COLUSA LOCAL AGENCY FORMATION COMMISSION

CITY OF COLUSA

SPHERE OF INFLUENCE PLAN

Adopted February 2, 2012

Resolution 2012-0003

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1 INTRODUCTION

1.1 LAFCO's Responsibilities

LAFCO's in California are independent agencies created by the California Legislature in 1963 whose major purposes include encouraging the orderly formation of local governmental agencies and conserving and preserving natural resources.

Statewide there are 58 LAFCOs working with nearly 3,500 governmental agencies (400+ cities, and 3,000+ special districts). Agency boundaries are often unrelated to one another and sometimes overlap at random, often leading to higher service costs to the taxpayer and general confusion regarding service area boundaries. LAFCO decisions strive to balance the competing needs in California for efficient services, affordable housing, economic opportunity, and conservation of natural resources.

LAFCOs are responsible for the following:

1) Coordinating logical and timely changes in local governmental boundaries

2) Conducting special studies that review ways to reorganize, simplify, and streamline governmental structure

3) Preparing a review of services called a Municipal Service Review

4) Preparing a Sphere of Influence

LAFCOs thereby determine the future "probable" boundary for each city and special district within each county.

The Commission's efforts are directed toward seeing that services are provided efficiently and economically while agricultural and open-space lands are protected.

Often citizens are confused as to what LAFCO's role is. LAFCOs do not have enforcement authority nor do they have the authority to initiate a city or district annexation or detachment proceeding. LAFCOs may initiate consolidation or dissolution proceedings; however, these proceedings are subject to the voter approval or denial.

The Legislature has given LAFCOs the authority to modify any proposal before it to ensure the protection of agricultural and open space resources, discourage urban sprawl and promote orderly boundaries and the provision of adequate services.

1.2 Sphere of Influence Requirements

In determining the Sphere of Influence for each local agency, LAFCO must consider and prepare a written statement of determinations with respect to each of the following:

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 which the agency provides, or is authorized to provide; and

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.

1.3 Colusa LAFCO Sphere of Influence Policies

In addition to State requirements for SOIs, Colusa LAFCO has adopted policies regarding Sphere of Influences in the County and minimum requirements necessary in order to update or adopt an agency's SOI. Highlighted requirements are summarized as follows:

1. The Sphere of Influence Plan must be consistent with LAFCO's policies, State law, other agencies' SOI plans, the municipal service review, and long range planning goals of the area.

2. LAFCO will not include lands that are unlikely to require the services of the agency or which cannot be feasibly served within a time frame consistent with the sphere plan.

3. Agencies are encouraged to keep the supporting documentation for their SOI plans up to date.

4. A City Sphere of Influence Plan shall contain the following:
    a. A sphere map and phased plan for annexation of the depicted territory defining the probable boundary of the agency's service area 20 years hence (the long-term horizon) and identifying a near-term development horizon defining the agency's logical boundary for lands likely to be annexed prior to the next sphere review or update (typically within five years).

    b. Documentation to support the Commission's determinations regarding the factors stated in §56425(e), generally in the form of the municipal service review.

    c. When required by Government Code §56425(b), a city and the county shall meet and confer regarding the boundaries of the city's sphere prior to the Commission's final determination. If a city and the county have reached agreement regarding the boundaries, development standards, and zoning requirements within a proposed city sphere, the Commission shall give great weight to the agreement in the Commission's final determination of the city's sphere.

    d. Parcel Inventory and Absorption Study. The Commission must be able to make a positive determination that the city's sphere is consistent with its historical and expected growth rates, and that the territory within the sphere is likely to be annexed within the 20-year timeframe. The Commission's determination will be based on information provided by the city, including 1) a vacant land inventory, 2) an analysis of the vacant

lands to determine their suitability for development, and 3) a market study to determine the absorption rate of the usable vacant lands. If the city is unable to supply such information, LAFCO will make a sphere determination after considering the city's historical growth rates for each land use designation, pertinent city land use and zoning regulations, and the physical characteristics of the property intended to be included in the sphere.

5. Amendment proposals involving sphere expansion to include open space or prime agricultural land will not be approved by LAFCO if there is sufficient alternative land available for annexation within the existing sphere of influence.

6. LAFCO will not approve change to the SOI of an agency of land that is subject to a farmland security zone contract for the provisions of services of facilities related to sewers, nonagricultural water, or streets and roads to the land unless in the opinion of LAFCO these facilities or services benefit land uses that are allowed under the contract and the landowner consents to the change to the SOI.

1.4 Municipal Service Review

The CKH Act requires that a Municipal Service Review (MSR) be conducted prior to, or in conjunction with, the update of an SOI.[1] An MSR is a comprehensive analysis of service provision by each of the cities, special districts and the unincorporated county service areas under the legislative authority of the LAFCO. Colusa LAFCO adopted the City of Colusa MSR in March 2010, including written determinations that addressed the following legislative factors:

1. Growth and population projections for the affected area.

2. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.

3. Financial ability of agencies to provide services.

4. Status of, and opportunities for, shared facilities.

5. Accountability for community service needs, including governmental structure and operational efficiencies.

6. Any other matter related to effective or efficient service delivery, as required by commission policy.

1.5 Possible Approaches to the Sphere of Influence

LAFCO may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. Based on review of the guidelines of Colusa LAFCO as well as other LAFCOs in the State, various conceptual

[1] Government Code §56430.

approaches have been identified from which to choose in designating an SOI. These seven approaches are explained below:

1) Coterminous Sphere:
A Coterminous Sphere is a sphere for a city or special district that is the same as its existing boundaries.

2) Annexable Sphere:
A sphere larger than the agency's boundaries identifies areas the agency is expected to annex. The annexable area is outside its boundaries and inside the sphere. This is the recommendation for the City of Colusa.

3) Detachable Sphere:
A sphere that is smaller than the agency's boundaries identifies areas the agency is expected to detach. The detachable area is the area within the agency bounds but not within its sphere.

4) Zero Sphere:
A zero sphere indicates the affected agency's public service functions should be reassigned to another agency and the agency should be dissolved or combined with one or more other agencies.

5) Consolidated Sphere:
A consolidated sphere includes two or more local agencies and indicates the agencies should be consolidated into one agency.

6) Limited Service Sphere:
A limited service sphere is the territory included within the SOI of a multi-service provider agency that is also within the boundary of a limited purpose district which provides the same service (e.g., fire protection), but not all needed services. Territory designated as a limited service SOI may be considered for annexation to the limited purpose agency without detachment from the multi-service provider.

The limited service sphere type of SOI is generally adopted when the following conditions exist:

a) The limited service provider is providing adequate, cost effective and efficient services

b) The multi-service agency is the most logical provider of the other services,

c) There is no feasible or logical SOI alternative, and

d) Inclusion of the territory is in the best interests of local government organization and structure in the area.

Government Code §56001 specifically recognizes that in rural areas it may be appropriate to establish limited purpose agencies to serve an area rather than a single service provider, if multiple limited purpose agencies are better able to provide efficient services to an area rather than one service district.

Moreover, Government Code Section §56425(i), governing sphere determinations, also authorizes a sphere for less than all of the services provided by a district by requiring a district affected by a sphere action to "establish the nature, location, and extent of any functions of classes of services provided by existing districts" recognizing that more than one district may serve an area and that a given district may provide less than its full range of services in an area.

7) Sphere Planning Area:
LAFCO may choose to designate a sphere planning area to signal that it anticipates expanding an agency's SOI in the future to include territory not yet within its official SOI.

8) Area of Concern:
LAFCO may, at its discretion, designate a geographic area beyond the Sphere of Influence as an Area of Concern to any local agency. An Area of Concern as defined in LAFCO's policies is a geographic area beyond the Sphere of Influence in which land use decisions or other governmental actions of one local agency impact directly or indirectly upon another local agency.

1.6 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. In updating the SOI, LAFCO is required to conduct a municipal service review (MSR) and adopt related determinations.

This report identifies preliminary SOI policy alternatives and recommends SOI options for the City of Colusa. Development of actual SOI update will involve additional steps as follows:

1) Opportunity for public input at a Colusa LAFCO public hearing

2) Consideration of changes requested by LAFCO Commissioners

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

1.7 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 written 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, and zero SOIs.

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 existing municipal boundaries was not a "project" because such action did not entail any potential effects on the physical environment.*[2]

[2] 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.

2. CITY OF COLUSA SPHERE OF INFLUENCE

The determinations within the Sphere of Influence Plan are the most important planning function given to LAFCO by the State Legislature. Spheres of Influence are described by the Cortese-Knox-Hertzberg Act as an important tool for "planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities."

Spheres serve a similar function in LAFCO determinations as general plans do for cities and counties. Consistency with the adopted sphere plan is mandatory, and changes to the plan require careful review. It is intended that written determinations adopted by LAFCO and the Sphere Diagram will together guide the provision of municipal services for the Alturas area.

While LAFCO encourages the participation and cooperation of the subject agency, the sphere of influence plan is a LAFCO responsibility, and the Commission is the sole authority as to the sufficiency of the documentation and the plan's consistency with law and LAFCO policy.

The City of Colusa's current SOI was adopted by the City and approved by LAFCO as part of its General Plan Land Use Map on November 8, 1984. It consists of 2,842 acres and extends outside of the City limits in the east to the river, to the south along SR 20/45 to to Niagara Avenue, to Will S Green Road in the west. Approximately 42 percent (1,174 acres) of the area within the City's existing SOI is within the City limits. At the time the SOI was adopted, the City anticipated there would be an ultimate need to provide development within the SOI with public facilities and services over a 20-year timeframe. Since then, the City has concluded that urban development could reasonably be expected to extend beyond its current SOI.[3]

[3] City of Colusa, General Plan, October 2007, p. 2-2.

2.1 City of Colusa SOI Options

Five options were identified with regard to the City of Colusa's Sphere of Influence. Each option is described in detail below. A map of these options follows the descriptions.

2.1.1 Option #1: City Proposed SOI

The City has proposed an expanded SOI as part of its General Plan Update. The proposed SOI would be an SOI expansion in the west to Wilson Avenue, McCoy Road and Grover Avenue and the east, just south of Moonbend Road and adjacent to SR 20/45. This territory would add 963 acres to the City's existing SOI, from approximately 2,842 acres to approximately 3,805 acres. The majority of land included in the updated sphere of influence is designated for residential development or has been designated as urban reserve by the City. By adopting this SOI, LAFCO would be indicating that it anticipates this territory will be annexed to the City sometime over the next 20 years.

As indicated by the various development proposals presented to the City, substantial interest has historically been shown by property owners and development interests to develop land adjacent to the current City limits. While the state of the economy has paused several of these developments, the previous interest shown by developers may be used as an indicator of development to come over the long-term once the economy has improved. The City's policies reflect the belief that the proposed urban level of development would be more appropriately served by the City than by the County, if municipal services are available to do so. The City contends that "By expanding the City's SOI, the City can plan for this level of development and work with property owners and Colusa County toward providing efficient municipal services and preventing duplication of services by the County or private service providers."[4]

To help ensure that annexations do not occur in a disjointed fashion, the City intends to prepare and adopt an Annexation Phasing Plan that will create a logical phasing of land annexation and development to ensure that future projects maintain a balance of land uses with proper timing, adequate financing, and provision of infrastructure.[5]

The proposed development for this area was examined in the City of Colusa General Plan and in the EIR for the General Plan. Proposed land uses in the General Plan planning area are described in detail in Section 2.3.4 of this document.

2.1.2 Option #2: City Proposed SOI and WWTP Property

The City owns and operates a wastewater treatment plant that is located on city-owned property outside of the city limits. The property is not contiguous to the city limits. One

[4] City of Colusa, General Plan Land Use Element, 2007, p. 2-13.
[5] City of Colusa, General Plan Land Use Element, 2007, p. 2-14.

option may be to include this property in the City's SOI to promote the eventual annexation of this territory. This area was not included in the City's proposed SOI expansion as shown in the General Plan Update; however, the City has approached LAFCO about annexation of this property. This option could be combined with any of the other options discussed here.

2.1.3 Option #3: City Proposed SOI and Colusa-Sacramento River State Recreation Area

Another option may be including the Colusa-Sacramento River State Recreation Area in the City's SOI. The State plans to divest itself of the park and has indicated that one option may be the City of Colusa taking on the property in its entirety. The park is located adjacent to the city limits in the north along the river. The total park encompasses approximately 48 acres and offers campsites, picnic sites, and a launch ramp for small boats. Closure of the park may impact the local economy, such as bait and tackle shops, gas stations, markets and other shops, by limiting access to the river in the area. The City and the County have discussed alternatives to running the park, including the City taking over operations. By including this area in the City's SOI, it would promote the annexation of the territory, should the City choose to take on operation of the park. This option could be combined with any of the other options discussed here.

2.1.4 Option #4: Proposed SOI Less Urban Reserve

Given the significant amount of prime farmland located within the City's proposed SOI expansion area, the Commission may wish to consider excluding the areas from the City's SOI proposed as urban reserve, which are largely prime farmland, in order to keep in line with LAFCO Policies. This option would exclude the proposed urban reserve areas to the northwest and southeast of the City, where much of the agricultural lands are located. Instead these areas could be established as an area of concern, thereby giving the City the joint planning function it desires in the territory.

