



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:
Out of agency services	to/from	City of Davis
Sphere of influence amendment	to/from	Shared
	to/from	

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

DWS has purchased adjacent rural residential property converting to school use, we would like connect to existing water and sewer services on our city based campus.

C) This proposal includes:

- | | YES | NO |
|-------------------------------------|-------------------------------------|-------------------------------------|
| 1) 12 or more registered voters: | ☐ | ☒ |
| 2) 100% consent of property owners: | ☒ | ☐ |

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

D) 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 high-resolution PDF digital file (plus an 8.5 x 11-sized PDF version) 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* (posted under application materials).

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 at a meeting until pre-zoning has been completed.

- 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.

Annexing City:	N/A
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. 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.)

Connecting to existing water and sewer services on our city based campus would eliminate the need for a public water system and the monitoring that requires. This would reduce cost and administration for both DWS and Yolo County.

Connecting the sewer services will also be more efficient in the long term.

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

See attached

- 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		
Pre-zoning (City)/rezoning		
Tentative Subdivision Map		
Minor Land Division		
Other	Major Use Permit - ZF-2026-009	In process

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.

Purchased rural residential property converting to school use, orchard, 100a 113

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

1.99

K) How many people live in the subject territory?

0

L) How many registered voters live in the subject territory?

0

LAND USE INFORMATION

M) General Plan and Zoning:

What is the current General Plan designation? AN

What is the current zoning? Residential

N) Proposed Land Use:

Will the territory be developed with proposed approvals?

YES



NO

☐

Will there be any offsite infrastructure (i.e., outside the “territory subject to a jurisdictional change”) required for the development? If so, please explain.

N/A

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

Minor cosmetic and ADA improvements

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	N/A	
Cemetery Service	N/A	
Fire/EMS Protection	City of Davis	
Flood Protection	N/A	
Municipal Water Service	Well	City of Davis
Parks and Recreation	N/A	

Service Type	Existing	Proposed
Police Protection	Sheriff	
Sewer Service	Septic	City of Davis
Solid Waste and Recycling		
Storm Drainage	N/A	
Street Lighting	N/A	
Street Maintenance	N/A	
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? See attached site plan with measurements
- 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.*

Connect to adjacent parcel water and sewer services

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?

No

- 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:

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:	Ceri Beeman		
Address:	334 I St		
City:	Davis	Zip:	95616
Phones:	Work: 530 379 3417	Fax:	
	Cell: 530 379 3417	Home:	
email:	cbeeman@daviswaldorf.org		
Signature:	<i>Ceri Beeman</i>		

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

Name:			
Address:			
City:		Zip:	
Phones:	Work:	Fax:	
	Cell:	Home:	
email:			
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 Davis, California on, 23 April 2026
City Date

APPLICANT:

Signature: Ceri Beeman

Title: Site Committee Chair

Mailing Address:

3100 Sycamore Lane
Davis CA 95616

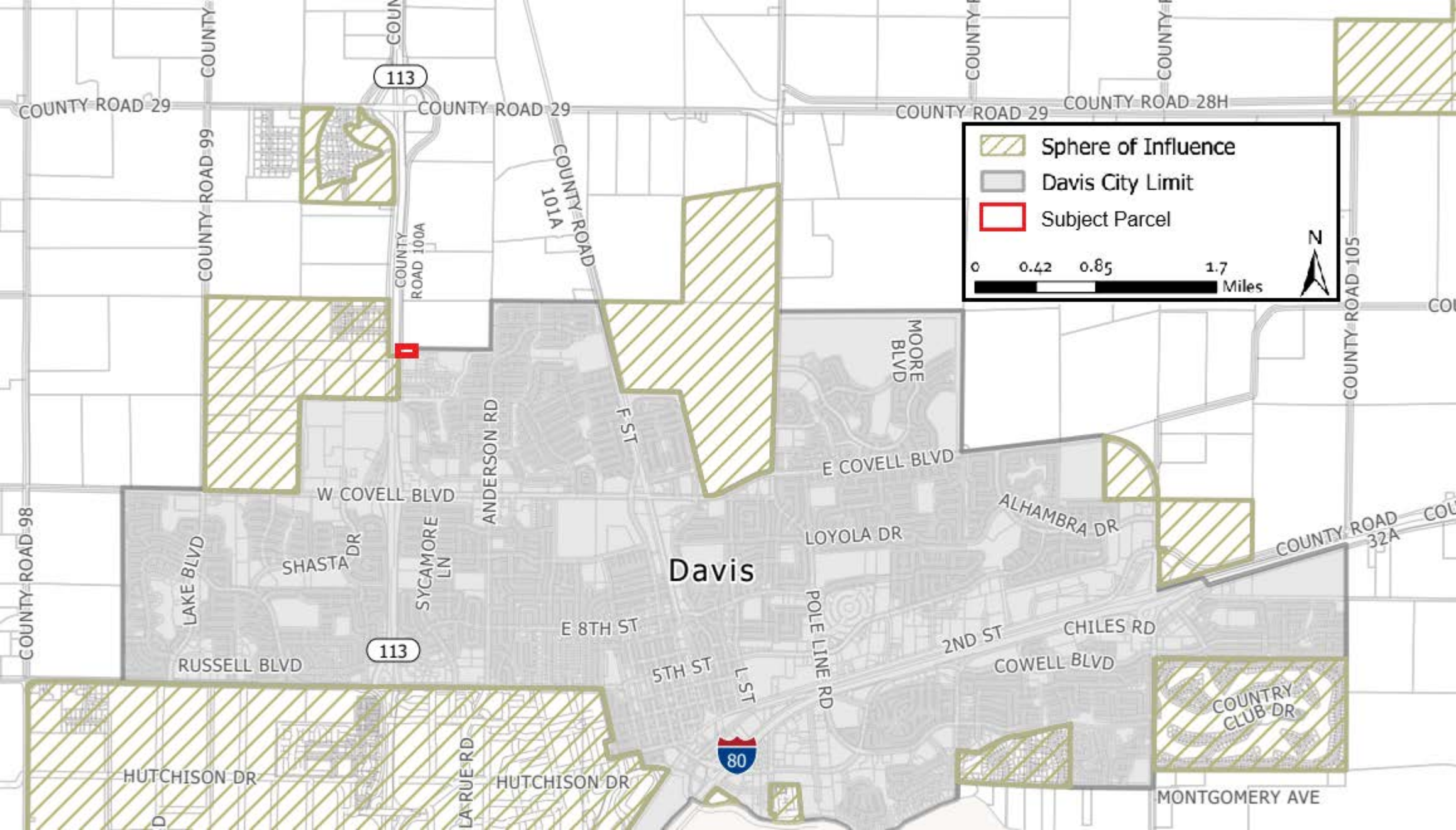
REAL PARTY INTEREST:

(If different from Applicant)

Signature: _____

Title: _____

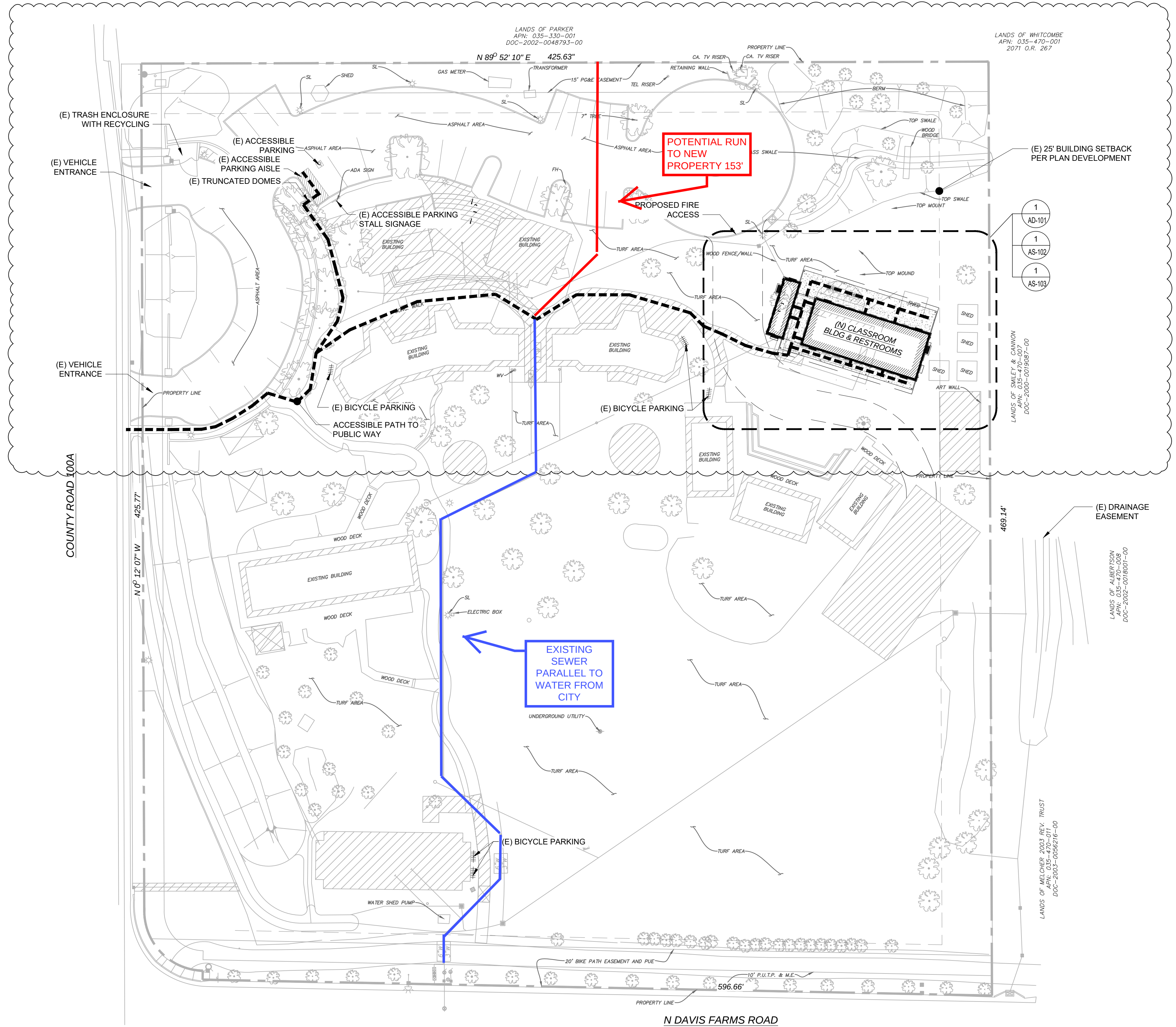
Mailing Address:



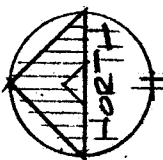
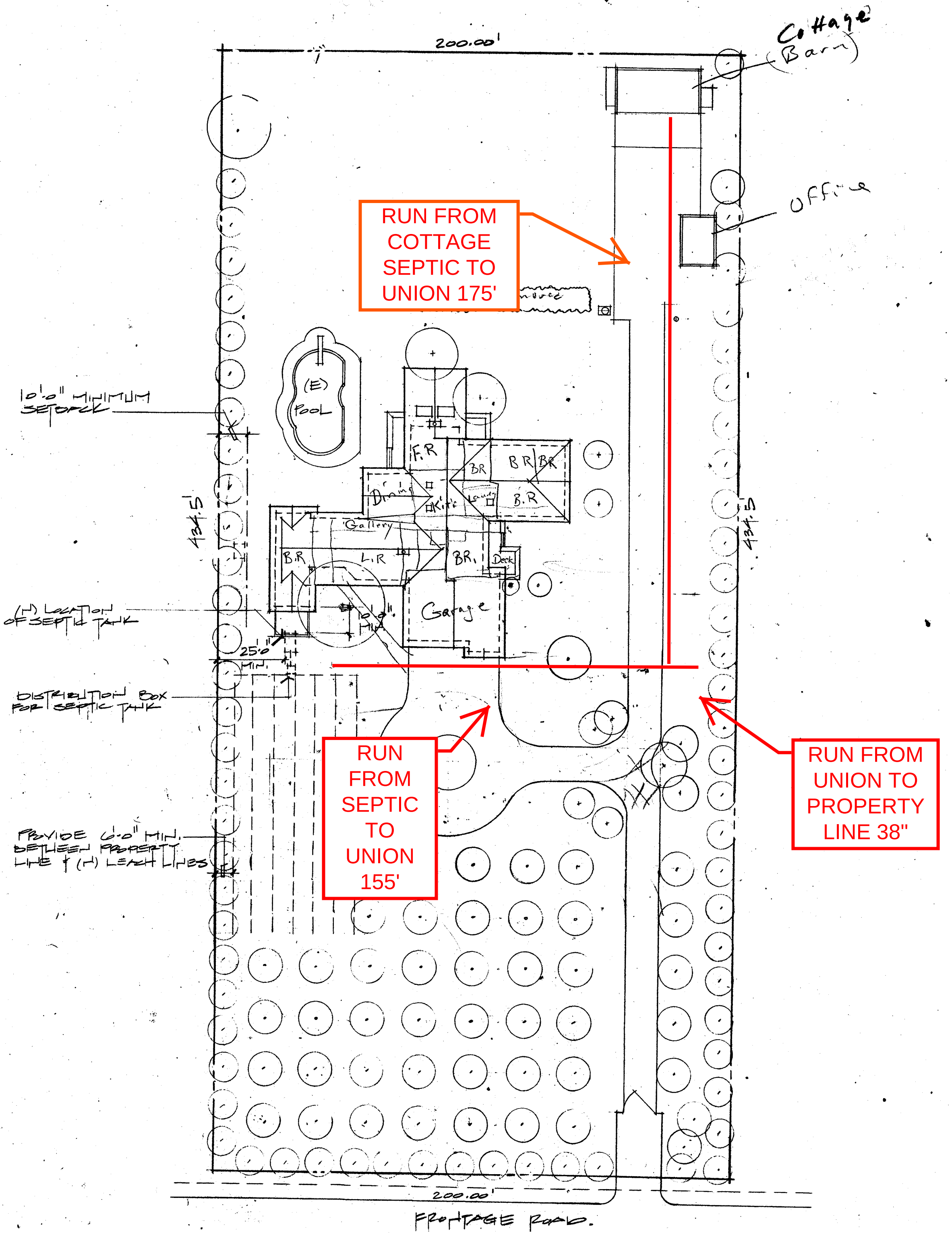
Approx 191' to union between driveway and property line originating at existing bathrooms.

Approx 330' to connect main house and cottage to union

Approx 521' total



- 1 AD-101
- 1 AS-102
- 1 AS-103



SITE PLAN

SCALE: 1"=30'0"

ADDRESS:

ROUTE 1, BOX 1775
DAVIS, CALIFORNIA

ASSESSOR'S PARCEL NO:

35-330-01-1

SEPTIC TANK / LEACH LINE REQUIREMENTS:

1. (H) LOCATION OF SEPTIC TANK TO BE MINIMUM OF 10'0" FROM RESIDENCE.
2. TOTAL LINEAL FEET OF LEACH LINES TO BE 700'.



Davis Waldorf School

Resilience, Relationship, Reverence

Project Narrative for the Yolo County - 25283 County Road 100A

The Davis Waldorf School (DWS) will close escrow and purchase the adjacent property at 25283 County Road 100A on 25 March 2026. We are submitting this application for a Major Use Permit to allow the expansion of school-related educational and agricultural uses onto this site. Expanding our school into this agricultural zone is consistent with Davis Waldorf School's agricultural roots and will strengthen and support our hands-on, experiential curriculum.

Background

Since 1992, the Davis Waldorf School (DWS) has more than doubled in size, from 104 to 220 students, and outgrown its current facilities. Originally spanning 7 acres, the campus shrank to 5 acres after selling a 2-acre parcel that housed Moon Farm many years ago to fund classroom construction.

The Davis Waldorf School now has the opportunity to purchase the adjacent property, 25283 County Road 100A, restoring the campus to its intended original size, reestablishing a small working farm that reflects our agricultural roots and preserving the existing orchards. We plan to use the 3,854-square-foot main residence for much-needed subject instruction and administrative office space, while using the surrounding yard for school gardening and small-scale agricultural activities directly tied to our curriculum.

This expansion of our campus is in alignment with our school's mission. One of our core values is reverence of the natural world: *We revere the connection between ourselves and the natural world and we commit to caring for others and the environment.* This is reflected in our holistic curriculum, including hands-on gardening and woodworking programs that nurture creativity and teach practical skills. Our students learn not only in classrooms but also through direct engagement with soil, plants, and animals, experiences that can only be fully realized in an agricultural setting.

Proposed Project

25283 County Road 100A has a beautiful existing orchard, garden, greenhouse and chicken coop that will make an ideal location to expand our current gardening program and our flock of chickens which are an integral part of our curriculum. Once this new space is established, we plan to increase the amount of garden space and introduce additional farm animals, in keeping with the school's agricultural heritage and the agricultural character of the surrounding area. In this way, the school directly benefits from the agricultural use of the land through incorporation of working gardens, orchards, composting and animal care into daily learning, and through modeling good agricultural and Earth stewardship for our students.

We plan to use the main building and grounds at 25283 County Road 100A to address the following needs:

- Relocate and expand our existing gardening program, including use of the orchard, garden beds, greenhouse, composting system, and chicken coop as active agri-educational spaces
- Relocate our existing woodworking program which uses traditional hand tools. This program has not had a dedicated indoor space to date
- Relocate our existing handwork program, which supports kinesthetic learning
- Create a new library and tutoring space for quiet focus, research, and learning

- Add much needed meeting spaces/offices
- Create a break room for faculty and staff members

We do not intend to renovate the property aside from any modifications that the County may require, such as ADA compliance. The existing pool and hot tub on the property will be demolished to ensure the safety of students and staff. The break room will be used solely for personal, non-commercial food consumption (e.g. - reheating leftovers, storing lunches). No food will be prepared for or served to the public.

