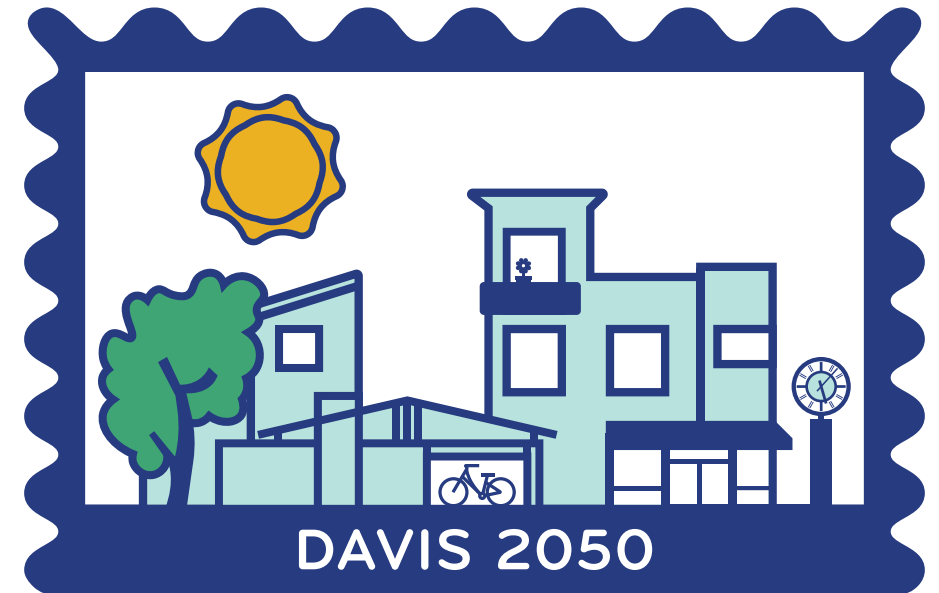


General Plan Committee Meeting #2

August 12, 2026

Continuation of Meeting #1
held on July 22, 2026



General Plan Update



Agenda

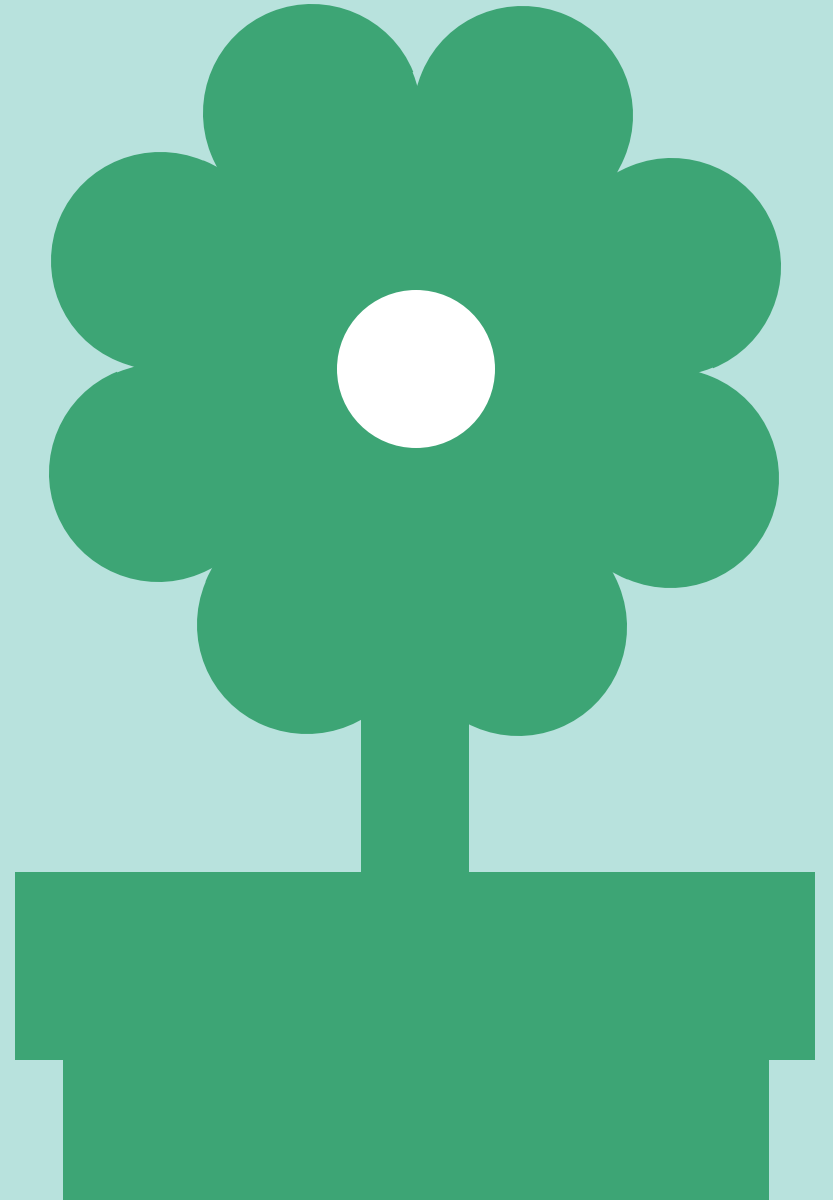
Presentation on Information Requested by GPC:

- Housing trends in the City of Davis and on campus at UC Davis
- Target population for the General Plan
- Utility capacity for new development

Feedback on the Draft Revised Land Use Map

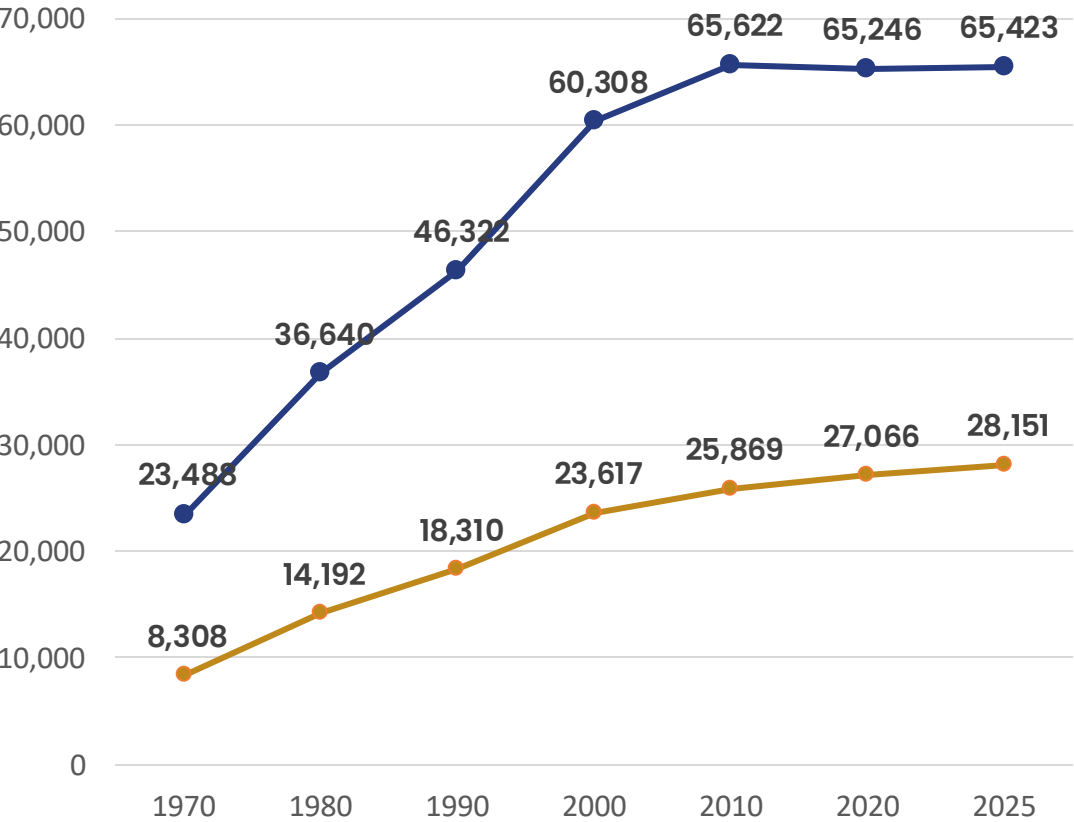


Housing Trends

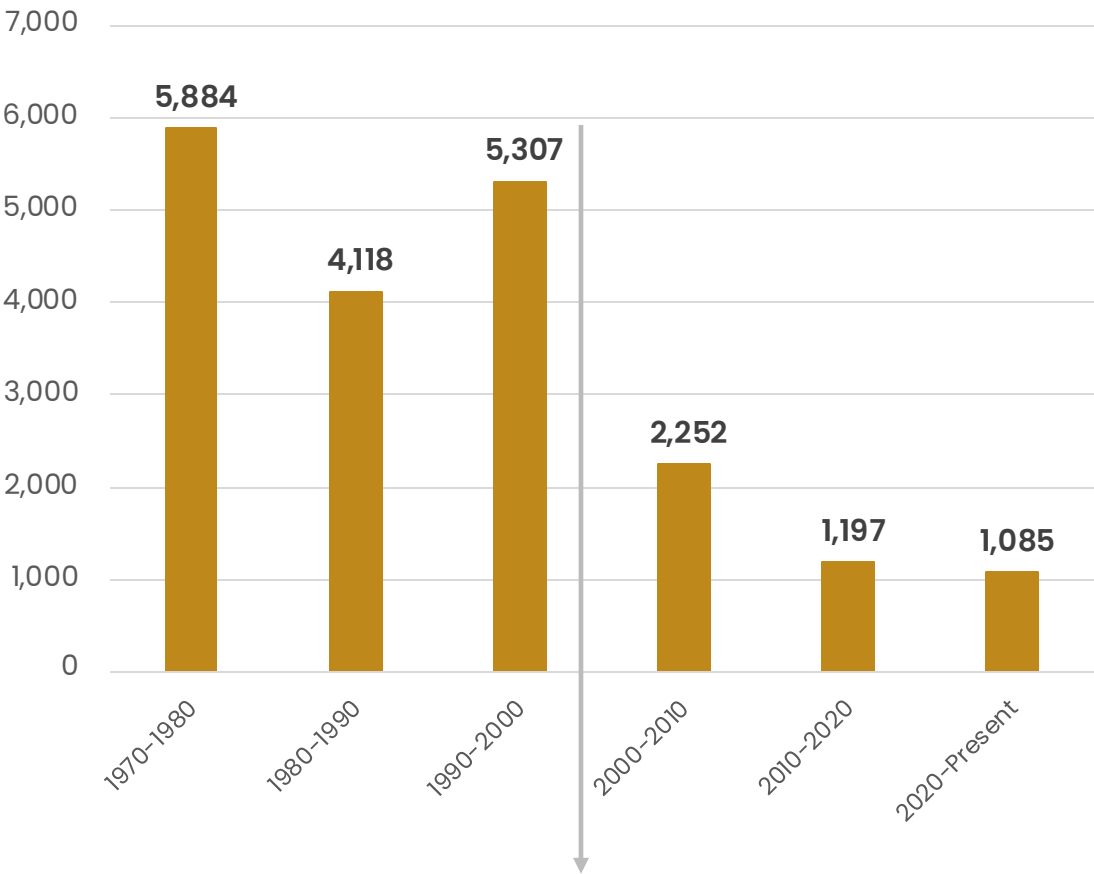


Housing Trends – City of Davis

Total Population & Housing Units by Decade



Housing Units Built by Decade



Measure J Passed

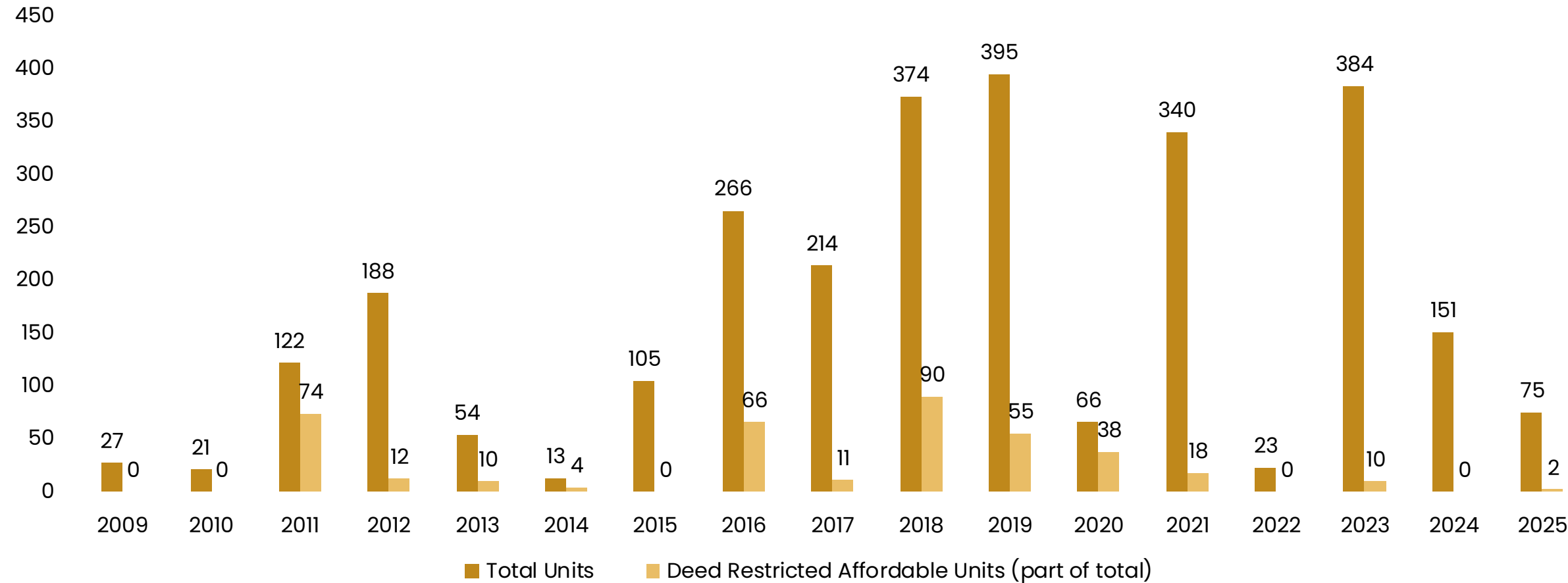
Data sources: California Department of Finance Population and Housing Unit Data

DAVIS 2050



Housing Trends – City of Davis

Building Permits Issued for New Residential Units



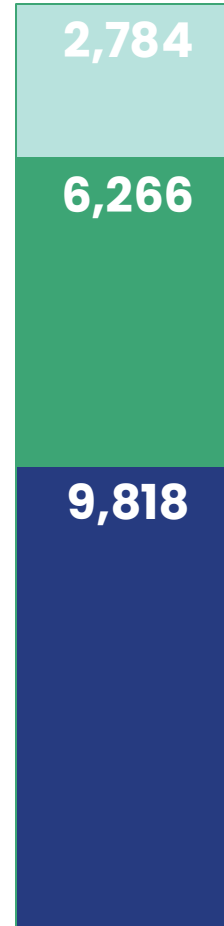
Source: City of Davis Residential Development Status Report for Calendar Year 2025

Housing Trends – UC Davis

- MOU between UC Davis, City of Davis and Yolo County
- UC Davis to house 100% of enrollment growth as defined in the 2018 Long Range Development Plan (LRDP)¹

LRDP 2030–2031 Projections

18,868 Beds



**REMAINING BED
CAPACITY 2,784**

**BUILT 6,266 BEDS
since 2016/17**

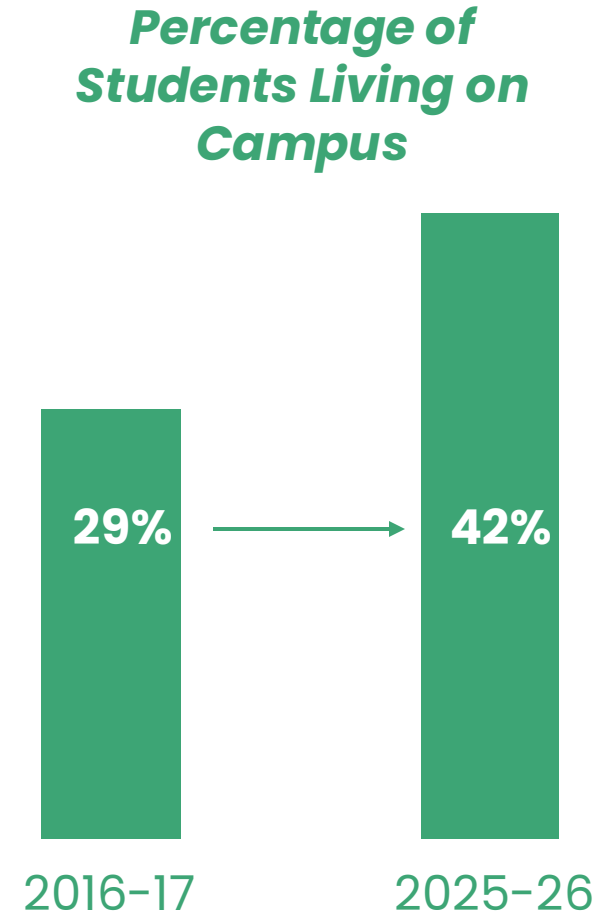
**ON-CAMPUS
STUDENT HOUSING
9,818 BEDS
2016/17 baseline**

¹ [2018 LRDP MOU](#)

² UC Davis 2025 – 2026 LRDP MOU Housing Items Update

Housing Trends – UC Davis

- Since LRDP MOU in 2018:
 - **6,266** new on-campus beds
 - Enrollment grew by **2,195** students



Source: 2025 - 2026 LRDP MOU Housing Items Update



Future Population and Housing



CA Dept. of Finance Forecast

- **How many people are likely?**
- County-level population forecasts based on demographics and socio-economics
- More more market-driven and less policy driven than SACOG

SACOG RTP/SCS Forecast

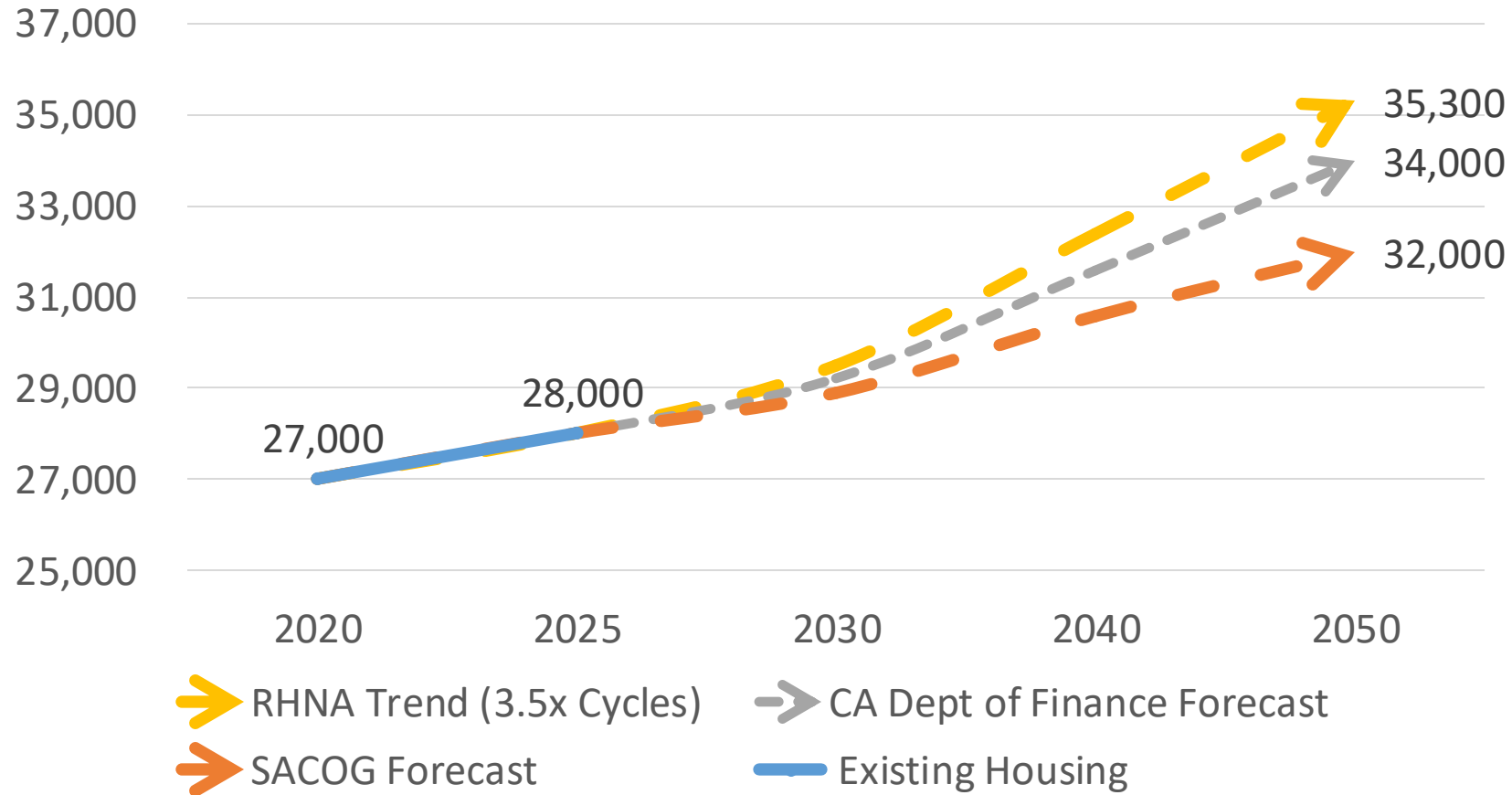
- **How should the region plan growth and transportation?**
- Top-down regionwide growth model
- Focuses growth on areas with ample land available for development, transit accessibility and jobs and housing

HCD Regional Housing Needs Allocation

- **How much housing capacity should cities plan for?**
- Housing need determination, includes affordability categories
- Address existing housing shortages, overcrowding, etc.
- Designed to address unmet need, not just future growth



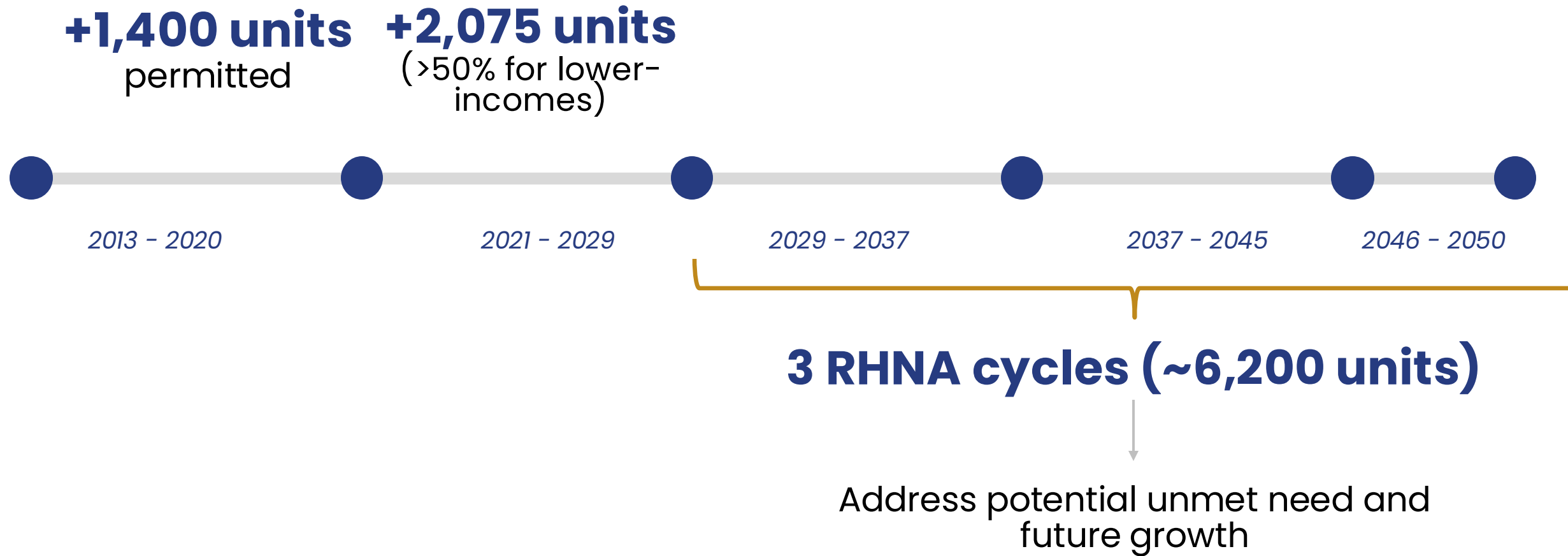
Comparing Data Sources



65,000
current population

75,000 – 82,000
est. population in 2050

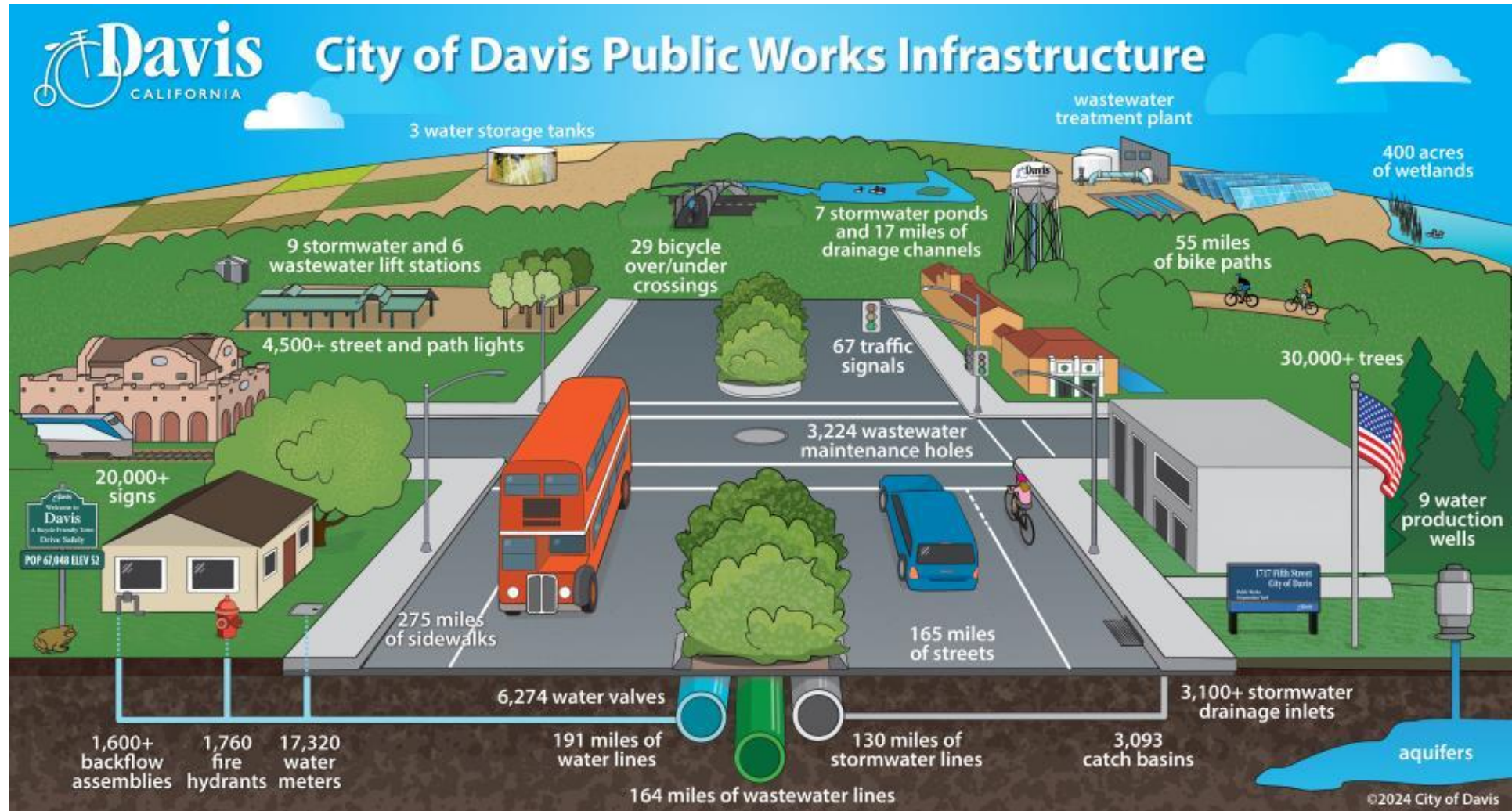
Staff Recommendation



Utility Infrastructure Capacity



Utility Infrastructure



Wastewater Treatment Plan Capacity

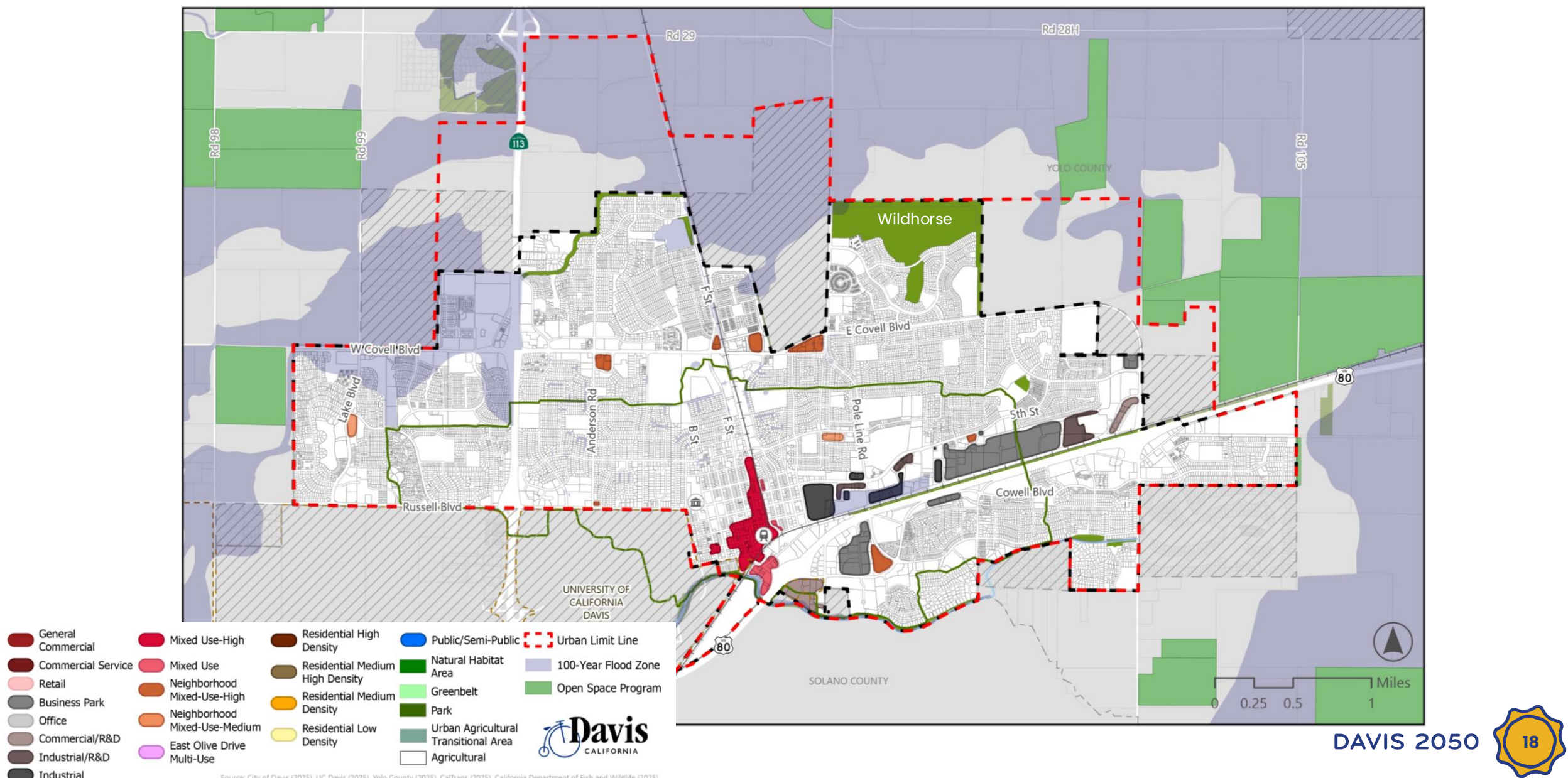
- High-level analysis to determine development potential within existing wastewater treatment capacity
 - Approximately 1,000,000 gallons per day of treatment capacity beyond (what is already planned for)
 - Approximately ~8,000 additional dwelling unit equivalents capacity



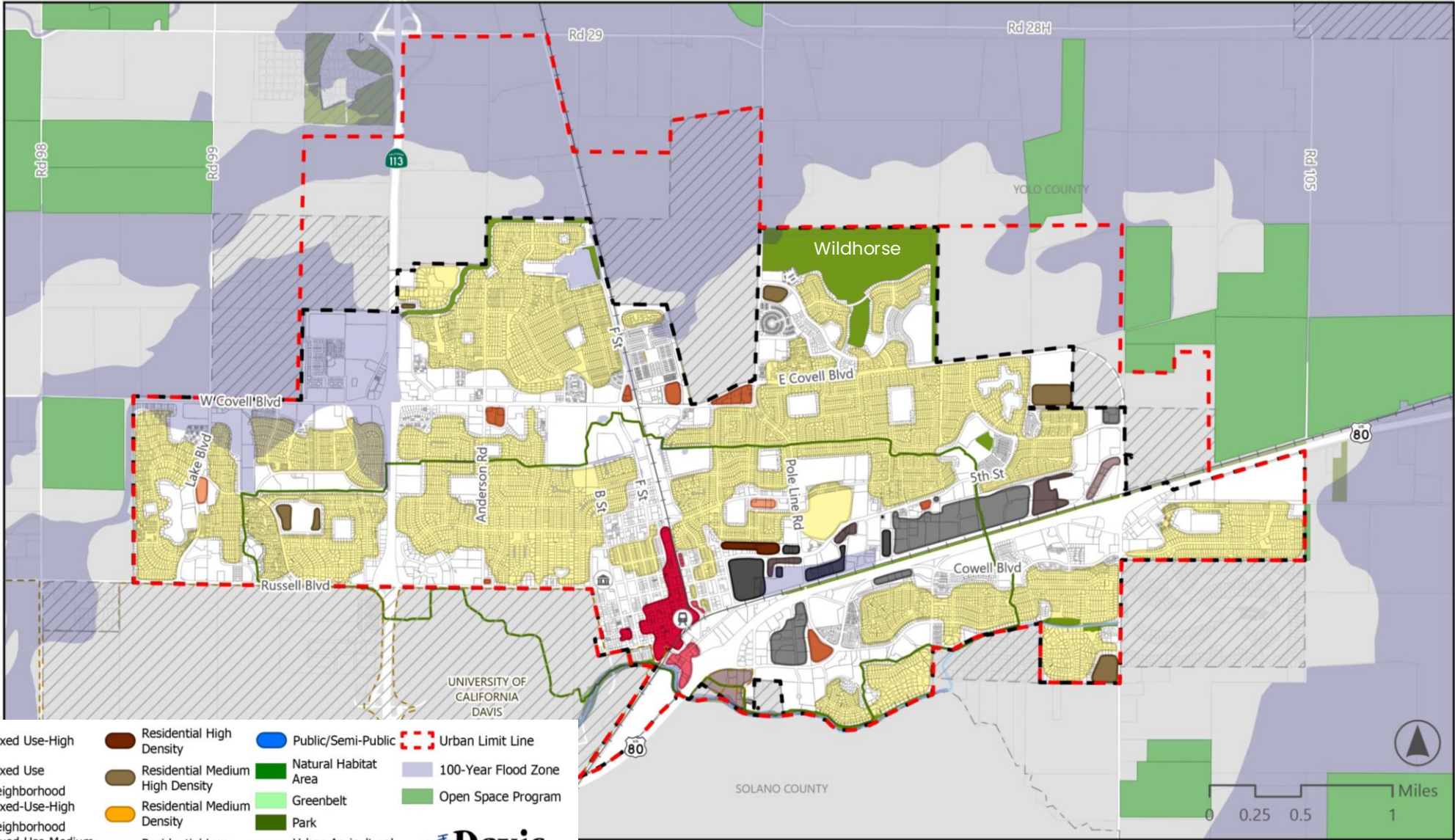
Revised Draft Land Use Map



Revised Draft Land Use Map



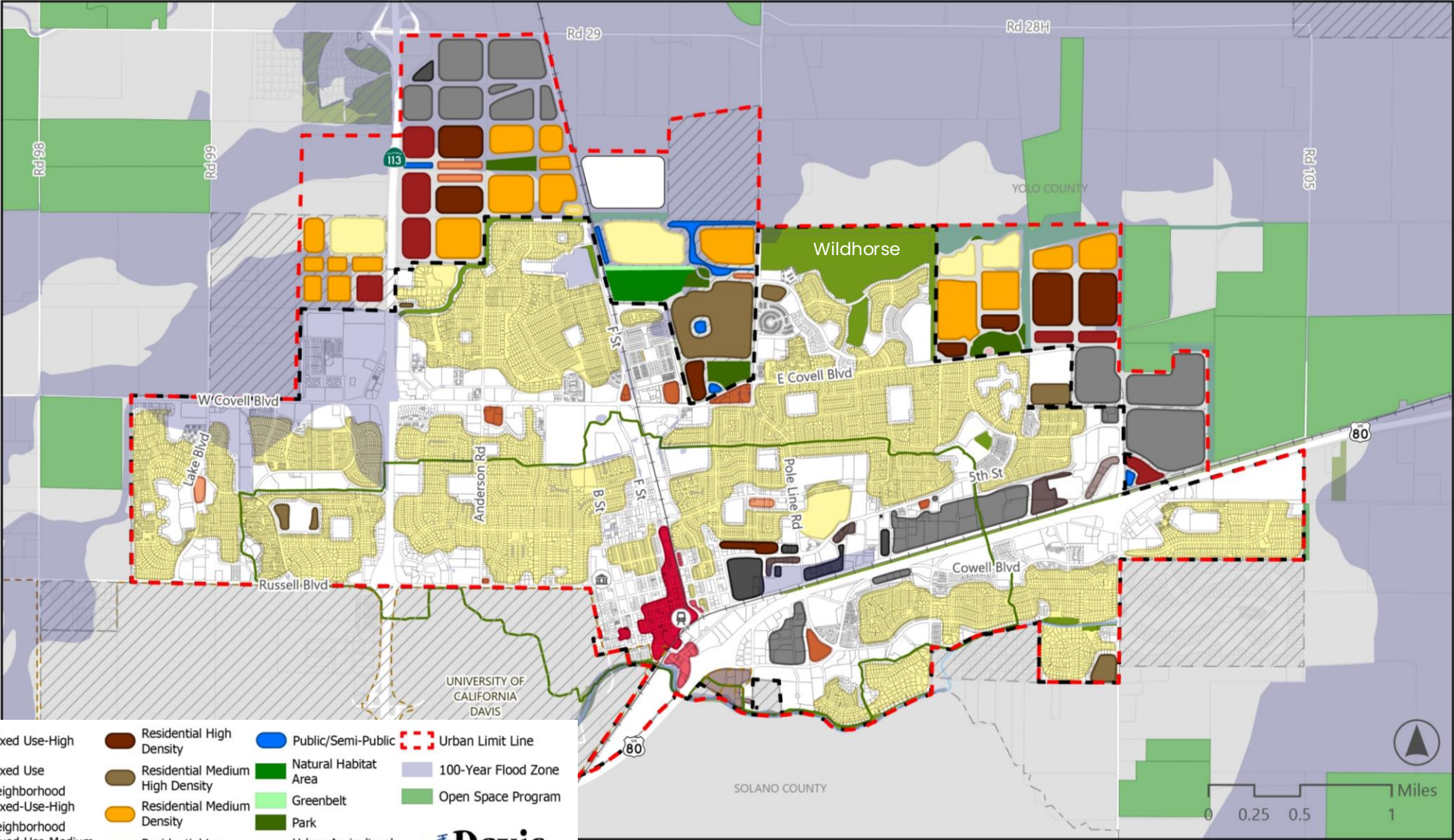
Revised Draft Land Use Map



Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), California Department of Fish and Wildlife (2025).



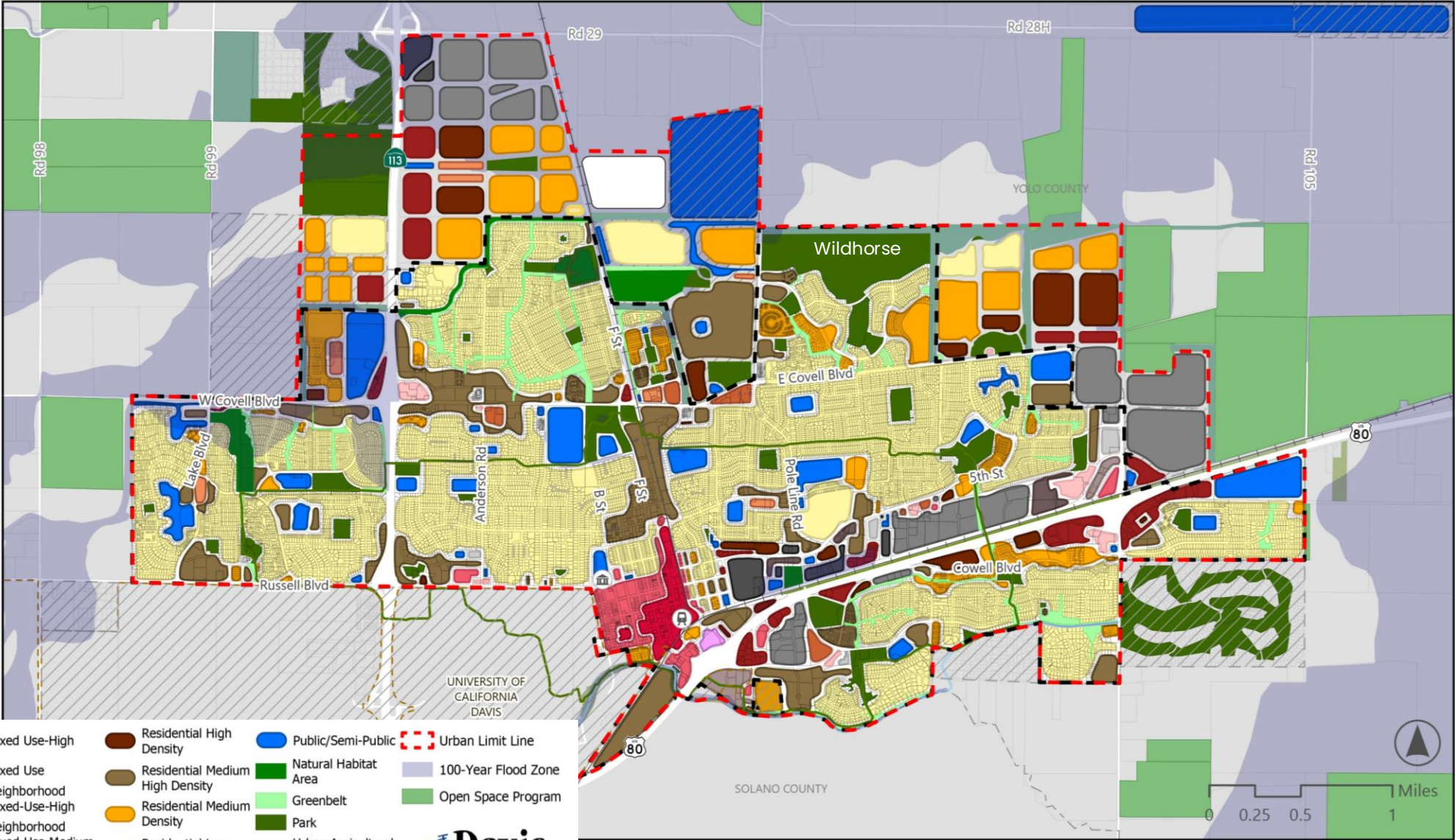
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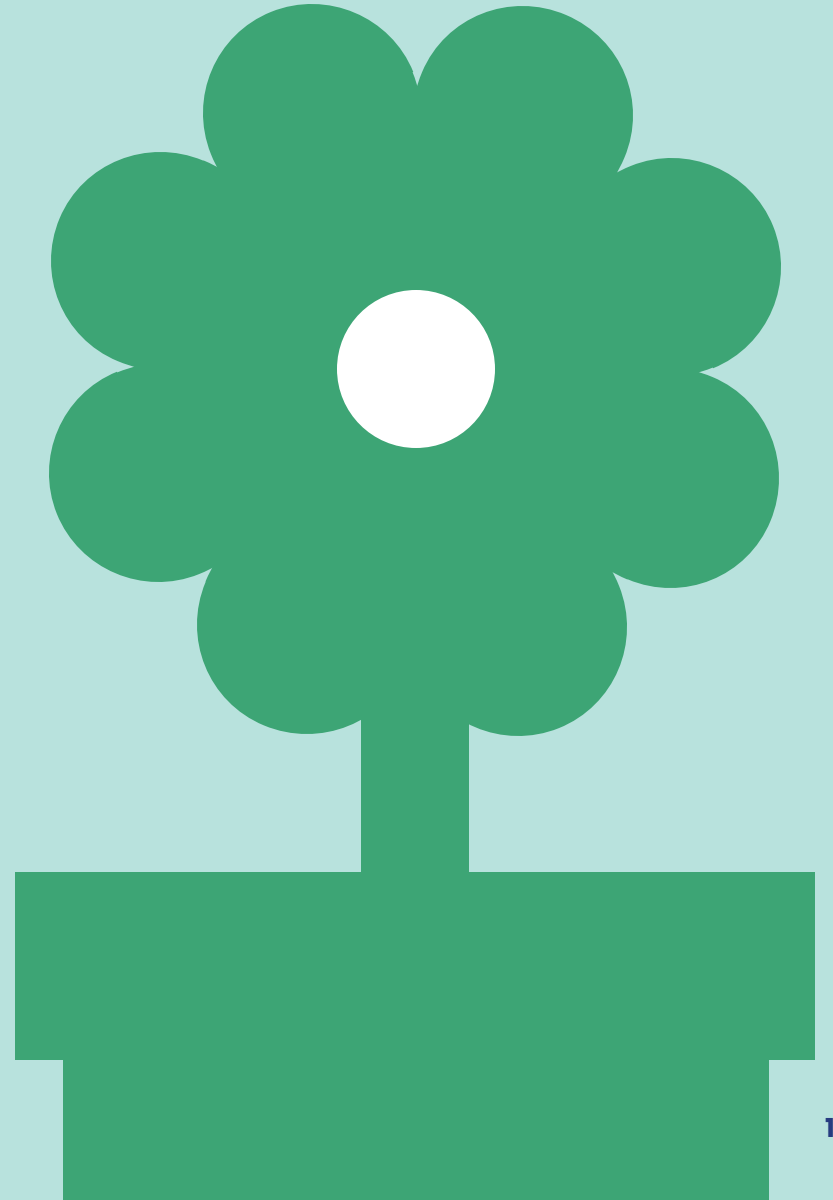
Revised Draft Land Use Map



Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), California Department of Fish and Wildlife (2025).



Planning Commission and Public Comment from July 22, 2026



Summary of Public Comments

- Remove or redraw Village Farms
- Adjust the urban limit line south of Channel A
- Maintain existing agricultural/conservation easements
- Develop the transportation plan
- Focus higher density centers along transit corridors
- Require UC Davis to house more students on campus.

- Discuss existing debt obligations for infrastructure projects
- Concern about borrow pits
- Increase density in existing single-family neighborhoods
- Prevent building in open spaces, conservation easements, or floodplains
- Maintain retail requirement in neighborhood centers
- Include the unhoused population in the planning



Summary of Planning Commission Comments

General Comments

- Plan for increased transportation and infrastructure
- Transportation network with the land use concepts
- Maintain some retail in the neighborhood centers
- Show agricultural buffer around the city limits

South of City Limits

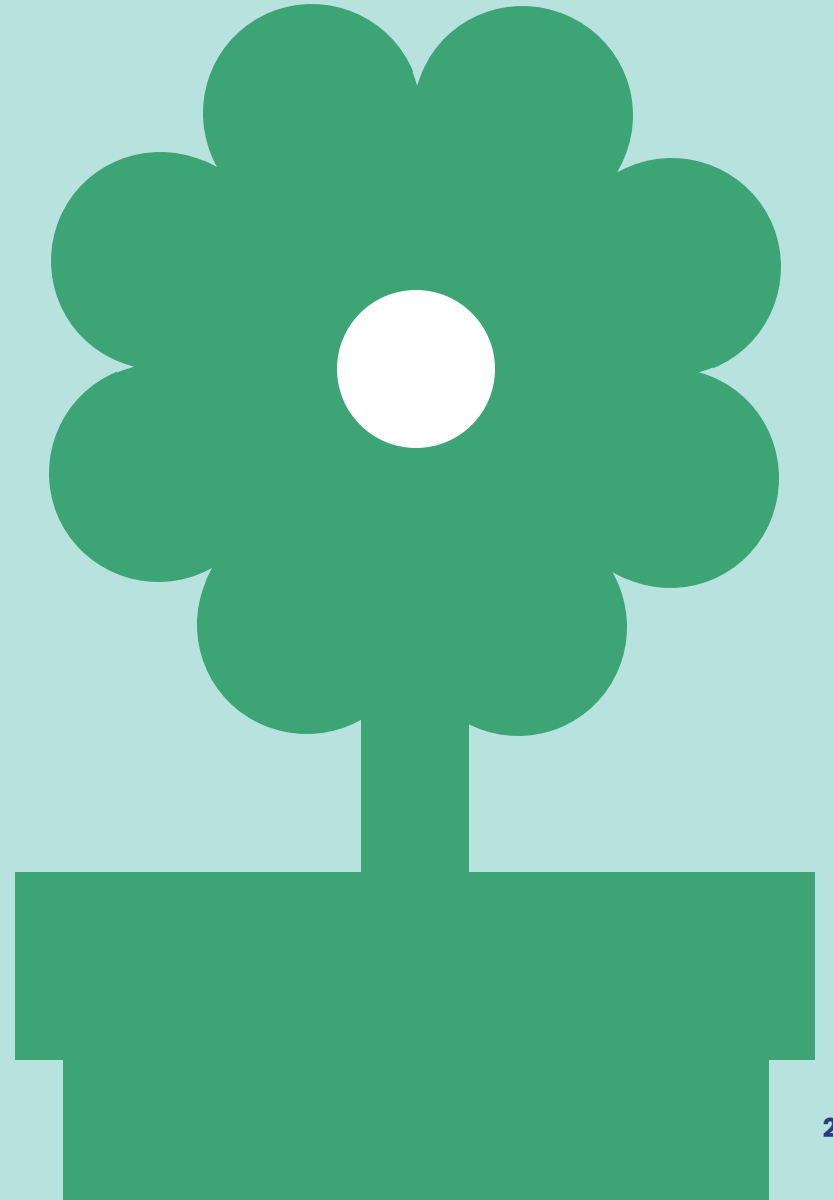
- Consider expansion south of Davis, near Mace, including infrastructure and transportation
- Consider annexation in Solano County
- Annex portions of the UC Davis campus

North of City Limits

- Incorporate the golf course west of Highway 113
- Better jobs and housing match
- Need walkable neighborhood centers,
- Increase the density of residential to 30 du/ac
- Remove Village Farms and/or revise the vision



Next Steps



What's Next – Through End of 2026

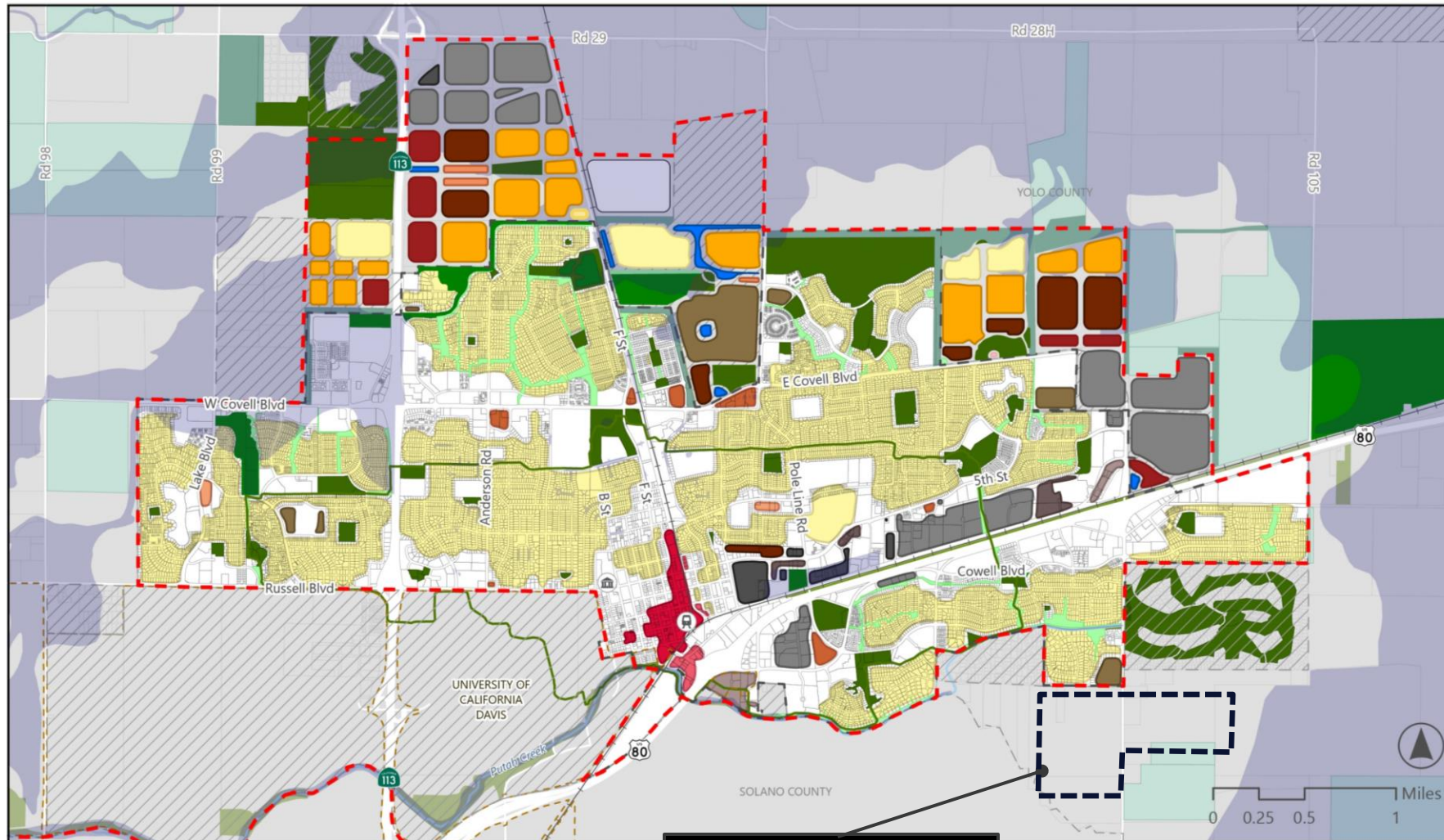
- Refine Preferred Land Use Alternative (Summer 2026)
- Community Meetings on Preferred Land Use Alternative
 - Workshop #3 Public review of Preferred Land Use Alternative (Fall 2026)
 - Survey #3 (Fall 2026)
 - GPC Meeting #3 (Fall 2026)
 - City Council Subcommittee Meeting #2 (Fall 2026)
 - Presentations to Planning Commission and City Council (Winter 2026/2027)
- General Plan Topic Specific Focus Groups (Winter 2027)



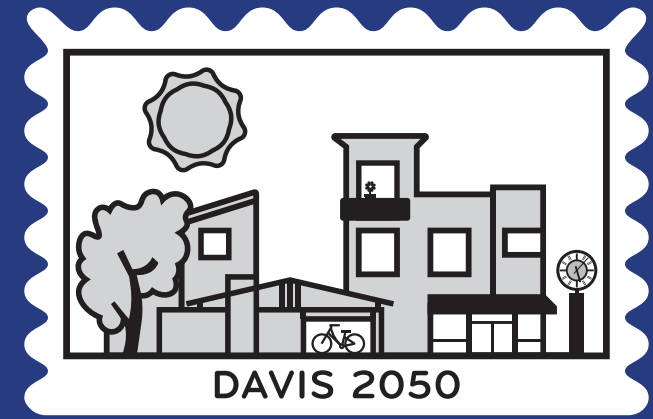
Questions for GPC Members

- Do you think the revised Land Use Map provided achieves a balance of jobs and housing in the future? Do you have any specific recommended changes to the map?
- Do you think the City should consider expansion south of Willowbank (Montgomery Avenue and Mace Boulevard)?
- Should development projects along transit corridors and in neighborhood centers be allowed to move forward without required commercial space if that helps make housing easier to build?





Potential
annexation area



General Plan Update