



## City of Colusa California

### STAFF REPORT

**DATE:** January 21, 2025

**TO:** City Council – Public Hearing Regarding Wastewater Control Plant Annexation

**FROM:** Jake Morley, Planning Consultant Through Jesse Cain, City Manager

**AGENDA ITEM:** City Council to hold a public hearing for the Wastewater Control Plant Annexation and requesting the City Manager to initiate the entitlement process and the California Environmental Quality Act review, authorizing the City Manager to execute necessary contracts and expend funds and to bring back the item at a future meeting.

**Report in Brief:** The proposed annexation boundary includes 10 parcels and three public right of ways, totaling approximately 686.43 acres. Of the properties, 6 are owned by the City of Colusa (APN 017-020-024, -025, -026, -027, 017-030-079, -080) which abut the Wastewater Control Plan while the remaining properties are known as Brookins Ranch Estates (APN 015-130-128, -129, 015-130-068 and -082). The right-of-ways are Will. S Green Avenue from Highway 20 to the south for approximately 4900 linear feet and then west towards the Wastewater Control Plan for an additional 2300 linear feet. The other right-of-way consist of Westcott Road, on the western side of the City property, containing approximately 5637 linear feet. All the right-of-way total approximately 14.78 acres and are in various degree of improvement.

**Recommendation:** Staff recommends that the City Council hold a public hearing and direct the City Manager to initiate the entitlement process and subsequent California Environmental Quality Act review including entering necessary contracts to facilitate the process.

#### **BACKGROUND:**

##### City Owned Property

In 2018, the City of Colusa purchased the 509 acres of land immediately east of the Wastewater Pollution Control Plan (WWCP) for approximately \$4.7 million dollars utilizing funds that were reimbursed from a state grant. Since that time, the City has leased the property for local agricultural purposes, which generates approximate \$180,000 to \$250,000 a year, while simultaneously using excess treated water from the WWCP to irrigate the fields. The subject site is routinely planted with seasonal crops, such as tomatoes and actively farmed including tilling and discing of the fields. Because these City owned lands are outside

city limits, the City pays \$60,000 to \$80,000 a year taxes a year, a cost savings once annexation is complete.

### Brookins Ranch

Brookins Ranch, as discussed in the General Plan, consist of lands that are zoned for low density development. The General Plan specifically states:

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

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

### Public Right of Way

The proposed annexation boundary consist of two public right of ways. Will S. Green Avenue and portions of Wescott Road. Will S. Green Avenue extents to the South from Highway 20 then west towards the City's Wastewater Plant. This road is the main access to the plan and just beyond the Pirelli facility and High School it is not paved. This portion of Wescott Road is also unpaved and abuts parcels currently owned by the City on the western boundary of the annexation area.

### Land Swap

As part of the annexation process, the City is examing the ability to conduct a land swap of a partion of the City owned property with a private property owner of parcels (002-270-010, 002-270-011, 002-270-012 and 002-270-013) which abut East Clay Street to the north. This exchange of properties and proposed land uses will be examed as part of the environmental review process.

## **DISCUSSION AND ANALYSIS:**

The Cortese-Knox (CKH) Act establishes a Local Agency Formation Commission (LAFCO) within each county of California. Each LAFCO is made up of elected officials of the county, cities, and, in some cases, special districts in each county. LAFCOs establish the spheres of influence (SOI) for all the cities and special districts within the county. These decision-making government entities are charged with the responsibility of land use decisions within a city's SOI, such as annexation, special district formation, and the incorporation of new cities.

The subject properties are located within the Sphere of Influence (SOI) for the City of Colusa. An SOI is a boundary of unincorporated areas that is designatd geographic area represents

the probable future boundaries and services of the a City, essentially outlining the territory where a city is likely to expand and provides services. These boundaries are based on factors like current services capabilities, populations needs, infrastructure capacity. Generally speaking, lands that are within the SOI but out of the City limits are influenced and impacted by City services to some degree, but the City does not have direct jurisdiction over land use decisions made within the unincorporated SOI.

### **PUBLIC CONTACT AND ENVIRONMENTAL REVIEW**

A 20-day public hearing notice was mailed to all landowners and residence within 300 feet of the boundaries of the annexation area, and a legal notice was published in the Pioneer Review on January 3<sup>rd</sup> 2025.

Future environmental review will be conducted to analysis the entire project and required public notices will be appropriately posted as necessary on CEQASubmit, the City;'s website and Pioneer Review. Authorizing the City Manager to expend funds, initiate applications and secure necessary contracts are exempt from the California Environmental Quality Act pursuant to section 15378.

### **BUDGET IMPACT**

The City will, in partnership with Triple Crown pay for necessary environmental analysis and third party reports, and engineering which are estimated to be \$60,000. Once annexation is complete a reduction in taxes on lands owned by the City of Colusa resulting in a savings between \$60,000 to \$80,000 which is currently being expended.

### **ATTACHMENTS**

1. Resolution of the City Council  
Exhibit I – Annexation Plat