2.1.5 Option #5: Near-Term SOI

Given the availability of vacant land within the city limits and the tenuous nature of housing and economic forecasts, another option may be a near-term SOI that only includes those properties that are likely to be annexed over the next five to ten years and necessary to meet projected population growth and housing demand, prior to the next SOI update.

The amount of land available for new housing development is the crucial first step in determining whether an agency can accommodate their housing needs. There must be sufficient vacant parcels within the City limits or areas to be annexed that are already zoned for residential uses. The City has 177 acres of vacant and underdeveloped sites with residential land use designations and zoning, which exceeds the land needed to accommodate the 523 units that were projected to be needed prior to 2014 (contingent upon rezoning of 88 acres for high density residential uses). The vacant land designated for residential uses within the City could accommodate up to 1,032 new residential units if developed at maximum density, but will likely yield around 721 new residential units.

The City has been working with several developers on potential developments, including the Riverfront District, Brookins Ranch, Colusa Crossings, Colusa Riverbend, Colusa Industrial Park. It appears that the Colusa Crossings development (shown as Special Plan Area #3 in the specific plan map) and Colusa Industrial Park (shown as Special Plan Area #5 in the specific plan map) projects are the most likely to be approved and annexed in the short-term. This option would also include some areas of commercial professional and office professional adjacent to the planned areas.

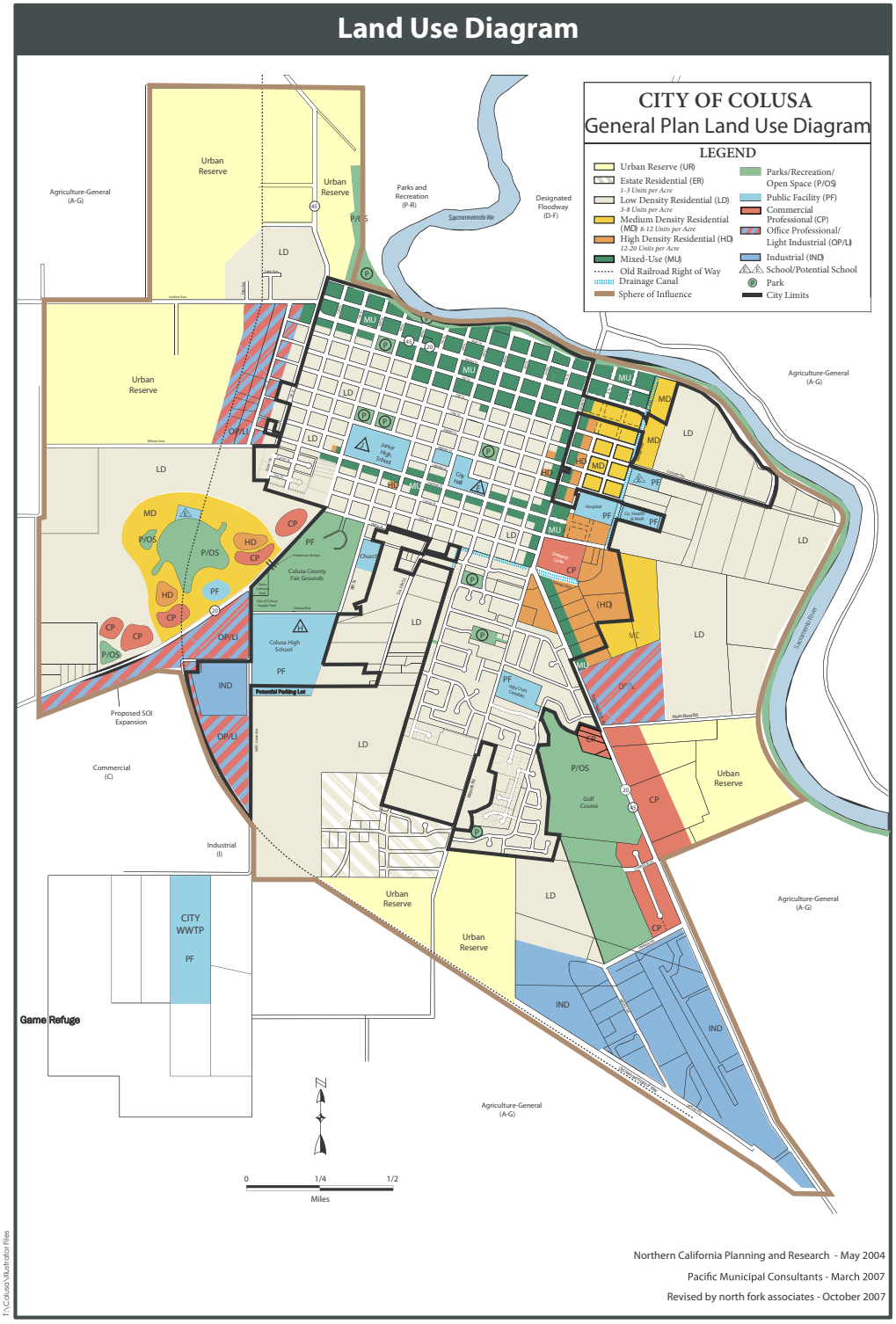


FIGURE 2.3
GENERAL PLAN LAND USE DIAGRAM

2.2 City of Colusa SOI Analysis and Recommendation

2.2.1 Absorption Rates and Projected Growth

Between 2000 and 2011, the City's housing stock grew by 1.1 percent on average annually. At its peak, the City's housing stock grew by 3.9 percent in 2009, due to the construction of a large multi-family development. The City's average growth rate is considered to be a reasonable barometer of likely growth in the coming years for the purposes of considering the SOI; however, consideration must be given to the potential for significant growth once prospective developments are approved and constructed. During the development of the City's General Plan, the housing market was peaking and projections were made in anticipation of continued significant growth. Since then, several developers have had continued interest in projects within and around the City; however, timelines have been delayed and expectations of related growth curtailed. The tenuous nature of the demand for housing makes it challenging to project the City's land needs over the next five to 20 years for the purposes of the SOI update. Should the City continue to experience growth patterns similar to those over the last 10 years, then housing growth would average 1.1 percent. However, the City's General Plan assumes that, based on land proposed for annexation and development, growth rates through 2025 will be substantially greater than historical rates with growth rates of between three to four percent.[6]

There were 2,281 housing units in the City in 2011. The City's General Plan provided an analysis of vacant parcels within the City limits and concluded that there was remaining development capacity for 721 housing units. Assuming future housing growth is on par with recent growth (1.1 percent annually between 2000 and 2011), there is enough development capacity in the existing City limits to accommodate growth through the year 2035. However, The California Department of Housing and Community Development has allocated the region's housing needs and determined the number of new dwelling units that the City of Colusa must accommodate during the period 2007 to 2014. According to the Regional Housing Needs Allocation Plan, 523 new housing units are allocated to the City of Colusa during that time period, which equates to 73 percent of the development capacity of the vacant parcels within the City's existing limits. Given the housing market crash and economic recession, these projections appear to be overestimated. It is assumed that housing unit growth will likely continue to mirror historical growth of 1.1 percent annually, until the proposed developments are approved and begin construction.

Given LAFCO's ability to determine the planning horizon of a sphere of influence (i.e., five, ten or 20-years), the unpredictable nature of housing needs over the next two decades, and LAFCO's mandate to review and update each agency's SOI every five years or as necessary, it may be prudent to include a reduced area within the City's Sphere of Influence until growth resumes and the need for additional territory can be more clearly established.

[6] City of Colusa, General Plan Land Use Element, 2007, p. 2-12.

2.2.2 Conversion of Agricultural Land

The proposed SOI area contains approximately 1,645 acres of Prime Farmland and 270 acres of Farmland of Local Importance. The proposed SOI also contains approximately 130 acres of Grazing Land and 27 acres of Unique Farmland. Prime Farmland is of particular importance, as this type of farmland requires the least amount of preparation to be a productive agricultural resource (e.g., requires less fertilizer). The proposed SOI also includes lands considered "prime agricultural land" under Government Code Section 56064. Most of this land is located east, south, and west of the City. It appears that the areas of prime farmland have largely been designated as Urban Reserve.

LAFCOs are tasked with the preservation of open space and prime farmland (Government Code §56301). Additionally, Colusa LAFCO has adopted policies to further the preservation of prime farmland, and will not approve an SOI amendment to include prime agricultural land if there is sufficient alternative land available for annexation within the existing Sphere of Influence (Colusa LAFCO Policies Section 3.4 (h)). Colusa LAFCO policy states (2.14): "The Commission will exercise its powers to conserve prime agricultural ("ag") land as defined in Government Code Section 56064."

While the City has adopted policies and programs in its General Plan, which seek to preserve the prime agricultural land in the Planning Area, the City appears to have sufficient developable territory to meet housing needs in the near future without the prime agriculture areas.

LAFCO policy (2.14 (h)) states: LAFCO shall not approve any subsequent annexations adjacent to agricultural areas without an adequate buffer. LAFCO will normally disapprove an annexation of territory to the City of Colusa that will facilitate urban development where the territory to be annexed or formed is adjacent to agricultural lands unless adequate protections are included in the proposal to protect agricultural activities on nearby agricultural lands. Adequate protection shall normally be provided for an open space buffer of adequate width along the boundary (for example, 300 feet in width) so as to protect adjacent agricultural lands and activities. The Commission will consider other methods after making a finding, based on thorough environmental analysis and substantial evidence in the record, or that a buffer of reduced width and (or) an alternative are equally effective in protecting adjacent agricultural land and activities. Any protections shall be in the form of long-term legally enforceable restrictions such as a restrictive covenant or open space easement enforceable by the public as well as the annexing or forming agency.

Because large expanses of agricultural land are located adjacent to the City limits, as are various areas proposed for annexation and/or development, consideration should be given to the need for agricultural buffers as new development extends outward from the existing urban edge.

2.2.3 Urban Reserve

The City uses the urban reserve land use designation to indicate territory where future development and extension of municipal services are contemplated but not imminent. By identifying land within the SOI suitable for future development, the urban reserve areas also serve as a "special interest area" in which it is the City's policy and intention

that all development proposals within the area are subject to joint review by both the County and the City. Until such time that the urban reserve land is pre-zoned and annexed by the City, it is intended to develop with land uses at the densities/intensities specified in Colusa County's General Plan and Zoning Ordinance.[7] Given the City's desire for a joint planning area in these areas, perhaps an area of concern may be more appropriate for this round of SOI updates, giving the City the input it desires in those areas while it develops a plan and a need for the territory. While the City has not yet demonstrated that this territory is likely to be annexed over the SOI planning horizon, some form of cooperative planning may be a valuable approach for areas with development potential at a city/county boundary.

The Colusa LAFCO Policies, Standards and Procedures define an Area of Concern as a geographic area beyond the Sphere of Influence in which land use decisions or other governmental actions of one local agency impact directly or indirectly upon another local agency. Colusa LAFCO may designate, at its discretion, a geographic area beyond the Sphere of Influence as an Area of Concern to any local agency. LAFCO will notify any Concerned Agency when the Commission receives notice of a proposal of another agency in the Area of Concern to the Concerned Agency, and will give great weight to its comments. If requested, Colusa LAFCO will seek to obtain a Joint Powers Agreement or other commitment between the agencies so that the Acting Agency provides advance notice to the Concerned Agency of any actions, or projects being considered within the area of concern, and commits to considering any comments made by the Concerned Agency.

2.2.4 SOI Recommendation

It is recommended that the Commission consider a combination of SOI Options #2, #3, and #4 as described above for the City of Colusa. This SOI would be as proposed by the City, excluding the urban reserve areas, plus the WWTP property and the State park property. It is also recommended that the Commission consider designating the urban reserve areas as an Area of Concern to afford the City the planning involvement it desires.

[7] City of Colusa, General Plan Land Use Element, 2007, p. 2-18.

2.3 Present and Planned Land Uses in the Colusa Area, Including Agricultural and Open Space Lands

This section provides an overview of existing land uses within the City, planned growth area, existing zoning designations by Colusa County, City-proposed future land uses in the area, prime farmland in the affected area, and available vacant land within the existing City limits.

2.3.1 Present Land Uses

The land uses within the City boundaries and existing SOI include residential, commercial, industrial, airport, recreation, and public facilities.

Approximately 79 percent of housing units are single-family homes and 21 percent are multi-family units and mobile homes. This percentage is similar to many rural cities and towns in northern California where single-family housing is the predominant residential land use. Residential development outside the unincorporated boundaries, but within the City's SOI, is limited primarily to single-family rural residences.

Commercial development in the City occurs primarily along the Bridge Street (SR 20/45) corridor and along Market and Main Streets in the core downtown area.

Twenty acres of land within Colusa's city limits are designated industrial, with this type of use constituting the second largest land use in the City (after single-family residential). Industrial uses include a trailer manufacturer near the Colusa-Sacramento River State Recreation Area (SRA) and the City corporation yards between Main and Market Streets. Additional underutilized industrial land includes the Pirelli site south of the Fairgrounds. The vast majority of industrial property in the City's planning area, however, is situated on unincorporated lands located south of the City around the Colusa County Airport and along the SR 20/45 corridor southwest of the City.

The Colusa County Airport, located adjacent to and west of SR 20/45, is the only airport within the Planning Area and the only public airport in Colusa County. It is located on approximately 81 acres about one-half mile southeast of the City of Colusa.

