

STAFF REPORT

DATE: October 20, 2026

TO: City Council

FROM: Sherri Metzker, Community Development Director

SUBJECT: Application to the Yolo Local Agency Formation Commission for Annexation of the Willowgrove Project

Recommendation

Approve the attached resolution authorizing submittal of an application to the Yolo Local Agency Formation Commission (LAFCo) for an amendment to the Davis Sphere of Influence and annexation of the Willowgrove Project to the city.

City Council Goals

This item addresses the Council goal to create additional Housing. Costs of the LAFCo annexation process will be covered by the Willowgrove applicants.

Background

The Willowgrove Project was approved by the City Council for development within the City, if approved by the voters. If the results of the election are positive, the next step is to annex the land into the City. An application for annexation with the Yolo County Local Agency Formation Commission ("LAFCo"), must also include a tax sharing agreement between the City Council and the Yolo County Board of Supervisors.

LAFCo procedures allow either the property owner or an affected government to submit an application for annexation. Staff recommends the City submit formal applications for this project with the consent of the property owner. This will ensure the City remains actively involved in the annexation process.

Attachments

1. Resolution Authorizing LAFCo Application (Willowgrove)

RESOLUTION NO. 26-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS ADOPTING A RESOLUTION OF APPLICATION SEEKING A SPHERE OF INFLUENCE AMENDMENT AND CHANGE IN ORGANIZATION FOR ANNEXATION OF THE WILLOWGROVE PROJECT AND AUTHORIZING THE CITY MANAGER TO FILE THIS RESOLUTION OF APPLICATION WITH YOLO LOCAL AGENCY FORMATION COMMISSION

WHEREAS, the City of Davis is a municipal corporation located within Yolo County; and

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code section 56000 *et seq.*, governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county; and

WHEREAS, Government Code section 56430 requires that local agency formation commissions conduct municipal services review prior to, or in conjunction with, consideration of actions to update or change spheres of influence; and

WHEREAS, on or about July 28, 2016, by Resolution No 2016-05, the Yolo Local Agency Formation Commission ("LAFCo") adopted its "Municipal Service Review and Sphere of Influence Study for the City of Davis, El Macero County Service Area, North Davis Meadows County Service Area, and Willowbank County Service Area; and

WHEREAS, Government Code section 56650 authorizes proceedings for a change of organization or a reorganization to be initiated by a Resolution of Application as adopted by a local agency; and

WHEREAS, the Willowgrove Property (APN: 071-130-007) is not included within the Sphere of Influence for the City of Davis as approved by the Yolo LAFCo; and

WHEREAS, on May 5, 2026, the City Council adopted Findings of Fact under the California Environmental Quality Act and certified the Environmental Impact Report for the Willowgrove Development Project; and

WHEREAS, the City Council has approved, by Resolution 26-052, General Plan Amendment #02-23 to re-designate the Willowgrove property to a combination of High, Medium and Low Density Residential; Parks; and Neighborhood Retail and approve the "Baseline Project Features" pursuant to Chapter 41 of the Davis Municipal Code; and

WHEREAS, the City has approved, by Ordinance 2688, rezoning the Willowgrove property to Planned Development #02-23; and

WHEREAS, annexation of the Willowgrove property to the City is consistent with the City General Plan, will facilitate development of housing, will improve public access, and will generally promote and further public interest and welfare.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby approve and adopt this Resolution of Application, and Yolo LAFCo is hereby requested to take proceedings for the proposed sphere of influence amendment and change of organization to annex the Willowgrove property to the boundaries of the City of Davis in the manner provided by Title 5, Division 3, Part 3 of the Government Code; and

BE IT FURTHER RESOLVED that the City Manager, on behalf of the City, shall file this Resolution of Application, together with all necessary and required documents and supporting information, with the Yolo LAFCo; and

BE IT FURTHER RESOLVED that the City Manager, on behalf of the City, is authorized to receive copies of any report(s) by the Yolo LAFCo Executive Officer, mailed notice of any hearing by Yolo LAFCo, and any other notices or documents transmitted to the City by Yolo LAFCo concerning this requested change of organization; and

BE IT FURTHER RESOLVED that the City Manager is further authorized to take all necessary and further action required to effectuate the filing and processing of this Resolution of Application by Yolo LAFCo as set forth herein.

PASSED AND ADOPTED by the City Council of the City of Davis on this 20th day of October, 2026, by the following vote:

AYES:

NOES:

Donna Neville
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk