

# County of Yolo

## DEPARTMENT OF COMMUNITY SERVICES

Item 7-ATT C  
Leslie Lindbo, DIRECTOR

### **Planning, Building & Public Works**

292 West Beamer Street  
Woodland, CA 95695-2598  
(530) 666-8775  
FAX (530) 666-8156  
[www.yolocounty.org](http://www.yolocounty.org)

### **Environmental Health**

292 West Beamer Street  
Woodland, CA 95695-2598  
(530) 666-8646  
FAX (530) 669-1448  
[www.yolocounty.org](http://www.yolocounty.org)

### **Integrated Waste Management**

44090 CR 28 H  
Woodland, CA 95776  
(530) 666-8852  
FAX (530) 666-8853  
[www.yolocounty.org](http://www.yolocounty.org)

February 29, 2024

### **VIA E-MAIL**

Yolo Local Agency Formation Commission  
Attn: Christine Crawford, Executive Director  
[christine.crawford@yolocounty.org](mailto:christine.crawford@yolocounty.org)

Dear Ms. Crawford:

The County of Yolo appreciates the opportunity to review the City of Woodland's request to annex the Woodland Research and Technology Park project site (LAFCo No. 23-07) and offers the following comments.

The project, known as Woodland Research and Technology Park or WRTP, will occupy approximately 363.11 acres on multiple Assessor's Parcels located southwest of Farmers Central and Harry Lorenzo Avenue and east of the State Route (SR) 113 and County Road (CR) 25A interchange. The WRTP area is designated in the City's 2035 General Plan as a Specific Plan growth area that envisions a mixed-use community anchored by a technology and innovation campus. The project site is currently designated by the Yolo County General Plan as Agriculture and most of the land has historically been farmed in rotating crops, with almond orchards extending south of CR 25A.

While the majority of the project area is proposed for annexation, a portion of the project's stormwater management system is proposed to remain in the unincorporated area on an agricultural parcel currently planted in almonds (portion of APN: 041-020-042). To address the 100-year storm, the proposed drainage and stormwater system will incorporate an approximately 4.5-acre drainage pond, known as the South Regional Pond, that will be located on the south side of CR 25A, east of SR 113 and the annexation area. Based on an updated Memo prepared by Cunningham Engineering for the project (July 2023), acquisition of the South Drainage Pond will be required, but it is unclear if operations and maintenance of the pond will be the responsibility of the City or future Community Facility District.

County staff engaged early with the City to discuss these offsite drainage improvements and understood they were proposed to not only address project-specific stormwater management, but would be developed to achieve long-term regional drainage solutions. The County also understood that the City agreed to compensate for the loss of agricultural land in compliance with the County's Agricultural Conservation and Mitigation Program, which requires a mitigation ratio of 3:1 per converted acre (Yolo County Code Section 8-2.404). Additionally, all permitting for offsite improvements would fall under the County's jurisdiction.

Thus, in light of these offsite improvements and prior to annexation, the County respectfully requests assurances for the following:

- Prior to any ground disturbing activities, such as excavating or grading for the South Drainage Pond, the City will mitigate at a 3:1 ratio for the converted area via payment of the established

Christine Crawford

March 1, 2024

Page 2

in-lieu agricultural mitigation fee, currently set at \$10,100 per acre (County Code Section 8-2.405).

- A County grading permit shall be obtained prior to initiating ground disturbing activities to develop the South Drainage Pond.
- Confirmation that the duties to maintain and operate the South Drainage Pond will not fall under County authority or responsibility.

Lastly, the County understands that Parcel Map(s) may be required to separate the annexed areas from the remainder agricultural lands on APNs: 041-020-030 and 041-020-042 and that this will occur after annexation under City approvals.

County staff are available to address any questions or concerns that may arise from this comment letter. Please feel free to contact me directly at [stephanie.cormier@yolocounty.org](mailto:stephanie.cormier@yolocounty.org) or (530) 666-8041.

Sincerely,



Stephanie Cormier  
Chief Assistant Director

cc (via e-mail only):

County Director to the Department of Community Services Leslie Lindbo  
County Director of Strategic Operations Alex Tengolics  
City Manager Ken Hiatt  
City Deputy Director Erika Bumgardner

**From:** [Erika Bumgardner](#)  
**To:** [Christine Crawford](#)  
**Subject:** RE: WRTP comment letter  
**Date:** Friday, March 1, 2024 8:31:08 AM  
**Attachments:** [image001.png](#)

---

Good morning. Yes, we are ok with the three comments/requests provided by Stephanie. The 3:1 ag mitigation requirement is acknowledged in the WRTP EIR as a requirement for the south area detention facility and a County grading permit would be required unless the County decides it wants the City to review and permit that work. Maintenance of the pond will be covered through the WRTP Maintenance CFD and will not be the responsibility of the County.

Stephanie forwarded the comments to Ken and I as well. I can get back to her on those items.

Let me know if you need anything from us regarding these comments.

Thank you. Happy Friday!  
Erika

Erika Bumgardner, AICP  
Deputy Community Development Director  
City of Woodland | (530) 661.5886



---

**From:** Christine Crawford <[Christine.Crawford@yolocounty.org](mailto:Christine.Crawford@yolocounty.org)>  
**Sent:** Thursday, February 29, 2024 2:09 PM  
**To:** Erika Bumgardner <[Erika.Bumgardner@cityofwoodland.org](mailto:Erika.Bumgardner@cityofwoodland.org)>  
**Subject:** FW: WRTP comment letter

Hi Erika, just checking in to confirm the City is okay with these terms outlined in Stephanie's letter.  
Thanks, Christine

---

**From:** Stephanie Cormier <[Stephanie.Cormier@yolocounty.org](mailto:Stephanie.Cormier@yolocounty.org)>  
**Sent:** Thursday, February 29, 2024 11:35 AM  
**To:** Christine Crawford <[Christine.Crawford@yolocounty.org](mailto:Christine.Crawford@yolocounty.org)>  
**Cc:** Leslie Lindbo <[Leslie.Lindbo@yolocounty.org](mailto:Leslie.Lindbo@yolocounty.org)>; Alexander Tengolics <[Alexander.Tengolics@yolocounty.org](mailto:Alexander.Tengolics@yolocounty.org)>  
**Subject:** WRTP comment letter

Hello Christine,  
Happy leap day! Attached is a County comment letter on the Woodland Research and Technology Park annexation request. A copy has also been sent to City staff.

Please let us know if you have any questions or concerns that we might further address.

Sincerely,  
Stephanie

*Stephanie Cormier*

**Chief Assistant Director**

Yolo County Department of Community Services

292 W. Beamer Street

Woodland, CA 95695

(530) 666-8041

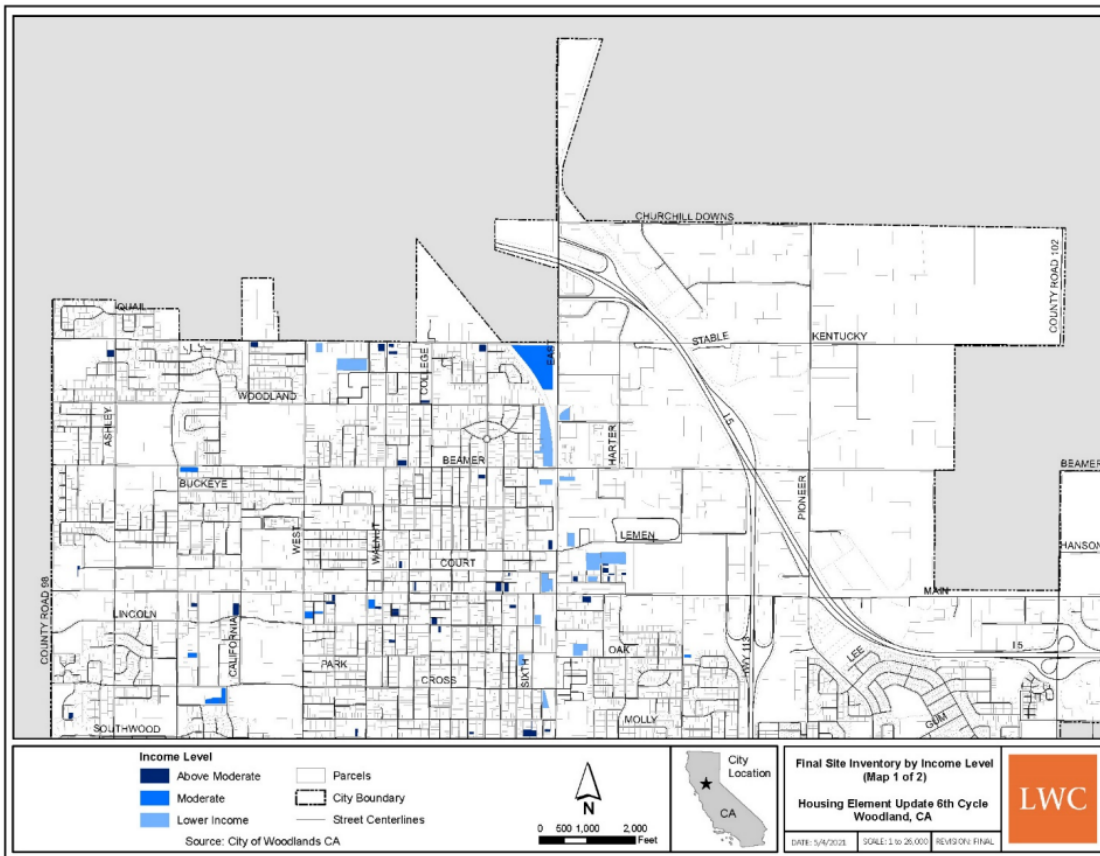
[www.yolocounty.org](http://www.yolocounty.org)

[THIS EMAIL ORIGINATED FROM OUTSIDE YOLO COUNTY. PLEASE USE CAUTION AND VALIDATE THE AUTHENTICITY OF THE EMAIL PRIOR TO CLICKING ANY LINKS OR PROVIDING ANY INFORMATION. IF YOU ARE UNSURE, PLEASE CONTACT THE HELPDESK (x5000) FOR ASSISTANCE]

**From:** [Erika Bumgardner](#)  
**To:** [Christine Crawford](#); [Melanie Mathews](#)  
**Subject:** RE: WRTP Housing & RHNA  
**Date:** Tuesday, March 12, 2024 11:11:18 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

Existing undeveloped lots in the City that qualify under HCD's rules (essentially undeveloped and shovel ready). A mix of infill and Spring Lake lots shown on the maps below. Let me know if you need more detail.

**Figure C-2A: Location of Sites by Income Category**





Park is not expected to build out in 8 years.

Does this help? Let me know if you have any questions.

**Table C-4: Summary of 6th Cycle Site Inventory**

	Extremely Low, Very Low, and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	0	269	449
<b>Remaining RHNA</b>	<b>882</b>	<b>601</b>	<b>1,155</b>	<b>2,638</b>
Realistic Unit Capacity	763	885	980	2,628
Research and Technology Park Specific Plan	279	279	279	837
<b>Total Capacity</b>	<b>1,042</b>	<b>1,164</b>	<b>1,259</b>	<b>3,465</b>
<b>Excess Capacity Above RHNA</b>	<b>160</b>	<b>563</b>	<b>104</b>	<b>827</b>

Erika

---

**From:** Christine Crawford <[Christine.Crawford@yolocounty.org](mailto:Christine.Crawford@yolocounty.org)>

**Sent:** Monday, March 11, 2024 3:13 PM

**To:** Erika Bumgardner <[Erika.Bumgardner@cityofwoodland.gov](mailto:Erika.Bumgardner@cityofwoodland.gov)>; Melanie Mathews <[melanie\\_mathews@springlakedevelopment.org](mailto:melanie_mathews@springlakedevelopment.org)>

**Subject:** WRTP Housing & RHNA

Hi there,

One of the things LAFCo has to consider is how annexation will affect the City's ability to meet its regional housing needs. Is there a brief analysis or break down somewhere you can send me that lists how the 1600 new units will fall into the City's RHNA categories? I'm just trying to beef up my resolution findings.

Thanks,  
Christine

**Christine M. Crawford, AICP**  
**Yolo LAFCo Executive Officer**  
(916) 798-4618 – mobile  
(530) 666-8048 – office

[THIS EMAIL ORIGINATED FROM OUTSIDE YOLO COUNTY. PLEASE USE CAUTION AND VALIDATE THE AUTHENTICITY OF THE EMAIL PRIOR TO CLICKING ANY LINKS OR PROVIDING ANY INFORMATION. IF YOU ARE UNSURE, PLEASE CONTACT THE HELPDESK (x5000) FOR ASSISTANCE]

[THIS EMAIL ORIGINATED FROM OUTSIDE YOLO COUNTY. PLEASE USE CAUTION AND VALIDATE THE AUTHENTICITY OF THE EMAIL PRIOR TO CLICKING ANY LINKS OR PROVIDING ANY INFORMATION. IF YOU ARE UNSURE, PLEASE CONTACT THE



# County of Yolo

www.yolocounty.org

**TOM HAYNES**  
Chief Financial Officer  
**EVIS MORALES**  
Deputy Chief Financial Officer

## DEPARTMENT OF FINANCIAL SERVICES

625 Court Street, Room 102  
PO BOX 1268  
WOODLAND, CA 95776  
PHONE: (530) 666-8190  
FAX: (530) 666-8215  
EMAIL: DFS@yolocounty.org

- Financial Leadership
- Budget & Financial Planning
- Treasury & Finance
- Tax & Revenue Collection
- Accounting & Financial Reporting
- Internal Audit

March 12, 2024

TO: Christine Crawford, LAFCo

FROM: Tom Haynes, Interim CFO  
By: Cynthia Bono

SUBJECT: LAFCo 23-07 Woodland Research and Technology Park Reorganization to the City of Woodland

The LAFCo project referenced above will reorganize approximately 363.11 acres. If granted the parcel would be annexed into the City of Woodland boundaries and detach from the Springlake Fire Protection District.

Per LAFCo, this proposal is subject to Section 99 of the Revenue and Taxation code. Pursuant to Revenue and Taxation Code §99 and related subsections, the County Assessor's Office provided the Department of Financial Services, in our role as Auditor-Controller, with the tax rate areas of those properties located within the boundaries of the proposed LAFCo project. Utilizing the Assessor's information, the agencies included in the Tax Rate Area are shown on the enclosure.

Pursuant to §99(b)(1)(B)3, the Auditor shall notify the government body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to §99(b)(2) that is subject to a negotiated exchange.

Except as otherwise provided by law, pursuant to §99(b)(1)(B)(4), upon receipt of the enclosed estimates, the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between the local agencies. This

negotiation period shall not exceed 60 days. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years. Note that the City of Woodland and Yolo County have already executed a tax exchange agreement for this proposal.

Please do not hesitate to contact Alexander Tengolics in the County Administrator's Office at (530) 666-8068 prior to the anticipated Board meeting with any concerns or questions about this determination.

Respectfully,

Cynthia Bono  
Department of Financial Services  
Property Tax Accounting Unit



TH:cb

Cc: Gerardo Pinedo, CAO  
City of Woodland  
Springlake Fire Protection District

LAFCo: 23-07  
 Project Name: Woodland Research and Technology Park  
 Reorganization to the City of Woodland  
 R&T Code Section: 99  
 Existing Tax Rate Area(s): 087-046  
 Net Assessed Value: 4,099,553  
 Estimated 1% Property Tax Revenue: \$40,995.53

**AGENCY NAME**

- County General Fund
- County ACO Fund
- County Library
- City of Woodland
- County Road District #2
- Springlake Fire Protection District
- Sacto-Yolo Mosquito & Vector Control
- Yolo County Resources Conservation District
- Yolo County Flood Control District
- Yolo County Office of Education
- Woodland Joint Unified School District
- Yuba Community College

APN	TRA	Acreage/SF	Land	Imps	Growing	Total	Exemption	Total Value
041-020-010	087-046	40.00	128,011	115,929	-	243,940	-	243,940
041-020-017	087-046	51.67	1,575,300	15,388	-	1,590,688	-	1,590,688
041-020-030 (portion)	087-046	14.20	184,879	-	-	184,879	-	184,879
041-020-031	087-046	5.37	69,513	55,373	-	124,886	-	124,886
041-020-042 (portion)	087-046	40.00	274,171	40,655	147,555	462,381	-	314,826
041-020-043	087-046	83.62	611,450	120,723	-	732,173	-	732,173
041-080-022	087-046	124.83	888,659	19,502	-	908,161	-	908,161
Secured Total		359.69	3,731,983	367,570	147,555	4,247,107	-	4,099,553

Listed below are the existing agencies in the 1% tax rate in tax rate area 087-046

<b>Agency</b>	<b>Pre ERAF DISTRIB%</b>	<b>Before ERAF</b>	<b>% Of Factor Shift to ERAF</b>	<b>Post ERAF DISTRIB%</b>	<b>After ERAF</b>
County General Fund	0.3428423	14,055.00	0.6575421	0.1174091	4,813.25
County ACO Fund	0.0140516	576.05		0.0140516	576.05
County Library	0.0318526	1,305.81	0.3406287	0.0210027	861.02
County Road District #2	0.0249782	1,023.99	0.1037848	0.0223858	917.72
Springlake Fire District	0.0800495	3,281.67	0.0822308	0.0734669	3,011.82
Sacto-Yolo Mosquito & Vector Control	0.0098804	405.05		0.0098804	405.05
Yolo County Resources Conservation Dist.	0.0004677	19.17	0.2766692	0.0003383	13.87
Yolo County Flood Control District	0.0116451	477.40	0.3814253	0.0072034	295.31
County Schools	0.0354914	1,454.99		0.0354914	1,454.99
Woodland Joint Unified School District	0.3712005	15,217.56		0.3712005	15,217.56
Yuba Community College	0.0775408	3,178.83		0.0775408	3,178.83
ERAF				0.2500292	10,250.08
<b>Total</b>	<b>1.0000000</b>	<b>40,995.53</b>		<b>1.0000000</b>	<b>40,995.53</b>

Listed below are the proposed agencies in the 1% tax rate in the proposed new tax rate area.

<b>Agency Name</b>	<b>Pre ERAF DISTRIB%</b>	<b>Before ERAF</b>	<b>% of Factor Shift to ERAF</b>	<b>Post ERAF DISTRIB%</b>	<b>After ERAF</b>
County General Fund	0.2159907	8,854.65	0.6575421	0.0739677	3,032.35
County ACO Fund	0.0088525	362.91	0.0000000	0.0088525	362.91
City of Woodland	0.2689310	11,024.97	0.2320664	0.2065211	8,466.44
County Library	0.0000000	-	0.3406287	0.0000000	-
County Road District #2	0.0000000	-	0.1037848	0.0000000	-
Springlake Fire District	0.0000000	-	0.0822308	0.0000000	-
Sacto-Yolo Mosquito & Vector Control	0.0098804	405.05	0.0000000	0.0098804	405.05
Yolo County Resources Conservation District	0.0004677	19.17	0.2766692	0.0003383	13.87
Yolo County Flood Control District	0.0116451	477.40	0.3814253	0.0072034	295.31
County Schools	0.0354914	1,454.99	0.0000000	0.0354914	1,454.99
Woodland Joint Unified School District	0.3712005	15,217.56	0.0000000	0.3712005	15,217.56
Yuba Community College Educational Revolving Augmentation Fund	0.0775408	3,178.83	0.0000000	0.0775408	3,178.83
			0.0000000	0.2090039	8,568.23
<b>Total</b>	<b>1.0000000</b>	<b>40995.53</b>		<b>1.0000000</b>	<b>40995.53</b>

After review, there is a property tax loss or exchange between agencies for the subject property. A new tax rate area will be necessary to accomplish the proposed annexation.