The City has about 15.5 acres of parkland and recreational areas within the City boundaries.

Public facility uses include City Hall, Colusa County offices (the City of Colusa is the County seat), public safety offices, the library, a post office, and other public offices currently located in and around the historic downtown area.

2.3.2 County Zoning in Proposed SOI Expansion Area

The Colusa County General Plan Land Use Element designates lands beyond the City of Colusa's existing Sphere of Influence as Agriculture-General (A-G), Agriculture-Transition (A-T), and Industrial (I). The Colusa County General Plan also designates land that is within the City's proposed SOI as Agriculture-Transition (A-T), Agriculture-General (A-G), Rural Residential (RR), Urban Residential (UR), and Industrial (I). These designations generally permit rural or very low-density residential development.

2.3.3 Prime Farmland

Future development and associated public improvements allowed under the proposed City of Colusa General Plan would result in the conversion of important farmland. According to the Colusa County Important Farmland Map (2002), the proposed Planning Area contains approximately 1,645 acres of Prime Farmland and 270 acres of Farmland of Local Importance. The Planning Area also contains approximately 130 acres of Grazing Land and 27 acres of Unique Farmland. Prime Farmland is of particular importance, as this type of farmland requires the least amount of preparation to be a productive agricultural resource (e.g., requires less fertilizer). The Planning Area also includes lands considered "prime agricultural land" under Government Code Section 56064. Most of this land is located east, south, and west of the City. The City's General Plan update and proposed SOI would permit residential and other development in these areas. Once these agricultural lands are developed, they essentially are lost as an agricultural resource. [8] Agricultural land is not identified as a use in the General Plan Update and implementation of the General Plan Update is therefore assumed to result in a loss of approximately 1,942 acres (1,645 acres of Prime Farmland, 270 acres of Farmland of Local Importance, and 27 acres of Unique Farmland) of farmland and loss of prime agricultural land as these lands will be designated for other uses.[9]

The soil types within the City's Proposed Sphere of Influence are shown on a map at the end of this report and are listed in the table below:[10] A description of each soil is found in Appendix A at the end of this report.

SOIL TYPES IN PROPOSED SPHERE OF INFLUENCE	
Soil Type	**Acres**
106 Willows Silty Clay, 0 to 1 percent slopes, Not Prime farmland.	0.01
107 Scribner silt loam, 0 to 1 percent slopes, occasionally flooded, Prime farmland if irrigated and drained.	57.06
108 Scribner silt loam, 0 to 1 percent slopes; Prime farmland if irrigated and drained.	43.59
124 Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded; Prime farmland if irrigated.	0.98
125 Moonbend silt loam, 0 to 2 percent slopes; Prime farmland if irrigated.	2,016.40
130 Corbiere silt loam, 0 to 1 percent slopes; Prime farmland if irrigated.	2.50
136 Colusa loam, 0 to 2 percent slopes; Not Prime farmland.	551.81
160 Grandbend loam, 0 to 2 percent slopes; Prime farmland if irrigated.	238.13
170 Vina loam, 0 to 2 percent slopes, frequently flooded; Not Prime farmland.	6.91
171 Vina loam, 0 to 2 percent slopes; Not Prime farmland.	917.85
652 Water; Not Prime farmland.	25.58
Total Acres in SOI	**3,860.83**

[8] City of Colusa, General Plan EIR, 2007, p. 4.1-18.
[9] City of Colusa, General Plan EIR, 2007, p. 4.1-19.
[10] USDA, Natural Resource Conservation Service, http://www.ca.nrcs.usda.gov/mlra02/colusa/, September 25, 2009.

Goals, policies and implementation actions included as part of the City of Colusa's 2025 General Plan that would minimize impacts to agricultural resources include:

Land Use Element

Goal LU-2: To ensure public health and safety by maintaining adequate buffers between agricultural land and urbanized areas.

Policy LU-2.1: Development projects shall be reviewed on a case-by-case basis to ensure that adequate buffers are maintained between urban and agricultural lands, while giving developers flexibility in design at the urban edge.

Implementing Action LU-2.1.a: Development Review
Impacts of proposed new development will be evaluated with each proposal. Mitigation of significant impacts to the agriculture/urban interface will be required as conditions of approval of site plans and subdivision maps. Agricultural buffers will be determined on a case-by-case basis, depending on adjacent agricultural uses. Potential mitigation measures may include disclosure to potential buyers of properties adjacent to agricultural uses, agreements between developers and adjacent agricultural landowners, agricultural easements, and/or land transfers.

Implementing Action LU-2.1.b: Development Agreements
As appropriate, the City will use the development agreement process established under State law and the Zoning Ordinance. This process provides for specific requirements of the developers of major projects to ensure compliance with the policies of this General Plan and provides for other benefits to the City in exchange for land use entitlement certainty for developers and property owners.

Implementing Action LU-2.1.c: Interagency Coordination
The City's efforts to achieve managed growth that preserves agriculture at the edge of the City's urban growth boundary while allowing development to occur will require intergovernmental coordination. The City will work with State and local agencies, including LAFCO, Colusa County, the Airport Land Use Commission, Colusa Unified School District, Caltrans, and other affected agencies, particularly during planning and development review of proposed development projects. As part of the General Plan adoption process, the City will inform affected agencies of the City's change in its planning area boundary (SOI), the newly adopted land use districts, and City policies regarding land use in proximity to agricultural areas.

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.

Implementing ActionLU-4.1.a: Development Review

Through the development review process, projects will be evaluated to ensure that impacts to existing farming or other agricultural operations will not be adversely affected or restricted by adjacent urban uses. The City will require that developers of residential projects, which are within general proximity to agricultural operations in the County, provide notification to new homeowners within their deeds, of the County's right-to-farm ordinance. In addition, projects requiring and/or proposing the use of agricultural buffers will be reviewed for adequacy of mitigation by the Agricultural Commission, Farm Bureau, and any other recognized authority.

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.

Implementing Action LU-4.2.a: Development Review (see Implementing Action LU-4.1.a above.

Policy LU-4.3: The City shall require a combination of a residential buffer, masonry fencing, tree plantings at the urban edge to mitigate agricultural impacts of noise, dust, trespass, and pesticide/herbicide overspray.

Implementing Action LU-4.3.a: Development Review (see Implementing Action LU-4.1.a above.

<u>Parks, Recreation and Conservation Element</u>

Goal PRC – 7: To protect and preserve soils as a natural resource.

Policy PRC-7.1: The City shall minimize soil erosion and sedimentation by maintaining compatible land uses, suitable building designs, and appropriate construction techniques.

Implementing Action PRC-7.1.a: Best Management Practices
The City will require that developers use Best Management Practices (BMPs) as recommended by the U.S. Natural Resources Conservation Service (NRCS). Approaches to design, construction, and maintenance techniques should ensure that development would not cause or worsen erosion and sedimentation. Techniques will include erosion and sediment control practices, such as hay bales, turbidity screens, temporary vegetation, and other management practices during construction. The City will require that these measures be left in place until disturbed areas are stabilized with permanent vegetation that will prevent the transport of sediment offsite.

Implementing Action PRC-7.1.b: Development Review
Developments will be reviewed to ensure that sound soil conservation practices and minimization of land alterations are incorporated into project design and construction.

Implementing Action PRC-7.1.c: Grading and Erosion Control Ordinance
The City will adopt and implement a grading and erosion control ordinance that includes specific standards for project construction and erosion control. This ordinance will address prompt revegetation of disturbed areas,

avoidance of grading activities during wet weather, avoidance of drainage corridors and riverbanks, and other erosion control measures.

Goal PRC-8: To retain agricultural land uses beyond the City's urban growth boundary.

Policy PRC 8.1: The City shall support efforts to preserve existing agricultural land uses in areas outside the City's sphere of influence.

Implementing Action LU-8.1.a: Interagency Coordination (see Implementing Action LU-2.1.c above).

Implementing Action LU-8.1.b: Public/Private Partnerships
The City will work with Colusa County, nonprofit organizations, and landowners to establish programs that will protect prime agricultural areas within one-quarter (¼) to one-half (½) mile of the sphere of influence boundary, including a process to implement techniques such as transfer of development rights, agricultural conservation easements, and farmland trusts. The City will also work with Colusa County to establish mutually reinforcing goals of city-centered development in order to prevent the intrusion of residential development into agricultural lands.

Implementing Action PRC-8.1.c: Development Review Process
The Development Review process will include a project-specific assessment of loss of Prime Farmland and determine appropriate mitigation (type and amount) in accordance with the City's adopted policy or program that provides for mitigating loss of Prime Farmland within the General Plan's Planning Area.

General Plan EIR

Mitigation Measure 4.1.5
As part of the Development Review process associated with Implementing Action LU-2.1.a, the City shall review development projects to mitigate for loss of Prime Farmland, Farmland of Statewide Importance, or and Farmland of Local Importance, as defined by the Farmland Mapping and Monitoring Program and "prime agricultural land", as defined by Government Code Section 56064 by: (1) granting a farmland conservation easement to or for the benefit of the City and/or a qualifying entity approved by the City, at a 1:1 ratio for each acre developed, (2) if the City adopts a farmland conservation program, by payment of an in lieu fee as established by the farmland conservation program, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio, or (3) other form of compensation at a 1:1 ratio, such as improvements to existing agricultural land, that is acceptable to the City and conserves the farmland in perpetuity. The City shall prepare guidelines identifying requirements for conservation easements, including timing of conservation easements, location of land to be preserved, land mitigation ratio and quality, and minimum standards for conservation easements.

Mitigation Measures 5.1.1, 5.2.1, 5.3.1
The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance, or and Farmland of Local Importance, as defined by the Farmland Mapping and Monitoring Program and "prime agricultural land", as

defined by Government Code Section 56064 by either (1) granting a farmland conservation easement to or for the benefit of the City and/or an entity approved by the City, at a 1:1 ratio for each acre developed, or (2) if the City adopts a farmland conservation program, by payment of an in lieu fee as established by the farmland conservation program, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio.

2.3.4 City Proposed Land Uses

The City's General Plan assigns 11 land use designations to land within the City's Planning Area, including four designated subcategories within the general mixed use designation.

The Estate Residential (ER) land use district accommodates very low density residential development—lands generally to northwest, south, and southeast of the City core area.

The Low Density Residential (LDR) land use district is generally distributed throughout the City and most unincorporated areas within the SOI.

The Medium Density Residential (MDR) land use district is generally found in the eastern portion of the City, east of the Bridge Street corridor, and in the western region north of the SR 20 corridor. The MDR designation is intended for a variety of housing product types, including detached townhouses, duplexes, and triplexes.

The High Density Residential (HDR) land use district is generally located along the SR 20/45 corridor and in the western Planning Area north of the SR 20 corridor. The HDR designation provides for apartments, condominiums, and townhomes that can provide affordable housing for a range of income levels.

The Urban Reserve (UR) land use district is generally located in three areas of the City: 1) on the east side of the City, south of Moon Bend Road, 2) in the southern portion of the City south Walnut Ranch on both side of Wescott Road, and 3) west of the 14th Street, north of Wilson Avenue.

The Commercial Professional (CP) land use district focuses on parcels in the southern portion of the City of Colusa along the SR 20/45 corridor, as well as the western Planning Area north of SR 20.

The Mixed Use (MU) district is applied to four specific areas within the City, with each area intended to emphasize a mix of land uses. The MU locations are: Main Street Mixed Use District, Downtown Commercial Mixed Use District, Bridge Street Mixed Use District, and Residential Mixed Use District.

The Office Professional/Light Industrial designation is generally located south of SR 20 on the west side of the City and west of SR 20/45 north of Moon Bend Road. Additional land designated for Office Professional/Light Industrial use is situated along 14th Street between Wilson and Lurline Avenues. This designation includes an integrated mix of professional offices with light industrial uses.

Parks, Recreation, and Open Space land uses are designated throughout the City of Colusa, with the largest areas located in the southern portion of the City Planning Area. Open space areas are also designated along the bank of the Sacramento River.

The Industrial land use designation applies to properties generally located west of Will S. Green Avenue south of SR 20, and the west side of SR 20/45 south of Farinon Road.

The Public Facilities land use designation applies to land uses serving the public benefit. This designation provides for a full-range of public and private facilities distributed throughout the City of Colusa.

This General Plan update includes a proposed expansion of the existing Sphere of Influence from approximately 2,842 acres to approximately 3,805 acres. The majority of land included in the proposed sphere of influence is designated for residential development or has been designated as Urban Reserve.

Special Planning Areas (SPAs) are planning areas that will provide substantial new growth and redevelopment opportunities for the City. These SPAs will be planned, annexed, and ultimately developed through the use of specific plans or planned developments. New growth SPAs (all SPAs except for Riverfront District) consist of significant acreages of vacant land that present new growth opportunities for the City. Each of these areas is being actively planned for urban development. The proposed land use in each of the six special planning areas is described below.