Occupancy

The project does not propose any expansion of the Davis Waldorf school's existing population, operating hours, or intensity of use.

This building will experience several types of occupancy:

- 1) Consistent occupancy by 3-4 administrative staff who will use this building as office space between 7:45 am and 5 pm each day
- 2) Intermittent occupancy by a small number of staff using the break room between 11 am and 3 pm
- 3) Part-time occupancy for woodworking program for Grades 5-8
- 4) Daily occupancy for the handwork program for Grades 4-8
- 5) Occasional occupancy for use of the library and regular occupancy for tutoring space
- 6) Maximum occupancy would be 40-45 occupants for 3.5 hours per day on two days per week when woodworking and handwork are in session.
- 7) Otherwise, the main building may have up to 20-30 occupants at certain times between 11am and 3pm

Outdoor occupancy in the garden, orchard, and animal areas will consist of supervised small classes engaged in agricultural and environmental learning activities, consistent with the existing agricultural character of the area.

Benefits

1. Agricultural Benefits

By placing these programs, especially gardening and animal care, on land already in agricultural use, DWS can more fully integrate local agricultural conditions, seasonal cycles, soil types, composting, water use, and ecological stewardship into the curriculum. Students will observe and participate in real agricultural practices appropriate to Yolo County, such as orchard care, vegetable and herb gardening, crop rotation on a garden scale, composting, and responsible animal husbandry.

- The larger garden, orchard, and greenhouse will be used as living outdoor classrooms where students will learn about soil health, plant biology, food systems, pollinators, and sustainable growing practices through direct, hands-on work.
- The presence of chickens, and, in time, additional small farm animals, will provide daily opportunities for students to practice animal care, learn about humane husbandry, and understand the role of animals in agricultural systems.
- Work in the school garden will support our curriculum that teaches students about how to live sustainably. Through activities including cooking foods grown with their own hands, spinning wool from sheep they have raised themselves, dyeing the wool using flowers and herbs they have grown themselves, and turning that into useful articles of clothing, students learn that they must care for the Earth and use what it provides to sustain themselves. Through gardening, they learn long-range planning, to sow and reap, to

weigh and measure, to work hard and patiently, and to follow the seasons. They learn to honor the Earth and care for all living creatures.

- Locating these programs within an active agricultural setting allows students to observe seasonal changes in surrounding fields and orchards and to relate their classroom learning of natural science, including living on Earth, human and animal, botany, weather, and geology and the great cycles of the Earth to the agricultural landscape of Yolo County.

2. Educational and Community Benefits:

- The purchase of this property will allow DWS to better serve students with much needed subject-specific instruction, library and tutoring spaces.
- The woodworking program will enjoy a dedicated, climate-controlled space for year-round comfort and optimal use.
- Additional office space and a break room will significantly improve the working environment for our employees.
- This expansion aligns with the school's commitment to creating an inclusive, supportive, and enriching educational setting, rooted in an appreciation for the natural and agricultural environment.
- DWS currently provides the CSA pickup location for Good Humus Organic farm. We may transfer this to 25283 County Road 100A, as the agricultural connection aligns well with that property. This would also offer us the opportunity to expand our existing relationship.
- Relocating gardening and woodworking programs away from neighboring properties will reduce noise for our neighbors, thereby benefiting the wider community.

Timeline

We submitted our Major Use Permit in March 2026 with the goal of completing any necessary modifications to the property in July and August 2026 while school is not in session. We are currently in escrow, with closing scheduled 25 March. We would greatly appreciate the County of Yolo's support in approving this change of use in a timely manner so that we can meet our project schedule.

Summary

At DWS, our mission is to teach the whole child through a living and integrated curriculum to awaken each one's ability to become an independent-thinking, compassionate, and resilient human being empowered to do good in the world. To achieve this, we offer a holistic and diverse curriculum that nurtures creativity and teaches practical skills. Along with the traditional subjects of math, language arts and sciences, our program includes woodworking, handwork, strings, music, Spanish, physical education and gardening.

The proposed expansion will support our educational mission and will also ensure that our facilities meet current standards for inclusion, accessibility and learning.

By situating key parts of our program on land with existing agricultural uses, we are intentionally drawing on the agricultural character of the area as an essential educational resource. The benefits to the DWS community are immense, and we are confident that this acquisition, grounded in the agricultural use of the land, will have a lasting, positive impact on our students and the surrounding community.