

RESOLUTION NO. 26-054, SERIES 2026

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS ORDERING THE SUBMISSION TO THE QUALIFIED VOTERS OF THE CITY A MEASURE TO MODIFY THE LAND USE DESIGNATION OF THE WILLOWGROVE PROPERTY AND ESTABLISHING BASELINE PROJECT FEATURES AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held in the City of Davis on November 3, 2026 and consolidated with the statewide general election to be held on the same day; and

WHEREAS, the “Citizens Right to Vote on Future Use of Open Space and Agricultural Lands,” codified in Article 41.01 of the Davis Municipal Code, establishes a mechanism for direct citizen participation in decisions affecting a compact urban form, agricultural preservation, and the provision of an adequate supply of housing to meet the ongoing needs of the community; and

WHEREAS, the City Council has approved and determined to submit to the voters a question relating to development of the unincorporated land north of the intersection of East Covell Boulevard and Alhambra Drive for the purposes of developing the Willowgrove project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby determine, order, and approve as follows:

SECTION 1. Pursuant to California Elections Code Sections 9222 and 10201, the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election to be held on November 3, 2026, the following measure:

MEASURE “(letter to be assigned)”

Shall Resolution No. 26-052 be adopted to amend the Davis General Plan to approve a residential development to include parks, trails, open space, and neighborhood retail areas, by changing the land use designations for the Willowgrove property from Agriculture to Urban Agriculture Transition Area, Park/Recreation, Neighborhood Greenbelt, Neighborhood Retail, and Residential Low, Medium, and High Density, and by establishing the Baseline Project Features?	YES	
	NO	

SECTION 2. The complete text of the proposed measure to be submitted to the voters is attached hereto as Exhibit A.

SECTION 3. The vote requirement for the measure to pass is a majority (50% + 1) of the votes cast.

SECTION 4. The City Attorney is authorized and directed to prepare an impartial analysis of the measure in accordance with section 9280 of the California Elections Code showing the effect of the measure on existing law and the operation of the measure.

SECTION 5. Written arguments for or against the measure may be filed with the City Clerk pursuant to sections 9282 and 9283 of the California Elections Code. Rebuttal arguments may be submitted as provided for in section 9285 of the California Elections Code.

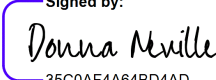
SECTION 6. Dates for submittal of the impartial analysis, written arguments for or against the measure, and commensurate rebuttal arguments shall be determined by the Yolo County Elections Department and established in accordance with the Yolo County Elections Calendar.

SECTION 7. Pursuant to the provisions set forth in Section 41.01.050 of the Davis Municipal Code, any direct or indirect costs to the City of Davis caused by the election mandated by the "Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands" shall be borne by the Willowgrove applicant.

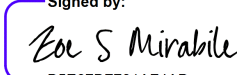
PASSED AND ADOPTED by the City Council of the City of Davis on this 5th day of May, 2026, by the following vote:

AYES: Chapman, Deos, Partida, Vaitla, Neville

NOES: None

Signed by:

 35C0AF4A64BD4AD...
 Donna Neville
 Mayor

ATTEST:

Signed by:

 B5E67BF781AF4AD...
 Zoe S. Mirabile, CMC
 City Clerk

RESOLUTION NO. 26-052, SERIES 2026**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS STATING ITS
INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN TRANSPORTATION
PLAN TABLE 3 AND MAP 4 AND TO AMEND THE CITY OF DAVIS LAND USE MAP
TO PRE-DESIGNATE THE PROPERTY (ASSESSOR'S PARCEL NUMBER 071-130-
007), CONSISTING OF APPROXIMATELY 232 ACRES LOCATED NORTH OF THE
INTERSECTION OF EAST COVELL BOULEVARD AND ALHAMBRA DRIVE,
TO CITY OF DAVIS LAND USE DESIGNATIONS; AND APPROVE BASELINE
PROJECT FEATURES FOR THE WILLOWGROVE PROJECT
(GPA#02-23)**

WHEREAS, the City of Davis desires to foster a safe, sustainable, healthy and diverse community; maintain Davis as a cohesive, compact community surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is home for them; and

WHEREAS, the subject property comprising approximately 232 acres located north of the intersection of East Covell Boulevard and Alhambra Drive (Assessor's Parcel Number (APN) 071-130-007), which would be developed for a new residential community known as Willowgrove, is herein designated as "affected properties"; and

WHEREAS, the City of Davis General Plan establishes parameters for consideration of a General Plan Amendment to change the land use designation from agricultural to an urban land use category; and

WHEREAS, the General Plan Amendment, as a pre-designation, is appropriate in that it is compatible and consistent with existing General Plan policies; and

WHEREAS, the General Plan Amendment will not adversely impact the health, safety or general welfare of the city of Davis; and

WHEREAS, a Final Environmental Impact Report (SCH #2024070522), consisting of the Draft EIR, responses to comments, and revisions, and mitigation monitoring and reporting program, adequately analyzes the environmental effects of the project, pursuant to the California Environmental Quality Act (CEQA; Public Resources Code § 21000 et seq.); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 8, 2026, to receive comments and consider the proposed amendment and voted 7 to 0 approving Planning Commission Resolution No. 26-002 to recommend City Council approval of the amendment; and

WHEREAS, the City Council held a duly noticed public hearing on May 5, 2026, to receive comments and consider the proposed amendment; and

WHEREAS, Measure J/R/D, also known as the "Citizens Right to Vote on Future Use of Open Space and Agricultural Lands or Section 41 of the Davis Municipal Code," affords residents an opportunity to participate in decisions affecting compact growth, agricultural preservation and provision of an adequate supply of housing to meet the internal needs of the community.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby resolve as follows:

SECTION 1. Transportation Element Lane Configurations.

Amend Transportation Element Table 3 (Planned Lane Configurations of Selected Street Segments) and Map 4 (2015 Planned Lane Configurations) to add footnotes allowing 4+ lanes after 2015 for the Alhambra to Alhambra segment of the Covell/Mace Roadway, as shown in Exhibit A of this Resolution.

SECTION 2. Land Use Diagram.

Amend the City of Davis General Plan Land Use Map with the change of the affected properties from a designation of "Agriculture" to those land uses as shown in Exhibit B of this Resolution.

SECTION 3. Baseline Project Features.

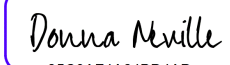
Approve the Baseline Project Features for the Project, as established by Chapter 41 of the City of Davis Municipal Code, are included as Exhibit C of this Resolution.

BE IT FURTHER RESOLVED that the City Council of the City of Davis does hereby amend the General Plan Land Use Map as shown on Exhibit B, and approve the Baseline Project Features as shown on Exhibit C of this Resolution, upon conclusion of a successful vote pursuant to Davis Municipal Code Article 41.01.

PASSED AND ADOPTED by the City Council of the City of Davis on this 5th day of May, 2026 by the following vote:

AYES: Chapman, Deos, Partida, Vaitla, Neville

NOES: None

Signed by:

35C0AF4A64BD4AD...
Donna Neville
Mayor

ATTEST:

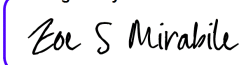
Signed by:

B5E67BF781AF4AD...
Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A
Transportation Element
Table 3 and Map 4 Footnote Amendment

Add Footnote 9 to the Planned Lanes in 2015 column for #17 Covell/Mace Roadway:

Table 3: Planned Lane Configurations of Selected Street Segments

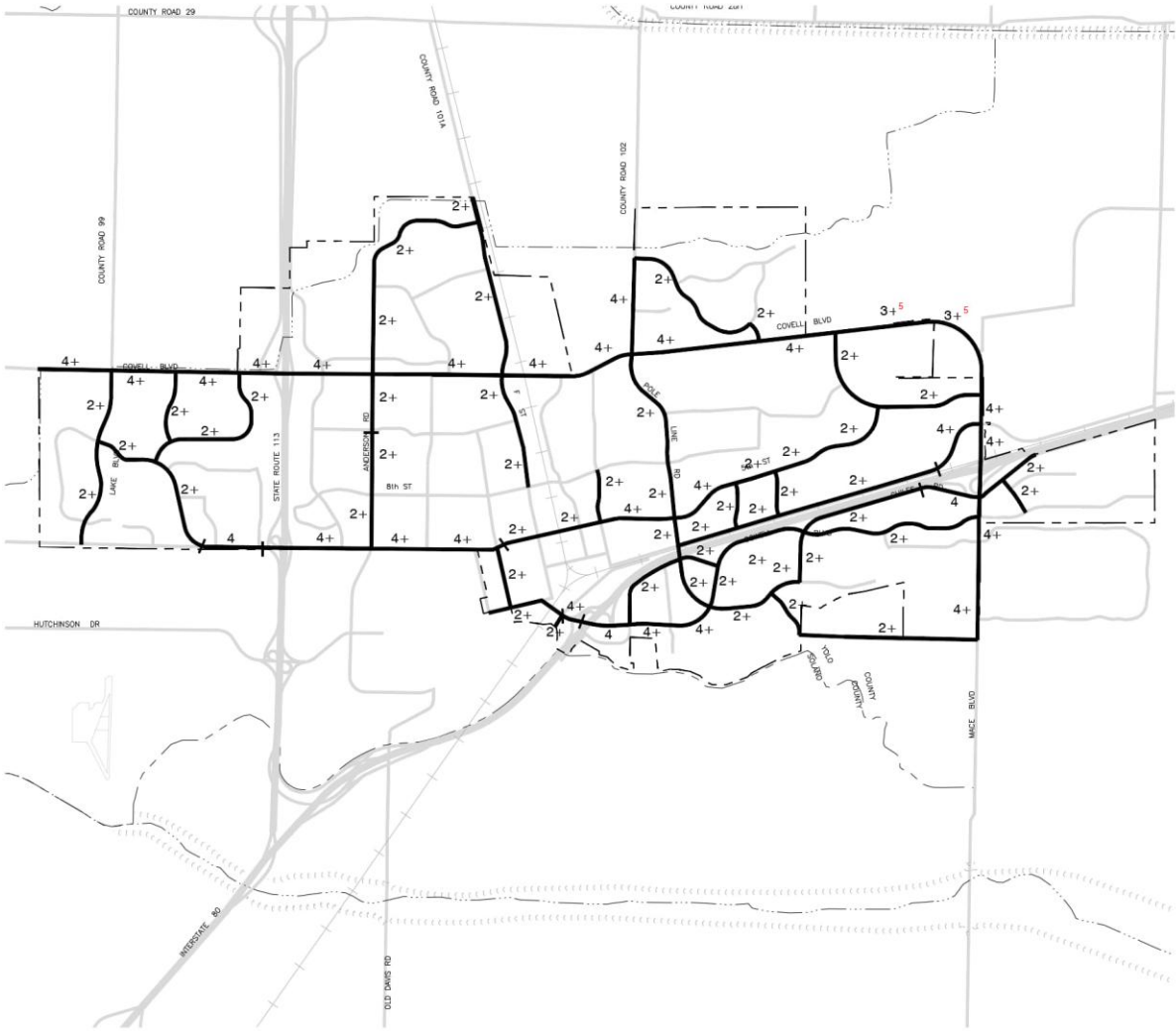
Roadway	Segment	Existing Lanes in 2011	Planned Lanes in 2015
1. Covell Blvd	Baywood to Alhambra	4+	4+
2. Mace Blvd	Alhambra to Chiles	4+	4+
3. F Street	First to Seventh	2	2
4. Pole Line Rd	Overcrossing	2+	2+
5. Pole Line Rd	Covell to N City Limits	2+	4+ ^{3,6}
6. B Street	First to Fifth	2+	2+
7. Covell Blvd	I-80 eastbound ramp to Drummond	2+	4+
8. Covell Blvd	Pole Line to Drummond	2	2+
9. Second Street	L to Fermi	2	2
10. Covell Blvd	Sycamore to Shasta	2 ¹	4+
11. Covell Blvd	Shasta to West City Limits	4+	4+
12. Pole Line Rd	Fifth to Covell	2+	2+ ^{3,4,6}
13. Chiles Rd	Ensenada to Mace	2+	4
14. Fifth Street	Cantrill to Pena	2+	2+
15. Eighth Street	F Street to J Street	2	2
16. Second Street	Fermi to Mace	4	4+
17. Covell/Mace	Alhambra to Alhambra	3+	3+ ⁹
18. Fifth Street	B Street to L Street	4	2+ ⁷
19. Anderson Rd	Villanova to Covell	4	2+ ⁸

Notes in table (see 2001 General Plan for original footnotes):

Footnote:

9. Four-plus (4+) lanes on the Alhambra to Alhambra segment of the Covell/Mace roadway is acceptable after 2015 as a result of build out and growth from additional development projects. Existing right-of-way on this segment is sufficient to accommodate the 4+ lanes, which would also be consistent with the existing 4+ lanes along the rest of the Covell/Mace roadway.

Add Footnote 5:



Map 4
2015 Planned Lane
Configurations

- Streets With More Than 2 Lanes
- 4 Number of Lanes
- + With Turn Lanes

- NOTES
- 1. The number of lanes shown reflect through travel lanes.
 - 2. Streets not showing number of lanes are two lane streets. There are no through streets planned for greater than 4 lanes.
 - 3. The number of lanes shown does not reflect turn lanes at or near intersections.
 - 4. Corridor plans identified in this section may supersede planned lane configurations.
 - 5. 4+ lanes on the Alhambra to Alhambra segment of the Covell/Mace roadway is acceptable after 2015, per Table 3, Footnote 9 of the Transportation Element.

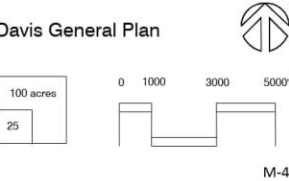


EXHIBIT B Willowgrove Land Use Map Amendment



LEGEND:

	PROJECT BOUNDARY		AGRICULTURE
	PARK/RECREATION		NEIGHBORHOOD GREENBELT
	RESIDENTIAL-HIGH DENSITY (HDR)		PUBLIC/SEMI-PUBLIC
	RESIDENTIAL-MEDIUM DENSITY (MDR)		URBAN AGRICULTURE TRANSITION AREA
	RESIDENTIAL-LOW DENSITY (LDR)		
	NEIGHBORHOOD RETAIL		

WILLOWGROVE

Baseline Project Features

Project Vision

Willowgrove is designed with City of Davis values to create an inclusive and sustainable residential community that will provide new recreational amenities for all of Davis. With diverse housing opportunities, Willowgrove is for everyone, including young families looking for their first home, members of the Davis workforce who also want to enjoy living in Davis, and individuals with limited income and intellectual and/or developmental disabilities. With thoughtful design guided through community input, Willowgrove meets the City's current housing and recreation needs while minimizing impacts to current residents and the environment. Willowgrove will help Davis meet a significant portion of its State-mandated requirements for new housing and help Davis Joint Unified School District (DJUSD) avoid potential school closures due to declining enrollment. Willowgrove sets precedent with construction of its full affordable housing requirement under City Code in its Baseline Project Features.

Commitment of Tentative Subdivision Map

Willowgrove is the first Measure J/R/D project to invest in detailed engineering and design necessary to obtain a Tentative Subdivision Map before City Council and voter approval. The unprecedented investment in a Tentative Subdivision Map before City Council and voter approval provides the City Council and voters certainty about the development design, features, and amenities. Approval of the Tentative Subdivision Map before the ballot also allows Willowgrove to expedite the delivery of housing to meet the immediate needs of DJUSD and families and individuals seeking to work and live Davis. These Baseline Project Features further identify key project features and community benefits that cannot be eliminated, significantly modified, or reduced without subsequent voter approval.

Community Park and Recreational Amenities

The Willowgrove Community Park will serve as the heart of the community and provide new recreational opportunities for all City residents centered around walkable neighborhood retail offerings. The Project will fund and construct recreational park amenities up to a budget of \$20.8 million adjusted annually for inflation. Park amenities shall be subject to final City Council approval through a parkland dedication agreement and, provided City agreement to accept completed facilities and subject to the maximum park budget of \$20.8 million adjusted annually for inflation as detailed in the Development Agreement, Willowgrove will fund and construct a new Community Park that will include:

- Indoor community gym with a basketball court
- 2 lighted softball fields
- Inclusive playground
- Multi-purpose lighted field for soccer or lacrosse

Affordable and Inclusive Housing

To ensure Willowgrove is a community for all, the following commitments are made:

- ☛ Affordable site planned for 250 deed-restricted affordable units, which is 20% of the total units and 177% of the Davis City Code requirement.
- ☛ Affordable site graded, stubbed for utilities, and access roads constructed prior to the first market rate occupancy permit, as set forth in the Development Agreement.
- ☛ Construction will commence on the full Davis City Code affordable housing requirement (141 units) before the remaining 100th market rate occupancy permit, as set forth in the Development Agreement.
- ☛ At least 20 deed-restricted affordable units will be made available to Alta California Regional Center to serve individuals with intellectual and/or developmental disabilities.
- ☛ Developer will contribute an additional \$6.8 million for affordable housing, including affordable homeownership opportunities, as set forth in the Development Agreement.

Diverse New Housing Opportunities

Absent voter approval or an increase consistent with the goals and objectives in Davis City Code and state law to further affordable housing, the residential portion of the land will be zoned for 1,250 residential units and will include High Density Residential, Residential Medium Density, and Residential Low Density.

New Trails and Connectivity

Willowgrove will provide a walkable community designed to encourage active transportation and provide public trail connectivity to existing trails. Provided City agreement to accept completed facilities, Willowgrove will fund and construct:

- ☛ At least 3 miles of new bicycle and pedestrian trails.
- ☛ Trail connections to the existing Wildhorse buffer and Gill trails.
- ☛ Trail connection to the existing East Covell Boulevard undercrossing at the southwest corner of Willowgrove.

Protection and Rewilding of Riparian Habitat

Willowgrove will protect limited onsite habitat and allow the rewilding of riparian habitat along Channel A. To achieve these goals, the following design features may not be altered:

- ☛ No residential development or residential structures allowed north of Channel A.
- ☛ Buffer along Channel A with an average of 50 feet from the top of bank on each side to protect Channel A and associated riparian habitat.
- ☛ Stormwater detention basins designed consistent with low impact development (LID) standards, including reducing runoff, treating stormwater, and providing hydromodification management.
- ☛ Native plantings integrated throughout the Urban Agricultural Transition Area.

WILLOWGROVE

Baseline Project Features

Environmental Sustainability

Willowgrove is designed with Davis environmental and sustainability values and will include:

- ✱ Creation of an urban forest and shaded trails with over 2,500 new trees.
- ✱ All-electric residential community without the installation of natural gas connections.
- ✱ Solar photovoltaic systems for all residential units.
- ✱ Pre-installed wiring plus reserve room in electrical panel necessary to support electric vehicle charging for all single-family and multifamily homes.
- ✱ At least 11 publicly accessible electric vehicle charging stations at the Community Park.
- ✱ Bicycle storage and Cycling Hub.

Active Transportation, Road Improvements, and Public Transit

Willowgrove will encourage the use of active transportation and public transit and help alleviate traffic delay with the following:

- ✱ Over three miles of new trails with connections to the existing undercrossing at the southwest corner of Willowgrove.
- ✱ New crosswalk to the entrance of Harper Junior High.
- ✱ All project-related roadway improvements as required by the 2026 Willowgrove Local Transportation Analysis and the 2025 Willowgrove Transportation Impact Study consistent with the phasing in the conditions of approval.
- ✱ Fair share funding toward off-site traffic improvements per the terms of the Development Agreement, including the widening of East Covell Boulevard, improvements to the Mace Boulevard/I-80 and West Covell Blvd/SR 113 interchanges, and traffic light synchronization along East Covell Boulevard.
- ✱ A new transit station with shaded seating and a Cycling Hub, provided agreement by City, Unitrans, and/or Yolo Bus to accept the facilities.
- ✱ Dedicated bicycle parking and publicly accessible car-share spaces.
- ✱ Publicly accessible EV charging stations.

Protection of Agricultural Land

Willowgrove will comply with all City of Davis requirements addressing the annexation of agricultural land, including:

- ✱ Creation of at least 44 acres of Urban Agricultural Transition Area, which exceeds the requirement in Davis City Code.
- ✱ Mitigation for the loss of agricultural land consistent with the Davis City Code, including protection of 2 acres of agricultural conservation easements for every acre converted from agriculture to urban uses.

Maintenance Financing for Public Improvements

In partnership with the City and as detailed in the Development Agreement, Willowgrove will participate in existing funding mechanisms or establish new funding mechanisms for the ongoing maintenance of public parks, open space, roadways, stormwater facilities, and greenbelts. Financing may come through a combination of sources that may include, but are not limited to, a Landscape and Lighting District (LLD), Community Facilities District (CFD), user fees and service charges, and/or other existing and mutually agreed-upon funding mechanisms.

Compliance with Baseline Project Features

Beyond the Baseline Project Features, additional standards for Willowgrove are established in the mitigation measures set forth in the Final Environmental Impact Report, conditions of approval for the Vesting Tentative Subdivision Map, Final Planned Development, and Development Agreement. Absent approved revisions or amendments, the Final Subdivision Map must substantially conform to the approved Tentative Subdivision Map. The Development Agreement specifies the extent to which Willowgrove may receive credits or reimbursements for land, public facilities, road improvements, and additional Developer obligations in accordance with these Baseline Project Features. While these mandatory requirements ensure development consistent with project approval, they are not Baseline Project Features and may be modified with the approval of the City, after the appropriate public process and compliance with the California Environmental Quality Act. Minor refinements to the project may be made without voter approval if they are substantially consistent with the Baseline Project Features and do not materially alter the character of the project as provided for in Resolution 06-40, Establishing Criteria to Determine What Constitutes a Significant Project Modification or Change Requiring a Subsequent Measure J/R/D Vote.