Special Planning Areas	Proposed Land Uses
SPA 1: Colusa Riverfront District	Mixed Use
SPA 2: Brookings Ranch	Single Family Residential, Parks, Public Parking, Parks/Detention, Greenways, Open Space, Fire Station, Existing Brookings Residence
SPA 3: Colusa Crossings	Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Parks, Open Space, Elementary School
SPA 4: Colusa Riverbend	Low and Medium Density Residential, Elementary School, Parks, Open Space
SPA 5: Colusa Industrial Park	Industrial, Low Density Residential, Commercial Professional, Parks, Recreational, Open Space
SPA 6: Airport Influence Area	Airport Facility, Parks/Recreation/Open Space

2.3.5 Inventory of Vacant or Underutilized Land

The Residential Land Inventory section quantifies the amount of vacant land available in the City for future development of all housing types; it provides an analysis of whether the inventory would be adequate to meet the City's identified housing need for the 2007-2014 planning period.

The City of Colusa Housing Element (2009) shows that vacant parcels within the City with access to public services and facilities total 177 acres.[11] These parcels can be developed for a maximum of 1,031.93 residential units, but are more likely to be developed for 721.23 residential units.[12] An inventory of vacant or underutilized parcels as of November 2008 is shown below.

While the vacant property within the City appears to have the capacity to accommodate the overall projected regional housing needs through 2014, the City lacks sufficient land zoned for very low and extremely low-income housing. The City has an abundance of sites available for single-family and two-family (duplex) residential development. These sites would adequately meet the unaccommodated need and projected need for housing affordable to moderate and above moderate income households, as specified by the City's Regional Housing Needs Allocation (RHNA). The land inventory identified no vacant land within the Neighborhood Apartment District (R-3) or the General Apartment District (R-4). This lack of land zoned to accommodate multi-family development severely limits the potential for affordable housing to be constructed in the City to assist in meeting the City's RHNA allocation for very low and low income units. The City's Housing Element proposes rezoning 88 acres of vacant land to R-3 and R-4 for higher density development. If this land were rezoned, it would translate to more than 1,000 potential lower-income units, which would greatly exceed the City's RHNA allocation. During this cycle, the City proposes paying particular attention to rezoning land from low- or medium-density (R-1 and R-2) to higher density (R-3 and R-4) in order to bring the General Plan Land Use designations into conformance with the zoning map and to increase the amount of adequate sites available for affordable housing development to address a shortfall of 114 units affordable to lower income households.

In 2008, the City of Colusa had 2,123 housing units.[13] The General Plan Planning Area could accommodate 9,089 housing units for an estimated population of 25,904.[14] Subtracting the existing housing units, the General Plan Planning Area could allow an additional 6,963 housing units. Using the maximum potential of 1,032 residential units allowed within the City Limits this would mean that the Planning Area could provide 5,931 additional residential dwelling units or nearly three times as many as are currently in the City of Colusa.

[11] City of Colusa, Housing Element August 2009, Page 9-77.
[12] City of Colusa, Housing Element August 2009, Page 9-77.
[13] City of Colusa, Housing Element August 2009, page 9-19.
[14] City of Colusa, Colusa General Plan, Draft Master Environmental Impact Report, July 2007, page 7.0-24

PARCEL NUMBER[1]	ACRES	ZONING[2,3]	Density Range (du/ac)[4,5]	Unit Potential Max. Density	Unit Potential Likely Density[6, 7]	Potential Affordability (by income level)
002-120-028[8]	9.53	R-1	5.45	51.94	41.55	Mod -Above Mod
002-120-027[8]	8.55	R-1	5.45	46.60	37.28	Mod -Above Mod
002-120-025[8]	4.65	R-1	5.45	25.34	20.27	Mod -Above Mod
002-120-026[8]	3.66	R-1	5.45	19.95	15.96	Mod -Above Mod
002-120-029[8]	3.66	R-1	5.45	19.95	15.96	Mod -Above Mod
002-120-030	4.1	R-4	16	82	60	Very Low-Mod
002-130-010	1	R-1	5.45	5.45	4.36	Mod -Above Mod
002-070-002	2	R-1	5.45	10.90	8.72	Mod -Above Mod
002-070-008	2.14	R-1	5.45	11.66	9.33	Mod -Above Mod
002-270-002	3.61	R-1	5.45	19.67	15.74	Mod -Above Mod
002-270-003	2	R-1	5.45	10.90	8.72	Mod -Above Mod
002-270-004	4.67	R-1	5.45	25.45	20.36	Mod -Above Mod
002-270-005	3.25	R-1	5.45	17.71	14.17	Mod -Above Mod
002-270-006	2.11	R-1	5.45	11.50	9.20	Mod -Above Mod
002-270-007	36.76	R-1	5.45	200.34	160.27	Mod -Above Mod
002-270-008[8]	22.69	R-1	5.45	123.66	98.93	Mod -Above Mod
002-270-0098	1.28	R-1	5.45	6.98	5.58	Mod -Above Mod
001-350-048	1.8	R-1	5.45	9.81	7.85	Mod -Above Mod
002-170-004	5.33	R-1	5.45	29.05	23.24	Mod -Above Mod
002-170-003	1.45	R-1	5.45	7.90	6.32	Mod -Above Mod
002-170-002	2.9	R-1	5.45	15.81	12.64	Mod -Above Mod
001-350-047	0.89	R-1	5.45	4.85	3.88	Mod -Above Mod
001-350-046	0.58	R-1	5.45	3.16	2.53	Mod -Above Mod
015-165-009	5.99	R-1	5.45	32.65	26.12	Mod -Above Mod
002-280-002[9]	31.91	R-1	5.45	173.91	139.13	Mod -Above Mod
002-290-001	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-002	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-003	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-004	0.18	R-1	5.45	0.98	1.00	Mod -Above Mod
002-290-008	0.24	R-1	5.45	1.31	1.00	Mod -Above Mod
002-290-015	0.37	R-1	5.45	2.02	2.0	Mod -Above Mod
002-290-013	0.23	R-1	5.45	1.25	1.00	Mod -Above Mod
002-290-012	0.24	R-1	5.45	1.31	1.00	Mod -Above Mod
002-290-011	0.25	R-1	5.45	1.36	1.00	Mod -Above Mod
002-290-010	0.25	R-1	5.45	1.36	1.00	Mod -Above Mod
002-290-009	0.25	R-1	5.45	1.36	1.00	Mod -Above Mod
002-300-037	1.64	R-1	5.45	8.94	7.15	Mod -Above Mod
002-320-001	0.71	R-1	5.45	3.87	3.10	Mod -Above Mod
002-320-002	0.67	R-1	5.45	3.65	2.92	Mod -Above Mod
002-320-003	0.68	R-1	5.45	3.71	2.96	Mod -Above Mod
002-320-004	1.04	R-1	5.45	5.67	4.53	Mod -Above Mod
002-320-005	0.58	R-1	5.45	3.16	2.53	Mod -Above Mod
002-320-006	0.45	R-1	5.45	2.45	1.96	Mod -Above Mod
002-320-008	0.47	R-1	5.45	2.56	2.05	Mod -Above Mod
002-320-009	0.37	R-1	5.45	2.02	1.61	Mod -Above Mod
002-320-011	0.42	R-1	5.45	2.29	1.83	Mod -Above Mod
001-183-007	0.22	R-2	12.45	2.74	2.00	Low -Mod
002-070-006	0.45	R-2	12.45	5.60	4.48	Low -Mod
001-305-014	0.17	R-2	12.45	2.12	2.00	Low -Mod
001-305-013	0.17	R-2	12.45	2.12	2.00	Low -Mod
TOTAL	**177**	**n/a**	**n/a**	**1031.93**	**721.23**	

Source: City of Colusa, General Plan Housing Element, 2009, p. 9-76. Notes:

1) All of the sites included in this table were available for development as of November 2008.

2) Minimum required lot area per dwelling unit, by zoning district, is as follows: R-1: 8,000 R-2: 3,500 R-3: 1,500 R-4: 1,500.

3) Residential development within Commercial zone districts requires approval of a Conditional Use Permit.

4) Per the City's Zoning Ordinance, the unit density for Commercial zone districts is based on residential development standards for the R-4 district.

5) Unit density for the R-1 district do not account for allowable second units.

6) For larger parcels assumes 20 percent of parcel for streets and public facilities uses.

7) No partial lot density is assumed for previously subdivided small parcels.

8) Parts of these APNs 002-120-025, 026, 027, 028, 029 and 002-270-008, 009 need to be rezoned to comply with the GP LU element. R-4 is recommended. This would create approximately 54 acres of R-3 and R-4

9) 002-280-002 may be rezoned to R-4 if City can work with the developers.

2.3.6 SOI Determinations on Present and Planned Land Use

Determination 1-1: Present Land Uses

-Approximately 79 percent of housing units are single-family homes and 21 percent are multi-family units and mobile homes.

-Industrial land uses comprise the second greatest area within the city limits.

-Present land uses in the proposed SOI expansion area consists of significant agricultural lands.

-The County is the land use authority for the unincorporated areas that are proposed to be included in the City's SOI, as such, the County's existing General Plan has established land use designations for these areas. The County's General Plan is presently undergoing an update.

Determination 1-2: Planned Land Uses

-The majority of land included in the proposed sphere of influence is designated for residential development or has been designated as Urban Reserve.

-Colusa County has extensive land in public ownership which will provide for ample open space.

Determination 1-3: Prime Farmland

-Future development and associated public improvements allowed under the proposed City of Colusa General Plan would result in the conversion of important farmland.

-The City has adopted several General Plan policies to minimize the impact of development on agricultural uses.

-LAFCO shall support appropriate buffer areas separating agricultural lands from lands with densities higher than 1 unit to 5 acres.

-Land annexed to the City of Colusa and developed at city densities can help to preserve agricultural land by accommodating more development on less land.

Determination 1-4: Vacant Property

-At present zoning levels, the City's vacant property does not have sufficient land to meet its housing allocation for low and very low income households.

-Once rezoned, vacant property within city limits is anticipated to have ample capacity to accommodate its regional housing allocation through 2014.

2.4. Present and Probable Need for Services

This section provides estimates of recent and projected future growth for the City of Colusa and the SOI expansion area.

2.4.1 Population Levels

According to the most recent Census, the City had a population of 5,971 in 2010, which equates to a growth rate of 10.5 percent over the last decade or one percent average annual growth since 2000. Similarly, over the last 40 years (1970 to 2010), the City has experienced a median average annual growth rate of one percent. The City experienced the lowest growth rate over the 10-year period from 1980 to 1990 of 0.6 percent, and the highest growth rate of 1.9 percent annually between 1980 and 1990. More recently, the City's growth rate has plateaued, averaging between 0.9 and 1.0 percent over the last 20 years (1990 to 2010).

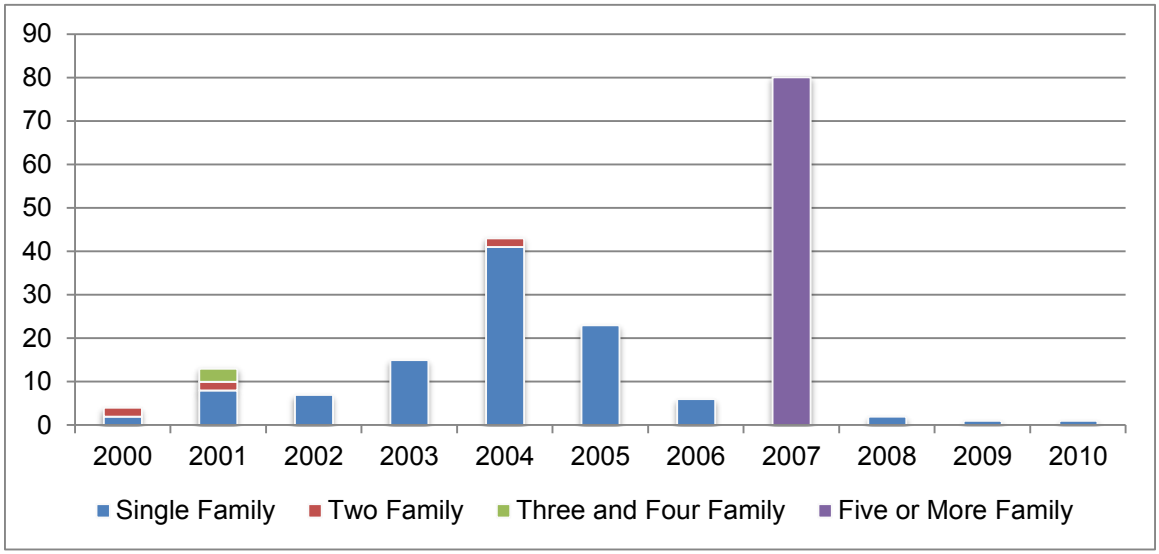
Year	Population	Change	% Change over Period	Average Annual Growth Rate (10 Years)
1970	3,842	--	--	--
1980	4,075	+233	6.1%	0.6%
1990	4,934	+859	21.1%	1.9%
2000	5,402	+468	9.5%	0.9%
2010	5,971	+569	10.5%	1.0%
40-year Median				**1.0%**

2.4.2 Recent Growth

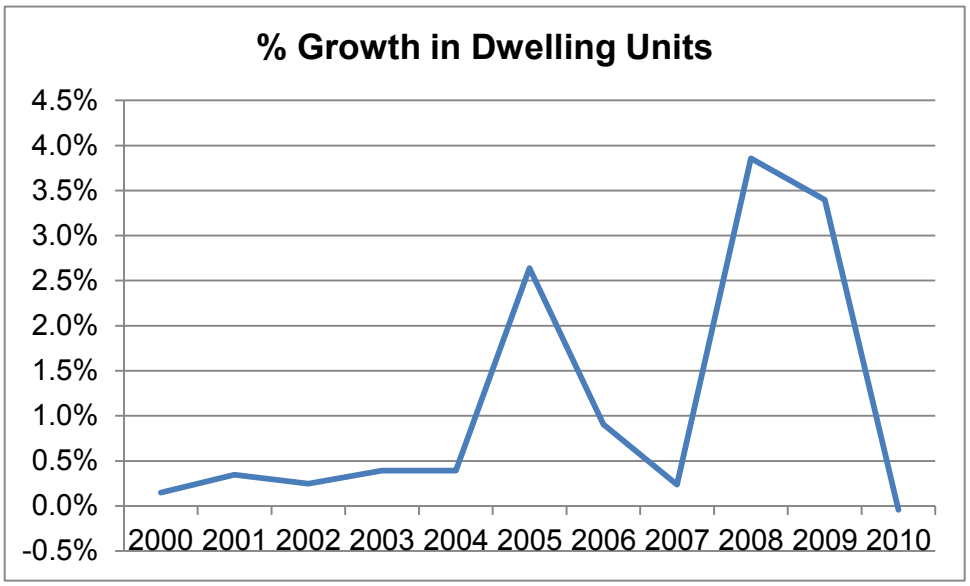
2.4.2.1 Building Permits and Absorption Rates

Population growth in the City did not meet population growth projections and the anticipated need for additional housing did not materialize during the 2003 - 2008 Housing Element planning period.

A total of 195 building permits were issued over the last decade (2000 to 2010), or an average of approximately 17 units per year during that time frame. As shown in the figure below, a majority of the building permits were for single family residences, with the exception of 2007, when the City issued permits for 80 multi-family residences. The housing market bust and economic recession are readily apparent in 2008, 2009 and 2010, when the City issued a total of four permits over the three year period.



Due to the lag between the issuance of a building permit, construction and habitization of the building, the peak building permit period experienced between 2004 and 2007 translates into peak absorption rates between 2006 and 2010. Between 2000 and 2010, the number of dwelling units within the City of Colusa grew 1.1 percent annually on average, with annual growth averaging 2.2 percent between 2006 and 2010.



2.4.2.2 Jobs-Housing Balance

Government Code §65890.1 states that State land use patterns that balance the location of employment generating uses with residential uses so that employment-related commuting is minimized should be encouraged. This type of balance is normally measured by a jobs-to-housing ratio, which must take into account the location, intensity, nature, and relationship of jobs and housing, housing demand, housing costs, and transportation systems. According to the State General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered balanced.

According to 2008 DOF and EDD data, there were 3,150 jobs available in the City of Colusa for 2,000 occupied housing units (DOF, 2008, EDD 2008). This equates to a jobs-to-housing ration of 1.56 jobs for each housing unit, indicating a balanced jobs to housing relationship.

Although the job-to-housing ratio is balanced for the City, employment data indicates that many of the jobs are in agriculture, which is a typically low-paying employment sector. As such, many of the jobs available in the local economy would not pay adequately to support rental or home-ownership within the city. The result is that many City residents commute out of the City for better paying jobs. This is reflected in commute time data collected for the 2000 Census, which indicates that the mean travel time to work for those living in the City of Colusa was 17.8 minutes in 1999 (Census 2000). Census 2000 data indicate that more than 46 percent of the City's work force commuted more than 15 minutes to work. This suggests that many individuals commute into the Yuba City area for employment, choosing to have their place of residence in Colusa.

2.4.3 Growth Projections

While historical growth rate has averaged at 1.1 percent annually over the last decade, there is a potential for substantial growth as indicated by interest from perspective developers. However, economic uncertainty limits the ability to forecast growth projections and housing needs for the City with any kind of certainty.

The City anticipates substantially lower population growth rates for the Housing Element's five-year planning period than the three to four percent average annual growth rate projected in the General Plan Land Use Element (adopted in October 2007). The growth rate projection in the Housing Element is 0.95 percent, which is consistent with State Department of Finance estimates.[15]

Over the 20-year planning period, job growth in the Planning Area is anticipated to increase by an estimated 3,000 to 8,300 new jobs, based on additional square footage that will be available for a variety of non-residential uses. Based on a 1.3 percent average annual job growth rate from 2000 to 2007, Colusa will likely see the creation of nearly 200 jobs over the life of the Housing Element through 2014.[16]

The housing element process begins with the California Department of Housing and Community Development (HCD) allocating a region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans.

Per California Government Code Section 65584.06, HCD is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a council of governments. HCD has prepared the Regional Housing

[15] City of Colusa, General Plan Housing Element, 2009, p.9-8.
[16] Ibid, p. 9-17.

Needs Allocation Plan (RHNAP) for the City of Colusa to allocate the region's share of the statewide need for housing. This allocation to each community is known as the community's Regional Housing Needs Allocation (RHNA). The RHNA Plan identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that each jurisdiction in Colusa County must accommodate January 1, 2007 through June 30, 2014 (a 7½-year planning period). According to the RHNA Plan, 523 new housing units are allocated to the City of Colusa for the period 2007 to 2014.

At the time of the writing of this Housing Element the most significant constraints to development of affordable housing are the unfavorable economic and real estate environment and the lack of land within the City zoned for high density residential development. Other housing supply constraints identified include governmental constraints, constraints related to the environment, and lack of infrastructure/public facilities, as well as non-governmental constraints.

2.4.4 Present and Planned Development Projects

The City is currently working to establish a Redevelopment Agency and identify a redevelopment area in an effort to revitalize the downtown area. The updated General Plan includes land use designations to encourage residential and commercial mixed-use development and conversion of existing commercial buildings to mixed uses to bring more people into the downtown area and create a better climate for local downtown businesses. This effort could lead to employment growth in the retail, restaurant and real-estate management sectors.

A recent renovation of a building along the 5th Street to create more office/professional building space points to continued interest in locating government offices and government-serving professional services in close proximity to County government offices. Additional population growth in Colusa County will require growth in the ranks of County employees to provide services to the growing population. This expansion of workforce and additional office space indicates a trend toward increased professional and clerical employment opportunities in the City.

The 137.5-acre Colusa Industrial Park (CIP) is located outside the City limits, but within the SOI. Businesses located within CIP already provide many jobs to city residents, primarily in agriculture-serving industries, business, medical, and government. Additional development within CIP is proposed and includes the potential for a hotel, restaurant, and other highway commercial services in addition to residential development. Current tenants within the CIP complex range from county government and business offices to medical and dental facilities. Further development within CIP and future annexation of this area could result in the addition of substantial employment in diverse industries. CIP has submitted a development proposal to rezone an additional 575 acres for industrial uses, which is currently being processed by the County of Colusa.

The 2007 Colusa General Plan designates five Special Planning Areas (SPA) within the City's Sphere of Influence that have been identified as unique planning areas that could provide substantial new growth and redevelopment opportunities for the City (the boundaries of these SPAs are shown in Figure 2.4 of the General Plan). However, with the recent downturn in the economy, three development proposals that were considered active housing projects within these SPAs are now dormant and not expected to be

developed within the timeframe of this Housing Element update. The only potentially viable project is Colusa Riverbend (Phase I) in SPA 4 – the only proposal that is currently within the City limits. This 77-acre development proposes up to 397 single-family homes within the City's designation of three to eight units per acre for this property. The western portion of the site contains a smaller area of land designated for medium-density residential development consistent with the General Plan's density range of eight to twelve units per acre. The City is currently working with an affordable housing developer to determine the potential for a multi-family housing development similar to Colusa Del Rey apartment project.

Two residential subdivisions are currently being processed or have been approved within the existing City limits. These two projects are discussed briefly below.

Tennant Estates
A tentative subdivision map was approved in October 2005 for the proposed Tennant Estates subdivision, which is located within the Colusa City limits, south of the downtown core, west of Wescott Road. The project would divide the approximate 31.9-acre assessor's parcel number 002-280-002 into 101-lot residential lots. The lots, ranging in size from 8,000 to 16,087 square feet, are currently proposed to be developed with single-family homes. Homes constructed are anticipated to be affordable to moderate to above-moderate income groups. At the time of the writing of this housing element public improvement plans for the project were under review by the City Engineer. No final map has been approved or submitted for the Tennant Estates project. The City is working with an applicant to possibly make this a multi-family affordable housing project.

White Parcel
The White Tentative Parcel Map was approved by the Planning Commission in 2006 and an extension of the map was granted by the Planning Commission in 2008 to extend the life of the tentative parcel map to July 25, 2009. The tentative parcel map proposes to divide assessor's parcel number 001-183-007 into two smaller parcels to allow for construction of two single-family homes. The homes would be expected to be affordable to those in the moderate to above moderate income groups. A final subdivision map has been approved for the property division and development.

2.4.4.1 Phased Annexation Plan

With the proposals for annexation and development of Brookins Ranch, the Vann property, and parcels between SR 20/45 and the Sacramento River, land is expected to convert at a fairly rapid rate from vacant or agricultural use to residential and commercial uses. The City's Land Use Element allows for development of these properties at urban densities out to the edge of the proposed SOI, thereby avoiding or minimizing development that by-passes available sites closer to the City. When land at the urban edge is developed, the City may require infrastructure improvements such as the over-sizing of utility lines and street rights-of-way, as well as applying appropriate Design Guidelines acknowledging that growth may occur beyond the project site.

Large tracts of land that comprise Brookins Ranch, the Vann property, and properties east of Highway 20/45 are likely to be multi-phased developments. The City will encourage that successive project phases tie into existing development closer to or adjacent to the developed portions of the City. This pattern is preferred over any

development proposal beginning at the edges of individual projects or the edge of the sphere of influence.

2.4.5 SOI Determinations on Present and Probable Need for Services

Determination 2-1: Existing Population and Past Population Growth

-There were 5,971 residents in the City limits in 2010.

-The City's population has grown between 2000 and 2010 on average by one percent annually.

-Between 2000 and 2010, the number of dwelling units within the City of Colusa grew 1.1 percent annually on average, with annual growth averaging 2.2 percent between 2006 and 2010.

-The City of Colusa generally experienced balanced job-to-housing ratio.

Determination 2-2: Future Population Growth

-The City's General Plan Land Use element projects the average annual population growth over the five-year period of three to four percent.

-Housing element estimates that the average annual growth to be 0.95 percent which is consistent with DOF projections.

-The City of Colusa is projected see the creation of nearly 200 jobs through 2014.

Determination 2-3: Present and Planned Development Projects

-There is an effort to bring more people into the downtown area and create better climate for downtown businesses.

-There are six Special Planning Areas within the City's SOI; however, three development proposals are currently dormant because of the downturn in the economy.

-Two residential subdivisions are currently being processed or have recently been approved within the City limits: Tennant Estates and White Parcel.

2.5 Public Facilities and Services

2.5.1 Overview of Facility Capacity and Adequacy

All City services will be required in the SOI expansion area upon annexation into the City. The MSR found that the City generally exhibits the characteristics of well-managed local government, which strives to serve its residents and constituents effectively. The service, nature, present service level capacity and adequacy of public services are shown for backbone City services, including fire and EMS, water and wastewater, in the table below. No evidence in the MSR suggests that the City could not provide adequate services to the existing SOI or the proposed SOI expansion area. The City of Colusa facilities have the capacity to be expanded to serve additional population.

Service	Nature	Service Adequacy	Facility Capacity
Fire & EMS	The City provides fire and EMS services.	According to Fire Department personnel, the Department can provide an average of three to four minute response time to anywhere within the current service area. The Department has an ISO rating of 3. Overall, fire protection service in the City of Colusa can be characterized as good.	The fire station is in need of repairs and renovations due to the age of the facility. The Fire Department lacks the necessary funding to accomplish these improvements. Additionally, it is unlikely that the existing facility will be able to house additional equipment necessary to serve proposed developments as the station has reached its size capacity for Department staff and equipment.Development proposals in and around the City will require the construction of a new facility in the southern area of the City.
Water	The City of Colusa relies on the Sacramento Valley Groundwater Basin, Colusa Subbasin for water supply. The City of Colusa currently serves approximately 5,800 people with about 2,120 water service connections. Historically, water supply within the City has been from groundwater wells. The City's well network has been gradually expanded over the years and now consists of five wells and a distribution system.	The City's water service appears adequate.	If all wells are active and online during the maximum day plus fire flow condition, the system capacity is slightly less than the maximum day and fire flow demand, but within the margin of error of the study, the fire flow condition would likely be met. However, if any of the wells were unavailable, then reduced fire flow, low system pressure, and possibly water outages would occur within the system. Therefore it is concluded that the existing system does not have reliable supply capacity to meet the maximum day and fire flow scenario simultaneously. The City's water supply and treatment capacity are sufficient to meet the needs of build out within the city limits consistent with the General Plan.
Wastewater	The City of Colusa's existing wastewater collection system covers an area of approximately 900 acres and provides service to almost 5,700 residents as well as commercial and industrial users.	Under existing conditions, a 10-year, 6-hour design storm is estimated to generate a peak hourly wet weather flow of 2.3 mgd at the City's WWTP. This peak hourly wet weather flow is predicted to cause overflows and manhole surcharging in several different trunks within the system. The majority of these overflows and surcharging are caused by bottlenecks downstream at various pump stations that have no alarms or permanent emergency generators. If pumps fail, the wastewater will back up in the manholes and upstream sewer pipelines until City crews can bring the station back online. The treatment facility does not comply with current water quality discharge requirements and requires upgrading of its treatment process (A new WWTP went on line since the General Plan was adopted).	At the existing level of development, during average daily dry weather flows, model simulations predict all pipes to be flowing at less than 80% capacity with no manholes surcharging. Average daily dry weather flow is 0.58 mgd at the City of Colusa's WWTP. To alleviate predicted overflows in the existing system during a 10-year, 6-hour design storm, upsizing the South Westcott, Screens, and Primary pump stations is recommended. Any territory in the SOI, which would be annexed to the City may require additional wastewater treatment capacity.These development areas are estimated to double the wastewater flow to 7.6 mgd and sufficient capacity does not exist in the existing collection system to accommodate this flow. In addition the WWTP does not have the design capacity to serve buildout of the proposed General Plan. New trunk sewers and upsizing of the Primary and South Westcott pump stations will be necessary to convey all future flow to the WWTP. With the new upgrades to the city's wastewater infrastructure, the capacities of this system is not considered a constraint to the production of housing in colusa; however, aging collector lines in the old town area are in need of replacement and could be a constraint to development to new housing in that area of the City.

Although the City is expected to provide adequate services to the proposed expansion area, there are certain wastewater capacity concerns as indicated in the table. Future Developments in annexation Phase II areas include build-out of the remainder of the General Plan and Sphere of Influence Area. These development areas are estimated to

double the wastewater flow to 7.6 mgd and sufficient capacity does not exist in the existing collection system to accommodate this flow. New trunk sewers and upsizing of the Primary and South Westcott pump stations will be necessary to convey all future flow to the WWTP.[17]

According to the General Plan,

> "The City has one wastewater treatment plant (WWTP with a permitted capacity of 0.9 million gallons per day (mgd) (note: actual permitted capacity is 0.7 in accordance with the City's 2008 WDR's and NPDES permit) on the average dry weather flow (ADWF) basis, the current flow is approximately 0.5 (ADWF) (note: current ADWF is 0.58 mgd according to the March 2009 Final Wastewater Master Plan). The facility does not comply with current water quality discharge requirements and requires upgrading of its treatment process (A new WWTP went on line since the General Plan was adopted). In addition the WWTP does not have the design capacity to serve buildout of the proposed General Plan."[18] The latter statement remains true as of January 2010.

Based on the current estimates of a 2010 ADWF of 0.58 and the permitted capacity of 0.7 mgd and 273 gpd of wastewater per dwelling unit, average dry weather flow (in numbers of Equivalent Dwelling Units) the permitted capacity of the WWTP could serve 2,564 units (700,000 / 273 = 2,564) Therefore, an additional 441 dwelling units could be served, which is below the number of units envisioned in the 2009 Housing Element for the City of Colusa. As noted above, all of remaining capacity could be used to service potential development within the present City Limits. Additional units could be developed based on the assumption the City is able to upgrade the WWTP to comply with the Regional Water Quality Board Waste Discharge Requirements. Assuming a future expansion to 1.18 mgd ADWF (as discussed on page f-7 of the RWQCB Order R5-2008-0184 and NPDES CA 007-8999) a total of 4,322 potential equivalent dwelling units (EDU) could be served of which 2,199 would be new EDU's (1,180,000 gpd ADWF / 273 gpd per unit = 4,322 potential EDU's AND 4322 potential EDU's – 2,123 existing EDU's = 2,213 new potential EDU's).

[17] City of Colusa, "Draft Wastewater Collection System Master Plan," February 2009, Page ES-6.
[18] City of Colusa, General Plan October 2007, Page 8-15.

2.5.2 SOI Determinations on Facility Capacity and Service Adequacy

Determination 3-1: Present Capacity of Public Facilities and Adequacy of Public Services

-The City generally exhibits characteristics of well-managed local government.

-The City's wastewater system has adequate capacity to serve current development.

Determination 3-2: Future Capacity of Public Facilities and Adequacy of Public Services

-The City of Colusa facilities have the capacity to be expanded to serve additional population.

-Wastewater system capacity expansion is needed to accommodate future growth.

-Aging collector lines in the Old Town area are in need of replacement and could be a constraint to development of new housing in that area of the City.

2.6 Social or Economic Communities of Interest

2.6.1 SOI Determinations on Social or Economic Communities of Interest

Determination 4-1: Communities of Interest

- Relevant social and economic communities of interest within the City of Colusa's SOI expansion area and sphere planning area include the landowners, residents and farming operations that currently occupy the area.

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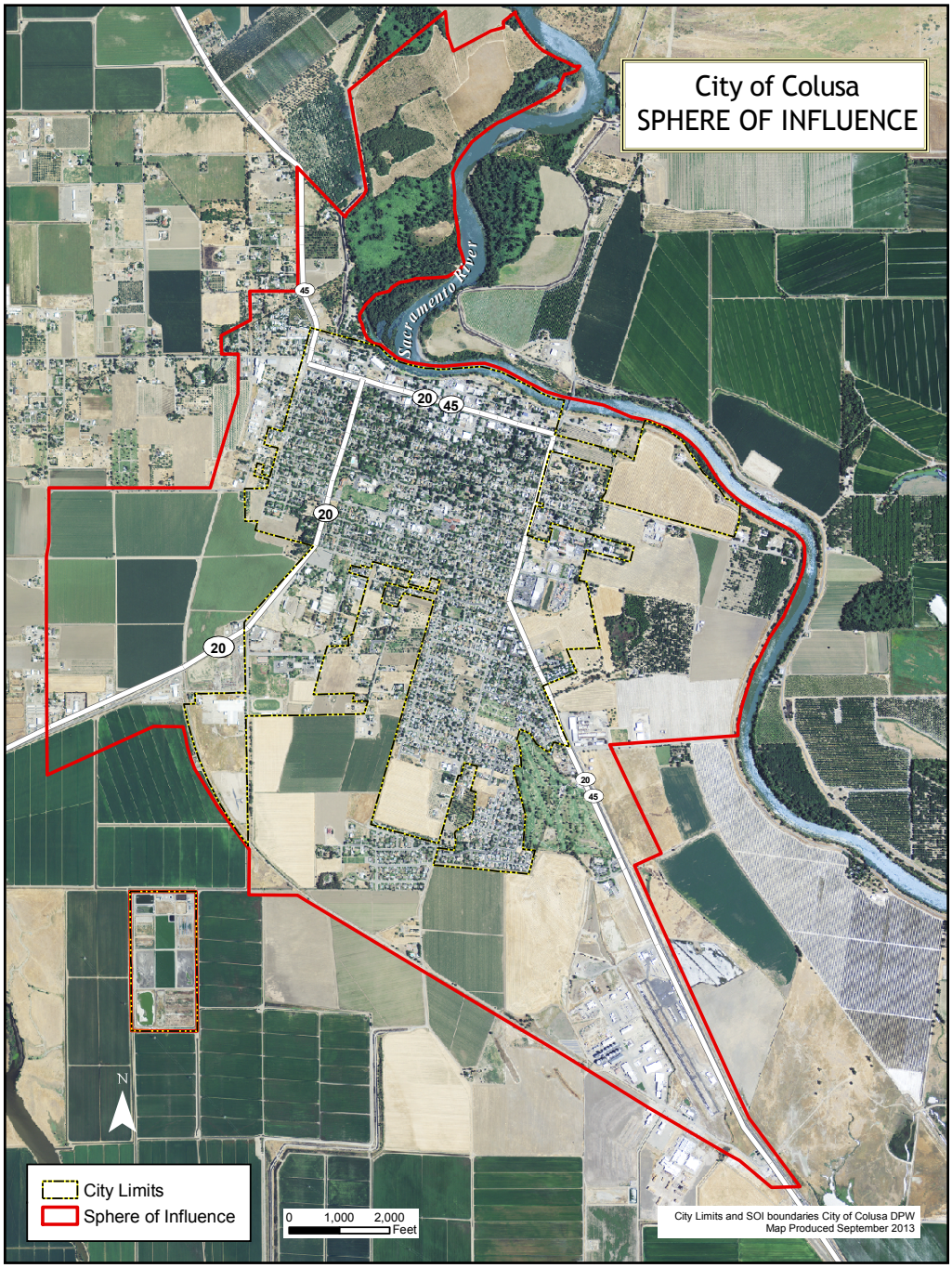
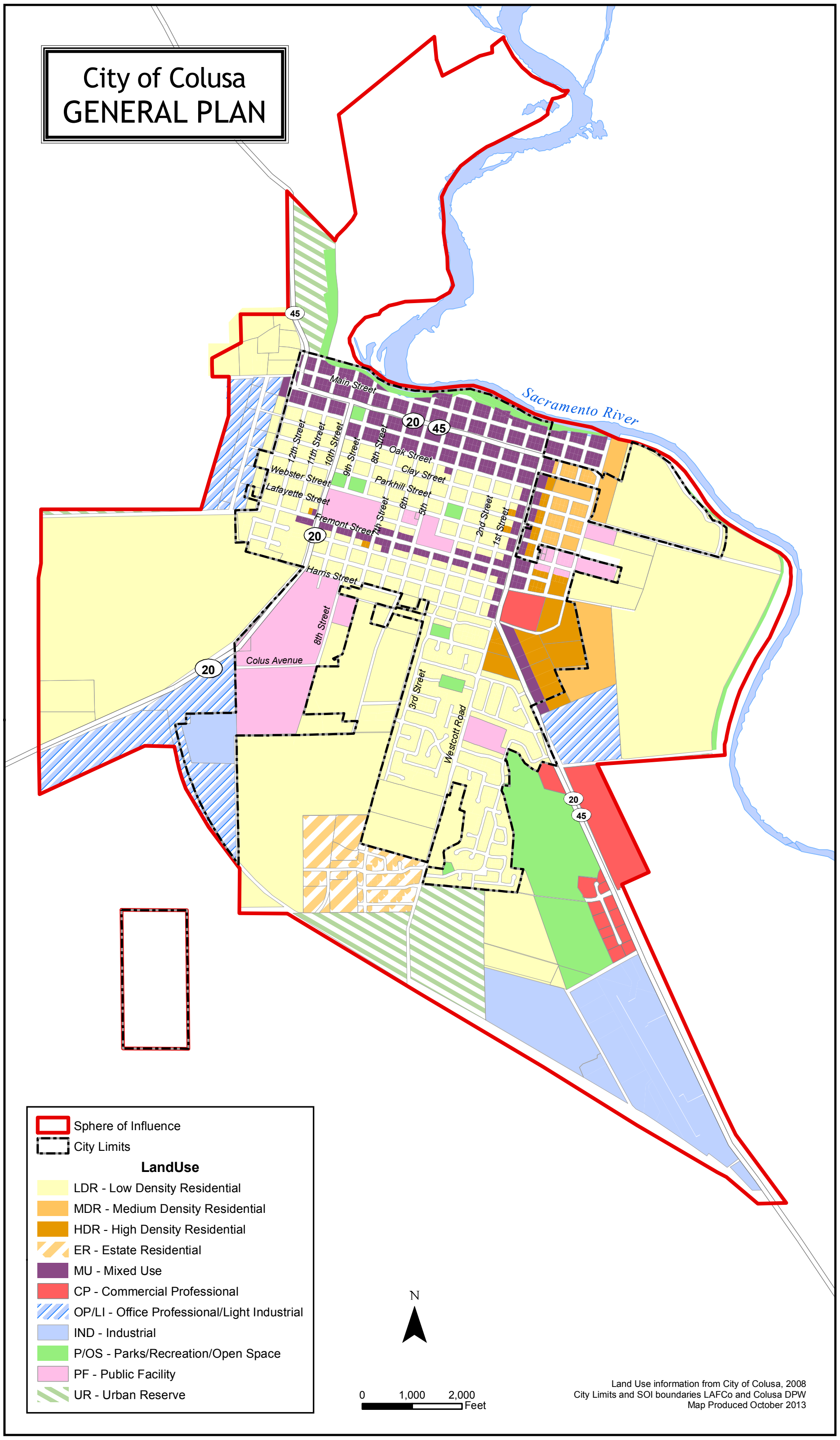
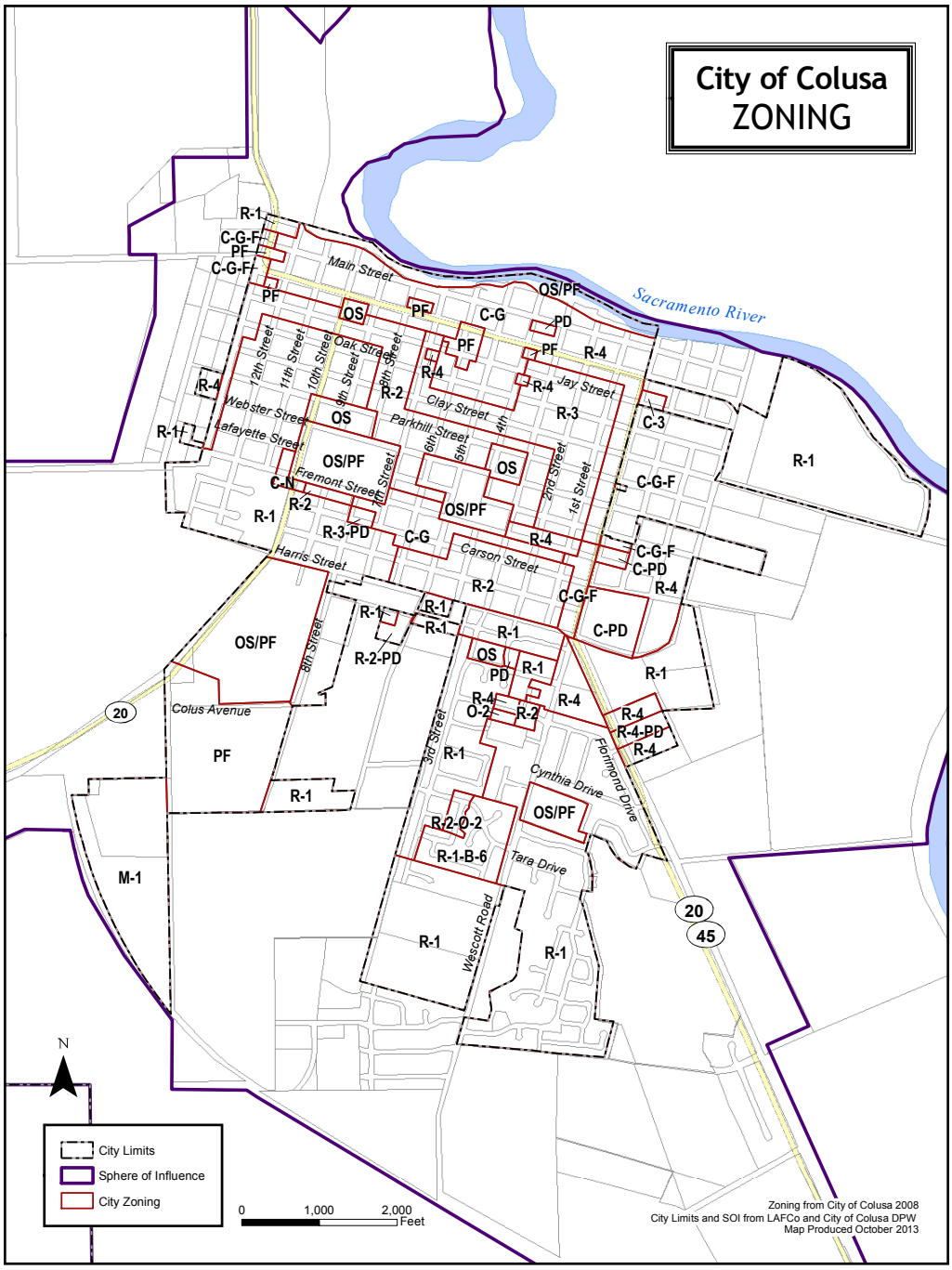
PREPARERS

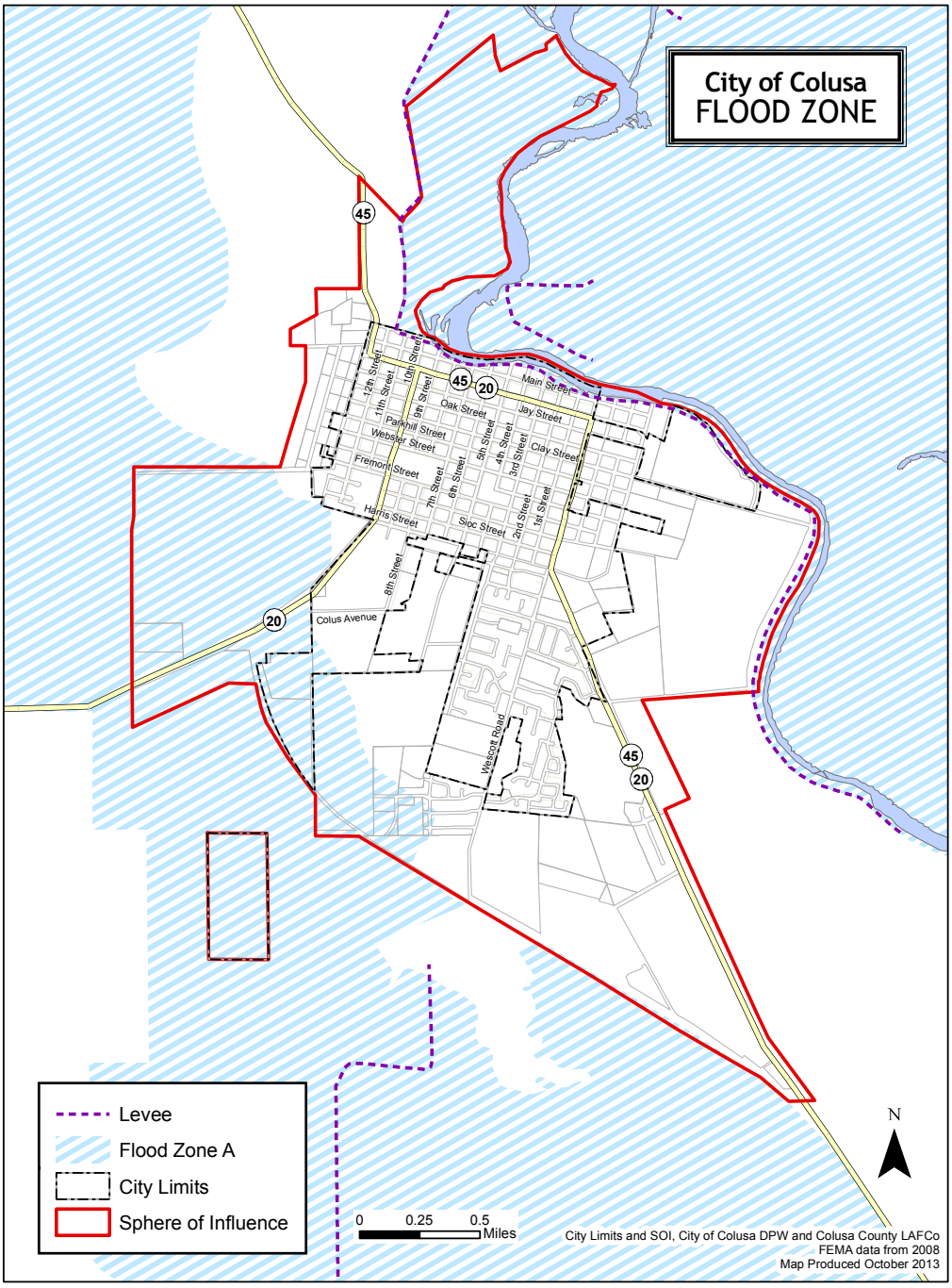
Colusa LAFCO, John Benoit, Executive Officer
PO Box 2694, Granite Bay CA 95746
Phone: 916-797-6003 johnbenoit@surewest.net

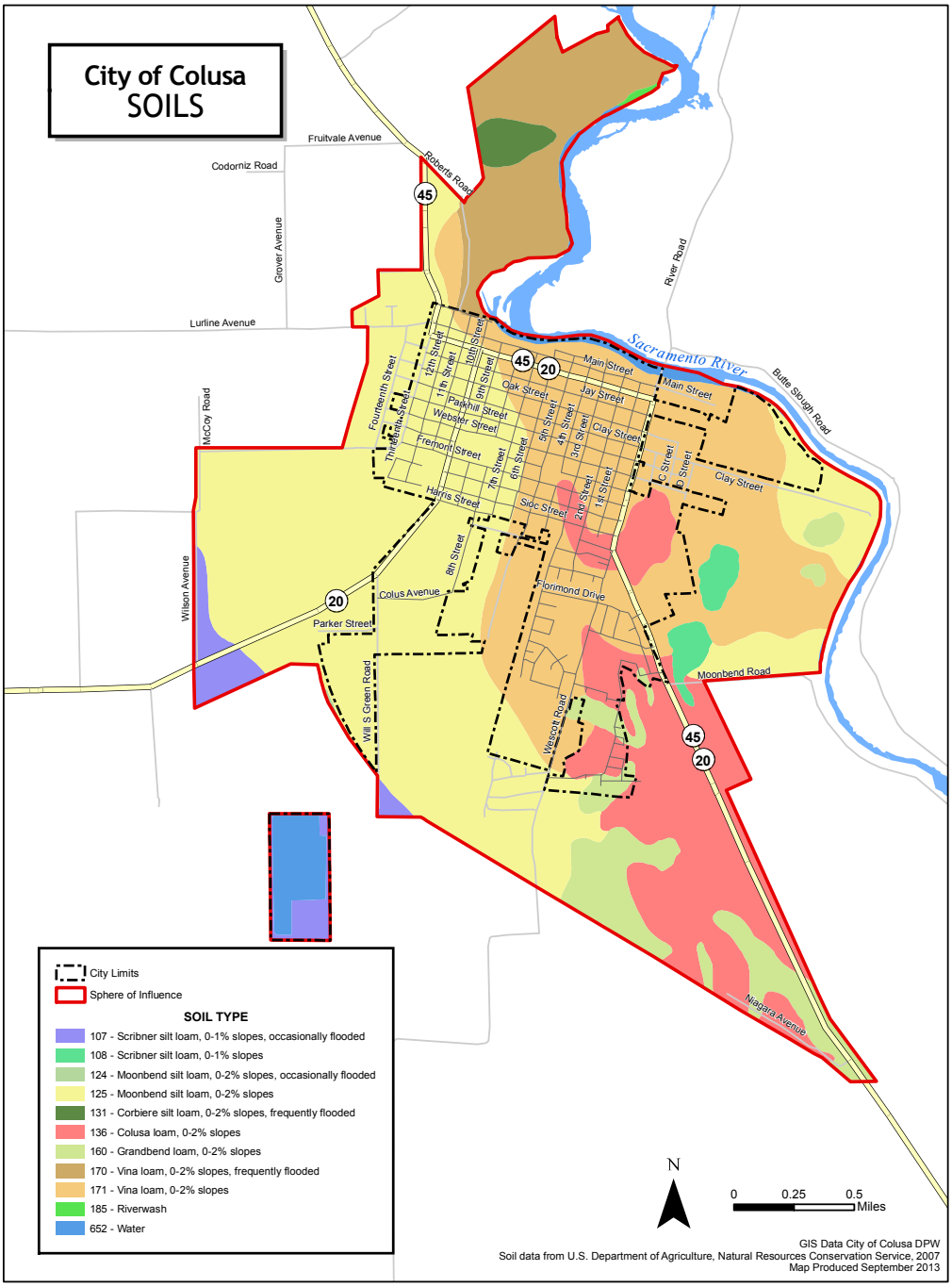
Christy Leighton, Planning Consultant
555 East Willow Street, Willows CA 95988
Phone: 530-934-4597 christyleighton@sbcglobal.net


City of Colusa
SPHERE OF INFLUENCE
Sacramento River
20
45
N
City Limits
Sphere of Influence
0 1,000 2,000
Feet
City Limits and SOI boundaries City of Colusa DPW
Map Produced September 2013


City of Colusa
GENERAL PLAN
Sacramento River
Main Street
Oak Street
Clay Street
Parkhill Street
Webster Street
Lafayette Street
Fremont Street
Harris Street
Colus Avenue
12th Street
11th Street
10th Street
9th Street
8th Street
3rd Street
2nd Street
1st Street
Westcott Road
20
45
Sphere of Influence
City Limits
LandUse
LDR - Low Density Residential
MDR - Medium Density Residential
HDR - High Density Residential
ER - Estate Residential
MU - Mixed Use
CP - Commercial Professional
OP/LI - Office Professional/Light Industrial
IND - Industrial
P/OS - Parks/Recreation/Open Space
PF - Public Facility
UR - Urban Reserve
N
0
1,000
2,000
Feet
Land Use information from City of Colusa, 2008
City Limits and SOI boundaries LAFCo and Colusa DPW
Map Produced October 2013


City of Colusa
ZONING
Sacramento River
Main Street
Oak Street
Webster Street
Lafayette Street
Fremont Street
Harris Street
Clay Street
Parkhill Street
Jay Street
Carson Street
Colus Avenue
Cynthia Drive
Tara Drive
Wescott Road
Fortmond Drive
12th Street
11th Street
10th Street
9th Street
8th Street
7th Street
6th Street
5th Street
4th Street
3rd Street
2nd Street
1st Street
R-1
C-G-F
PF
OS
OS/PF
C-G
PD
R-4
R-2
R-3
C-3
C-N
R-3-PD
R-2-PD
C-PD
R-4-PD
O-2
R-2-O-2
R-1-B-6
M-1
20
45
N
City Limits
Sphere of Influence
City Zoning
0
1,000
2,000
Feet
Zoning from City of Colusa 2008
City Limits and SOI from LAFCo and City of Colusa DPW
Map Produced October 2013


City of Colusa
FLOOD ZONE
45
20
Main Street
Jay Street
Oak Street
Parkhill Street
Webster Street
Fremont Street
Clay Street
Sioc Street
Harris Street
Colus Avenue
12th Street
11th Street
10th Street
9th Street
8th Street
7th Street
6th Street
5th Street
4th Street
3rd Street
2nd Street
1st Street
Walcott Road
Levee
Flood Zone A
City Limits
Sphere of Influence
0 0.25 0.5
Miles
N
City Limits and SOI, City of Colusa DPW and Colusa County LAFCo
FEMA data from 2008
Map Produced October 2013


