

YOLO  
LOCAL  
AGENCY  
FORMATION  
COMMISSION

625 Court Street, Suite 203  
Woodland CA 95695  
  
(530) 666-8048  
lafco@yolocounty.org  
  
www.yololafco.org

RECEIVED  
FEB 08 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:
Annexation	to/from X	City of Davis
Detachment	to/from X	Springlake Fire Protection District
	to/from	

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

See attached page.

---



---



---



---

C) This proposal includes:

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

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

036-060-005-000				

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

OR

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

*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. FROM CUNNINGHAM ENGINEERING

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. FROM CUNNINGHAM ENGINEERING

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. <https://cityofdavis.org/home/showdocument?id=9129>

b) If no environmental document has been prepared, please complete the Environmental Questionnaire.

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.

<https://cityofdavis.org/home/showdocument?id=10682>

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. N/A

Annexing City:	N/A
Detaching City/County:	
Total Housing Units:	0

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. Tax Sharing Agreement in process w Yolo County  
APPROVED BY CITY COUNIL 12/4/18

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.

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.)

There is a housing deficit in Davis. This project not only builds more appropriate housing for the aging population in Davis, but also frees up larger homes for families to move into. The west side of town lacks gym facilities and requires residents of West Davis to drive literally across town to the nearest gym. The new neighborhood will include 150 senior, affordable apartments which meets a huge underserved need. There are currently over 400 seniors on waiting lists for affordable apartments. There will also be an Activity & Wellness Center with a gym, restaurant and pool to serve the west side of town where there is not a gym. All homes and the Activity & Wellness Center will be equipped with Solar.

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

This development will have 380 single family, market rate, residences of varying size and type. Eighty percent of these homes will be restricted to occupants ages 55 years and older and twenty percent are available to purchase by someone of any age. There will also be 150 senior, subsidized, affordable apartments which will be for rental by low and very low income individuals. The project will have another area for specialized senior needs that will potentially house a memory care facility. The Activity & Wellness Center will provide a community center offering a restaurant, classrooms, gym and pool. There will be 2.6 miles of walking paths both through and around the community and arboretum/ag buffer. The project will also include a dedication for future bike/pedestrian overcrossing pad and storm water detention facilities.

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	Resolution	June 12, 2018
Prezoning (City)	ORD 2533	June 12, 2018
Rezoning (City)		
Tentative Subdivision Map		Outstanding
Minor Land Division	N/A	N/A
Other	PPD	June 12, 2018

**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 property is 75 acres located north of W. Covell Blvd on the west side of Davis. The roads that border the parcel are W. Covell Blvd. to the south and Risling Dr. to the east. The property is bordered by bare land to the north and west. Sutter Davis Hospital is across Risling Dr. from the property on its eastern edge. The Covell Drain runs along the southern border of the property. There are no other waterways on or bordering the property. The property is flat with minimal elevation variance. It is dry famed and thus regularly disced and cleared. There are other neighborhoods to the south of the property and approximately a half mile to the north of the project area as well.

---



---

B) How many acres (or square miles) of territory are included in the proposal? 75.0 ACRES

C) How many people live in the subject territory? 0

D) How many registered voters live in the subject territory? 0

**LAND USE INFORMATION**

A) General Plan and Zoning:

1) If in the unincorporated area, what is the current General Plan designation? Agricultural

2) What is the current County zoning? Agricultural - Intensive

3) Is the territory within a city general plan area? YES  NO

If so, what is the current general plan designation? UATA

Has a city zoned or prezoned the territory? YES  NO

If so, how is the territory zoned or prezoned? Med & high density, ag buffer, neigh. mix use and UATA

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?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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	N/A	DAVIS
Water Service	WELL – INACTIVE	DAVIS
Fire Protection	SPRINGLAKE FPD & DAVIS	DAVIS
Storm Drainage	FARMED, CONVEYANCE ALONG COVELL	DAVIS
Police	SHERIFF	DAVIS PD
Street Lighting	N/A	DAVIS
Maintenance	N/A – FARMED	HOA/DAVIS
Trash Pick-up	N/A	DAVIS
Parks and Recreation	N/A	HOA
Library	N/A	DAVIS
Street Cleaning	DAVIS	DAVIS
Other		

B) 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?

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.*

ELECTRIC

GAS

WATER

SEWER

POLICE

FIRE

Services that require infrastructure will be extended post-grading. Developer will pay for improvements.

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. See included Tax Share Agreement.

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

If so, please indicate taxpayer cost:

See tax sharing agreement and confirming with City of Davis what will apply to this property.  
 \_\_\_\_\_  
 Davis JT UN CFD#2 393.60 SENIORS CAN OPT OUT @ 50%  
 \_\_\_\_\_  
 DAVIS CITY CFD#1 36.00  
 \_\_\_\_\_  
 DAVIS JT UN CFD#1 237.92 SENIORS CAN OPT OUT @ 50%  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

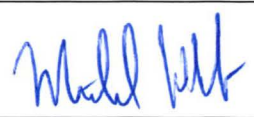
C) Will the territory be subject to any new or additional taxes, benefit charges, or fees? YES  NO

If so, please explain:  
 Measure M which passed on Nov. 6, 2018 will affect this project once it has an approved Final Map.

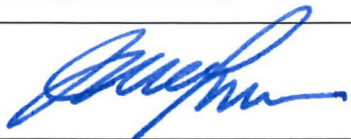
Seniors may opt out in the amount of 100% of school parcel taxes and 50% for CFD#1.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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 Davis – Mike Webb and Ash Feeney		
Address:	23 Russell Blvd., Suite 2		
City:	Davis	Zip:	95616
Phones:	Work: 530-757-5610	Fax:	
	Cell:	Home:	
email:	<a href="mailto:mwebb@cityofdavis.org">mwebb@cityofdavis.org</a> <a href="mailto:afeeney@cityofdavis.org">afeeney@cityofdavis.org</a>		
Signature:			

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

Name:	J. David Taormino/ Darla Rosenthal		
Address:	260 Russell Blvd., Suite C		
City:	Davis	Zip:	95616
Phones:	Work: 530-231-5519	Fax:	
	Cell:	Home:	
email:	<a href="mailto:David@taormino.org">David@taormino.org</a> assistdt@taormino.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

## B) Proposal Detail

The proposed project, which passed a Measure R vote in November 2018, is designed to provide older Davis residents with new homes that meet their current and changing needs as they age. There will be 380 single story homes of various sizes and styles, 150 affordable apartments and an Activity and Wellness open to the public. The overall neighborhood design encourages a closer connection for residents. There are 2.6 miles of walking and bike paths around and through the neighborhood as well as an Oak Forest and native species-planted Ag Buffer around the length of the path on the North and West edges of the community. These amenities are also accessible to the public.