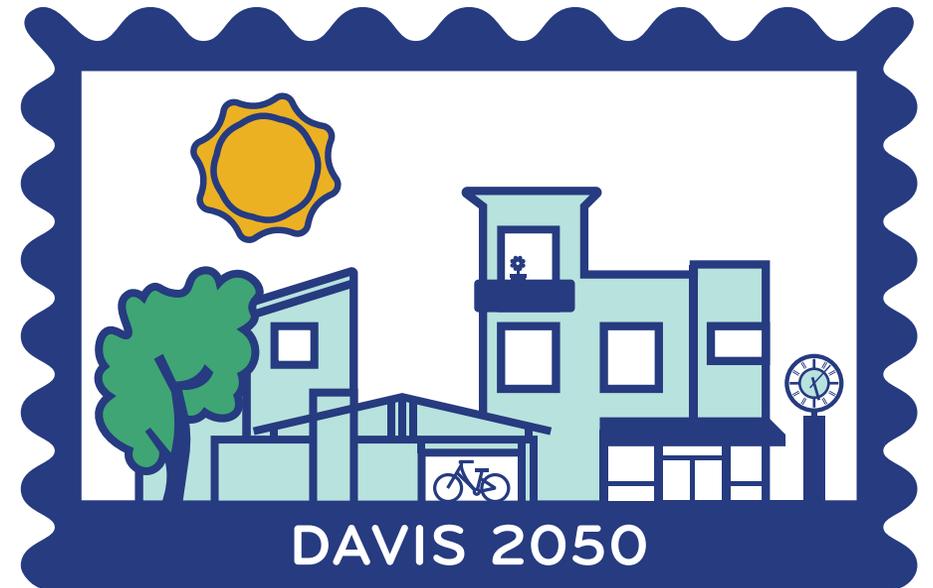


Update to the Open Space Commission

November 3, 2025



General Plan Update



Meeting Purpose

Team to share:

- Update on the General Plan progress
- Review vision/project outcomes
- Present agricultural and biological resource existing conditions related to open space

Commission to discuss:

- Key open space issues
- Key open space strategies to bridge gap between issues and vision/outcomes



Key GPU Phases

You
ARE
HERE

2025

2026

2027

Phases

Listening and
Discovery

Land Use and
Mobility Plan
Development

Policy
Development and
Plan Preparation

Public Plan
Review

Final Plan
Review and
Adoption

Environmental Impact
Report Preparation

Engagement Plan

Vision and Project Outcomes

Existing Conditions Reports

Visit: [DavisGeneralPlan.com](https://www.davisgeneralplan.com)

DAVIS 2050

3



Clustered Commission Engagement

Kickoff + Project Outcomes

- Planning Commission 2/26
- All Commission 4/23
- City Council 5/13

Vision, Key Strategies, Existing Conditions

- City Council
- General Plan Committee

Policy Development

- All Commissions Individually
- General Plan Committee

Public Draft General Plan

- All Commissions Individually
- General Plan Committee

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

TODAY: Existing Conditions Reports

- All Commissions Individually

Land Use Concepts

- Planning Commission Subcommittee
- All Commissions Individually
- General Plan Committee
- City Council

Land Use + Mobility Plan

- Planning Commission
- General Plan Committee
- City Council

General Plan Adoption

- Planning Commission Hearings
- City Council Hearings





DAVIS 2050 GENERAL PLAN UPDATE

Home

Project Timeline

FAQ

Resources

Participate

Shape the Future of Davis Together

Davis is evolving and you have the power to guide that change. After more than 20 years, we're updating our community's blueprint—the General Plan—that will shape Davis for the next generation. This isn't just another government document. It's our shared vision for the community we love.



Visit:

[DavisGeneralPlan.com](https://davisgeneralplan.com)



Community Workshop

August 13, 2025

- 174 attendees
- Presentation and 7 stations + kids activity





Draft Vision

Davis advances safe, fair, healthy and sustainable neighborhoods where everyone has what they need to thrive and succeed.



Healthy & Resilient Communities

- Complete neighborhoods
- Active transportation
- Connected and biodiverse park and open space system
- Housing choice
- Jobs-housing match
- Spaces for businesses to flourish
- Areas to meet housing, business, and community needs
- Climate ready neighborhoods
- Davis-based approach



Community Engagement

- Building knowledge and ownership
- Listen to new voices

Leadership

- Regional leadership
- High-quality community services
- Fiscal sustainability

Document Preparation

- Consistency with the State
- Adaptability
- Focused process and plan
- Ease of use and monitoring



Setting the Stage



A Growing Population

65,800
population*

+44%
since 1990
-1.5%
since 2020

*Data source: United States Census Bureau 2020 Decennial Census

**Data source: University of California, Davis Longitudinal Population Data; BAE, 2025.

Our Housing Needs

GPU plans for

3

Housing Element
cycles

2,075

New Construction Units
Affordable to a range of
income levels between
2021 and 2029

UC Davis has
capacity for an
additional

2,500

students and

3,000

employees
by 2030/31

Growing Jobs

15,265

total jobs in Q4
2024

+3,455

since 2010



+1,200

healthcare and social
assistance jobs



+900

accommodation and food
services jobs

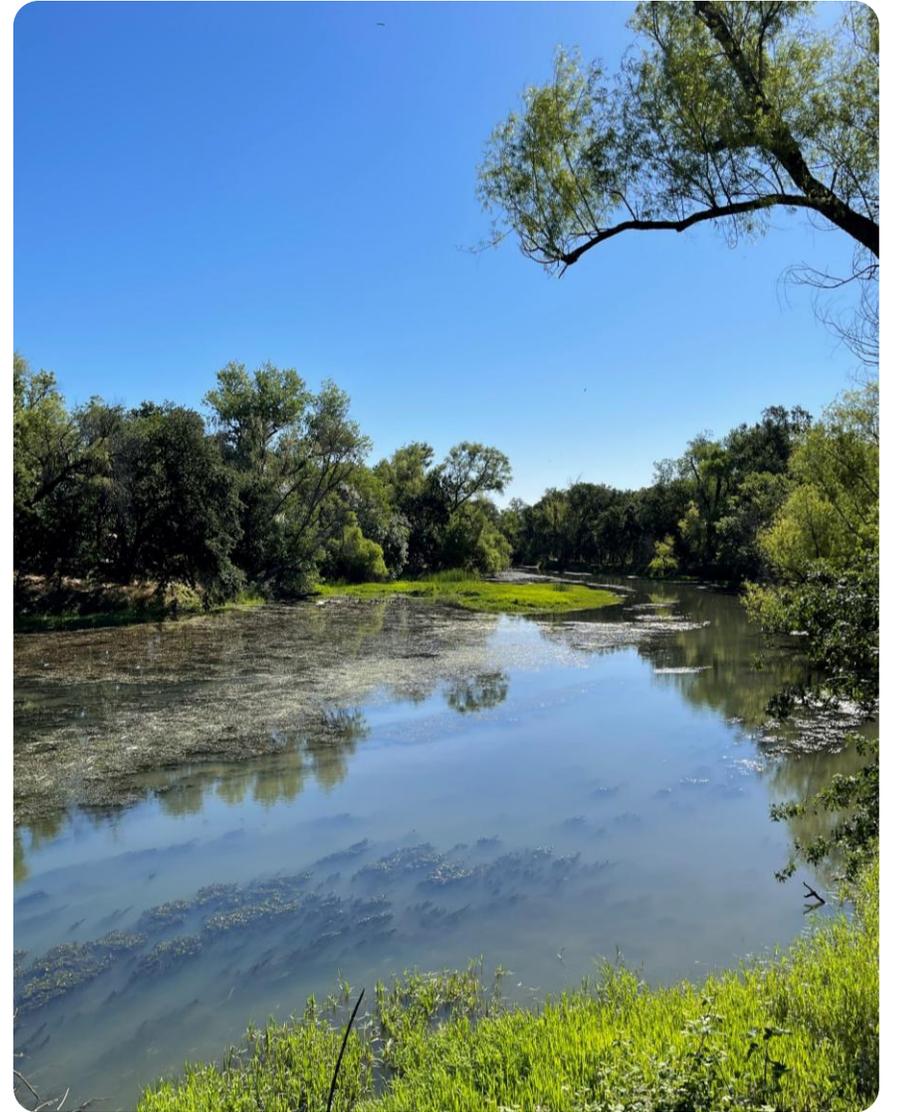


+500

retail trade jobs

Recent State Legislation

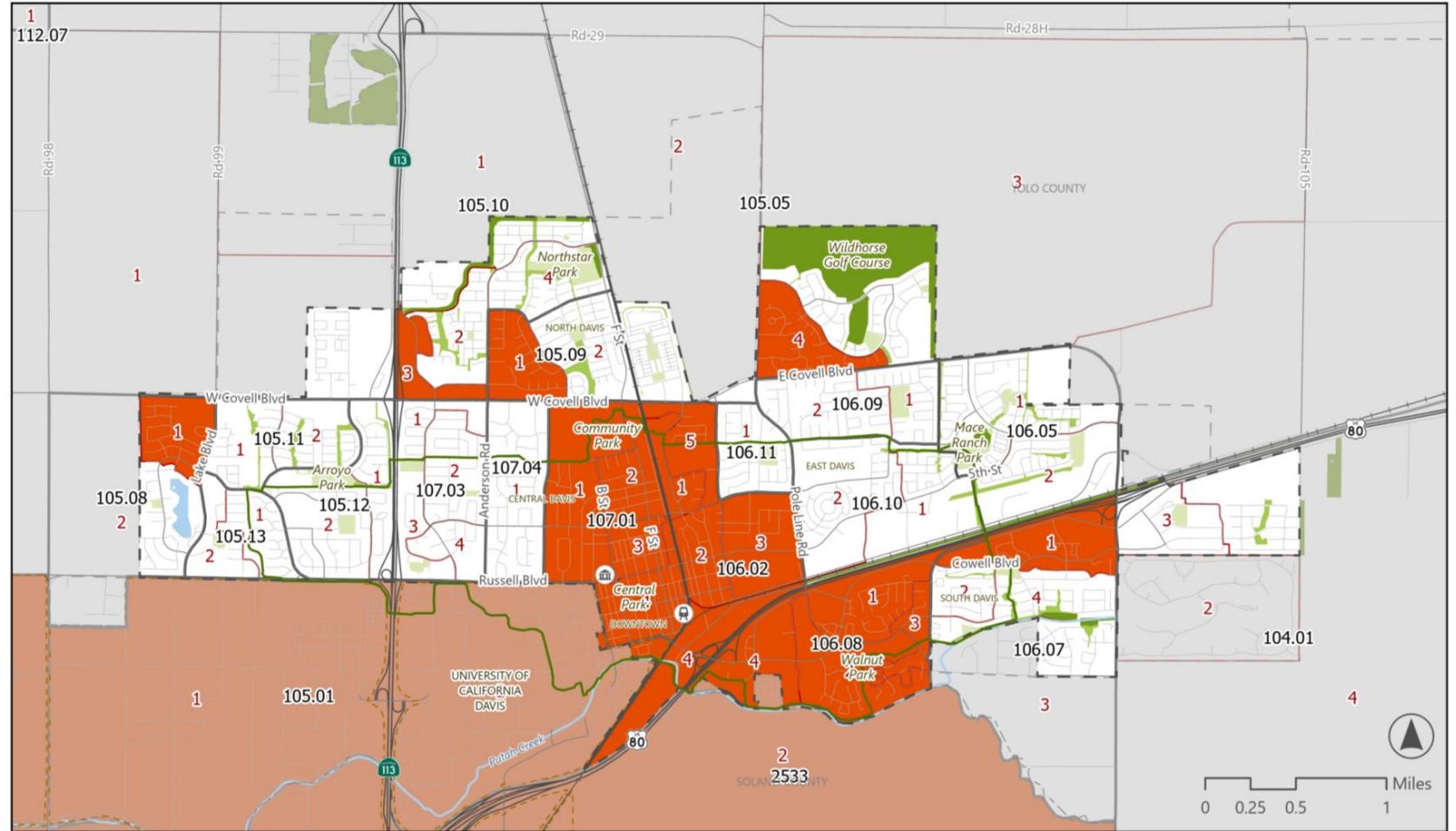
- **SB 1425:** Update their open space element to address rewilding, open space equity, and climate adaptation
- **AB 1889:** Incorporate considerations for wildlife movement and habitat connectivity into their conservation elements



Disadvantaged Communities

“A low income area that is disproportionately affected by environmental pollution that can lead to negative health effects”

- (Gov. Code, § 65302, subd. (h)(4)(A).)



- Low Income Areas with Pollution Burdens Outside the City Limits
- Low Income Areas with Pollution Burdens

Robust system of farmlands and habitat areas

- Surrounded by productive agricultural land
- Significant areas providing critical habitat, including for several special-status species

Existing policies advancing conservation goals

- **Open Space Program and Strategic Plan:** City's primary mechanism for both farmland protection and habitat conservation
- **Yolo Habitat Conservation Plan / Natural Community Conservation Plan:** Countywide framework for balancing development and habitat conservation

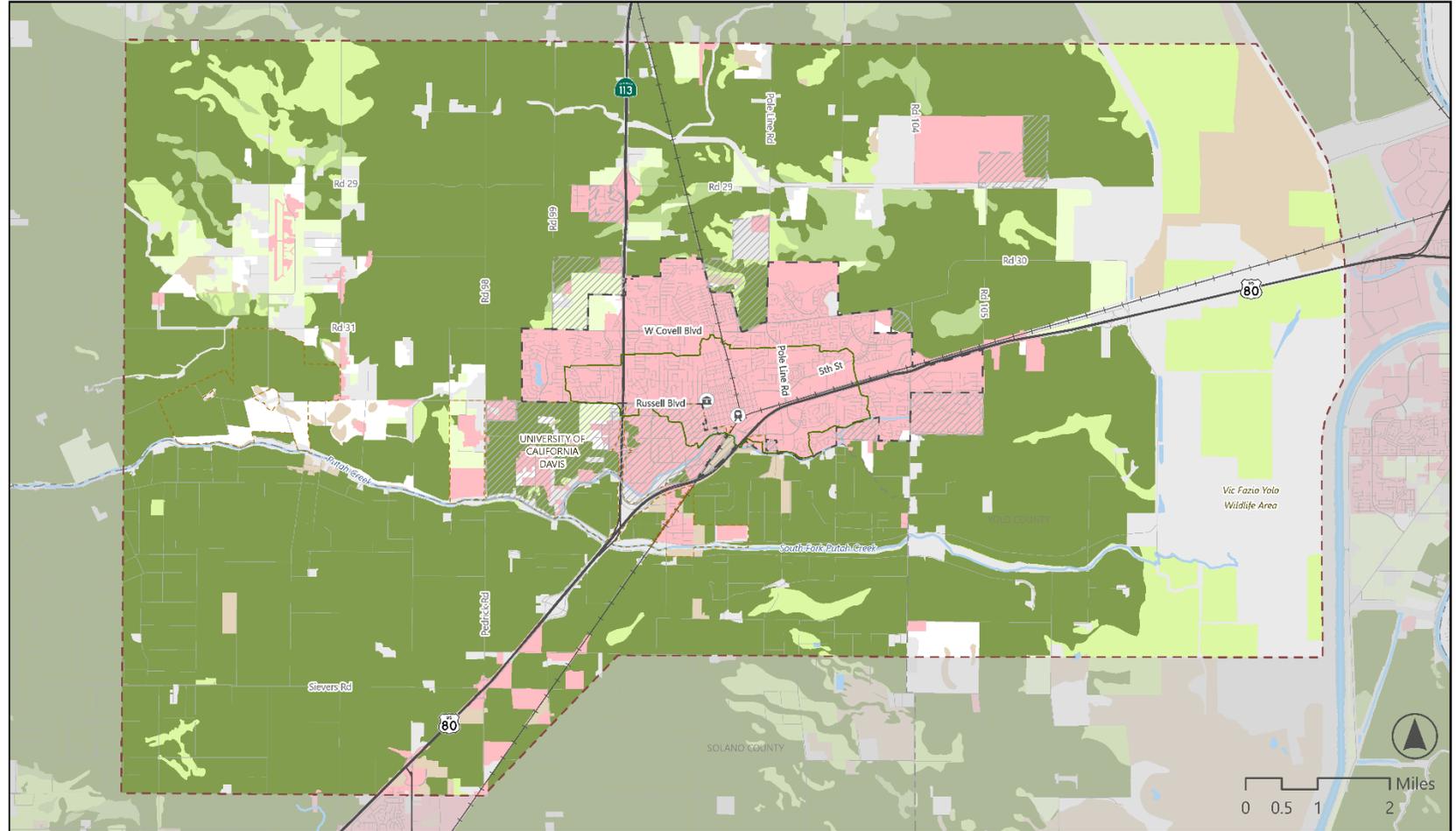
Potential future threats and pressures

- Climate change and development pressures contribute to farmland loss
- Future development needs careful planning to protect sensitive species and to balance housing and jobs needs with land preservation



Agricultural Land

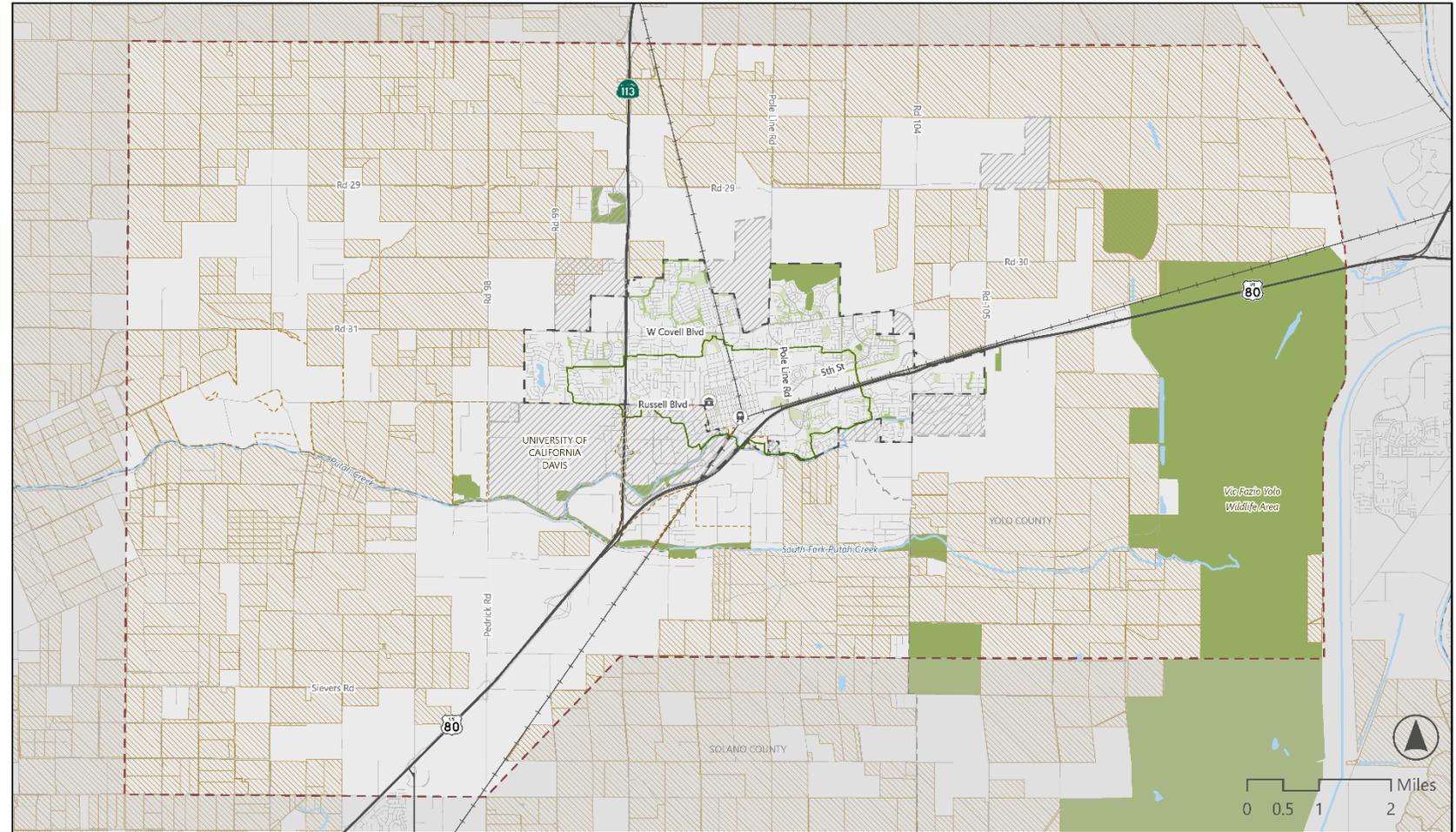
+98,000 acres of farmland in the Planning Area



- | | | |
|---------------------|----------------------------------|-------------------------|
| City of Davis | Important Farmland | Grazing Land |
| Sphere of Influence | Prime Farmland | Urban and Built Up Land |
| Planning Area | Farmland of Statewide Importance | Other Land |
| UC Davis Campus | Unique Farmland | Water |
| County Boundary | Farmland of Local Importance | |

Agricultural Land

+51,000 acres of Williamson Act lands in the Planning Area

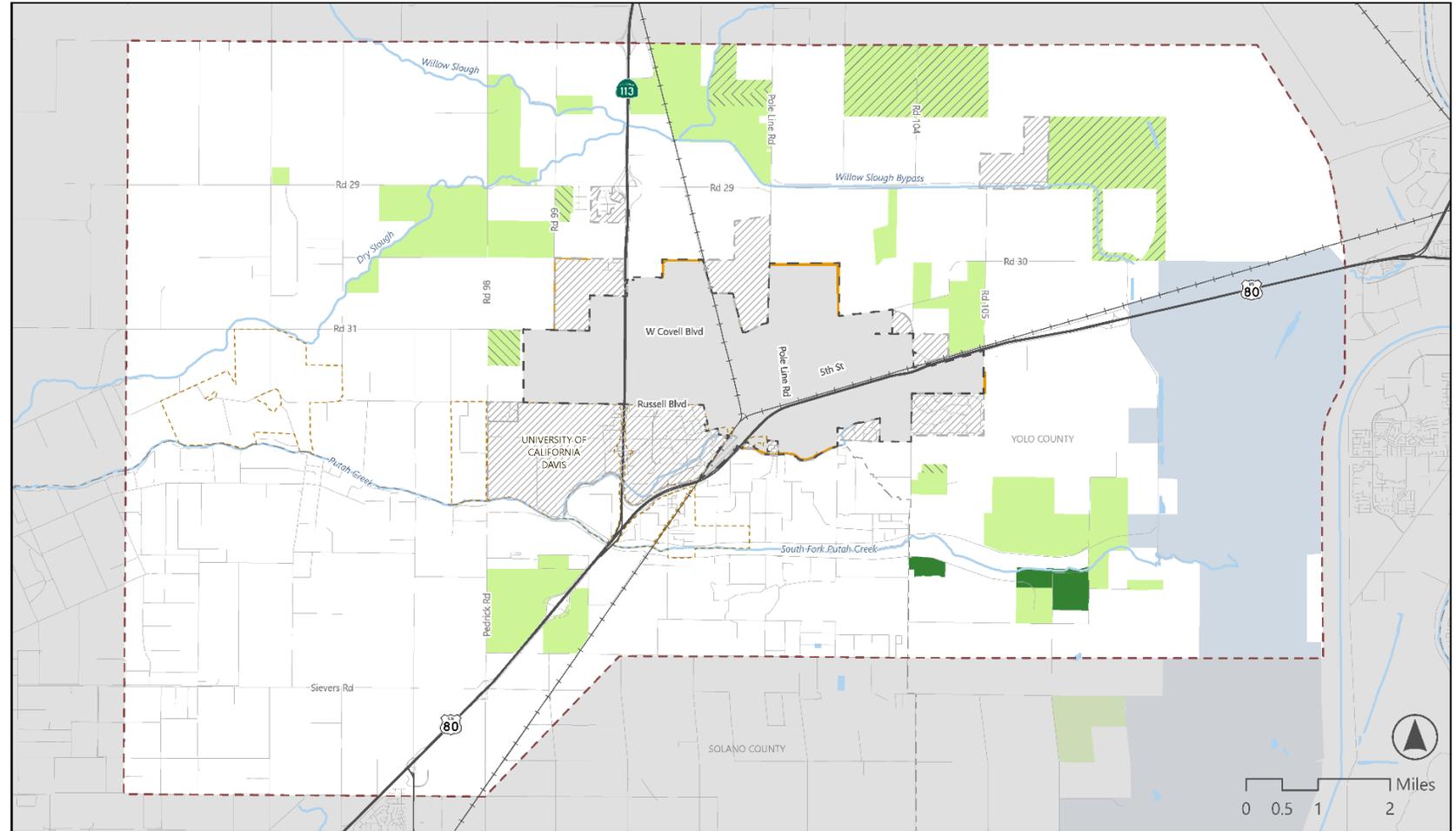


- City of Davis
- Sphere of Influence
- Planning Area
- UC Davis Campus
- County Boundary
- Williamson Act Land

Agricultural Land

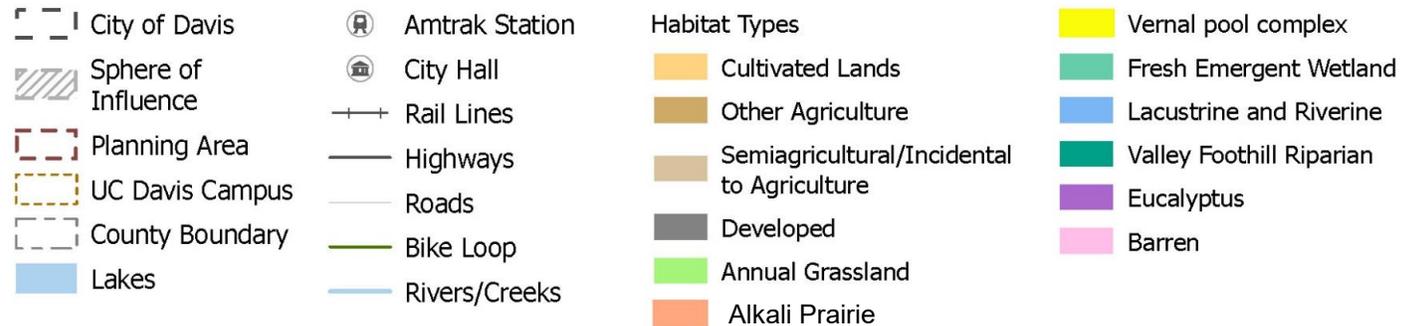
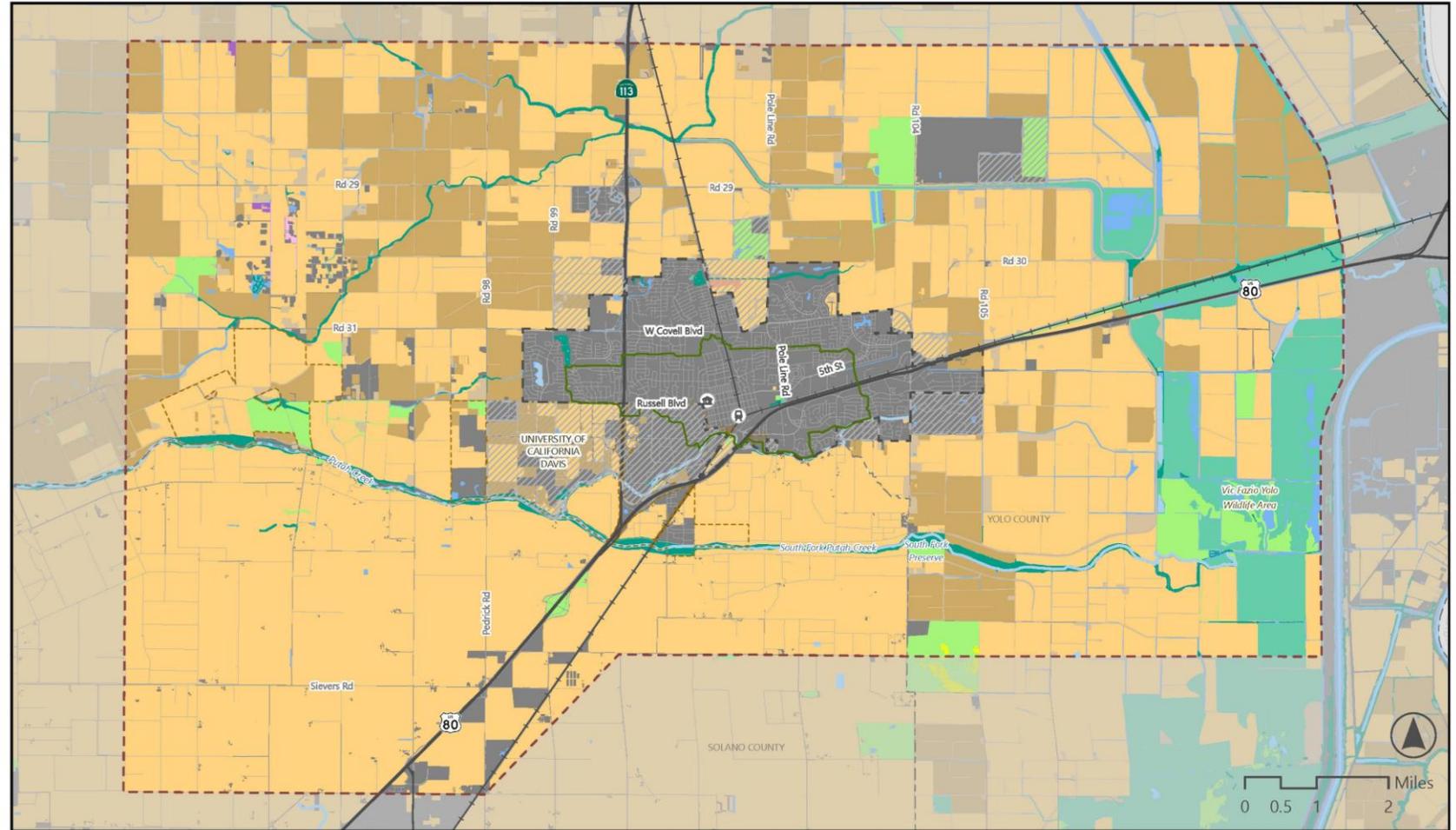
Farmland under conservation easement

Land mitigation and buffer requirements for projects adjacent to or converting agricultural to non-agricultural land



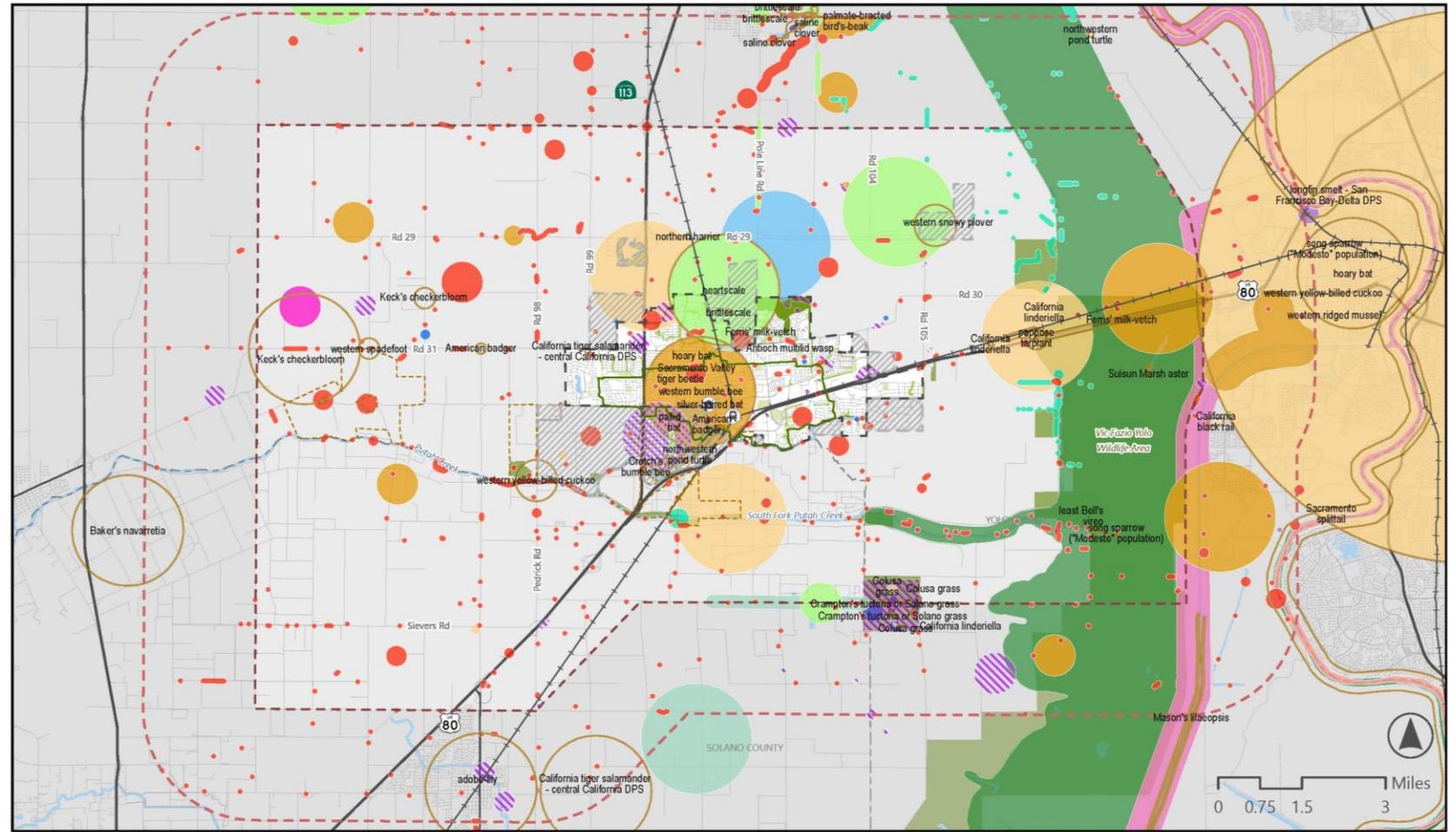
Habitats

Major habitat types include **fresh emergent wetlands**, and **annual grasslands**



Special Status Species

CNDDDB Special status species Occurrences **within a 2-mile radius** of the planning area



Countywide Habitat Conservation

The **Yolo HCP/NCCP** establishes:

- Priority 1 and 2 Acquisition Areas
- Ecological Corridors



Baseline Public and Easement Lands

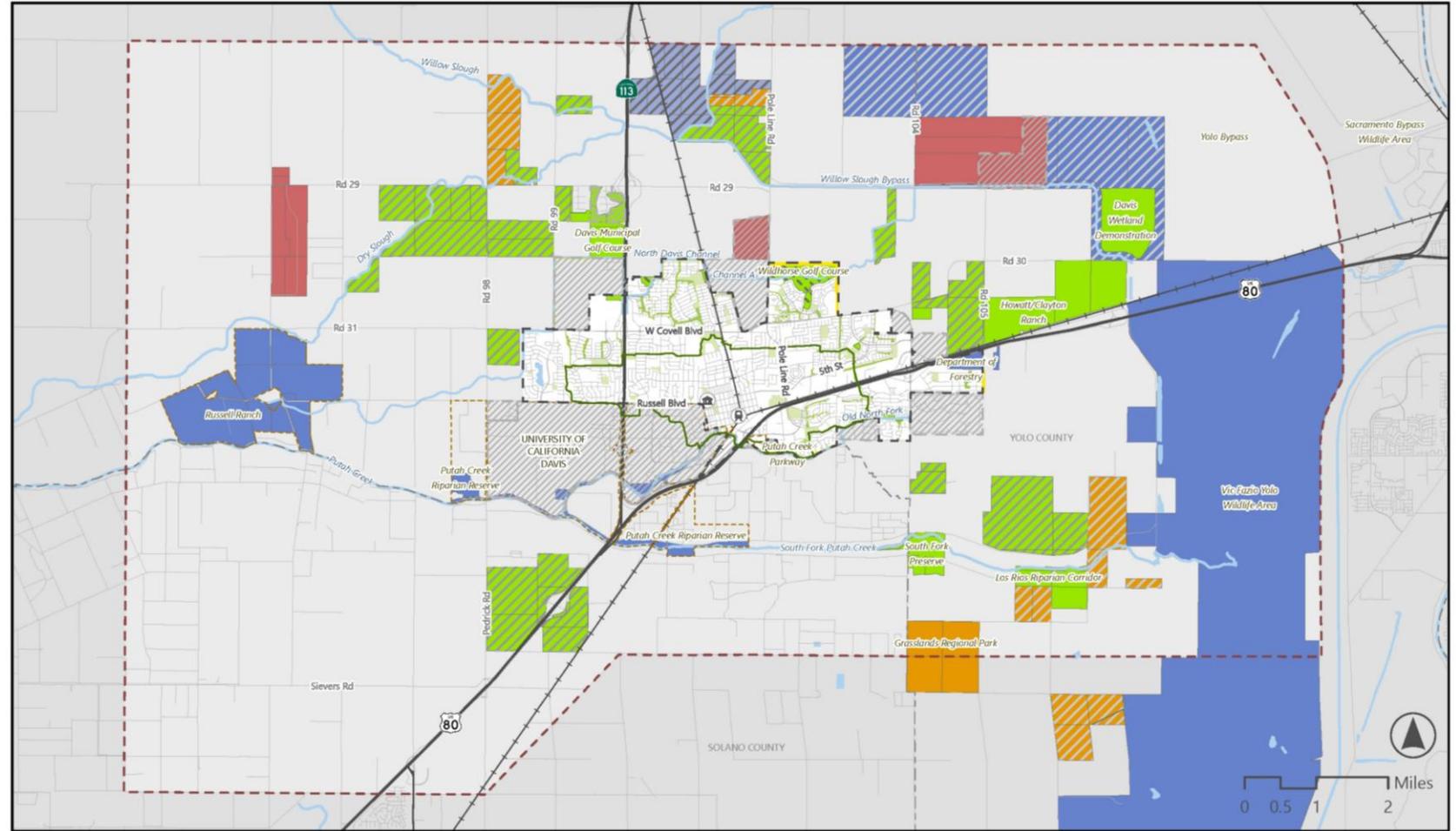
- Category 1
- Category 2
- Category 3

Level of Acquisition Effort

- Higher Priority
- Lower Priority

Open Space and Natural Areas

+5,900 acres of protected open space within Davis Planning Area



- | | | | |
|---------------------|----------------|--|--|
| City of Davis | Rivers/Creeks | Land owned by City of Davis | Land protected by conservation easement owned by State of California |
| Sphere of Influence | Bike Loop | Land protected by conservation easement owned by City of Davis | Land owned by Yolo County |
| Planning Area | Roads | Land protected by conservation easement owned by City of Davis and Land Trust | Land protected by conservation easement owned by Yolo Land Trust |
| UC Davis Campus | Highways | Land protected by conservation easement owned by City of Woodland and Land Trust | Land owned for other public purposes |
| County Boundary | Rail Lines | Land owned by State of California | City-Owned Agricultural Buffers |
| Lakes | City Hall | | |
| | Amtrak Station | | |

Critical Issues and Strategies



Key Issues

Biological Resources

- Coordination with HCP/NCCP
- Protection of quality habitat areas
- Public access
- Connectivity between open space areas
- Cost of maintenance

Agricultural Resources

- Continued support of voluntary conservation easements
- Effects of climate change on loss of farmland
- Potential impact of future development on agricultural resources

Barriers to meeting needs

- Funding constraints for maintenance and expansion of resources
- Balancing conservation goals with jobs/housing needs

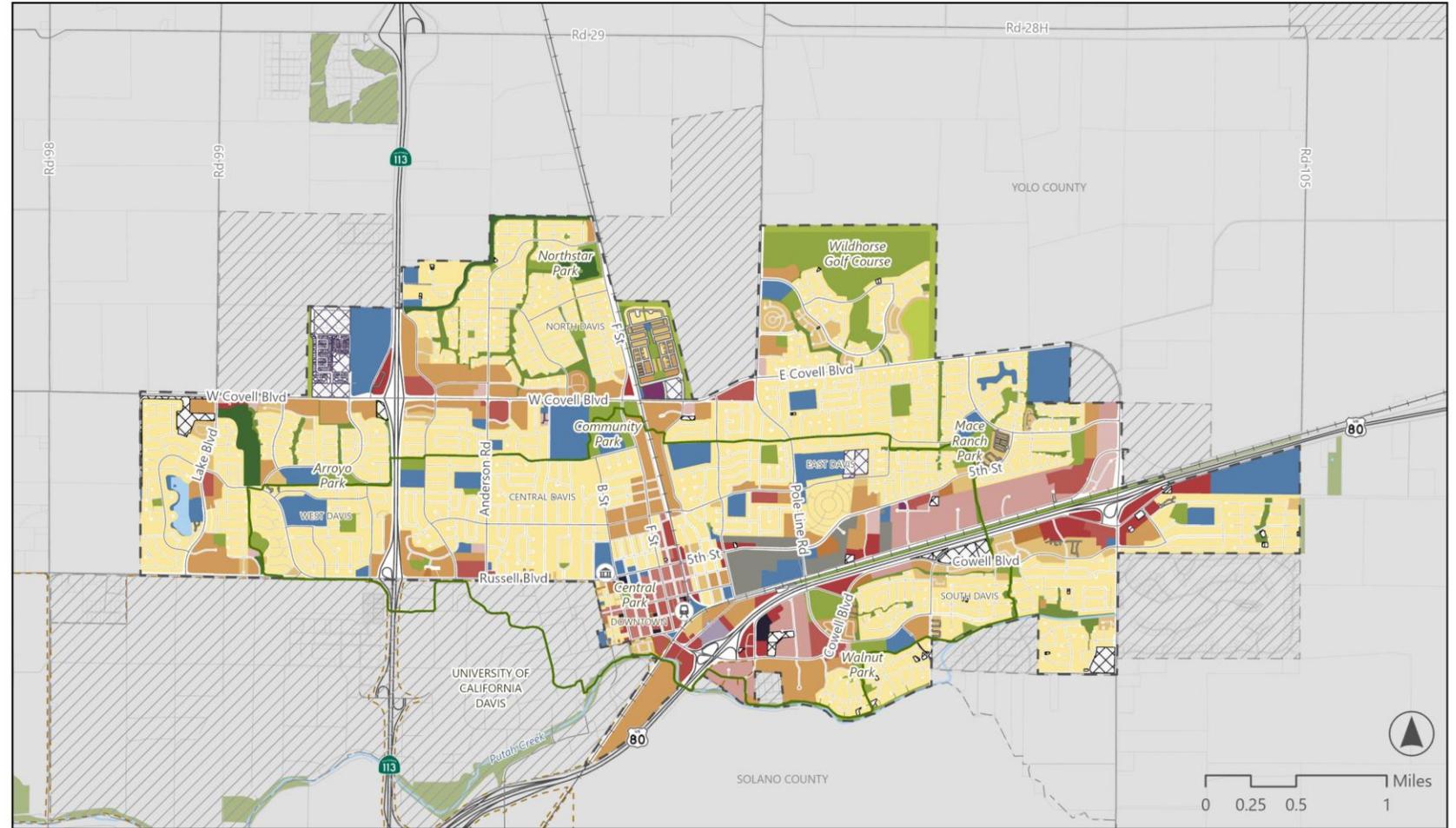


Meeting Future Jobs / Housing Needs

99% built out, with only a handful of vacant sites within City limits

Challenge to find enough sites to meet 6th Housing Element RHNA

Measure J/R/D limits conversions of land to urban uses



Potential Strategies

Biological Resources

- Ensure coordination with the Yolo HCP/NCCP
- Prioritize protection and restoration of quality habitat areas and areas of high conservation value
- Connect open space areas with pedestrian, bicycle, and transit routes
- Expand ecological value of existing city-owned parks and open space within the city

Agricultural Resources

- Strengthen buffer and mitigations for agricultural preservation
- Support voluntary conservation easements over agricultural lands
- Support sustainable land practices / traditional knowledge from local tribes

Future Development

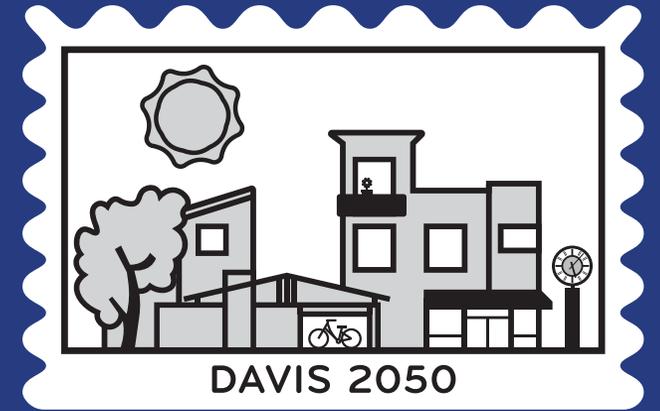
- Require new developments to provide open space amenities / landscaping
- Sustainable design



Questions for Commissioners

1. Are there any open space issues or opportunities we missed?
 2. What are the key strategies for open space that bridge the gap between the key issues and vision/project outcomes?
- Consider how the strategy may be refined to address:
 - Fair access to open space and recreation for all residents
 - Climate resilience and other co-benefits of open spaces
 - Biodiversity and enhanced ecosystem resilience

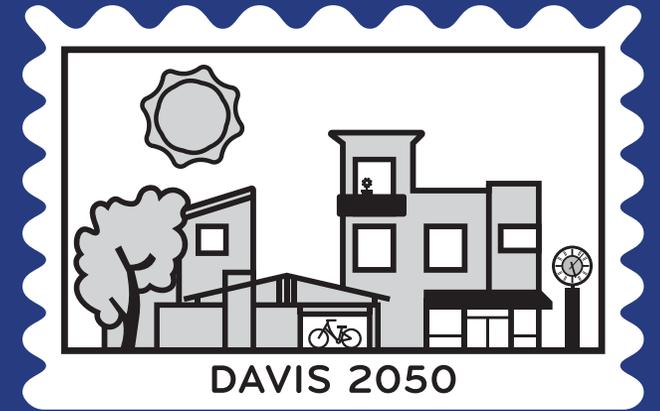




General Plan Update

Thank you!

For any comments or questions reach out to
mstark@cityofdavis.gov



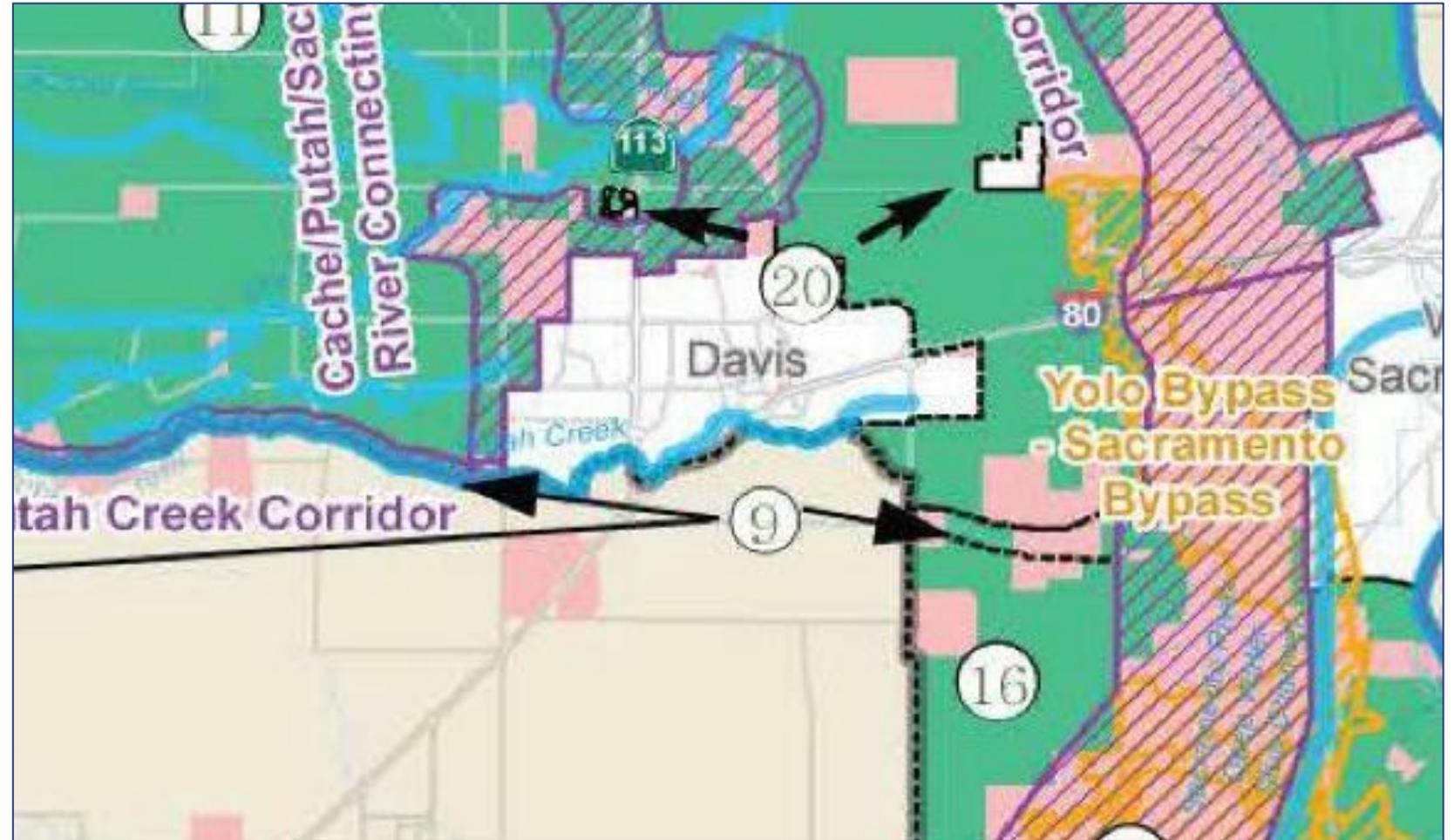
DAVIS 2050
General Plan Update

EXTRA SLIDES

Countywide Habitat Conservation

The **Yolo HCP/NCCP** establishes:

- Priority 1 and 2 Acquisition Areas
- Ecological Corridors



UC Davis Population

~47,900

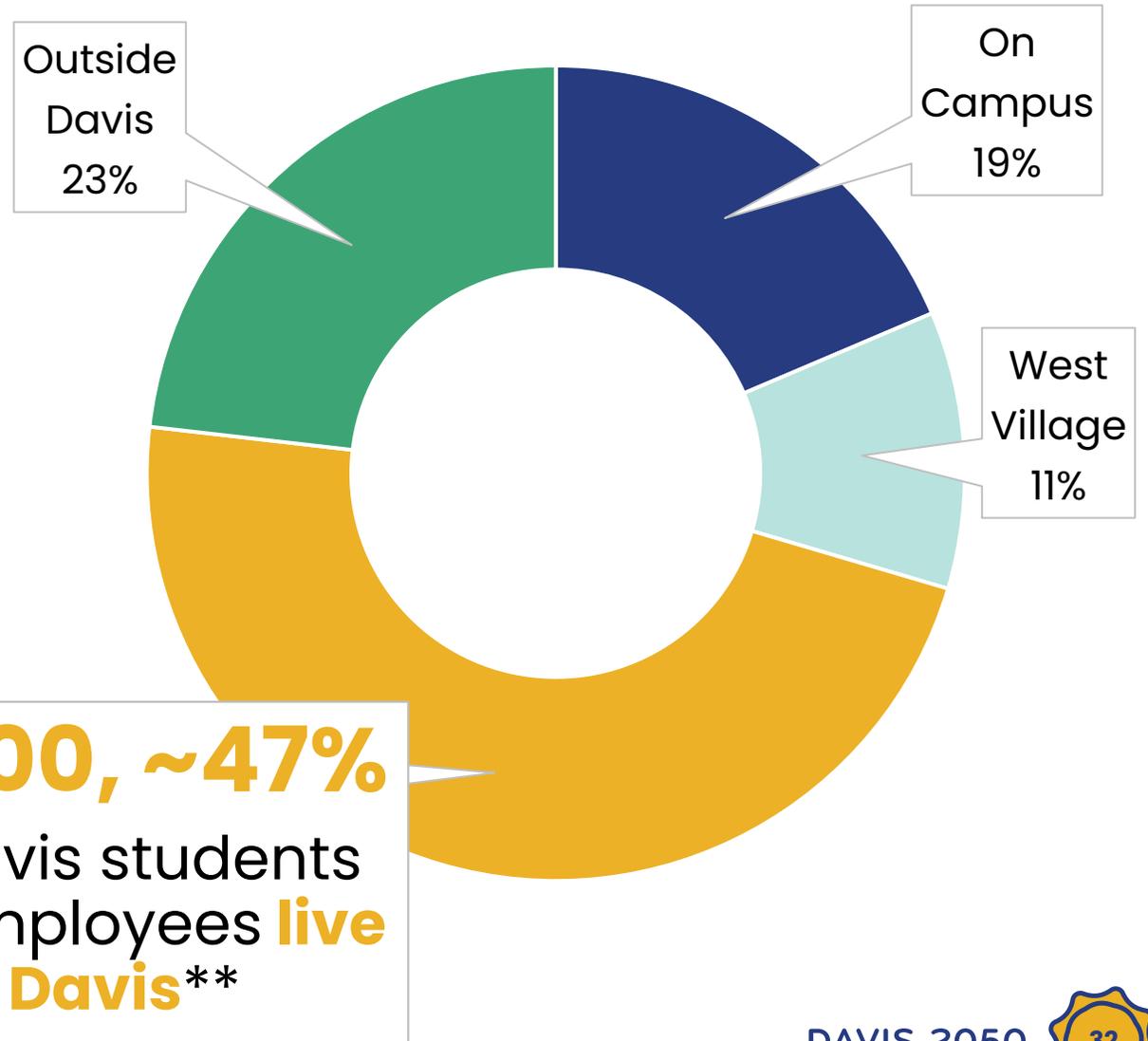
UC Davis students
and employees**

36,500

UC Davis
students**

11,500

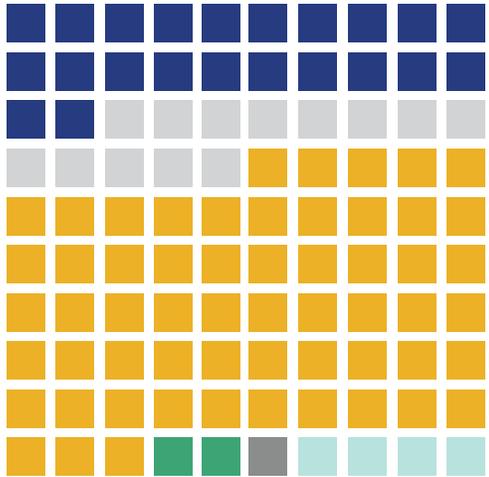
UC Davis
employees



Sources: University of California, Davis
Longitudinal Population Data; BAE, 2025.

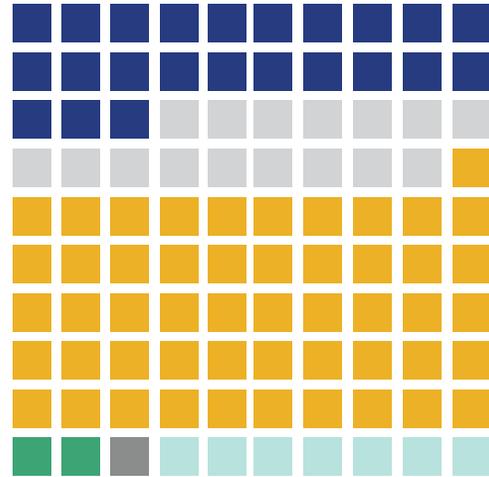
A More Diverse Population

Davis: 2010



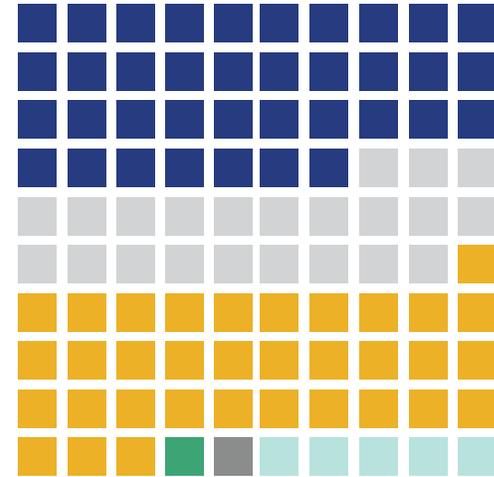
- Asian (22%)
- Hispanic / Latino (13%)
- White (59%)
- Black or African American (2%)
- American Indian / Alaska Native (<1%)
- Other / Two or More Races (4%)

Davis: 2023



- Asian (23%)
- Hispanic / Latino (16%)
- White (50%)
- Black or African American (2%)
- American Indian / Alaska Native (<1%)
- Other / Two or More Races (7%)

UC Davis CDP: 2023

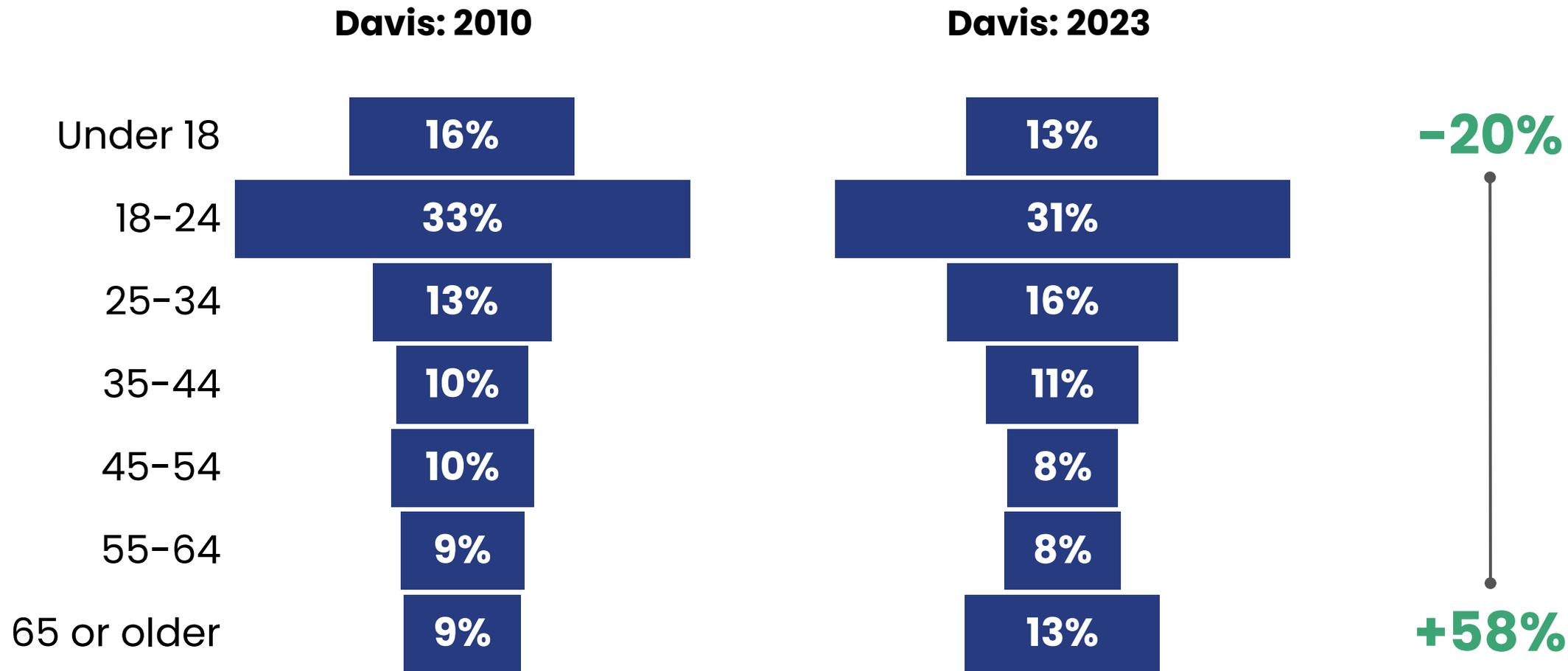


- Asian (37%)
- Hispanic / Latino (22%)
- White (34%)
- Black or African American (1%)
- American Indian / Alaska Native (<1%)
- Other / Two or More Races (6%)



Data source: U.S. Census Bureau, Decennial Census 2010; U.S. Census Bureau, American Community Survey 2019-2023 five-year sample data; BAE, 2025

An Aging Population



Data sources: U.S. Census Bureau, Decennial Census 2010; U.S. Census Bureau, American Community Survey 2019-2023 five-year sample data; BAE, 2025

DAVIS 2050



Key GPU Phases

2025

2026

2027

Phases

Listening and Discovery

Establish project outcomes, a shared community vision and guiding principles, and identify key issues and opportunities to address with community and commissions. Complete technical reports.

Land Use and Mobility Plan Development

Explore land use and mobility concepts with Commissions. Define alternatives for community discussion. Confirm revised General Plan Land Use and Mobility Element maps. Define key policy direction.

Policy Development and Plan Preparation

Prepare updates to each element of the General Plan, beginning with an outline, structure, and policy frameworks. Share policy with community and Commissions.

Public Plan Review

Present updated Public Draft General Plan to the community and Commissions for review and feedback.

Final Plan Review and Adoption

Present Draft General Plan and public input to decision makers for adoption. Prepare digital General Plan website.

Environmental Impact Report Preparation



SB 1000 Purpose

“address unique or compounded health risks in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health”

- Governor’s Office of Land Use and Climate Innovation General Plan Guidelines



SB 1000 Requirements

- SB 1000 requires cities “address unique or compounded health risks in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health”
- Requires local governments to identify any “disadvantaged communities (DACs)” in its jurisdiction when a city or county adopts or updates **two or more elements** of its general plan.

If DACs are identified, then local governments have two options:

An EJ Element: a separate new element in the general plan

EJ Policies: a set of EJ-related goals, policies, and objectives integrated in other elements



SB 1000 Requirement

- Requires local governments to identify any "disadvantaged communities (DACs)" in its jurisdiction when a city or county adopts or updates **two or more elements** of its general plan concurrently on or after January 1, 2018.

If DACs are identified, then local governments have two options:

An EJ Element: a separate new element in the general plan

EJ Policies: a set of EJ-related goals, policies, and objectives integrated in other elements



**Sensitive
Populations**



**High Pollution
and/or Health
Burden**



**Disadvantaged
Community**

“Disadvantaged Community”

A “disadvantaged community” (DAC) is defined as: “1) an area that has been identified by the California Environmental Protection Agency...2) **a low income area that is disproportionately affected by environmental pollution and other hazards** that can lead to negative health effects, exposure, or environmental degradation.”

- (Gov. Code, § 65302, subd. (h)(4)(A).)



SB 1000 Screening Methods

Method 1

CalEnviroScreen /
SB 535 DACs



Areas identified by CalEPA as being disadvantaged based on geographic, socioeconomic, public health, and environmental hazard criteria



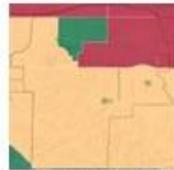
Areas at or below 80% of State and County AMI

Method 2

Low-income communities with disproportionate pollution burden



Diesel PM percentile



Cleanup Sites percentile



Other pollution factors from CalEnviroScreen 4.0



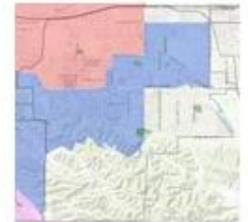
Low Income Communities Disproportionately Affected by Environmental Pollution



Part A: CEJST
Align with Federal funding streams.



Part B: Other SB 1000 Topics
Assess additional indicators related to the other SB 1000 topic areas.



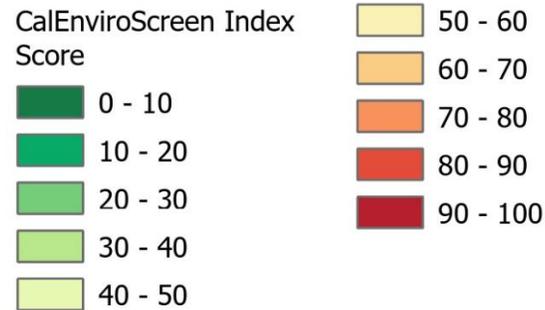
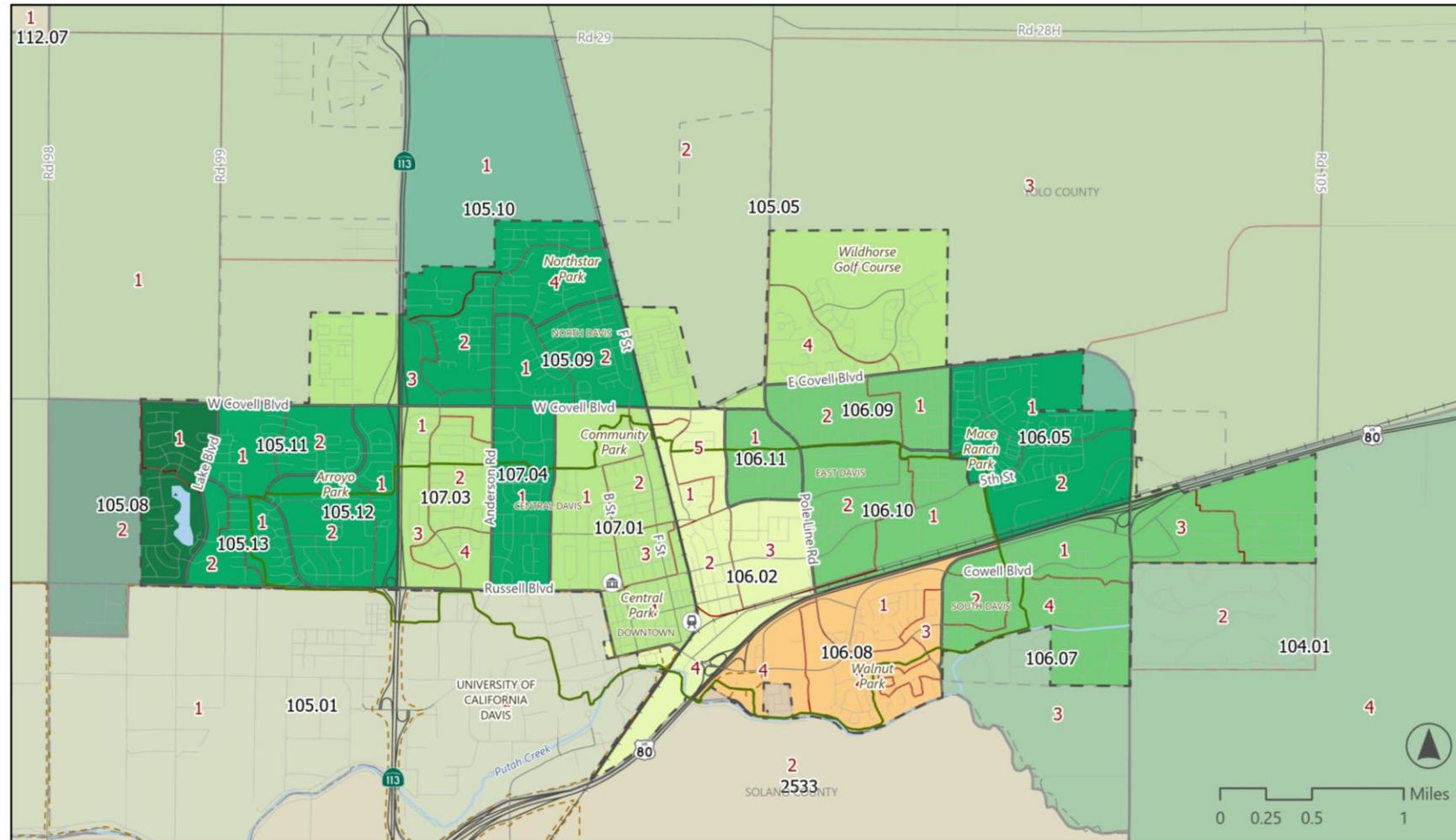
Identified Disadvantaged Communities (DACs)



Screening Method 1

CalEnviroScreen Tracts

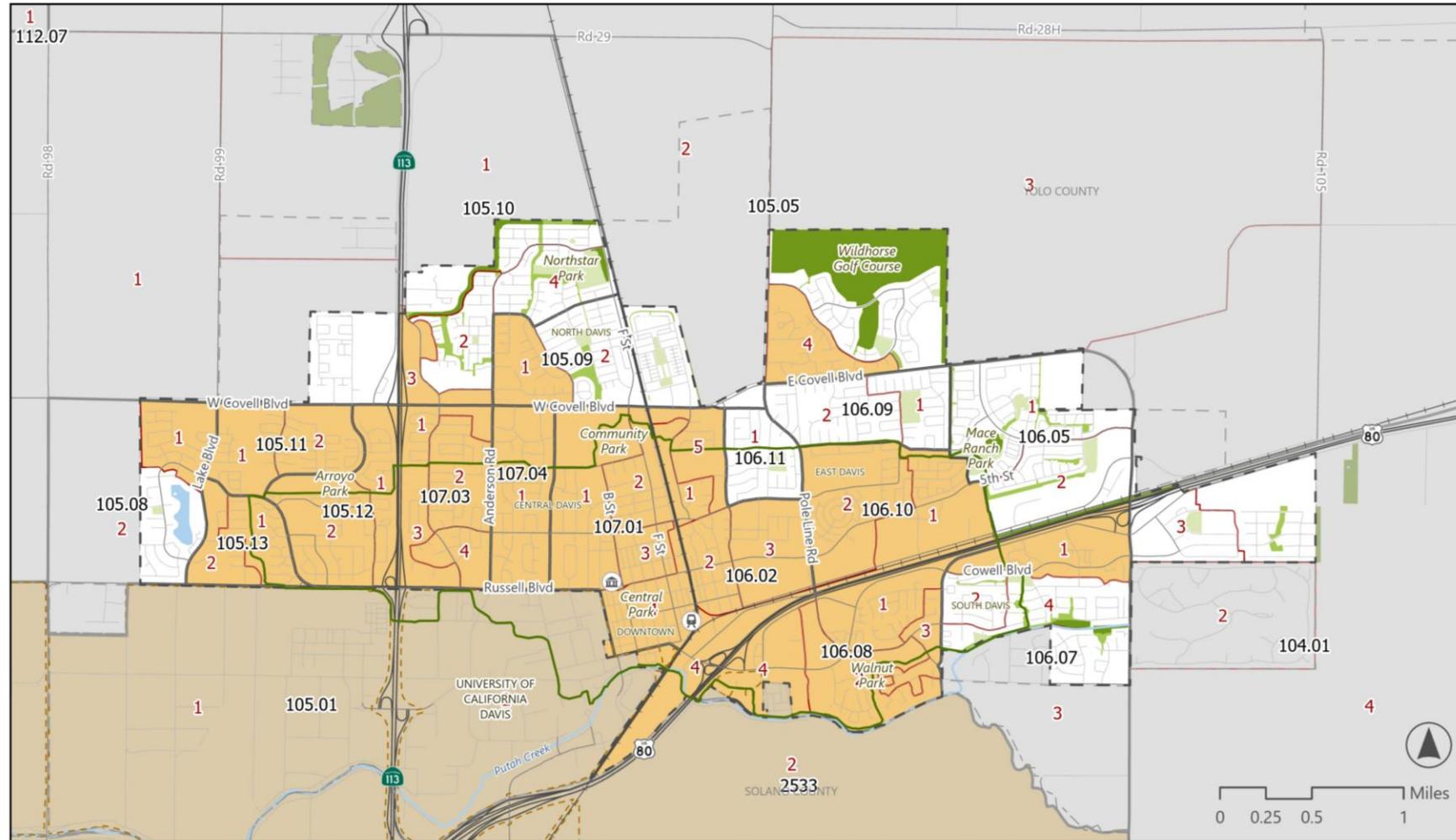
No identified communities in Davis



Low-Income Communities

<80% of County area median income

	California	Yolo County
2023 Area Median Income (AMI)	\$109,200	\$114,000
80% of AMI	\$87,360	\$91,200

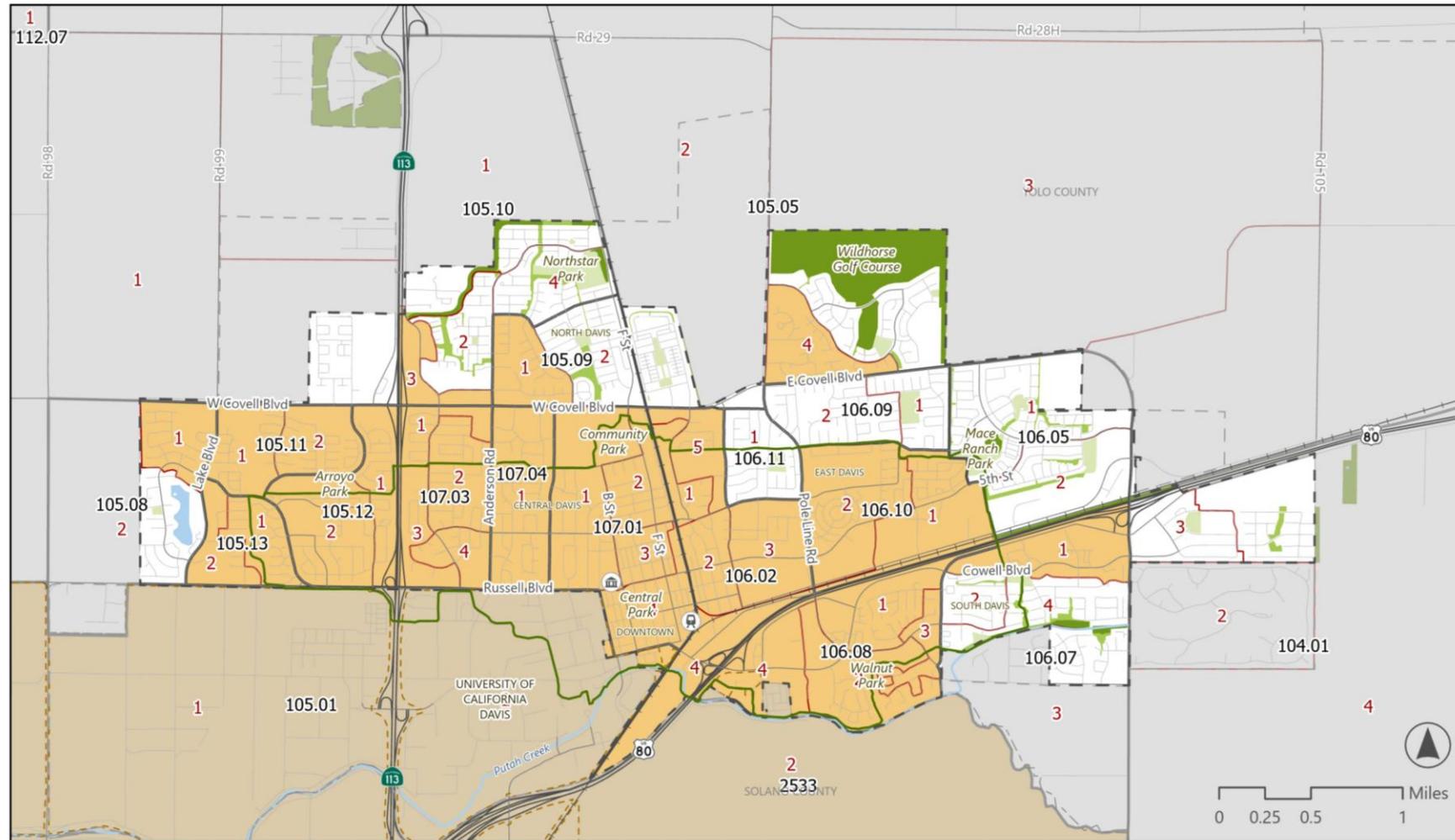


- Census Tracts
- Census Block Groups
- Low Income Areas

Screening Method 2

Low-income areas <80% of County area median income

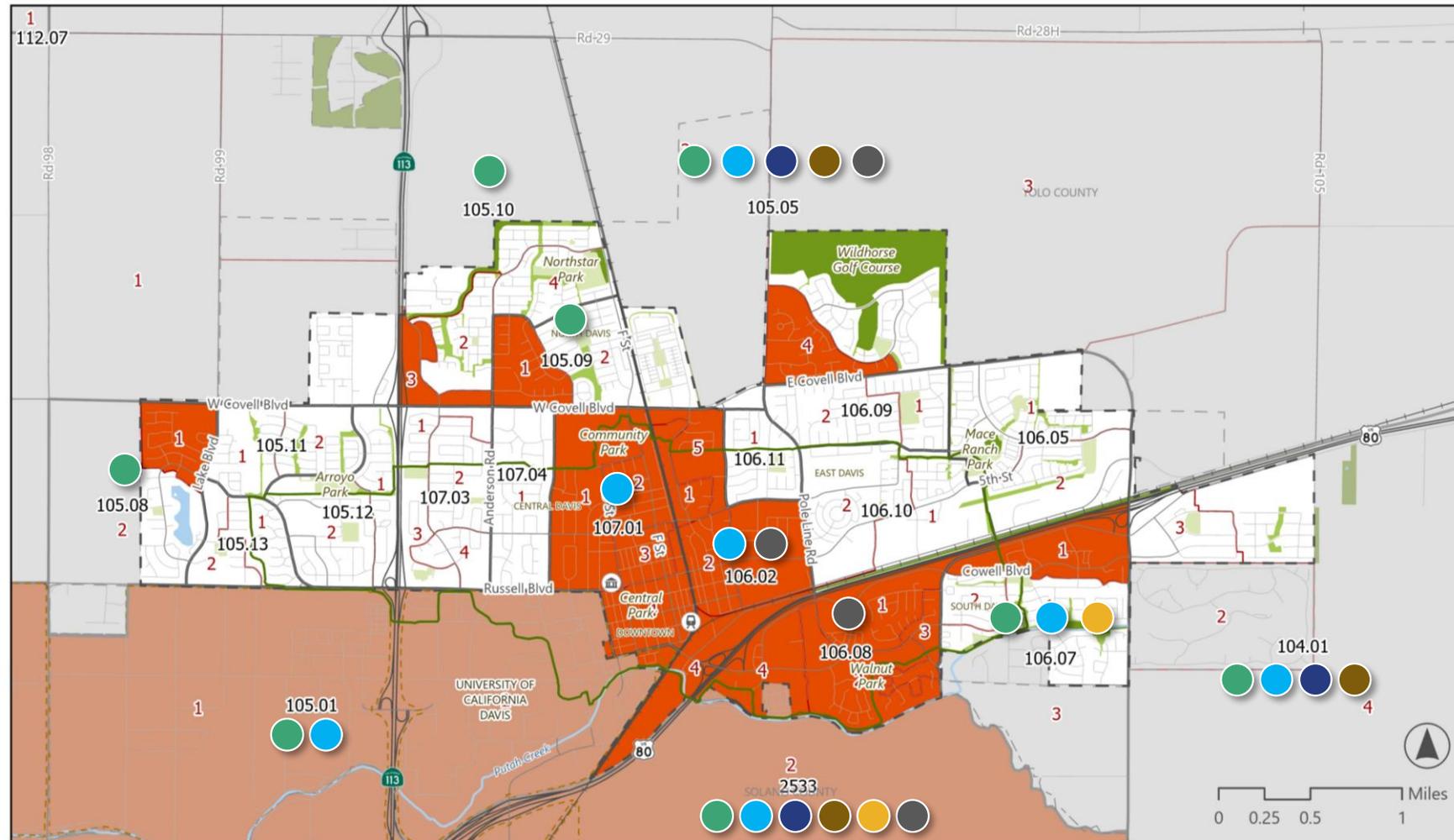
	California	Yolo County
2023 Area Median Income (AMI)	\$109,200	\$114,000
80% of AMI	\$87,360	\$91,200



- Census Tracts
- Census Block Groups
- Low Income Areas

Screening Method 2

Low-income communities with disproportionate pollution burden



- Low Income Areas with Pollution Burdens Outside the City Limits
- Low Income Areas with Pollution Burdens

- Pesticide Use
- Solid Waste Sites
- Groundwater Threats
- Clean-up Sites
- Impaired Water Bodies
- Hazardous Waste Sites

Park Type	2025 Park Acreage	2025 Ratio	Standard* (Acres/1,000 Persons)	Acres Needed to Achieve Standard
Standard Recreation				
Community Parks	108.7	1.65	1.8	9.8
Neighborhood Parks	94.1	1.43	1.8	24.4
Mini Parks	2.7	0.04	0.2	13.2
Subtotal	205.5	3.13	3.8	44.1
Special Use				
Special Use Parks**	52.9	0.80	1.2	26.1
Urban Plazas	1.9	0.03	None	N/A
Greenbelts	197.3	3.00	None	N/A
Subtotal	252.1	3.83	None	N/A
Total	457.6	6.95	5.0	None

*The assumed City of Davis population is 65,837, according to 2023 American Community Survey data.

**The existing Davis General Plan establishes a standard of 1.2 acres/1,000 residents for "Other Parks." This category includes the existing Central Park (5.8 acres) and other future active parks and recreation areas, including the possibility of athletic fields, regional park or other facilities, which are included in the "Special Use Parks" category in this assessment.

Open Space

The City's formal Open Space Program was established in 1990 to implement long-standing policies that called for the protection of the farmlands and habitat areas that surround the community. Since that time, it has been a national model for open space preservation. The definition of "open space" under the City's Open Space Program does not include parks and greenbelts (managed by City Parks staff), or stormwater conveyance channels and detention basins (managed by City Public Works staff). Rather, the Open Space Program includes farmland, riparian habitat, grassland and upland habitat, agricultural buffers, wetlands and native plant sites. Open space within the Planning Area is shown in Figure 25. This includes publicly accessible open space and parks within City limits, land protected by conservation easements between the City and another partner, and fee title land owned entirely by the City, Yolo County, or the State of California (UC Davis) and designated for recreation and conservation purposes.

Since 1990, the City has permanently protected more than 5,900 acres of land within the Davis Planning Area, which is approximately equal to the footprint of Davis itself. The City's Open Space Program actively maintains about 240 acres of open space for the enjoyment of Davis residents and habitat for wildlife species. The City also co-owns 21 conservation easements with the Yolo Land Trust and three conservation easements with the Solano Land Trust. The City of Davis manages the South Fork Preserve, one of the largest publicly owned Open Space areas within the City limits at 120 acres. In addition to its ecological and recreational functions, the preserve incorporates constructed wetlands that serve as an integral component of the City's wastewater treatment and management system.

Additionally, restoration and ongoing management efforts are conducted in partnership with the UC Davis Arboretum and Public Garden. The UC Davis Arboretum spans 119 acres along the north channel of Putah Creek. This area supports native and non-native plant species, which provide important resources for urban wildlife.