City of Colusa
SOILS
Fruitvale Avenue
Codorniz Road
Roberts Road
Grover Avenue
Lurline Avenue
River Road
Sacramento River
Butte Slough Road
McCoy Road
Wilson Avenue
Colus Avenue
Parker Street
Will S Green Road
Moonbend Road
Niagara Avenue
Main Street
Jay Street
Oak Street
Clay Street
Harris Street
Fremont Street
Webster Street
Parkhill Street
Sioc Street
Florimond Drive
Wescott Road
12th Street
11th Street
10th Street
9th Street
8th Street
7th Street
6th Street
5th Street
4th Street
3rd Street
2nd Street
1st Street
C Street
D Street
Fourteenth Street
Thirteenth Street
City Limits
Sphere of Influence
SOIL TYPE
107 - Scribner silt loam, 0-1% slopes, occasionally flooded
108 - Scribner silt loam, 0-1% slopes
124 - Moonbend silt loam, 0-2% slopes, occasionally flooded
125 - Moonbend silt loam, 0-2% slopes
131 - Corbiere silt loam, 0-2% slopes, frequently flooded
136 - Colusa loam, 0-2% slopes
160 - Grandbend loam, 0-2% slopes
170 - Vina loam, 0-2% slopes, frequently flooded
171 - Vina loam, 0-2% slopes
185 - Riverwash
652 - Water
N
0 0.25 0.5 Miles
GIS Data City of Colusa DPW
Soil data from U.S. Department of Agriculture, Natural Resources Conservation Service, 2007
Map Produced September 2013

106-Willows silty clay, 0 to 1 percent slopes[19]

General location:	On the western margins of the Colusa Basin near Williams and Maxwell
Map unit geomorphic setting:	Basin floor
Elevation:	35 to 110 feet (12 to 35 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

Willows silty clay—90 percent Minor components: 10 percent

Major Component Description Willows silty clay

Component geomorphic setting:	Basin floor
Parent material:	Alluvium
Typical vegetation:	Irrigated cropland

Component Properties and Qualities

Slope:	0 to 1 percent
Runoff:	Low
Surface features:	None noted.
Percent area covered by surface coarse fragments:	None noted.
Depth to restrictive feature:	None noted
Slowest permeability class:	Very slow
Salinity:	Saline within 40 inches
Sodicity:	Sodic within 40 inches
Available water capacity:	About 8.9 inches (High)

Component Hydrologic Properties

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

Altered hydrology:
Flood control structures on the Sacramento River have changed flooding frequency and duration and lowered water tables. Rice drainage ditches have lowered water tables. Accumulation of salts at the surface has been removed through reclamation or ponding for rice production. These soils formed under conditions of saturation and frequent flooding.

Interpretive Groups: Land capability irrigated: 3w-2
Land capability nonirrigated: 4w-2

[19] http://www.ca.nrcs.usda.gov/mlra02/colusa/106.html

107—Scribner silt loam, 0 to 1 percent slopes, occasionally flooded[20]

General location: Lowest elevations along the Sacramento River floodplain
Map unit geomorphic setting: Flood plain
Elevation: 45 to 65 feet (15 to 20 meters)
Mean annual precipitation: 14 to 16 inches (355 to 406 millimeters)
Mean annual air temperature: 61 to 63 degrees F. (16 to 17 degrees C.)
Frost-free period: 225 to 250 days

Scribner silt loam, occasionally flooded—80 percent
Minor components: 20 percent

Major Component Description **Scribner silt loam, occasionally flooded**
Component geomorphic setting: Flood plain
Parent material: Alluvium
Typical vegetation: Irrigated cropland

Component Properties and Qualities
Slope: 0 to 1 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: Not sodic
Available water capacity: About 10.0 inches (High)

Component Hydrologic Properties
Present flooding: Occasional
Present ponding: None
Current water table: Present
Natural drainage class: Poorly drained
Altered hydrology: Flood control structures on the Sacramento River have changed flooding frequency and duration and lowered water tables. Rice drainage ditches have lowered water tables. Under natural conditions, these soils were saturated near the surface and were frequently flooded.

Interpretive Groups
Land capability irrigated: 3w-2 *Land capability nonirrigated:* 4w-2

Use and Management
Major uses: Irrigated crops

[20] http://www.ca.nrcs.usda.gov/mlra02/colusa/107.html

108—Scribner silt loam, 0 to 1 percent slopes[21]

General location: Along the Sacramento River floodplain
Map unit geomorphic setting: Flood plain
Elevation: 25 to 75 feet (9 to 23 meters)
Mean annual precipitation: 14 to 16 inches (355 to 406 millimeters)
Mean annual air temperature: 61 to 63 degrees F. (16 to 17 degrees C.)
Frost-free period: 225 to 250 days

Scribner silt loam—80 percent
Minor components: 20 percent

Major Component Description **Scribner silt loam**
Component geomorphic setting: Flood plain
Parent material: Alluvium
Typical vegetation: Irrigated cropland

Component Properties and Qualities
Slope: 0 to 1 percent
Runoff: Negligible
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: Not sodic
Available water capacity: About 10.0 inches (High)

Component Hydrologic Properties
Present flooding: Rare
Present ponding: None
Current water table: Present
Natural drainage class: Poorly drained
Altered hydrology: Flood control structures on the Sacramento River have changed flooding frequency and duration and lowered water tables. Rice drainage ditches have lowered water tables. Under natural conditions, these soils were saturated near the surface and were frequently flooded.

Interpretive Groups
Land capability irrigated: 3w-2
Land capability nonirrigated: 4w-2

Use and Management
Major uses: Irrigated crops

[21] http://www.ca.nrcs.usda.gov/mlra02/colusa/108.html

124—Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded[22]

General location: Along the Sacramento River in low elevation areas
geomorphic setting: Flood plain
Elevation: 45 to 55 feet (14 to 17 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

Moonbend silt loam, occasionally flooded—80 percent
Minor components: 20 percent

Major Component Description **Moonbend silt loam, occasionally flooded**
Component geomorphic setting: Flood plain
Parent material: Alluvium
Typical vegetation: Irrigated cropland

Component Properties and Qualities
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: Not sodic
Available water capacity: About 10.5 inches (Very high)

Component Hydrologic Properties
Present flooding: Occasional
Present ponding: None
Current water table: None noted.
Natural drainage class: Moderately well drained
Altered hydrology: Flood control structures on the Sacramento River have changed flooding frequency and duration.

Interpretive Groups
Land capability irrigated: 2w-2
Land capability nonirrigated: 4w-2

Use and Management
Major uses: Irrigated crops

[22] http://www.ca.nrcs.usda.gov/mlra02/colusa/124.html

125—Moonbend silt loam, 0 to 2 percent slopes[23]

General location:	Along the Sacramento River
geomorphic setting:	Flood plain
Elevation:	45 to 55 feet (14 to 18 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

Moonbend silt loam—80 percent
Minor components: 20 percent

Major Component Description	**Moonbend silt loam**
Component geomorphic setting:	Flood plain
Parent material:	Alluvium
Typical vegetation:	Irrigated cropland

Component Properties and Qualities

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:	Not sodic
Available water capacity:	About 10.5 inches (Very high)

Component Hydrologic Properties

Present flooding:	Rare
Present ponding:	None
Current water table:	None noted.
Natural drainage class:	Moderately well drained
Altered hydrology:	Flood control structures on the Sacramento River have changed flooding frequency and duration.

Interpretive Groups
Land capability irrigated: 1
Land capability nonirrigated: 4s

Use and Management
Major uses: Irrigated crops

[23] http://www.ca.nrcs.usda.gov/mlra02/colusa/125.html

130—Corbiere silt loam, 0 to 1 percent slopes[24]

General location: Along the margins of the Colusa Basin and Butte Sink
geomorphic setting: Rim on basin floor
Elevation: 25 to 45 feet (9 to 14 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

Corbiere silt loam—85 percent
Minor components: 15 percent

Major Component Description	**Corbiere silt loam**
Component geomorphic setting:	Rim on basin floor
Parent material:	Alluvium
Typical vegetation:	Blue oak and annual grasses

Component Properties and Qualities

Slope:	0 to 1 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:	Slow
Salinity:	Not saline
Sodicity:	Not sodic
Available water capacity:	About 10.1 inches (Very high)

Component Hydrologic Properties

Present flooding:	Rare
Present ponding:	None
Current water table:	Present
Natural drainage class:	Somewhat poorly drained

Altered hydrology: Flood control structures on the Sacramento River have changed flooding frequency and duration and have lowered water tables. Rice drainage ditches have lowered water tables. It is assumed Corbiere soils were not saturated near the surface under natural conditions.

Interpretive Groups
Land capability irrigated: 2w-3 *Land capability nonirrigated:* 4w-3

Use and Management
Major uses: Irrigated crops

[24] http://www.ca.nrcs.usda.gov/mlra02/colusa/130.html

136—Colusa loam, 0 to 2 percent slopes[25]

General location:	South of Colusa and north of Grimes
geomorphic setting:	Flood plain
Elevation:	35 to 55 feet (11 to 18 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

Colusa loam—85 percent
Minor components: 15 percent

Major Component Description Colusa loam

Component geomorphic setting:	Flood plain
Parent material:	Alluvium
Typical vegetation:	Annual grasses with scattered oak

Component Properties and Qualities

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:	Natric—-2 to 15 inches
Slowest permeability class:	Moderate
Salinity:	Saline within 40 inches
Sodicity:	Sodic within 40 inches
Available water capacity:	About 9.3 inches (High)

Component Hydrologic Properties

Present flooding:	Rare
Present ponding:	None
Current water table:	Present
Natural drainage class:	Somewhat poorly drained
Altered hydrology:	Drainage ditches have lowered water tables. Colusa soils have high accumulations of salts at the surface that were deposited by water and by evaporation under natural conditions.

Interpretive Groups
Land capability irrigated: 4s-6
Land capability nonirrigated: 4s-6

Use and Management
Major uses: Irrigated crops

[25] http://www.ca.nrcs.usda.gov/mlra02/colusa/136.html

160—Grandbend loam, 0 to 2 percent slopes[26]

General location:	South of Grimes along the Sacramento River
geomorphic setting:	Flood plain
Elevation:	25 to 55 feet (8 to 17 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

Grandbend loam—80 percent
Minor components: 20 percent

Major Component Description	**Grandbend loam**
Component geomorphic setting:	Flood plain
Parent material:	Alluvium
Typical vegetation:	Irrigated cropland

Component Properties and Qualities

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:	Not sodic
Available water capacity:	About 9.2 inches (High)

Component Hydrologic Properties

Present flooding:	Rare
Present ponding:	None
Current water table:	Present
Natural drainage class:	Somewhat poorly drained
Altered hydrology:	Flood control structures on the Sacramento River have changed flooding frequency and duration.

Interpretive Groups
Land capability irrigated: 2w-2
Land capability nonirrigated: 4w-2

Use and Management
Major uses: Irrigated crops

[26] http://www.ca.nrcs.usda.gov/mlra02/colusa/160.html

170—Vina loam, 0 to 2 percent slopes, frequently flooded[27]

General location:	Small areas along the Sacramento River inside the levees and in Moulton Weir
geomorphic setting:	Flood plain
Elevation:	45 to 75 feet (14 to 23 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

Vina loam, frequently flooded—80 percent
Minor components: 20 percent

Major Component Description	Vina loam, frequently flooded
Component geomorphic setting:	Flood plain
Parent material:	Alluvium
Typical vegetation:	Irrigated cropland

Component Properties and Qualities

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:	Moderate
Salinity:	Not saline
Sodicity:	Not sodic
Available water capacity:	About 9.5 inches (High)

Component Hydrologic Properties

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

Interpretive Groups
Land capability irrigated: 4w-2
Land capability non-irrigated: 4w-2

Use and Management
Major uses: Irrigated crops

[27] http://www.ca.nrcs.usda.gov/mlra02/colusa/170.html

171—Vina loam, 0 to 2 percent slopes[28]

General location:	Along the Sacramento River, Sycamore Slough and south of Grimes
geomorphic setting:	Flood plain
Elevation:	25 to 75 feet (9 to 23 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

Vina loam—85 percent
Minor components: 15 percent

Major Component Description	**Vina loam**
Component geomorphic setting:	Flood plain
Parent material:	Alluvium
Typical vegetation:	Irrigated cropland

Component Properties and Qualities

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:	Moderate
Salinity:	Not saline
Sodicity:	Not sodic
Available water capacity:	About 9.5 inches (High)

Component Hydrologic Properties

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

Interpretive Groups
Land capability irrigated: 1
Land capability nonirrigated: 4s

Use and Management
Major uses: Irrigated crops

[28] http://www.ca.nrcs.usda.gov/mlra02/colusa/171.html

652—Water[29]

A perennial water body that includes natural or human made streams, rivers, lakes, ponds, and estuaries that in most years are covered with water at least during the period warm enough for plants to grow. Many areas are covered with water throughout the year. Pits, blowouts, playas, and reservoirs that contain water are also mapped as water. The water polygons are delineated according to the aerial imagery used during compilation of maps. Water bodies that are too small or narrow are not delineated.

[29] http://www.ca.nrcs.usda.gov/mlra02/colusa/652.html