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AUG 24 2018

YOLO LAFCO



**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:
Establishment of a Subsidiary District	to/from	to City of West Sacramento / from R.D. 537
	to/from	
	to/from	

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

Detachment of the southern portion of Reclamation District 537 within the City of West Sacramento incorporated boundary and establishment as a subsidiary district governed by the City of West Sacramento City Council.

C) This proposal includes:

	YES	NO
1) 12 or more registered voters:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) 100% consent of property owners:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D) Assessor's Parcel Numbers (Attach a list if necessary):

(See Section D-	Attached)			

E) 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**

F) 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 the affected city or special district — **SEE F-1**  
**OR**

A **petition** of landowners or registered voters.

*The Notice of Intent to Circulate a Petition and the Petition forms are located on the Forms page of LAFCo's website.*

2) One copy of a metes-and-bounds description of the perimeter of the subject territory for review and approval by LAFCo's Surveyor. **SEE F-2**

3) A reproducible plat map (1 "hardcopy" and 1 digital copy) showing the subject territory AND the existing boundaries of the affected city or district. **SEE F-3**

4) 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. **SEE F-A**

5) City Proposals:

If the proposal includes annexation to a city, submit one copy of the city's resolution or ordinance rezoning the subject territory. LAFCo cannot consider the proposal until rezoning has been completed. **N/A**

a) 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.

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.

7) Indemnification:

LAFCo requires that applicants indemnify LAFCo from litigation costs as a condition of submitting an application. Click the highlighted hyperlink for the Indemnification Form.

Contact LAFCo staff if you have any questions. **SEE F-7**

8) Deposit:

Fees will be charged for all Commission proceedings and actions at the Commission's actual costs (including overhead). Click the highlighted hyperlink for the LAFCo's Fee Schedule.

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

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

The proposed change of organization of the southern portion of Reclamation District 537 that lies within the incorporated boundary of the City of West Sacramento to a subsidiary district to the City of West Sacramento (City) as recommended by Yolo Local Agency Formation Commission in both the Reclamation District's and the City's latest municipal service reviews. The proposed change will result in greater accountability, public service cost savings, enhanced government efficiency and transparency, improved public access, and will generally promote and further the public interest and welfare. The proposed change is also consistent with the City's General Plan Safety Element Policy S-2.36.

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

No.

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- C) 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	N/A	
Prezoning (City)	N/A	
Rezoning (City)	N/A	
Tentative Subdivision Map	N/A	
Minor Land Division	N/A	
Other	N/A	

SITE DESCRIPTION

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

The southern portion of Reclamation District 537 (District) lies within the eastern portion of Yolo County, within the incorporated boundary of the City of West Sacramento, California. The District is bound by the Union Pacific Railroad main track line on the south, North Harbor Boulevard on the east, the Sacramento River and Bypass on the north and the Yolo Bypass on the west, both of which are coincident with the City's northwesterly incorporation boundary.

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- B) How many acres (or square miles) of territory are included in the proposal? 1,020 (1.6 sq. mi.)
- C) How many people live in the subject territory? 0-5
- D) How many registered voters live in the subject territory? 0-5

LAND USE INFORMATION

- A) General Plan and Zoning:  
 1) If in the unincorporated area, what is the current General Plan designation? N/A

- 2) What is the current County zoning? City of West Sacramento
- 3) Is the territory within a city general plan area? YES  NO
- If so, what is the current general plan designation? Varies, See General Plan Map Attached
- Has a city zoned or prezoned the territory? YES  NO
- If so, how is the territory zoned or prezoned? Varies, See Zoning Map Attached

B) Proposed Land Use:

- 1) Will the territory be developed with approval(s)? YES  NO
- 2) If no development is planned at this time, is development of the area anticipated? If so, when?  
Yes, refer to City of West Sacramento General Plan.
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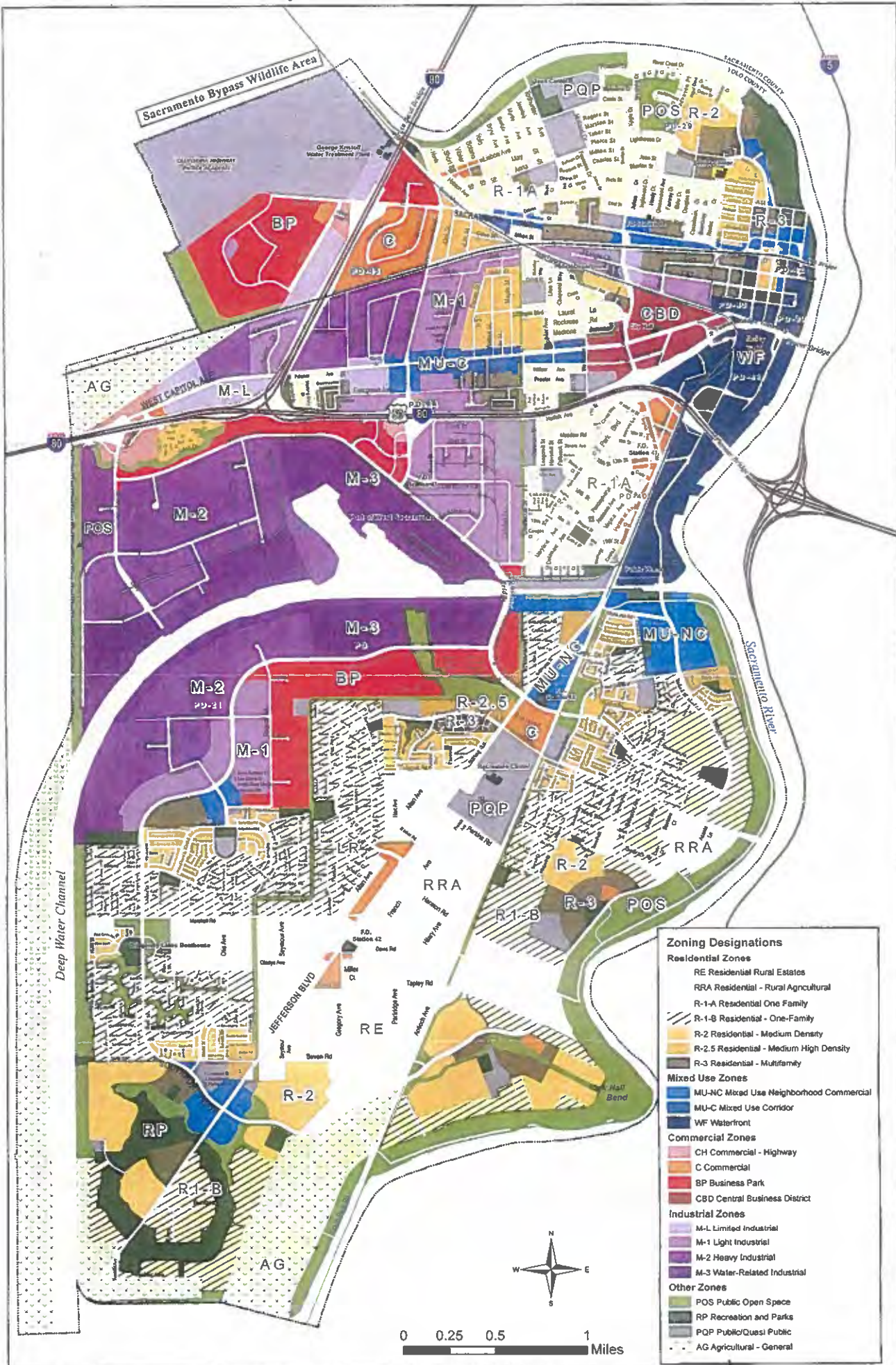
PLAN FOR PROVIDING SERVICES

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

SERVICE TYPE	Existing	Proposed
Sewer Service	City of West Sacramento	(No Change)
Water Service	City of West Sacramento	(No Change)
Fire Protection	City of West Sacramento	(No Change)
Storm Drainage	City of West Sacramento & RD537	(No Changes)
Police	City of West Sacramento	(No Change)
Street Lighting	City of West Sacramento	(No Change)
Maintenance	City of West Sacramento	(No Change)
Trash Pick-up	City of West Sacramento	(No Change)
Parks and Recreation	City of West Sacramento	(No Change)
Library	County of Yolo	(No Change)
Street Cleaning	City of West Sacramento	(No Change)
Other Levee Maintenance	R.D. 537	(No Change)



# City of West Sacramento Zoning Map



**Zoning Designations**

**Residential Zones**

- RE Residential Rural Estates
- RRA Residential - Rural Agricultural
- R-1-A Residential One Family
- R-1-B Residential - One-Family
- R-2 Residential - Medium Density
- R-2.5 Residential - Medium High Density
- R-3 Residential - Multifamily

**Mixed Use Zones**

- MU-NC Mixed Use Neighborhood Commercial
- MU-C Mixed Use Corridor
- WF Waterfront

**Commercial Zones**

- CH Commercial - Highway
- C Commercial
- BP Business Park
- CBD Central Business District

**Industrial Zones**

- M-L Limited Industrial
- M-1 Light Industrial
- M-2 Heavy Industrial
- M-3 Water-Related Industrial

**Other Zones**

- POS Public Open Space
- RP Recreation and Parks
- PQP Public/Quasi Public
- AG Agricultural - General

B) Water/Wastewater Service:

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

N/A. Services already provided by City of West Sacramento.

1) What is the distance for connection to the agency's system?

2) Does the agency have capacity for the anticipated service?

YES

NO

3) Will the agency be prepared to furnish service immediately?

YES

NO

C) 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.)  
Please provide will serve letter or other agency approvals.

No. No new or extended services contemplated with this proposed change of governance.

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SPECIAL REVENUES

A) 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?

No. No new or extended revenues for services contemplated with this proposed change of governance.

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

If so, please indicate taxpayer cost:

Not applicable. Governance change only.

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C) Will the territory be subject to any new or additional taxes, benefit charges, or fees? YES  NO

If so, please explain:

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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 West Sacramento, (Attn: Aaron Laurel, City Manager)		
Address:	1110 West Capitol Avenue		
City:	West Sacramento	Zip:	95691
Phones:	Work: (916) 617-4500	Fax:	
	Cell: N/A	Home: N/A	
email:	aaronl@cityofwestsacramento.org		
Signature:			



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

Name:	City of West Sacramento, (Attn: Charline Hamilton, Director of Community Dev.)		
Address:	1110 West Capitol Avenue		
City:	West Sacramento	Zip:	95691
Phones:	Work:(916) 617-4645	Fax:(916) 371-0845	
	Cell:N/A	Home:N/A	
email:	charlineh@cityofwestsacramento.org		
Signature:			



## DISCLOSURE OF POLITICAL EXPENDITURES

Effective January 1, 2008, expenditures for political purposes, which are related to a change of organization or reorganization proposal that will be or has been submitted to LAFCo, are subject to the reporting and disclosure requirements of the Political Reform Act of 1974 and the Cortese-Knox-Hertzberg Act of 2000.

**Please carefully read the following information to determine if reporting and disclosure provisions apply to you.**

- Any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act of 1974 (Government Code Section 81000 et seq.) as provided for local initiative measures, and Section 56700.1 of the Cortese-Knox-Hertzberg Act of 2000.
- Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of the report must also be filed with the Executive Officer of Yolo LAFCO.

*A roster of current Yolo LAFCo commissioners is available from the LAFCo office*

## EVALUATION CHECKLIST FOR DISCLOSURE OF POLITICAL EXPENDITURES

The following checklist is provided to assist you in determining if the requirements of Government Code Sections 81000 et seq. apply to you. 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>.

1. Have you directly or indirectly made a contribution or expenditure of \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCo?

Yes   
No

Date of contribution: Amount: \$

Name/Ref. No. of LAFCo proposal:

Date proposal submitted to LAFCo:

2. Have you, in combination with other person(s), directly or indirectly contributed or expended \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCo?

Yes   
No

Date of contribution: Amount: \$

Name/Ref. No. of LAFCo proposal:

Date proposal submitted to LAFCo:

3. If you have filed a report in accordance with FPPC requirements, has a copy of the report been filed with Yolo LAFCo?

Yes   
No

Reclamation District 537 APNs

Item D

014600008000	014670021000	014980008000
014600033000	014794006000	014980007000
014600065000	014990005000	
014600071000	014660008000	
014680014000	014793069000	
014670014000	014680010000	
014793066000	014680017000	
014793029000	008990011000	
014791004000	014680016000	
014980004000	014793042000	
014660017000	014793055000	
014793056000	014792005000	
014660018000	014792001000	
014670022000	014793001000	
014650005000	014792007000	
014980001000	014600015000	
014793063000	014794011000	
014650008000	014680019000	
014660016000	014793074000	
014650007000	014680018000	
014650006000	014793088000	
014980006000	014794014000	
014680009000	014794001000	
014794007000	014793073000	
014660014000	014600034000	
014792004000	014793013000	
014650003000	014793054000	
014791003000	014794013000	
014792003000	014793071000	
014670026000	014793041000	
014980002000	014793087000	
014670002000	014791002000	
014794009000	014791001000	
014794008000	014793038000	
014794010000	014794004000	
014792006000	014793068000	
014793030000	014793031000	
014600007000	014793072000	
014792002000	014793077000	
014670025000	014793086000	
014680008000	014794005000	
014794015000	014793052000	
014660009000	014793075000	
014660013000	014980003000	
014980003000	014794003000	
014794012000	014793053000	
014670027000	014794002000	

**RESOLUTION 18-38**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO  
ADOPTING A RESOLUTION OF APPLICATION SEEKING A CHANGE IN ORGANIZATION  
OF RECLAMATION DISTRICTS 537 AND 900 AND AUTHORIZING THE CITY MANAGER  
TO FILE THIS RESOLUTION OF APPLICATION WITH YOLO LOCAL AGENCY FORMATION  
COMMISSION**

**WHEREAS**, Reclamation Districts 537 and 900 are Reclamation Districts formed and existing as special districts under the provisions of the California Water Code; and

**WHEREAS**, Reclamation District 537 is located partially within the boundaries of the City of West Sacramento ("City"), and Reclamation District 900 is located entirely within the boundaries of the City; and

**WHEREAS**, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code section 56000 *et seq.*, governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county; and

**WHEREAS**, Government Code section 56430 requires that local agency formation commissions conduct municipal services review prior to, or in conjunction with, consideration of actions to update or change spheres of influence; and

**WHEREAS**, pursuant to Yolo Local Agency Formation Commission ("LAFCo") Resolution No. 2018-01, the Yolo LAFCo duly adopted its "Municipal Service Review and Sphere of Influence Study for the Reclamation Districts and Local Maintaining Agencies," including Reclamation Districts 537 and 900, on or about February 22, 2018; and

**WHEREAS**, through Resolution 2018-01, the Yolo LAFCo recommended a portion of Reclamation District 537 and all of Reclamation District 900 become subsidiary districts to the City; and

**WHEREAS**, Government Code section 56650 authorizes proceedings for a change of organization or a reorganization to be initiated by a Resolution of Application as adopted by a local agency; and

**WHEREAS**, the City Council has considered Yolo LAFCo's recommendations and concurs that the recommended change of organization proceedings should commence pursuant to Title 5, Division 3, Part 3 of the Government Code, whereby that portion of Reclamation District 537 within the boundaries of the City and all of Reclamation District 900 should become subsidiary districts to the City; and

**WHEREAS**, the territory affected by this change of organization is inhabited, such territory consists of that portion of Reclamation District 537 within the boundaries of the City and all of Reclamation District 900, and the boundaries of the affected territories are set forth in the map attached to this Resolution and incorporated herein; and

**WHEREAS**, the change of organization of a portion of Reclamation District 537 and all of Reclamation District 900 as subsidiary districts to the City is recommended by Yolo LAFCo, is consistent with City General Plan Safety Element Policy S-2.36, will result in greater

accountability, will result in public service cost savings, will enhance governmental efficiency and transparency, will improve public access, and will generally promote and further public interest and welfare; and

**WHEREAS**, such change of organization shall be subject to the following proposed terms and conditions: (1) only that portion of Reclamation District 537 within the City's boundaries and all of Reclamation District 900 shall become subsidiary districts to the City, subject to City governance, as defined by Government Code section 56078; and (2) current and future assessments from that portion of Reclamation District 537 within the City's boundaries shall be allocated and remain with the portion of Reclamation District 537 that will become a subsidiary district to the City; and,

**WHEREAS**, such change of organization is consistent with the spheres of influence of the City and any affected district.

**NOW, THEREFORE, BE IT RESOLVED** that the recitals stated above are true and correct and are restated herein.

**BE IT FURTHER RESOLVED AND ORDERED** that this Resolution of Application is hereby approved and adopted by the City Council of the City of West Sacramento, and Yolo LAFCo is hereby requested to take proceedings for the proposed change of organization as to that portion of Reclamation District 537 located within boundaries of the City and all of Reclamation District 900 according to the terms and conditions stated herein and in the manner provided by Title 5, Division 3, Part 3 of the Government Code.

**BE IT FURTHER RESOLVED AND ORDERED** that the City Manager, on behalf of the City, shall file this Resolution of Application, together with all necessary and required documents and supporting information, with the Yolo LAFCo.

**BE IT FURTHER RESOLVED AND ORDERED** that the City Manager, on behalf of the City, is authorized to receive copies of any report(s) by the Yolo LAFCo Executive Officer, mailed notice of any hearing by Yolo LAFCo, and any other notices or documents transmitted to the City by Yolo LAFCo concerning this requested change of organization.

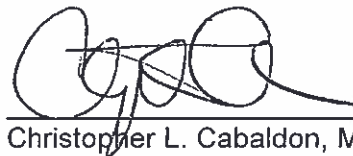
**BE IT FURTHER RESOLVED AND ORDERED** that the City Manager is further authorized to take all necessary and further action required to effectuate the filing and processing of this Resolution of Application by Yolo LAFCo as set forth herein.

**PASSED AND ADOPTED** by the City Council of the City of West Sacramento this 23rd day of May, 2018 by the following vote:

AYES: Ledesma, Orozco, Sandeen, Cabaldon.

NOES: Johannessen.

ABSENT: None.




Christopher L. Cabaldon, Mayor

ATTEST:

  
Kryss Rankin, City Clerk

I hereby certify that, if bearing the seal of the City of West Sacramento (or Redevelopment Agency), this document is a full, true and correct copy of the original on file in this office.

ATTEST:   
City Clerk



**DRAFT****RECLAMATION DISTRICT NO. 537****BOUNDARY DESCRIPTION OF SOUTHERN PORTION CHANGE OF GOVERNANCE**

Beginning at a point at low water mark on the South bank of the Sacramento River, where said low water mark intersects with the division line common to the lands of T.B. Lovdal and the lands of Bryte Estate, as those lands existed at the date of the formation of petition of Reclamation District No. 537, to wit, on August 4, 1891, and running thence from said point of beginning along the division line between said Lovdal and Bryte lands, Southeasterly and Southwesterly to the center line of the Southern Pacific Company's railroad track; thence following the center line of said track in a southwesterly direction to its intersection with the west line of Section 32 of T. 9 N., R. 4 E., M.D.M.; thence along said section line North to the northerly boundary of the Southern Pacific right of way; thence west along said northerly boundary of the Southern Pacific right of way to the point of intersection of said boundary with the west toe of the levee separating Reclamation District No. 537 from the Yolo Bypass. Thence in a northwesterly direction along said west toe of the said levee to the northerly line of Section 31, T. 9 N., R. 4 E.; thence west along said northerly line of Section 31 to the quarter section corner between Sections 30 and 31 of said Township; thence along the west boundary of Swamp Land Survey 970 of Yolo County to the center line of Tule Jake Road; thence continuing Northeasterly 508 feet along the center line of Tule Jake Road; thence North  $0^{\circ} 06'$  West 28.63 feet to a point on the Northerly line of said Tule Jake Road and Swamp Land Survey 970; then continuing North  $70^{\circ} 34'$  East 2130.30 feet along said North line of Tule Jake Road and Swamp Land Survey 970; then continuing North  $70^{\circ} 37'$  East 1879.0 feet along the North line of Tule Jake Road and the North line of the Highway Patrol Academy, as described as Parcel 1 in Book 977 of Official Records at Page 430, to the Westerly (South) bank of the Sacramento River; thence North  $70^{\circ} 37'$  East along the prolongation of the North line of Tule Jake Road to the low water mark on the South bank of the Sacramento River; thence following the said low water mark of said River with its meanders downstream to the place of beginning, containing 1,020 acres more or less.

