



NOTICE OF PUBLIC HEARING

NOTICE IS GIVEN HEREWITH that the City Council of the City of Woodland, at its regularly scheduled meeting to be held on Tuesday, **September 5, 2023 at 6:00PM** in the City Council Chambers, 300 First Street, City Hall, Woodland, CA, will hold the following public hearing:

Consideration of the Woodland Research and Technology Park Specific Plan Development Impact Fee Nexus Study and Consideration of a Resolution of Application to the Yolo Local Agency Formation Commission (LAFCo) for Annexation of Territory – On September 5, 2023, the City of Woodland City Council will consider the adoption of the Woodland Research and Technology Park (WRTP) Specific Plan. The subject of the WRTP Development Impact Fee Program Nexus Study (Nexus Study) is the proposed development impact fee program that will serve as a major funding source for the construction of WRTP backbone infrastructure and public facilities included in the project’s capital improvement program. The purpose of the Nexus Study is to establish the WRTP fee program and the legally required nexus findings for the City to implement the fee program and to set the initial development impact fees. This Nexus Study also summarizes key components of the implementation and administration of the proposed RTIF Program.

The WRTP Specific Plan area is currently located outside of the City of Woodland city limits, but within the City’s Urban Limit Line. At its September 5, 2023 meeting, the City Council will take action to approve a Resolution requesting that the Yolo Local Agency Formation Commission (LAFCo) process an annexation application for the WRTP Plan Area, General Plan Area SP-1A. The resolution specifically directs the City Manager to file an annexation application with Yolo LAFCo to initiate this process.

On August 17, 2023, the Woodland Planning Commission will hear and consider for recommendation to the Woodland City Council, adoption of the WRTP Specific Plan and associated documents including the Environmental Impact Report.

Applicant: Woodland Research and Technology Group

Staff Contact: Erika Bumgardner, Principal Planner, Erika.bumgardner@cityofwoodland.org

Location: The proposed Woodland Research and Technology Park (WRTP) Specific Plan area is approximately 350 acres in size, located adjacent to and immediately west and south of the Spring Lake Specific Plan area, east of Highway 113 and southwest of the intersection of Farmers Central Road and Harry Lorenzo Avenue. The proposed WRTP Specific Plan is located in one of the three subareas designated within the 2035 General Plan as Specific Plan 1 (SP-1), specifically “SP-1A.”

Environmental Determination: A Notice of Availability of the Woodland Research and Technology Park Specific Plan Draft Environmental Impact Report (DEIR) was published in the Woodland Daily Democrat and on the City’s website and made available for in-person review in May 2021 at the City of Woodland City Hall. The DEIR public review period was for the State mandated 45 days, from May 14, 2021, through July 2, 2021. Analysis presented in the Draft EIR indicated that the proposed project would have certain significant and unavoidable aesthetics and visual, agricultural, air quality, cultural and tribal cultural, and noise and vibration impacts as described in detail in the DEIR. The DEIR also presented mitigation measures, which will reduce project-specific and cumulative

impacts. All other environmental effects evaluated in the DEIR are considered less than significant, or can be successfully mitigated below the applicable significance thresholds. The Final Environmental Impact Report (FEIR) responds to the comments and includes text revisions to the DEIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Council as part of the staff report for the Project. The DEIR and FEIR will be submitted to the City Council for requested certification and action on the Project. The FEIR will be available on the City of Woodland Community Development Department website on or before August 11, 2023: <https://www.cityofwoodland.org/585/Documents>.

Availability of Documents: Copies of the Woodland Research and Technology Park Specific Plan Development Impact Fee Nexus Study are available on the City of Woodland website at the following link: <https://www.cityofwoodland.org/585/Documents>, and at the Community Development Department, City Hall, 300 First Street, Woodland, CA 95695. The City Council agenda, project staff report and associated WRTP Specific Plan materials including the Resolution of Application to Yolo LAFCo for Annexation of Territory, will be available on the City of Woodland website at the following link: <https://www.cityofwoodland.org/654/Meetings-Agendas> and at the Community Development Department, City Hall, 300 First Street, Woodland, CA 95695 on September 1, 2023, by 5:00 PM.

Public Comments: All interested persons are invited to attend the hearing and express opinions. Forms to express opposition or support of the project are available from the Community Development Department. All comments received will be given to the City Council for their consideration. Please note, the City does not transcribe its hearings, however, summary minutes are prepared and are publicly available once approved by the hearing body. Please contact Erika Bumgardner, Principal Planner at Erika.Bumgardner@cityofwoodland.org or at (530) 661-5886 if you have questions about these items or the public hearing.

Pursuant to section 65009 (b) (2), the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice or in written correspondence delivered to the City Council at, or prior to, this public hearing".