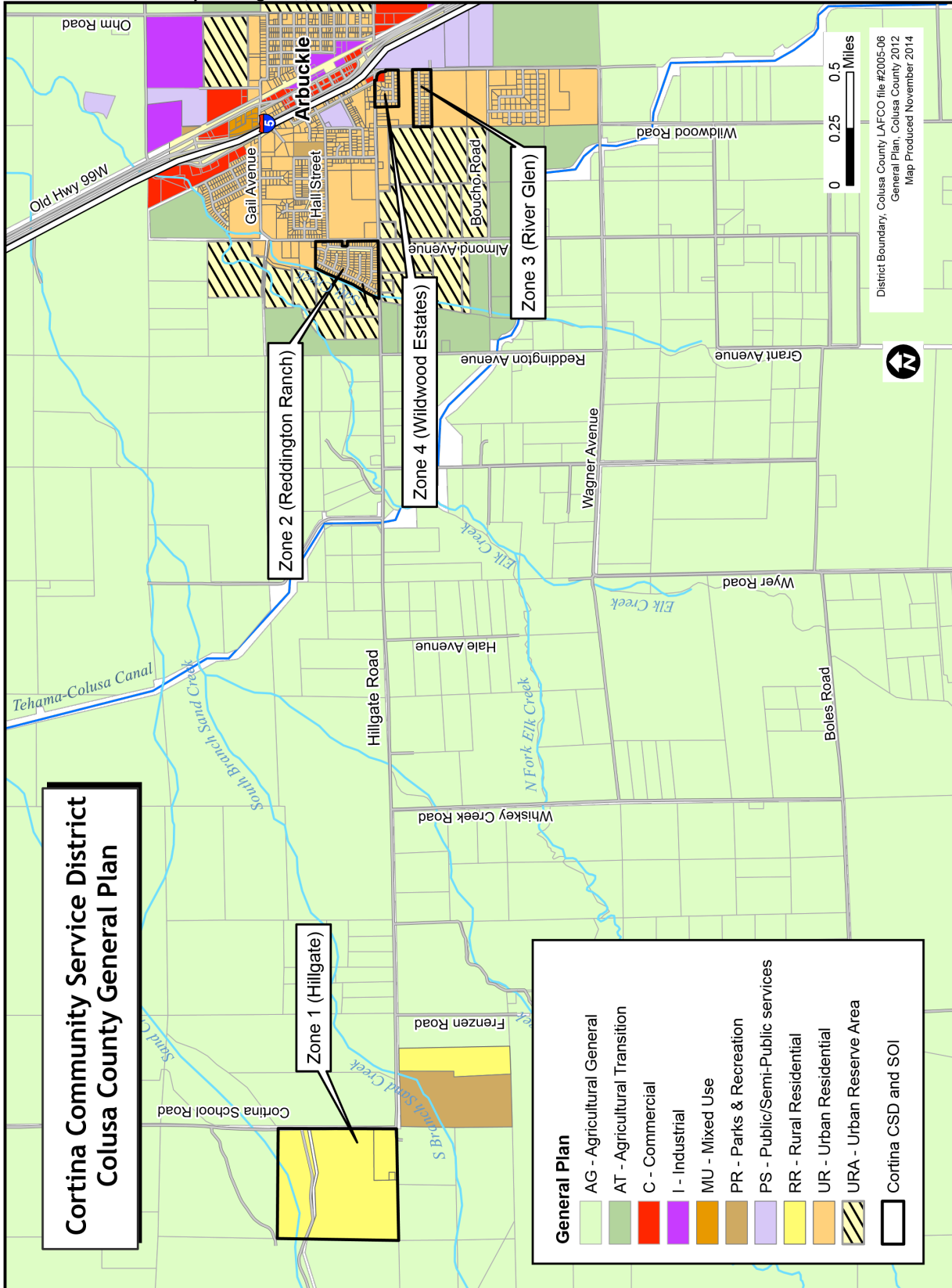
(d) If the question is submitted to the voters at a general district election, the notice required by Section 12112 of the Elections Code shall contain a statement of the question to appear on the ballot. If the question is submitted to the voters at a special election, the notice of election and ballot shall contain a statement of the question.

CORTINA COMMUNITY SERVICES DISTRICT
MSR-SOI Adopted August 6, 2015
MAPS





CORTINA COMMUNITY SERVICES DISTRICT
MSR-SOI Adopted August 6, 2015



CORTINA COMMUNITY SERVICES DISTRICT
MSR-SOI Adopted August 6, 2015