# West Sacramento Hydrologic Basin

Item F-3

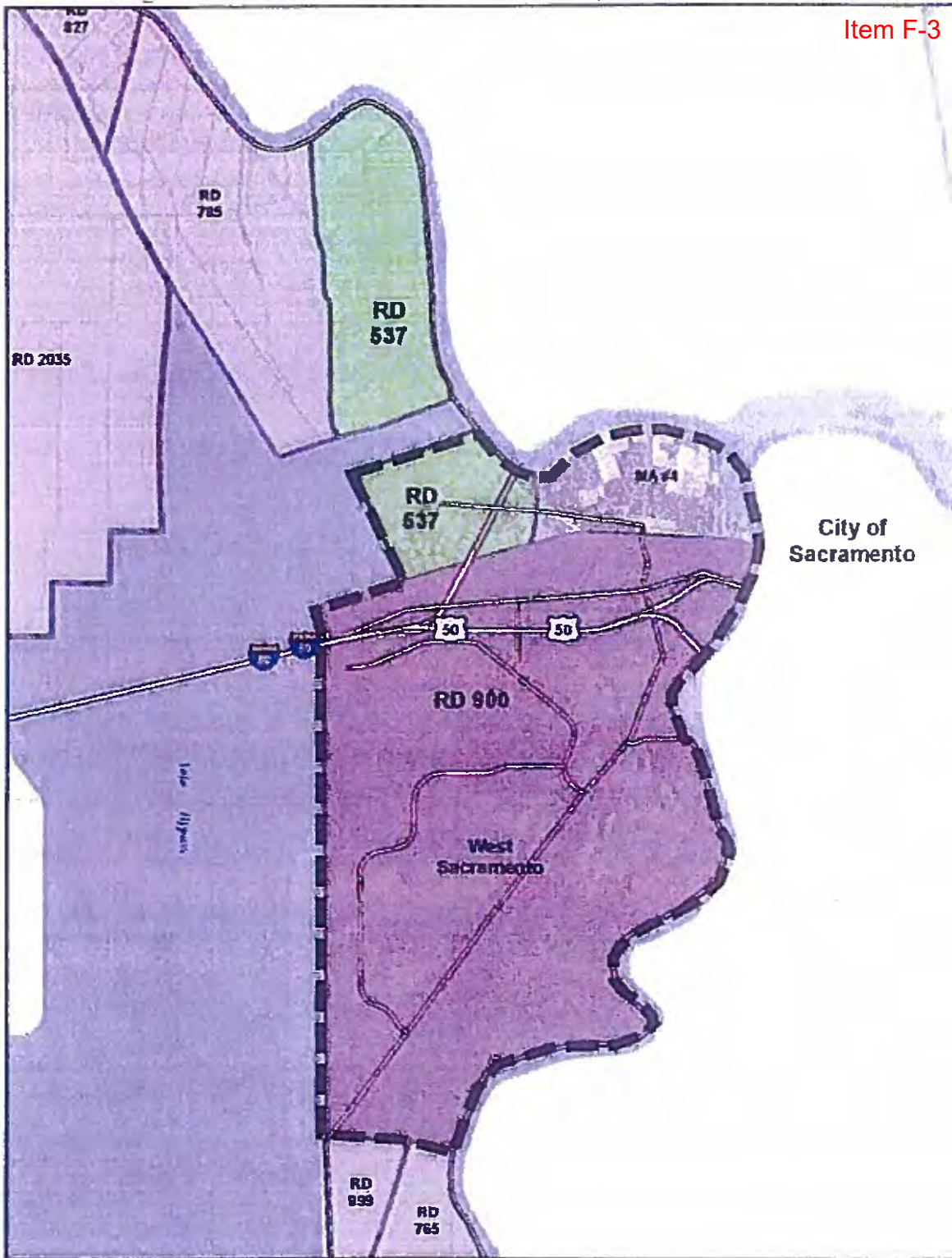


Figure 1. RD 537 Boundary and Existing Sphere of Influence  
**Reclamation District 537 Boundary and Sphere of Influence\***

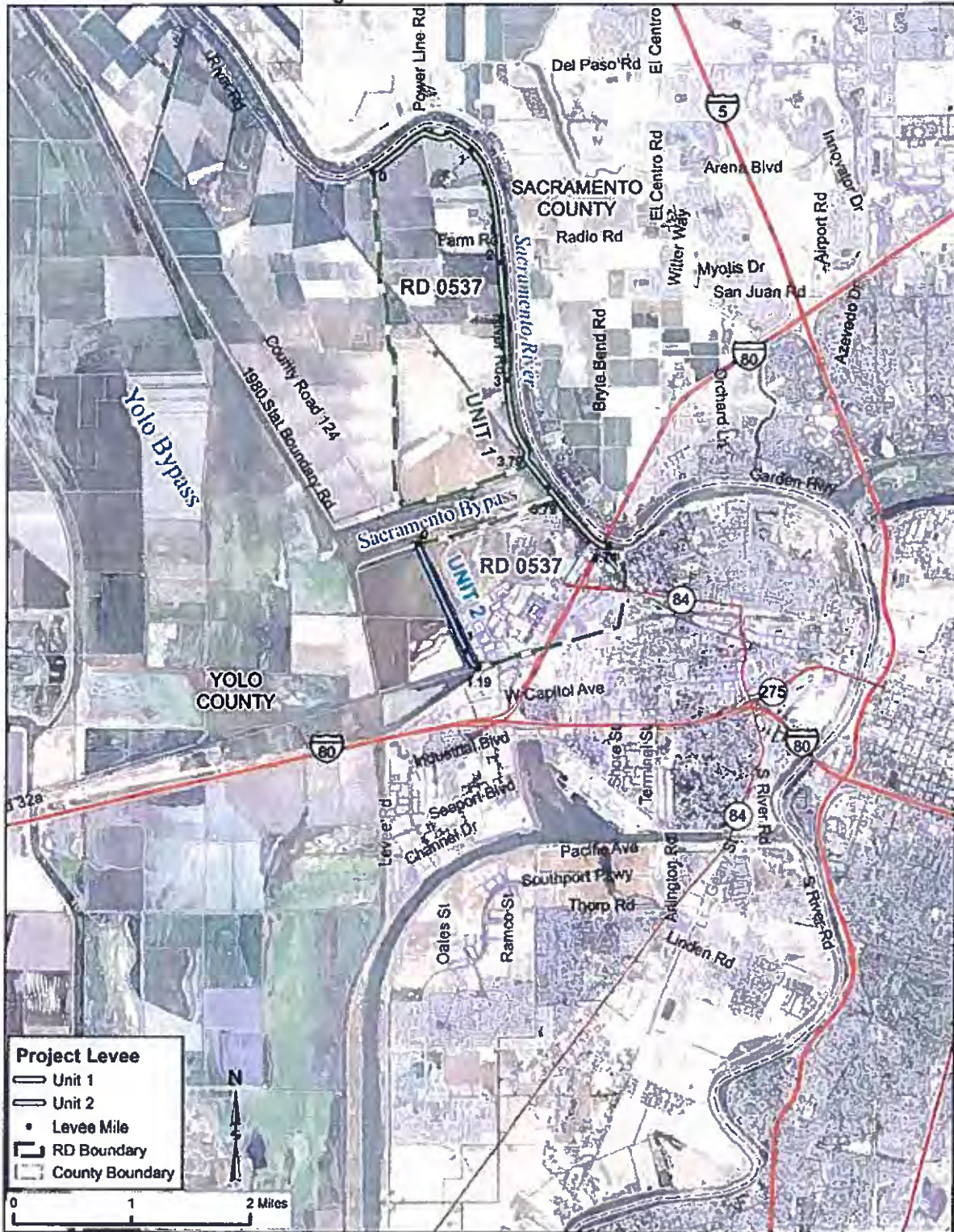


\* Note: Sphere of influence is coterminous with boundary

Boundary approved in 1891



Figure 2. Reclamation District 537



Department of Water Resources. "SACRAMENTO SYSTEM: Levee District No. 537 Lovdal." Map. Scale not given. "Appendix A - Sacramento River Individual Agency Summary Reports," A-42. (2016). Web. 18 Sep. 2017.



