



PROPOSAL APPLICATION

Includes: Changes of Organization/Reorganization (Incorporation, Formation, Annexation, Detachment, Dissolution, or Consolidation), Out of Agency Service Reviews, Sphere of Influence Amendment, and Expansion of District Powers

This application is designed to be used for all proposals received by the Commission. If a question is not applicable to your proposal, please note accordingly.

A) An application is hereby made for changes involving the following cities and special districts:

Action: (ex. annexation, detachment)		Agency:
Annexation	to/from x	City of Woodland
Detachment	to/from x	County of Yolo
Detachment	to/from x	Springlake Fire District.

B) Proposal Detail (submit separate attachment if necessary):

Website links to the City of Woodland for the Woodland Research and Technology Park (WRTP) project:

Woodland Research & Technology Park: <https://www.cityofwoodland.org/583/Woodland-Research-Technology-Park>

WRTP Documents: <https://www.cityofwoodland.org/585/Documents>

C) This proposal includes:

1) 12 or more registered voters:

YES

☐

NO

☒

2) 100% consent of property owners:

☒
☐

D) Is this proposal consistent with the adopted Sphere of Influence of all affected agencies? If no, this application must include a Sphere of Influence Amendment. **YES**

E) If the proposal includes a Change of Organization/Reorganization, the following items must be submitted with this application:

- 1) A **resolution of application** adopted by an affected city or special district; OR a **petition** of landowners or registered voters (*the Notice of Intent to Circulate a Petition and the Petition forms are located separately under Application Materials on the LAFCo website*).

- 2) One 8.5 x 11 hard copy (plus a high-resolution digital file) of a map and the metes-and-bounds description of the perimeter of the territory subject to a jurisdictional change for review and approval by LAFCo's Surveyor. Please see the Board of Equalization Requirements posted on the LAFCo website for map requirements. If there are questions regarding the "territory subject to a jurisdictional change" for the proposal, please contact LAFCo.

3) Environmental Documents:

- a) If a Negative Declaration or Environmental Impact Report (EIR) has been prepared by another agency for a project associated with this proposal, submit one copy to LAFCo with this proposal.
- b) If no environmental document has been prepared, please complete the *Environmental Questionnaire*. [WRTP Documents: https://www.cityofwoodland.org/585/Documents](https://www.cityofwoodland.org/585/Documents)

4) City Proposals:

If the proposal includes annexation to a city, submit one copy of the city's resolution or ordinance pre-zoning the subject territory. LAFCo cannot consider the proposal until pre-zoning has been completed. [See Attached Ordinance #1712 dated 9/19/2023](#)

- 5) Existing Housing: For all city annexations that include areas that are inhabited (territory where 12 or more registered voters reside) or developed, include the number of existing housing units within the proposed city's annexation area as of the date in the resolution. [N/A-one dwelling unit only](#)

Annexing City:	
Detaching City/County:	
Total Housing Units:	

6) Property Tax Revenues:

If the proposal involves an annexation to a city and/or changes in district boundaries, negotiations for any exchange of property tax revenues *must be completed by the County and any affected city prior to LAFCo action*. For those proposals, LAFCo will notify the affected agencies after receiving your application and will provide preliminary information to begin the negotiations process.

[Property tax-sharing agreement approved dated February 20, 2018](#)

7) Indemnification:

LAFCo requires that applicants indemnify LAFCo from litigation costs as a condition of submitting an application. The *Indemnification Agreement* is included in this application.

8) Deposit:

Fees will be charged for all Commission proceedings and actions at the Commission's actual costs (including overhead). *All Fee Schedules are located separately under Application Materials on the LAFCo website.*

All deposit fees listed are required to be paid by the applicant upon submittal of a proposal. A proposal with multiple actions requires a deposit for each action. If a proceeding is not listed, it will be subject to an initial fee as estimated by the Executive Officer. Any additional expenses incurred by the Commission, in excess of the deposited amount, will be billed to and paid by the applicant before completion of the LAFCo proceedings, including, but not limited to, consultant costs, feasibility studies, final recordation, and filings. Billing will be based on hourly rates. If a proposal is abandoned or terminated for any reason, the deposit amount not expended prior to that termination point will be refunded to the applicant.

Fees due to the State of California, including State Board of Equalization and the Department of Fish and Wildlife CEQA filing fees, will be paid by the applicant at the appropriate time and prior to final recordation of the Certificate of Completion.

JUSTIFICATION

- F) In as much detail as possible, please explain why this proposal is necessary and/or beneficial at this time. Attach additional detail if necessary. (For example, a proposed development or existing residences might require services not currently provided or available.)

The WRTP will help to create jobs, and grow and diversify Woodland's economic base, developing as a state-of-the-art innovation center for technology, research and development, and office uses.

The WRTP will create opportunities for collaboration with secondary schools and Woodland Community College, and UC Davis and help provide job opportunities for local youth.

The WRTP is also expected to generate tax revenue that can be used to fund important public services. The WRTP is planned to include a mix of open space, park, and trails.

Land use provides for approximately 1,600 housing units, at >8 du/acre avg., in a mix of densities and types. of which 10% will be affordable. The WRTP is necessary for compliance with the City of Woodland Housing Element.

- G) Is this application proposed to carry out a development project? If so, describe the project.

Woodland Research and Technology Specific Plan adopted by Resolution #8149 9/5/2023 which provides for a mix of land uses including a business/technology park, office, retail and housing of varying densities

- H) Indicate below all discretionary approvals or permits from a city, the County, or another agency that will be needed to complete the project. If already approved, please indicate the date of approval and attached the adopted conditions of approval.

	Project File Number	Date of Approval
City or County Plan Amendment	GP Amend Reso 8148; SP Adoption Reso 8149	9/5/2023
Pre-zoning (City)/rezoning	Ordinance 1712	9/19/2023
Tentative Subdivision Map		following Annexation
Minor Land Division		following Annexation
Other		

SITE DESCRIPTION

- I) Describe the general location and physical features of the territory included in this proposal. Refer to major roads, watercourses, and topographical features.

Woodland Research and Technology Specific Plan is located in the southern portion of the City of Woodland, adjacent to County Road 25A and State Route 113. The project site is bordered by existing residential neighborhoods to the north and east, and agricultural land to the south (and west of State Route 113.) Land is generally flat.

J) How many acres (or square miles) of territory are included in the proposal? approximately 350*
* pending confirmation

K) How many people live in the subject territory? less than 12

L) How many registered voters live in the subject territory? request from Voter Reg

LAND USE INFORMATION

M) General Plan and Zoning:

What is the current General Plan designation? SP-1A WRTP

What is the current zoning? Agricultural

N) Proposed Land Use:

Will the territory be developed with proposed approvals?

YES ☒ NO ☐

If no development is planned at this time, is development of the area anticipated? If so, when?

Physical development anticipated beginning 2024/2025, following annexation.

PLAN FOR PROVIDING SERVICES

O) List the agencies providing existing and proposed services to the territory. If not applicable or no change, please indicate accordingly.

SERVICE TYPE	Existing	Proposed
Agricultural Water	Ag Well	Ag Well
Cemetery Service	Woodland	Woodland
Fire Protection/ Emergency Response	Spring Lake Fire District/Woodland	Woodland
Flood Protection	NA	Woodland
Municipal Water Service	NA	Woodland
Parks and Recreation	NA	Woodland
Police Protection	Yolo County Sheriff	Woodland
Sewer Service	NA	Woodland
Solid Waste and Recycling	County of Yolo	Woodland

Storm Drainage	open ditches	Woodland
Street Lighting	NA	Woodland
Street Maintenance	County of Yolo/City of Woodland	Woodland
Other		

P) Water/Wastewater Service:

If water/wastewater services will be provided to the territory, please answer the following:

- 1) What is the distance for connection to the agency's system? 0.0 feet
- 2) Does the agency have capacity for the anticipated service? YES ☒ NO ☐
- 3) Will the agency be prepared to furnish service immediately? YES ☒ NO ☐

Q) Service Plan: Describe any services to be extended to the affected territory, including the level and range of services and any improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate an indication of when those services can feasibly be extended and the method of financing. (For example, assessment district, property owner, or developer fees etc.) Attach supplemental information if necessary. *Please provide will serve letter or other agency approvals.*

The WRTP Specific Plan provides a framework for ensuring that the Plan Area is served by essential services. Water, sewer and drainage infrastructure is stubbed at the east edge of the Plan Area site. Purple pipe delivering recycled water to parks and trails is being extended by the City. The City has adequate water supply and waste water treatment capacity to serve the entire project. Infrastructure will be extended throughout the Plan area as the land uses develop. These will be funded predominately by property owner, developer fees, and CFD revenues, should the owners elect to work with the City to form a CFD to generate funds for construction of improvements. Municipal Services will be provided by the City of Woodland following Annexation. Also, please refer to the City of Woodland MSR for the territory.

Water Supply Assessment "Will Serve" Letter from City of Woodland dated 11/15/2019 attached.

SPECIAL REVENUES

R) Does the city or special district have plans to establish any new assessment districts, service charges, or other means to pay for new or extended services to this area?

Municipal Services are provided by the City of Woodland. A maintenance CFD will be established to fund maintenance of certain project improvements, per the WRTP Specific Plan. This requirement is set forth in the individual property owner Development Agreements with the City.

Residential parcels will annex into the "Sports Park CFD" with each Final Map

S) Will the area assume liability for any existing bonded debt upon annexation? YES ☐ NO ☒

If so, please indicate taxpayer cost:

T) Will the territory be subject to any new or additional taxes, benefit charges, or fees?

YES



NO

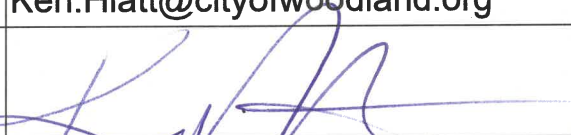


If so, please explain:


City of Woodland Administered Benefit Programs

PROPONENT INFORMATION

LAFCo will consider the person signing this application as the proponent of the proposed action(s).
Notices and other communications regarding this application will be directed to the proponent at:

Name:	City of Woodland, Attention City Manager Ken Hiatt		
Address:	300 First Street		
City:	Woodland	Zip:	95695
Phones:	Work: 530.661.5800	Fax:	
	Cell:	Home:	
email:	Ken.Hiatt@cityofwoodland.org		
Signature:			

List any other person or agent who should be contacted concerning questions and any notifications for this proposal (attach additional if needed):

Name:	Erika Bumgardner, City of Woodland		
Address:	300 First Street		
City:	Woodland CA	Zip:	95695
Phones:	Work: 530.661.5886	Fax:	
	Cell:	Home:	
email:	erika.bumgardner@cityofwoodland.org		
Signature:			

DISCLOSURES FOR POLITICAL CONTRIBUTIONS

Pursuant to Government Code Sections 56100.1, 56700.1 and 57009, contributions and expenditures for political purposes related to a proposal or proceeding before LAFCo, including for a change of organization or reorganization or any proposal at the conducting authority stage of the LAFCO process (Reportable LAFCo Proceeding), are subject to the reporting and disclosure to the same extent as required for local initiative measures under the Political Reform Act (PRA), Government Code Section 81000 et seq., and the regulations of the Fair Political Practices Commission (FPPC) implementing that law.

Any applicant, opponent, or participant to a Reportable LAFCo Proceedings shall submit to the LAFCo Executive Officer all disclosures required by the PRA of contributions or expenditures for political purposes related to that LAFCo Proceeding. The disclosures may be submitted to LAFCo up to 7 calendar days after filing with the FPPC, but in no event later than 9:00 a.m. of the hearing of the Reportable LAFCo Proceeding.

All parties and participants on a matter to be heard by the Commission that have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months must disclose this fact, either orally or in writing, for the official record as required by Government Code Section 84308.

Contributions and expenditures for political purposes related to any proposal or proceedings before LAFCo are subject to the reporting requirements of the Political Reform Act and the Fair Political Practices Commission, and must be disclosed to the Commission prior to the hearing on the matter.

For further assistance, contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772 or at <http://www.fppc.ca.gov>.



INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release the Yolo Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of the Yolo Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at Woodland, California on, _____
City Date

APPLICANT: City of Woodland

Signature: _____

Title: Ken Hiatt, City Manager

Mailing Address: 300 First Street
Woodland, CA 95695

REAL PARTY INTEREST:
(If different from Applicant)

Signature: _____

Title:

Mailing Address: