

To: Olin Woods, Chair, and Members of the
Yolo County Local Agency Formation Commission

From: Elizabeth Castro Kemper, Executive Officer

Date: June 23, 2008

Subject: Public Hearing to consider and adopt the final City of Davis Municipal Service Review and Sphere of Influence Study (LAFCO № S-027) and Mitigated Negative Declaration of Environmental Impact.

Recommended Action

1. Open the public hearing to receive comments on the City of Davis Sphere of Influence and Mitigated Negative Declaration of Environmental Impact (Exhibit 1);
2. Accept the City of Davis Municipal Service Review;
3. Adopt the City of Davis Mitigated Negative Declaration of Environmental Impact as the appropriate environmental review document for the Davis Sphere of Influence Study; and,
4. Adopt the City of Davis Sphere of Influence Study as final (Map A), including:
 - a. Ten year sphere of influence:
 - i. City owned property: Davis Municipal Golf Course, City of Davis Park on County Road (CR) 102 (Old Landfill Site), and Davis Wastewater Treatment Plant.
 - ii. Urbanized properties: El Macero, Willowbank, Royal Oaks (formerly Barthel's Mobile Home Park), Rust home site parcel, and University of California, Davis campus.
 - iii. Undeveloped properties: Covell Village (Hunt-Wesson) parcel, Mace Curve parcel and Nishi parcel.
 - b. Twenty year sphere of influence:
 - i. Urbanized property: Cactus Corners (CR 98 and Russell Blvd).
 - ii. Undeveloped property: Northwest Quadrant (north to Binning Tract subdivision, east to State Hwy 113, south to Covell Boulevard, and west to CR 99).

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Budget Impact

Pacific Municipal Consultants has been retained to prepare and complete the study. The cost of the study has been budgeted in fiscal year 2007-08.

Reason for Recommended Action

After continued evaluation of the input and testimony by citizens, the City of Davis and affected agencies, the Yolo LAFCO staff and Pacific Municipal Consultants maintain that the original staff recommendations for the sphere of influence best reflect the city's sphere of influence.

Environmental Review

The Commission must also consider the mitigated negative declaration of environmental impact. This document outlines possible areas of environmental impact but no significant impacts have been identified.

The 30-day public review and comment period for this document ended April 28, 2008. No comments were received on this document from the public, city, or affected agencies.

Executive Officer Comments

The City of Davis MSR/SOI document has been available for public review since January 23, 2008. Previous editing changes had been made to the document to clarify and address comments made on both the municipal service review and the sphere of influence. Staff recommendations for the sphere of influence boundaries have not changed since January (see Map A).

This sphere of influence will be reviewed every five years to confirm it is adequate and appropriate, or requires updating. At the 5-year review consideration, if any significant changes have occurred that impact population projections, ability to provide services, or impacts on agricultural lands, the sphere boundaries and timelines will be reevaluated at that time. If no significant changes have occurred in five years, no revision to the sphere study will be done and the timelines will remain as adopted in 2008.

The City of Davis had previously requested expansion of the area to be included in the sphere lines; however, at the City Council meeting of May 6, 2008, the Council reevaluated their original request. Their latest recommendation is that:

- The sphere lines include, consistent with the LAFCO staff recommendation: City owned properties; the area inside the Mace Curve; and, urbanized properties, such as the Rust home site, UCD.
- The sphere lines exclude: the Northwest Quadrant, Nishi and Covell Village.

The latest request from the City Council varies from Yolo LAFCO staff's recommendation in the three properties to be excluded. The vote at the city council was 2 ayes -1 no -2 abstain.

As previously discussed, a sphere of influence under LAFCO law is a guidance document for the Commission to determine what areas are best suited for inclusion, or removal, from a city or special district. Historically, spheres of influence for cities in Yolo County have been drawn tightly; however, those lines must be drawn with the intent to meet the projected growth and service capabilities of the affected agency. The latest request by the City of Davis would not provide sufficient land within the sphere for the City to meet its own population growth projections in the coming years.

Staff believes that given existing policies, service capabilities and impacts on agricultural land, the LAFCO staff recommended sphere of influence includes the areas that are best considered for

annexation over the next twenty years. The staff recommended areas that are already developed, are infill property, or have already been evaluated in previous studies. The City's current land use policies call for controlled and well planned growth. The County's general plan identifies itself as the protector of agricultural land. The land use policies in conjunction with the City-County Redevelopment Agreement and Davis' Measure J provide strong adjuncts to controlled growth in the City of Davis. The staff recommended boundaries balance the need for some expansion of boundaries while addressing the need for deliberate, logical and orderly annexations.

Alternatives

The Commission may alter the recommended boundaries, some alternatives include:

1. Accepting the Davis City Council recommendations of May 6, 2008.
2. Altering the recommended boundaries to include all the properties into the 10-year line.
3. Altering the recommended boundaries to include fewer properties than outlined.
4. Including the University of Davis, CA in the 20 - rather than 10 - year line.
5. Altering the recommended boundaries to include areas outside those suggested; however, this would require continuance of the hearing to make additional findings and determinations, and possible recirculation of the environmental document, based on the Commission's determinations.

Maps:

A. Recommended City of Davis Sphere of Influence

Exhibit 1: (previously distributed to Commission and public, now on file with the Yolo LAFCO office or on-line at www.yololafo.org)

City of Davis Draft MSR/SOI
Draft IS and Mitigated Negative Declaration

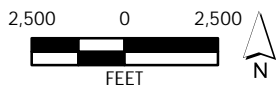
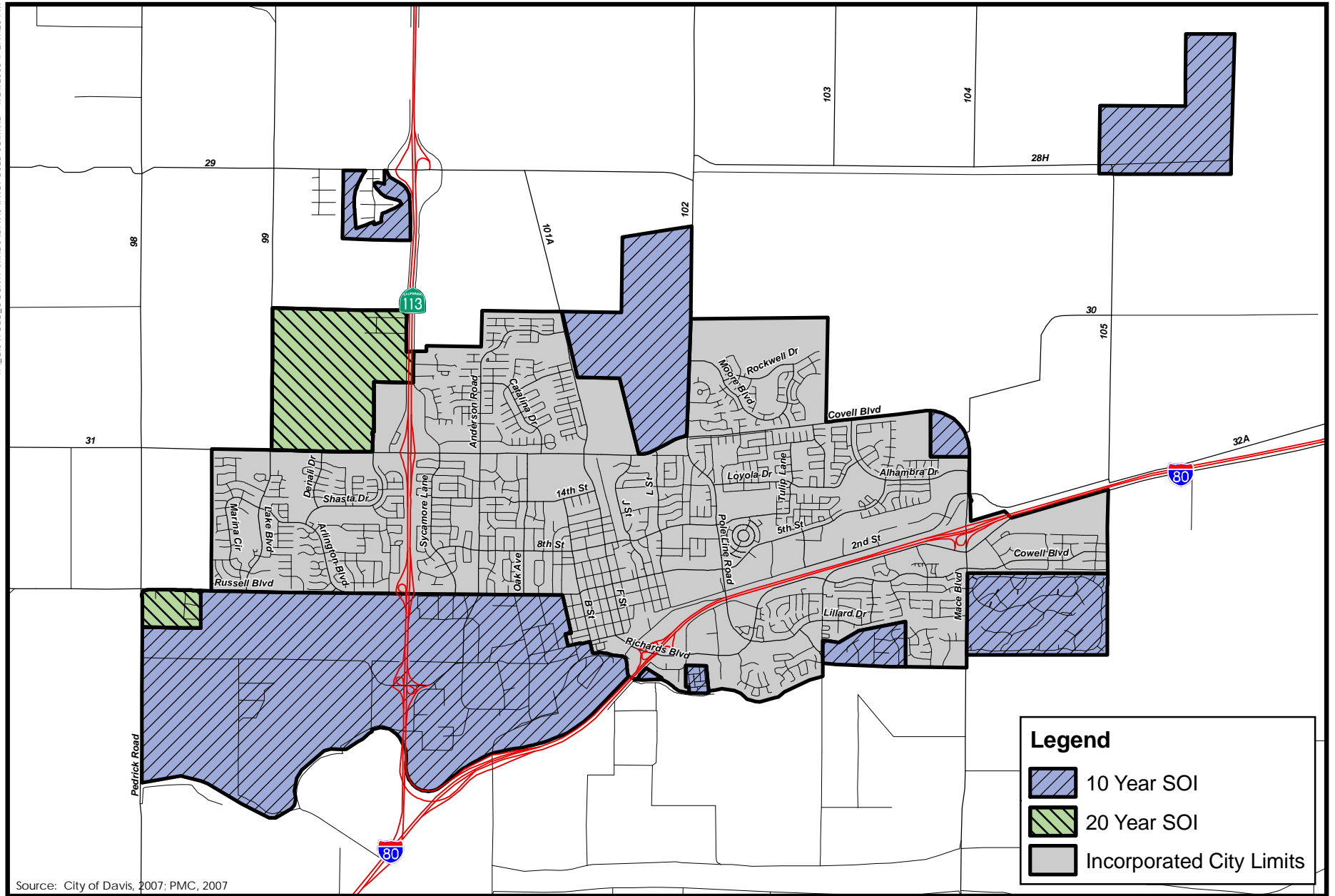


Figure 1.0-1
Proposed City of Davis Sphere of Influence