## ENVIRONMENTAL QUESTIONNAIRE

Please answer the following questions and return with your application. Attach additional sheets as needed. All questions must be answered. Your answers will be used for preliminary environmental review of your project pursuant to the California Environmental Quality Act (CEQA). In order to fully assess the potential effects on the environment from the proposed project, additional information (such as a Phase 1 Environmental Assessment, Traffic Report, Biological Report, Noise Study, etc.) may be required.

- 1) Describe the physical setting of the **project site** as it exists. Include information on topography, soils, vegetation, and wildlife. Also describe any existing structures and uses on the project site.

(See attached response)

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- 2) Describe the physical setting of the surrounding properties as it exists. Include information on topography, soils, vegetation, and wildlife. Also describe any existing structures and uses.

(See attached response)

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3) Please disclose any notices of intent to preserve mineral rights that have been recorded on the subject property pursuant to California Civil Code, Section 883.230.

N/A

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4) Does any portion of the proposal area contain any of the following:

	Yes	No		Yes	No
Agricultural Land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mature trees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
River or creek?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slopes greater than 15%?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Riparian corridor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Airport or highway noise contour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100-year flood line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Archeological/Historical features or buildings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood control channel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other unusual features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5) Will there be a substantial change to any of the following governmental services?

	YES	NO
a) Police?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Sewage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Fire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Schools?		
g) Parks or other recreational facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other governmental services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered yes to any of the above, please explain:

N/A

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City of West Sacramento

Change in Governance Application Request for Southern Portion of R.D. 537

**Environmental Questionnaire – Expanded Responses**

- 1) The southern portion of RD 537 lies within the urbanized, incorporated boundary of the City of West Sacramento. Existing land uses in the District cover a spectrum from commercial such as Riverpoint Marketplace to industrial complexes of Riverside Centre and the California Highway Patrol Academy. The area has little or no residential but does include the City's urban water intake from the Sacramento River at the George Kristoff Water Treatment Plant, which is critical infrastructure.

The District topography is generally level with the exception of the levees on the west and north, a major arterial North Harbor Boulevard, and the UPRR mainline ballast embankment on the south. This District is within the Great Valley geomorphic province which is a nearly level alluvial plain and has been shaped by fluvial processes. It is underlain by one alluvial unit of the Holocene age, a widespread basin deposit (Qhb) made up of fine-grained sediments with horizontal stratification. The District vegetation comprises mostly improved urban landscapes with some annual grasses and native trees. Wildlife in the District is limited given the highly urbanized area but generally consists of migratory birds including the Swainson's Hawk along the river and bypass, rodents, skunks, and possums.

- 2) The areas surrounding the District include the Sacramento River and Sacramento Bypass on the north, the Yolo Bypass flood control area with seasonal agriculture to the west, and the remaining urbanized area of the City of West Sacramento to the east of North Harbor Boulevard and south of the UPRR mainline. The topography, soils, and vegetation are largely the same as within the District. The wildlife in the surrounding areas expands to include several fish species including the Chinook Salmon and Delta Smelt.

YOLO  
LOCAL  
AGENCY  
FORMATION  
COMMISSION

625 Court Street, Suite 203  
Woodland CA 95695

(530) 666-8048  
lafco@yolocounty.org

www.yololafco.org



**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 West Sacramento \_\_\_\_\_, California on, AUGUST 23, 2018 \_\_\_\_\_  
City Date

APPLICANT: **City of West Sacramento**

Signature: \_\_\_\_\_  
*(Handwritten signature: Aaron Laurel)*

Title: **Aaron Laurel, City Manager**

Mailing Address: **1110 West Capitol Avenue  
 West Sacramento, CA 95691**

REAL PARTY INTEREST:  
 (If different from Applicant)

Signature: \_\_\_\_\_

Title:

Mailing Address: