

YOLO LOCAL AGENCY FORMATION COMMISSION

RESOLUTION № 2022-04

Approving the City of Davis Sphere of Influence (SOI) Amendment for the Davis Innovation and Sustainability Campus (DiSC 2022) Project (LAFCo № 22-02)

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, set forth in Government Code Sections 56000 et seq., governs the organization and reorganization of cities and special districts by local agency formation commissions (LAFCo) established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and

WHEREAS, Government Code Section 56425 provides LAFCo with the power to develop and determine the sphere of influence (SOI) of each city and special district and enact policies designed to promote the logical and orderly development of areas within the sphere; and

WHEREAS, Government Code Section 56076 defines the SOI as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission,” and only areas within a city or district’s SOI can be annexed into the city or district; and

WHEREAS, Government Code Section 56428 authorizes any person or local agency to file a written request requesting amendments to a sphere of influence adopted by the commission; and

WHEREAS, on February 1, 2022, the City of Davis (City) approved the DiSC 2022 Project and approved placing the DiSC 2022 Project on the ballot for the June 7, 2022 election to allow the voters to consider the General Plan Amendment and the Baseline Project Features for the Project; and

WHEREAS, the DiSC 2022 Project is proposed for an area that is outside the City’s SOI;

WHEREAS, on March 28, 2022, the landowner for the DiSC 2022 project, Daniel Ramos, submitted an application for a City of Davis SOI Amendment for 118.5 acres to include APNs 033-630-006, -009, -011, -012; and

WHEREAS, the project was routed to all subject, affected, and interested agencies and no concerns or objections were received; and

WHEREAS, a public notice was published in the Davis Enterprise on May 4, 2022 and mailed to all landowners and registered voters of the subject area including a 300’ radius; and

WHEREAS, the project was analyzed in accordance with all applicable sections of the Cortese-Knox-Hertzberg Act, LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the May 26, 2022 meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the Proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the CEQA documentation and the Executive Officer's Report including all the information, recommendations, findings and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission approves the City of Davis SOI Amendment for the 118.5 acres comprised of the DiSC 2022 Project and the area known as the "Mace Triangle", APNs 033-630-006, -009, -011, -012 (LAFCo Project No 22-02) as illustrated in Exhibit A subject to the following findings:

Findings

1. **Finding:** In accordance with Government Code Section 56425(e), in determining the SOI for the City of Davis, Yolo LAFCo considered and prepared a written statement of its determinations listed below. LAFCo also considered the additional criteria identified in Yolo LAFCo Project Policy 6.3.

Evidence: The following written statements were provided in the May 26, 2022 staff report:

1. ***The present and planned land uses in the area, including agricultural and open space lands***
The Area is surrounded to the west and south by urban land uses within City limits. Land to the north and east are zoned and currently used for agricultural production. The land to the east is under a conservation easement, and therefore will remain in agricultural use. The land to the north is also under a conservation easement, except for the 85-acre parcel that was part of the original DISC Project that was denied by the voters in 2020 and that has been removed from the Project. Considering the I-80 interchange, it is probable that development pressure will continue on the subject property but additional growth inducing impacts are limited due to the existence of surrounding conservation easements. LAFCo policies indicate a strong preference for developing vacant land already within the City's SOI first and steering growth towards non-Prime Farmland. The EIR determined the Project would not be growth inducing, but it would still result in the significant loss of 102 acres of Prime Farmland. The Mitigation and Monitoring Program requires conservation easements to be provided at a 2:1 ratio, but it would not make up for this loss and remains a significant and unavoidable impact.
2. ***The present and probable need for public facilities and services in the area***
The subject property is partially developed already with Ikeda's Market, City water tank, and a Park and Ride lot. The City provides public facilities and services in this area, which would be extended to the Area by the DiSC 2022 Project.
3. ***The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide***
The capacity of public facilities and adequacy of public services to provide for future urbanization of this property has been thoroughly analyzed by the City's CEQA documentation for the original DISC and DiSC 2022 Project. The EIR has determined the City has capacity of its public facilities (i.e. police, fire, water and sewer, parks, roads, etc.) to serve the Project.
4. ***The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency***
The subject property is vacant and does not include any communities of interest.
5. ***For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public***

facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence

Analysis provided by the California Association of LAFCoS indicates that UC Davis is a disadvantaged unincorporated community (DUC) as defined by statute, based on the presence of students who likely have a low income. Although the Davis Creek Mobile Home Park was not highlighted as a DUC possibly due to census block boundaries, it might be. Regardless, both of these areas within the City's SOI already receive municipal sewer, water and fire protection services and, therefore, there is no need to expand those boundaries, public facilities and services to the DUCs in the SOI.

2. Finding: The May 26, 2022 staff report provided the information needed to analyze and establish the City of Davis SOI per Yolo LAFCo Project Policy 6.5.

Evidence: This policy provides guidance to staff regarding the information gathered for an SOI Update, is intended for a comprehensive SOI update that would happen in conjunction with a municipal service review, and many of the considerations are not as relevant for a project specific SOI Amendment. Notwithstanding, the May 26, 2022 staff report includes an analysis for each of the items listed (items a. through m.). The SOI Amendment is an appropriate expansion of the City's future boundary. It would result in orderly development and an efficient extension of City services. There are competing interests regarding the protection of prime agricultural land because approval would result in the loss of 102 acres of Prime Farmland. However, with the Mace Boulevard interchange there will be ongoing development pressure at this location and urbanization would be appropriate to take advantage of this freeway access and visibility. Growth would be relatively controlled because the SOI Amendment area is surrounded to the north and east by land in dedicated conservation easements (excepting the 85-acre parcel to the immediate north that was part of the original DISC project).

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 26thth day of May 2022, by the following vote:

Ayes:
Noes:
Abstentions:
Absent:

Olin Woods, Chair
Yolo Local Agency Formation Commission

Attest:



Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel

City of Davis Proposed Sphere of Influence

Exhibit A

