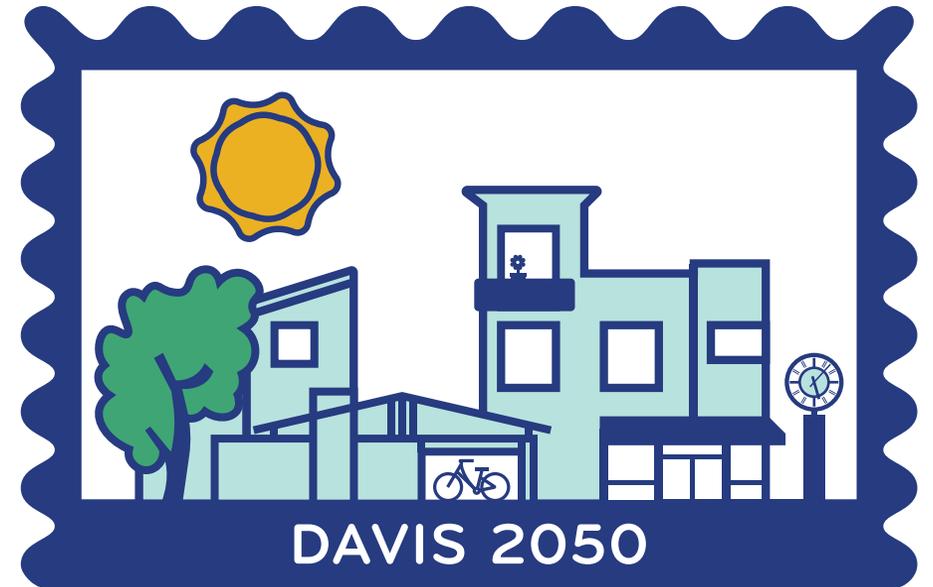


Update to the Social Services Commission

November 17, 2025



General Plan Update



Meeting Purpose

Team to share:

- Update on the General Plan progress
- Present Disadvantaged Communities, Land Use/housing, and Demographics Existing Conditions
- Review vision/project outcomes

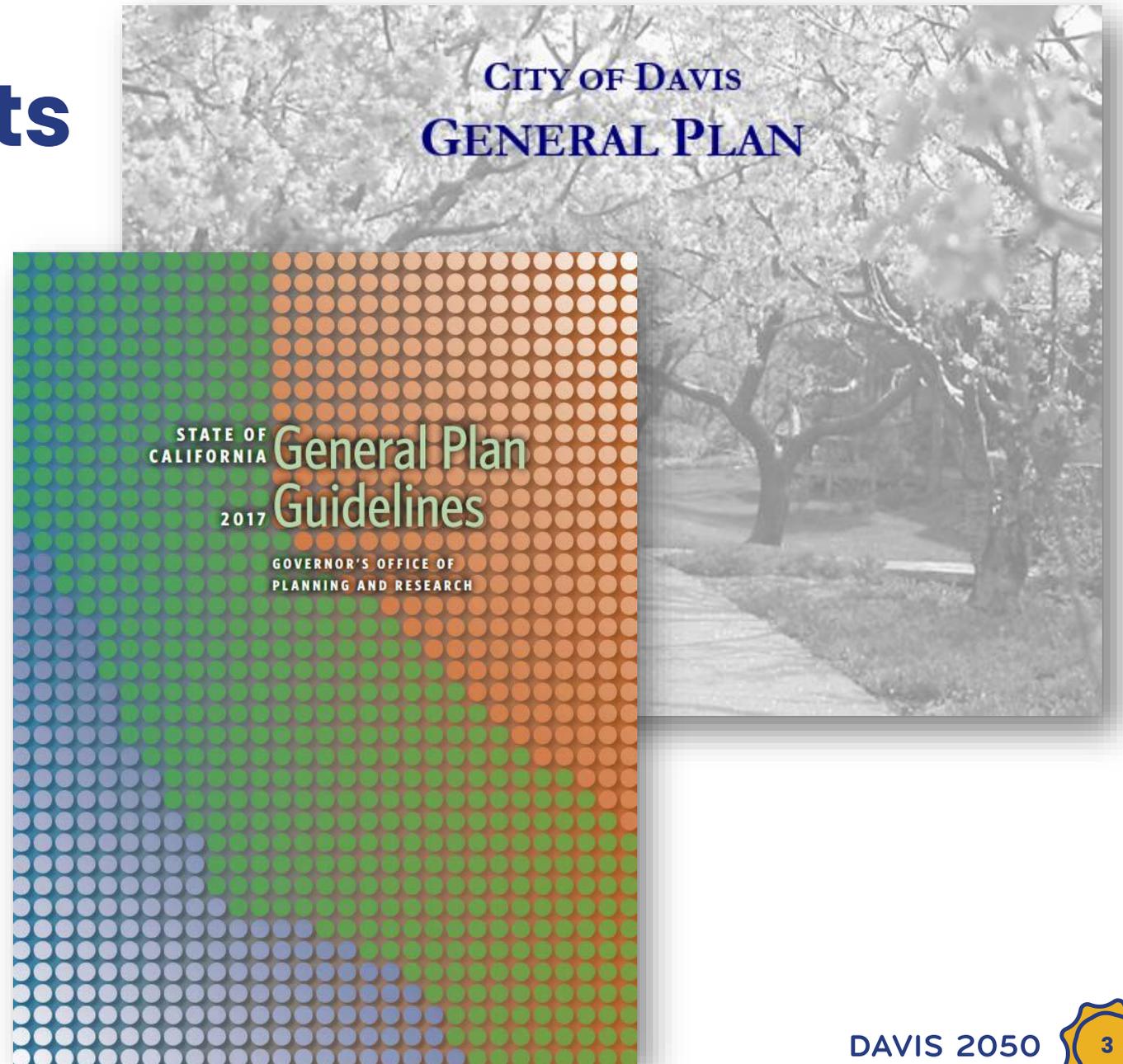
Commission to discuss:

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



General Plan Required Elements (or Chapters)

- Land Use
- Circulation
- Housing
- Noise
- Conservation
- Safety
- Open Space
- Environmental Justice



Land Use and Mobility Plan Update

"...for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning..." (Gov. Code § 65300)

General Plan Land Use Map



Travel



Placemaking



Sustainability



Wellbeing



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

Engagement Plan

Vision and Project Outcomes

Existing Conditions Reports

Environmental Impact
Report Preparation



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



DAVIS 2050



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%
since 2020

*Data source: United States Census Bureau 2020 Decennial Census

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

UC Davis Population

47,900

UC Davis students
and employees**

37,100

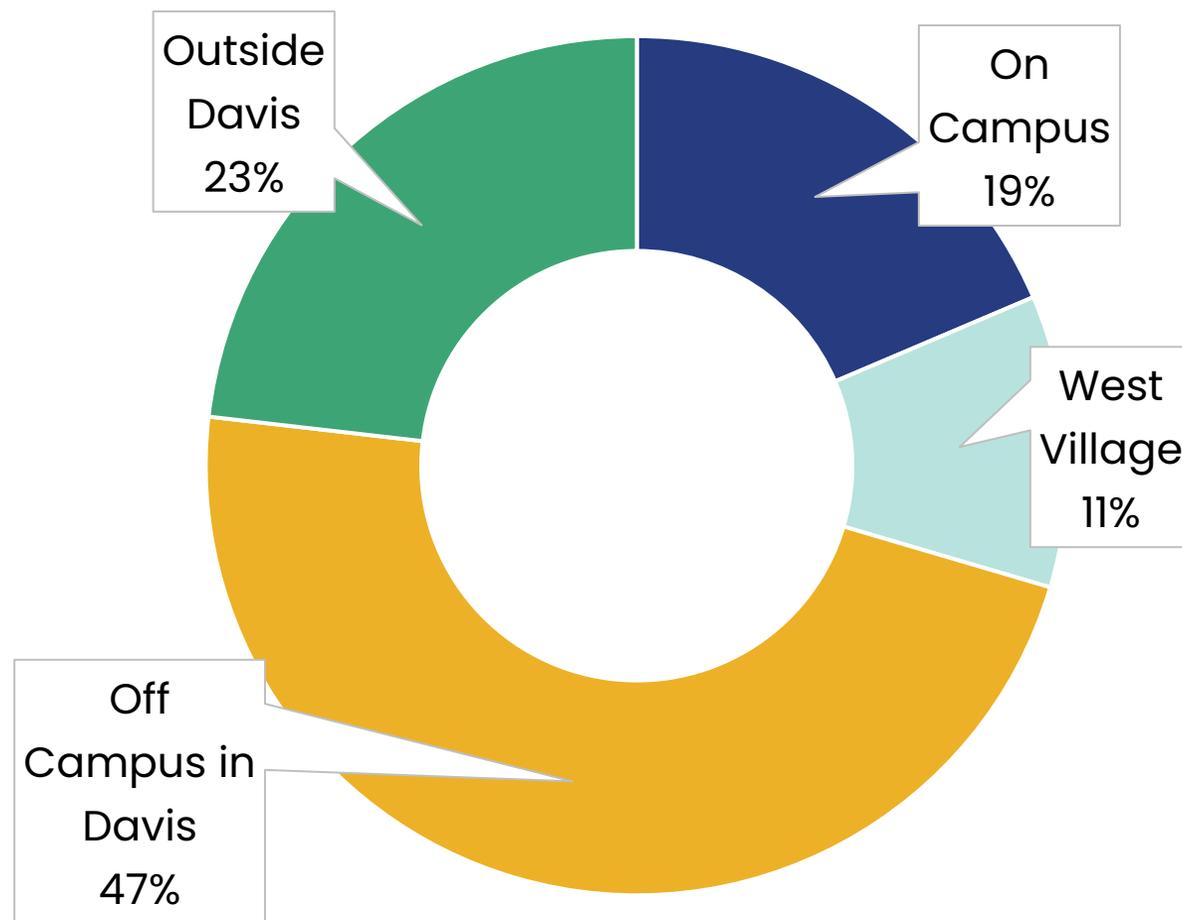
UC Davis
students**

11,100

UC Davis
employees

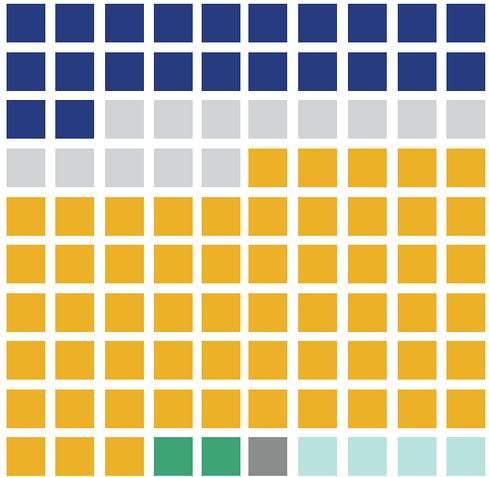
22,800

UC Davis students
and employees **live**
in Davis**



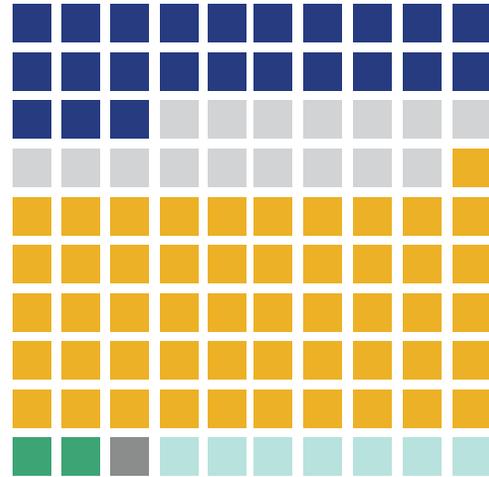
A More Diverse Population

Davis: 2010



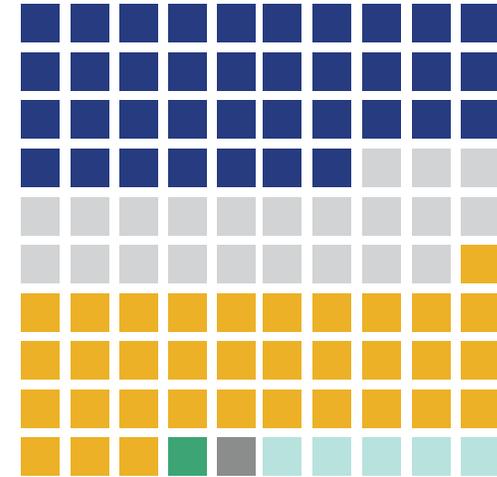
- Asian (22%)
- Hispanic / Latino (13%)
- White (59%)
- Black or African American (2%)
- American Indian / Alaska Native (<1%)
- Other / Two or More Races (4%)

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%)

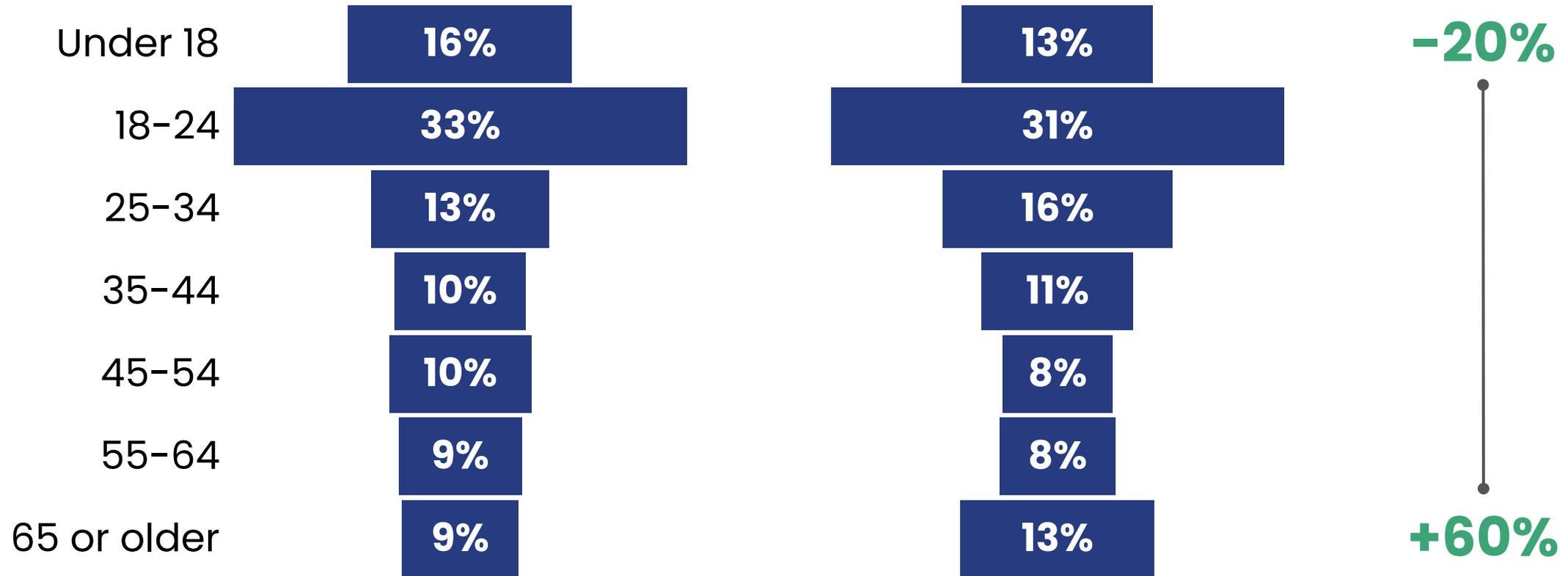


Data source: U.S. Census Bureau, Decennial Census 2010; U.S. Census Bureau, American Community Survey 2019-2023 five-year sample data; BAE, 2025

An Aging Population

Davis: 2010

Davis: 2023



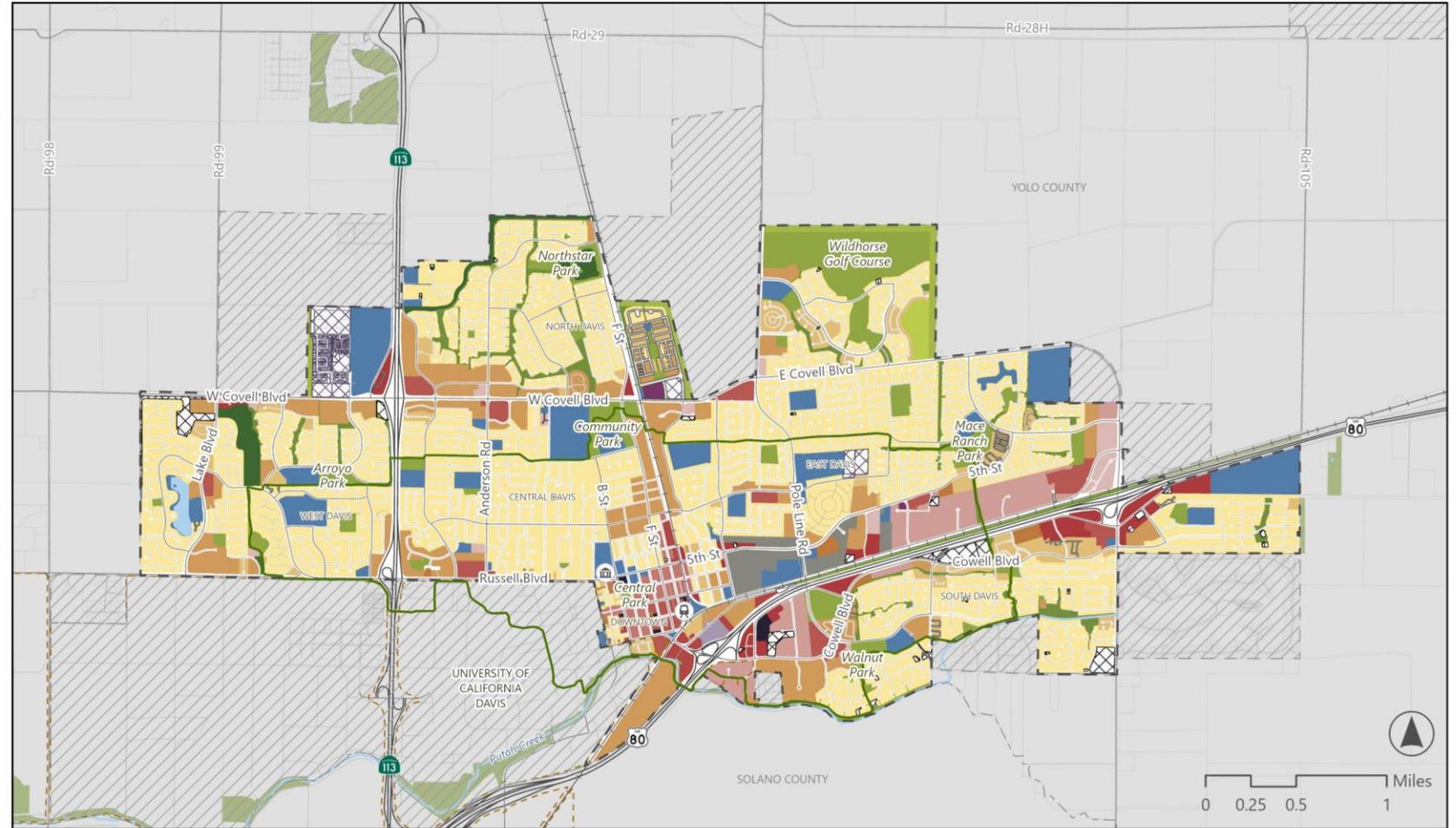
Data sources: U.S. Census Bureau, Decennial Census 2010; U.S. Census Bureau, American Community Survey 2019-2023 five-year sample data; BAE, 2025

DAVIS 2050



Existing Land Use

97% built out,
with only a
handful of
vacant sites
within City limits



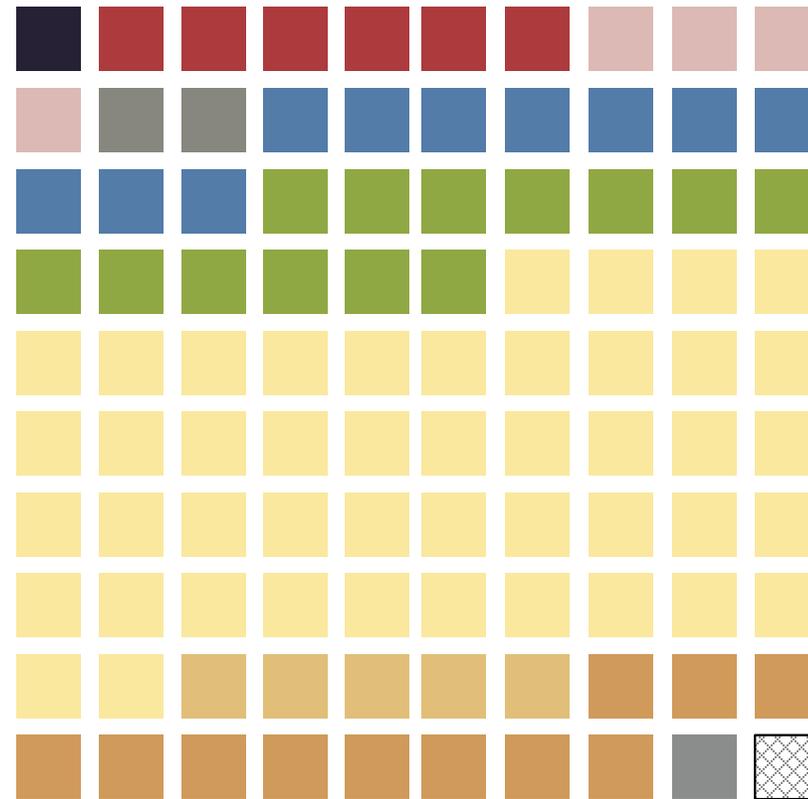
Existing Land Use

Small amount of commercial, office, industrial and mixed-use (<15%)

Very little vacant land (<1%)

~2/3s devoted to housing, with most (~46%) devoted to residential low-density

Existing Land Use



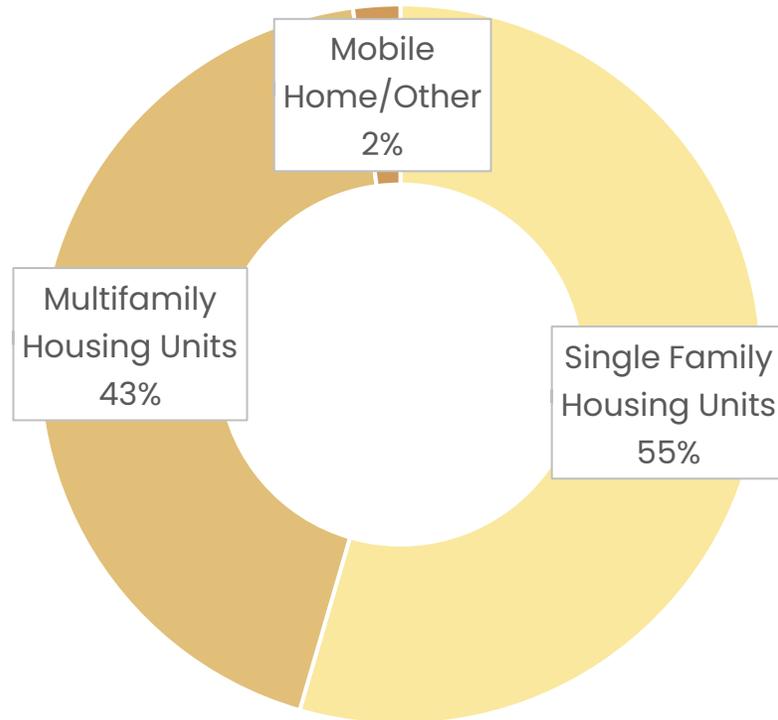
- Dark Blue Mixed Use
- Red Commercial
- Light Red Office
- Grey Industrial

- Yellow Residential Low Density
- Light Orange Residential Medium Density
- Orange Residential Medium High Density
- Dark Orange Residential High Density

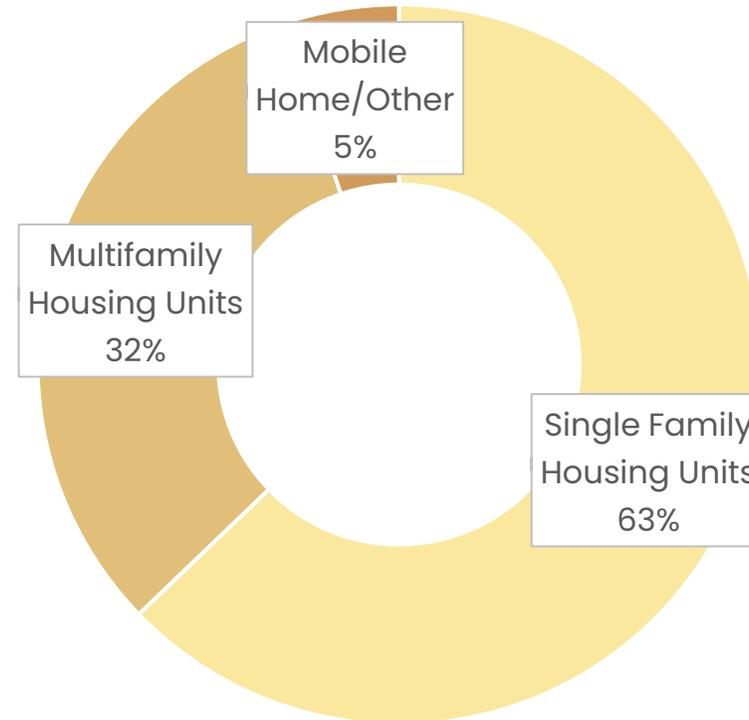
- Blue Public / Semi-Public
- Green Parks, Greenbelts, and Habitat Area
- Grey Right-of-Way
- Hatched Vacant

Housing Unit Types

Davis: 2023



Yolo County: 2023



Housing Trends

57%

Of homes in
Davis are renter
occupied



Our Housing Needs

GPU plans for

3

Housing Element
cycles

Plan for

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

Environmental Justice (SB 1000)



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 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



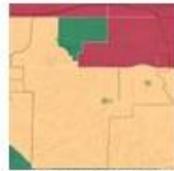
Areas at or below 80% of State and County AMI

Method 2

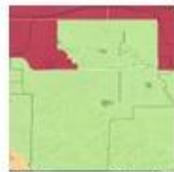
Low-income communities with disproportionate pollution burden



Diesel PM percentile



Cleanup Sites percentile



Other pollution factors from CalEnviroScreen 4.0



Low Income Communities Disproportionately Affected by Environmental Pollution

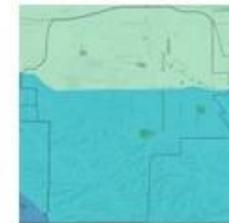


Method 3

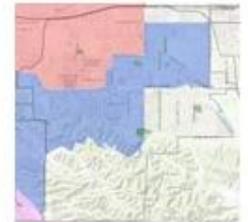
Community-specific data and groundtruthing



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.



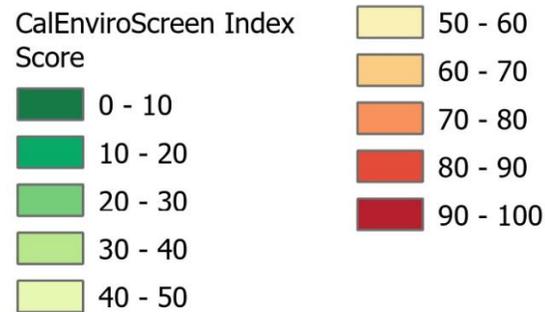
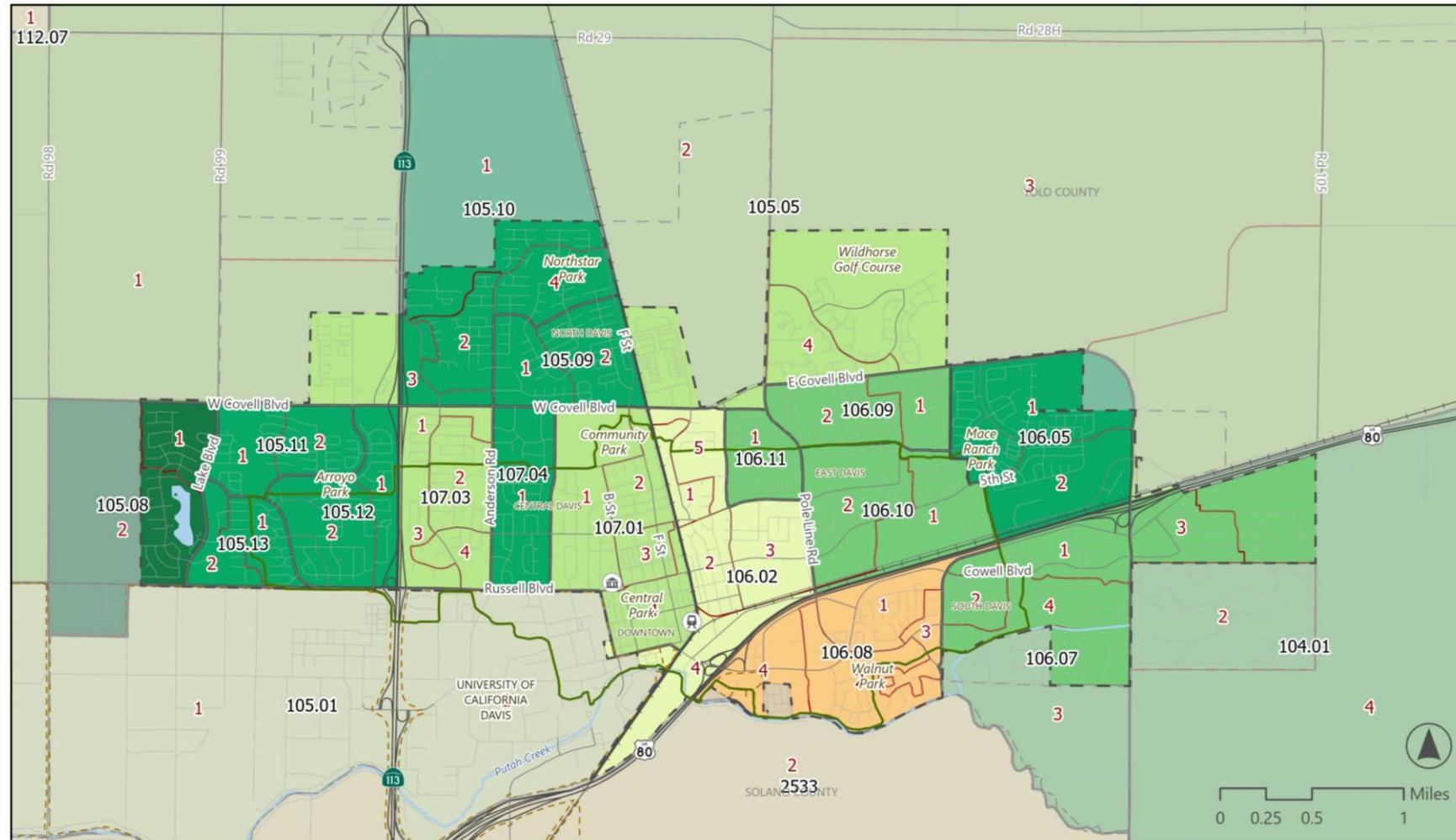
Identified Disadvantaged Communities (DACs)



Screening Method 1

CalEnviroScreen Tracts

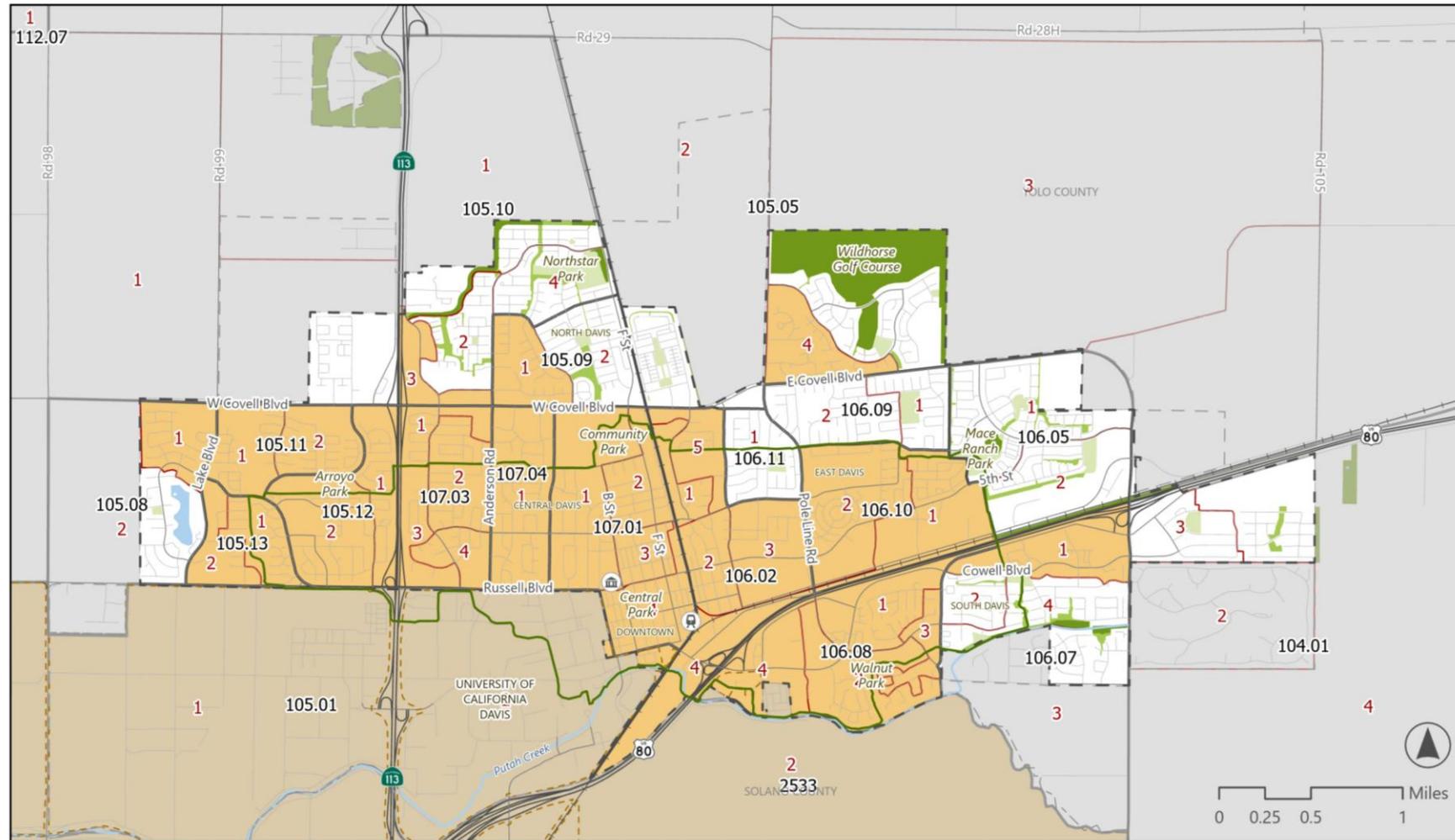
No identified communities in Davis



Screening Method 2

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

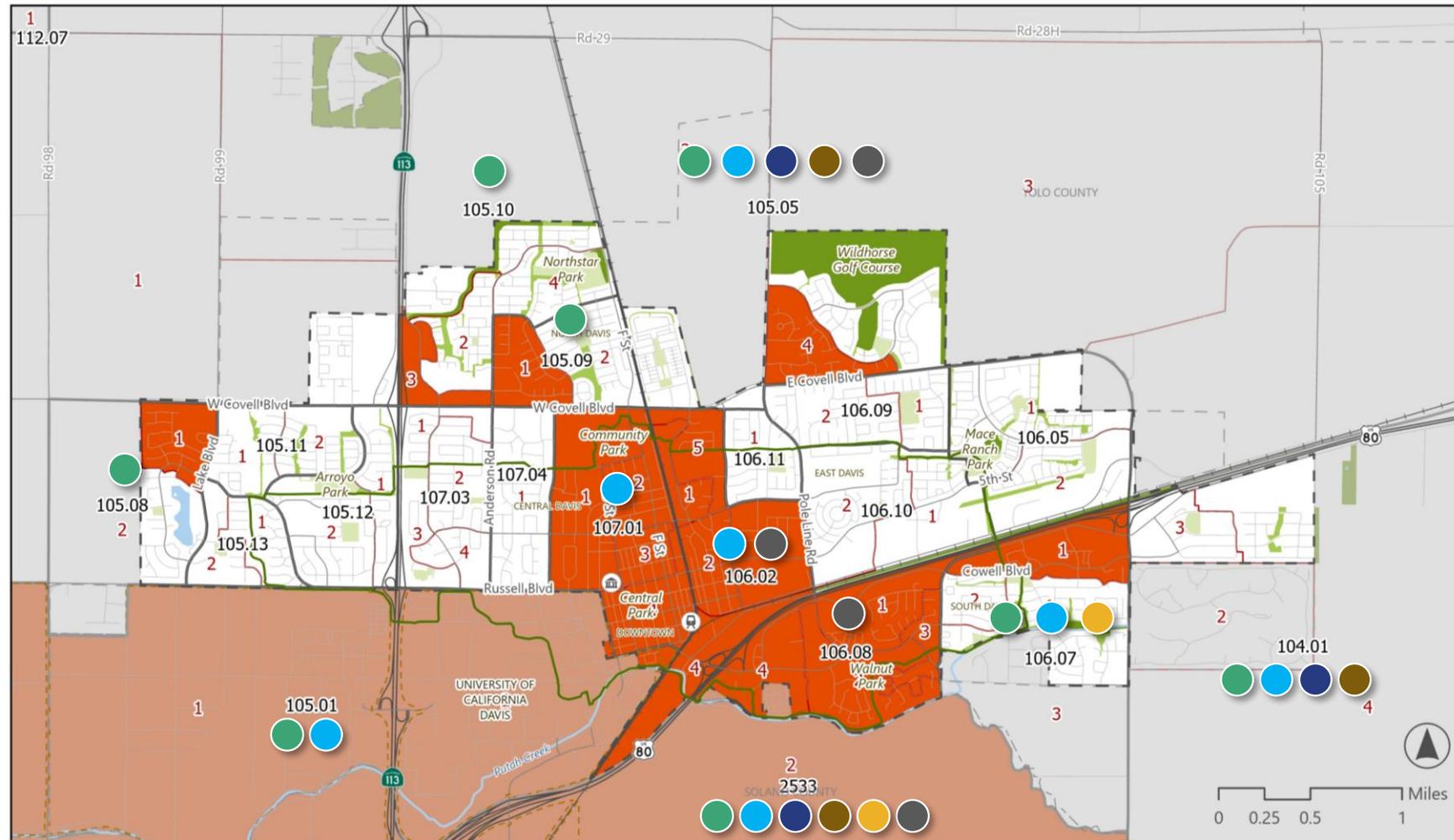
	California	Yolo County
2023 Area Median Income (AMI)	\$109,200	\$114,000
80% of AMI	\$87,360	\$91,200



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

Critical Issues and Strategies



Key Issues

- Housing affordable
- Housing diversity
- Access to community amenities
- Services for vulnerable populations
- Affordable childcare
- Declining youth population (less than 18 years old)
- Aging more quickly than the State and County

Barriers to Meeting Needs

- Small amount of vacant land
- Not enough infill sites for Housing Element
- Protection of ag lands via Measures J/R/D
- Environmental constraints to development outside city limits
- HOA restrictions



Potential Housing/Land Use Strategies

- Promote infill, higher density, vertical mixed-use
- Expand / upzone Downtown (easterly)
- Support expanded housing types (ADUs, missing middle)
- Set clearer guidance around annexation
- Expand city limits; create new neighborhoods with sustainable design

- Enhance affordable housing around schools
- Support DJUSD housing
- Housing trusts, cooperatives
- Permanent supportive housing for unhoused population



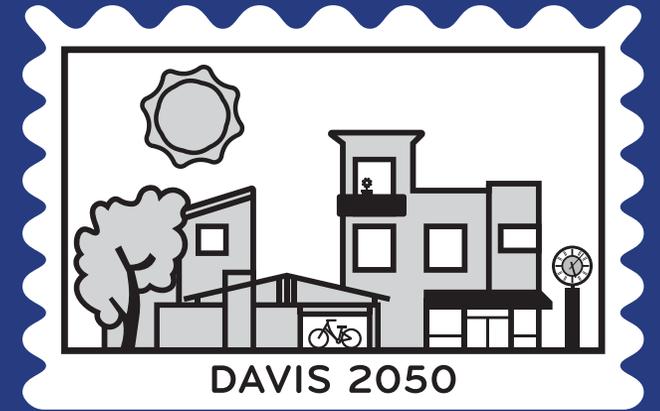
Questions for Commissioners

1. Are there any key housing issues and opportunities we missed?
2. What are the key housing strategies that bridge the gap between the key issues and vision/project outcomes?

Consider how the strategy may be refined to address:

- The needs of disadvantaged communities
- Climate change





General Plan Update

Thank you!

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