



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:
SOI Amendment	to/from	City of Davis - Sphere of Influence
Annexation	to/from	City of Davis
Detachment	to/from	East Davis Fire Protection District

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

The Project seeks amendment to the City of Davis Sphere of Influence and annexation to the City of Davis to allow development of the Willowgrove project approved with pre-zoning by the City of Davis and voter approval of Measure W.

The project also seeks detachment from the East Davis Fire Protection District as the City of Davis will provide fire protection.

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:	n/a
Total Housing Units:	n/a

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.)

Please see attached Willowgrove Project Justification.

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

Please see attached Willowgrove Project Description.

- 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	Resolution 26-052 (GPA#02-23)	May 5, 2026
Pre-zoning (City)/rezoning	Ordinance 2688 (PPD#02-23)	May 19, 2026
Tentative Subdivision Map	Resolution 26-053 (VTM#02-25)	May 5, 2026
Minor Land Division		
Other	Development Agreement (Ord. 2689)	May 19, 2026

Affordable Housing Plan (#03-25)

May 5, 2026

Final Planned Development (FPD#04-25)

May 5, 2026

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.

Please see Project Description (Chapter 3) of Willowgrove Draft EIR.

J) How many acres (or square miles) of territory are included in the proposal?
232.4 acres (Note: 234.29 acres listed on Yolo County GIS is not correct.)

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? Yolo County Land Use Designation: Agricultural (AG)

What is the current zoning? Yolo County Zoning: Agricultural Intensive (A-N)

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.

Yolo County approval will not be required for any offsite infrastructure. While the two sewer connections to the existing sewer line that runs adjacent to the eastern property line are outside of the annexation area, the connections will be within existing City sewer easements. All other offsite improvements are within the East Covell Blvd. right of way.

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

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	On-site well (Private)	None
Cemetery Service	Davis Cemetery District	Davis Cemetery District
Fire/EMS Protection	East Davis Fire Protection District	City of Davis
Flood Protection	None	None
Municipal Water Service	None	City of Davis
Parks and Recreation	None	City of Davis

Service Type	Existing	Proposed
Police Protection	Yolo County	City of Davis
Sewer Service	None	City of Davis
Solid Waste and Recycling	None	City of Davis
Storm Drainage	None	City of Davis
Street Lighting	None	City of Davis
Street Maintenance	None	City of Davis
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? 75' for west connection; 76' for east connection (151' total)
- 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.*

See attachment providing overview of Service Plan and Draft EIR Chapter 4.14, Utilities and Service System.

City services for the project will be funded through capacity charges and development impact fees as described in Exhibit L of the Development Agreement.

The property owner/developer will be responsible for all on and off site improvements and, as provided for in Exhibit L, such facilities may be financed through financing district(s).

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?

Yes. As provided for in Exhibit L of the Development Agreement, the project will pay (1) Wastewater Capacity Charges; (2) Water Capacity/Connection Charges; (3) District-Specific Fair Share Traffic Fee; (4) Public Safety Contribution; (5) Transit Impact Fee; and (6) on-going funding for maintenance through a CFD or similar mechanism.

Project's funding and construction of park amenities, open space amenities, and storm sewer improvements exceed impact fee obligations and Developer has waived all rights to reimbursements.

- S) Will the area assume liability for any existing bonded debt upon annexation? YES ☐ NO ☒

If so, please indicate taxpayer cost:

None - n/a.

- T) Will the territory be subject to any new or additional taxes, benefit charges, or fees?

YES ☒ NO ☐

If so, please explain:

As described in Exhibit L and depicted in Exhibit L-1 of the Development Agreement, the area will be subject to an on-going assessment to provide additional funding for City of Davis maintenance of parks, roads, landscaping, and greenbelts. The area will also be subject to existing City of Davis special taxes, including Measure O (Open Space Protection Special Tax) and Measure H (Park Maintenance Tax).

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:	Davis Eastside, LLC		
Address:	2277 Fair Oaks Blvd., Suite 195		
City:	Sacramento	Zip:	95825
Phones:	Work: (916) 649-0742	Fax:	
	Cell:	Home:	
email:	gary@garyperryllaw.com		
Signature:	Garry Perry, Manager 		

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

Name:	Bre Moebius, Hefner Law		
Address:	2150 River Plaza Drive, Suite 450		
City:	Sacramento	Zip:	95833
Phones:	Work: (916) 925-6620	Fax:	
	Cell: (916) 639-8277	Home:	
email:	bmoebius@hsmlaw.com		
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>.

YOLO
LOCAL
AGENCY
FORMATION
COMMISSION

625 Court Street, Suite 107
Woodland CA 95695
(530) 666-8048
lafco@yolocounty.org
www.yololafco.org



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 Sacramento, California on, October 15, 2026
City Date

APPLICANT:

Signature: 
Title: Gary Perry, Manager

Mailing Address:

Davis Eastside, LLC
Attn: Gary Perry, Manager
2277 Fair Oaks Blvd., Suite 195
Sacramento, CA 95825

REAL PARTY INTEREST:

(If different from Applicant)

Signature: _____

Title: _____

Mailing Address:

