

State of the City Report

2017



Department of Community Development and Sustainability
May 2017

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ACKNOWLEDGMENTS

We gratefully acknowledge the following people for their assistance in producing this report.

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INTRODUCTION

Purpose of Report

The citizens of Davis are embarking on an update of Core Area policies, codes and design guidelines followed by an update of the community-wide General Plan. The updated plans will guide public and private decisions affecting land use, housing, economy, transportation, infrastructure and public services for 20 years.

This State of the City Report gathers background information on existing conditions and major trends as a foundation for updating plans and conducting environmental review under the California Environmental Quality Act (CEQA). Additionally, the report identifies some preliminary issues to stimulate discussion. Direction on, and solutions to, the identified issues will be determined during the update processes.

This report contains the following subject sections:

- Planning Context
- Population and Demographics
- Economy
- Housing
- Land Use
- Environment

- Transportation
- Public Facilities and Services

City Council Goals for 2016 – 2018

City Council has adopted tasks to implement the following goals (*shown in the parentheses below*) related to Core Area planning and a General Plan update.

Core Area Planning Related Tasks

- Identify opportunities for potential infill projects. (*Diverse and Resilient Economy*)
- Identify opportunities for “form based” visioning and planning in the Core Area and other key area(s), in conjunction with the General Plan update. Opportunities include the consolidation and clarification of development policies and codes in the Core Area. (*Build and Promote a Vibrant Downtown*)
- Conduct meeting between DJUSD and City to review recommendations from SACOG Technical Assistance Grant for the DJUSD site concept project. (*Build and Promote a Vibrant Downtown*)

General Plan Update Related Tasks

- Develop options for how to approach next General Plan – including identification of timelines, community engagement options, costs and funding options. Present options to City Council for direction. (*Promote Community*)
- Identify opportunities for potential infill projects. (*Diverse and Resilient Economy*)
- Take steps to increase broadband availability by: updating City policies and municipal codes to ensure inclusion of broadband in public development and capital improvements projects. Ensure that language is included in the General Plan update. (*Diverse and Resilient Economy*)
- Coordinate Climate Action and Adaptation Plan update with the General Plan Update. (*Environmental Sustainability*)
- Complete update of Infill Development principles. (*Promote Community*)
- Develop greenbelt standards for infill development. (*Promote Community*)
- Develop an outreach plan to improve dialogue with the community about the infrastructure needs, issues and associated fiscal implications. (*Fund, Maintain and Improve Infrastructure*)

Relationship to Core Area Planning and General Plan Update Processes

The State of the City Report provides basic background information for the Core Area and General Plan update processes.

In both processes:

- The community will identify long-term visions and goals.
- Planning options will be analyzed and policies will be developed.
- Planning and environmental documents will be prepared for adoption.

Purpose of the General Plan and Core Area Plans

General Plan

The General Plan articulates the community's vision of its long-term physical form and development. The plan is comprehensive in scope and represents the city's expression of quality of life and community values; it should include social and economic concerns, as well. The plan serves as a basis for decision-making. The plan directs decision-makers who must balance competing community objectives, which sometimes present trade-offs.

The State of California requires that the local planning agency prepare and the local legislative body adopt a comprehensive,

long-term general plan for the city and any adjacent related lands. The planning agency shall provide opportunities for the involvement of citizens, public agencies, public utility companies, and civic, education, and other community groups.

The level of detail of the plan's elements shall reflect local conditions and circumstances. The general plan shall consist of a statement of development policies and shall include a diagram(s) and text setting forth objectives, principles, standards, and plan proposals.

The plan must include the seven mandatory elements of land use, circulation, housing, conservation, open space, noise, and safety. These elements may be in one or several documents, but the policies must be internally consistent. The general plan may include other elements which the local agency determines to be appropriate. Examples of optional elements are economic development, parks and recreation, community design, energy conservation, and social services. The State has recently issued advisory guidelines to include the topics (not elements) of visioning, community engagement, social equity, resilience, environmental justice, economic development, community health, and climate change.

Core Area Policies, Codes and Design Guidelines

The *Core Area Specific Plan* is intended to provide policies and standards for a specific area (Core Area) in greater detail than the General Plan. These policies and standards include locations for land uses, densities and public facilities. A specific plan is typically a policy document adopted by resolution which

is a formal expression of intent but can be a regulatory document with the force of zoning (see below).

The *zoning districts* in the Core Area specify permitted uses and development standards. Zoning is adopted by ordinance which is law.

The *historic preservation management article* of the zoning ordinance promotes the identification, designation, protection, enhancement, perpetuation, and use of historic resources (including the Core Area). The zoning article is adopted by ordinance but designations are by resolution, and demolitions and determinations of appropriateness are through certificates issued by the Historic Resources Management Commission (HRMC).

The *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines* (DDTRNDG) provide a basis for design and review of architectural and site design. The design guidelines provide flexible guidance rather than quantified standards in zoning. The design guidelines are adopted by resolution.

In addition, the City Council has adopted a *Climate Action and Adaptation Plan* (CAAP) that places the community on a path to achieve greenhouse gas emission reduction targets. The CAAP includes actions to achieve energy standards for new buildings, and other actions to reduce greenhouse gases throughout the community.

Reasons for Updating the General Plan and Core Area Plans

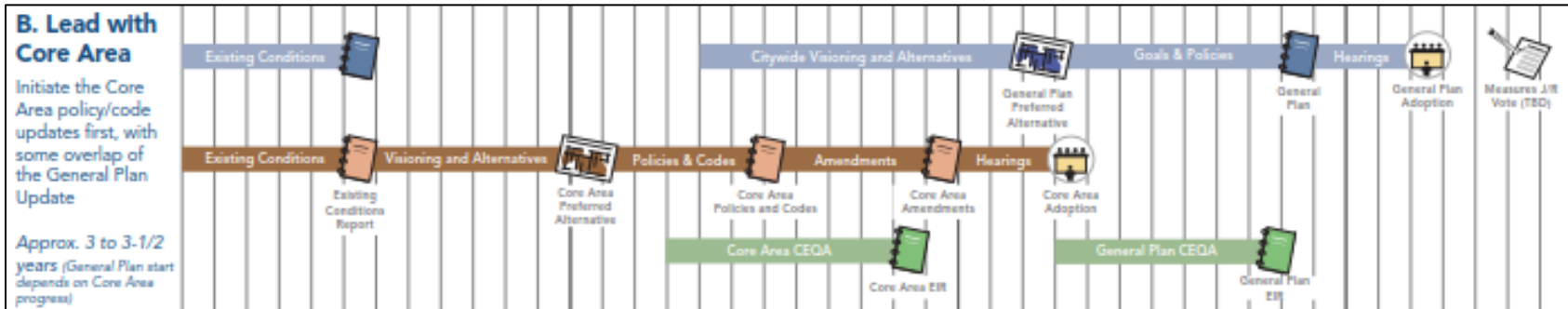
Both the General Plan and Core Area Plans should be updated to:

- Provide a long-term vision for the community and core area.
- Provide a guide to types, amounts and locations of growth.
- Provide a guide to infrastructure needed to support future development, including how transportation modes shall be balanced.
- Clarify the relationship with other adopted plans, including the Climate Action and Adaptation Plan (CAAP)
- Be based on broad and balanced community involvement.
- Integrate the topics in recent advisory guidelines by the State including visioning, community engagement, social equity, resilience, environmental justice, economic development, community health, and climate change.
- Establish foundations for the next Housing Element 2021 – 2029 including available sites.
- Consider other topics including but not limited to: relationship to region; sustainability; apartment vacancy rate in relation to the UC Davis Long Range Development Plan (LRDP); economic development;

Measure J/R; financial stability; changing demographics; needs of seniors; and a form based approach to the planning of building heights and transition areas.

Other reasons for specifically updating the Core Area policies, codes and guidelines are to address recurring problems with the implementation of existing Core Area policies, codes and guidelines which include:

- Number, length and uncoordinated nature of the documents.
- Need to clarify the differences between policies, standards and guidelines.
- Uncertainty related to required mix of uses in mixed use subareas.
- Uncertainty related to historic preservation.
- Uncertainty related to potential building heights.
- Uncertainty related to potential residential densities and total floor area ratios.
- Uncertainty of approval of parking in-lieu fees and policy aspects of in-lieu fee amounts.
- Reconciliation of adopted policies and codes with current densification policies of City Council.
- Unclear expectations for collaboration with area residents.



- Need to review boundaries of the commercial core and mixed use transition areas.

Preliminary Directions for Core Area Planning Effort

On January 10, 2017, the City Council adopted a resolution which established a preliminary planning process starting with Core Area policy/codes first (shown in brown on the following page), followed by some overlap by a community-wide general plan update (shown in blue), as illustrated on the following page. The preliminary process shall be refined when a consultant team is selected including the citizen involvement process and more specific tasks and timelines.

The Council resolution established preliminary directions for the Core Area planning effort including:

- *Form based code approach.* The objective is to consider the approaches, principles and components commonly associated with form based codes, including: creating a

detailed vision for the kind of place the community desires; addressing both private and public space design to create a whole place; and then drafting and implementing a code to implement the vision. Amendments to existing plans, policies, codes and guidelines shall be identified through the planning process.

- *Improved guide for long term policy decisions and development.* A primary objective of the plan is to provide an improved long term framework for policy decisions and to anticipate future physical development consistent with the vision and the implications of such development.
- *Guide for infrastructure.* A primary objective of this planning effort is to address the adequacy of infrastructure with future growth and development, and to provide a guide for long term infrastructure needs, priorities and investments.

- *Address recurring problems.* Another primary objective of this planning effort is to resolve or reduce recurring problems with the implementation of existing Core Area policies, codes and guidelines.
- *Implementation tools to be determined.* This planning effort does not pre-conceive or pre-determine the planning tools that should implement the vision or address the recurring problems.
- *Clearer and more concise.* The objective is to make Core Area policies and codes more clear, concise and user friendly for owners / applicants, staff, neighbors, commissions and City Council.
- *Innovative.* An objective for the plan is to be innovative and creative with advanced and original aspects.
- *Maintain timeline and budget.* The intent is to retain a timeline and budget constraints.
- *Time horizon.* The preliminary time horizon of the plan, the period over which the plan and its implementation would be most relevant, shall be 20 years which could be January 2040 assuming the plan is adopted in December 2019.
- *Processing of development applications during the General Plan update.* After the Core Area policy / code amendment update begins (defined as the authorization of the consultant team to proceed), staff will generally continue to process all new development applications.

Staff is granted the ability, however, to seek Council's direction on whether to process new development applications that involve changes of land use designation or zoning.

- *Community engagement.* The objective is to effectively and efficiently engage the community to inform, seek input and obtain comments using techniques appropriate to the objective at the stage of the update process. At a minimum, community engagement will include on-line information and surveys; public forums and workshops; and formation of a Core Area Advisory Committee (CAAC) with open meetings; and public meetings at key stages at the Planning Commission and City Council. The scope of community outreach shall be identified in the RFP by City staff requesting that the consultant teams propose how they would vary and the costs. Community engagement in Core Area visioning is a major component early in the process.
- *Advisory committee.* The Core Area Advisory Committee will be the primary advisory body to the City Council. The CAAC will provide high level policy input, represent the entire Core Area community as well as their individual interests, and understand the points of view of others.
- *Roles of the different parties.* The roles of the different parties in the update process including the City Council, CAAC, staff, consultant, Planning Commission, other City commissions, and community members shall be addressed in the RFP.

PLANNING CONTEXT

Regional Location and Planning Area

Regional Location

The City of Davis is located in the southeast corner of Yolo County, along Interstate 80 and the Union Pacific railroad line. The regional location is shown in Figure 1.

Davis is located in the Central Valley of California, 50 miles northeast of the San Francisco Bay area and 15 miles west of Sacramento. Davis is separated from surrounding cities in the Counties of Yolo and Solano by five to ten miles of agricultural land. Nearby cities in Yolo County are Woodland to the north, West Sacramento to the east, and Winters to the west. Located between Davis and West Sacramento is the two mile wide Yolo Bypass, one of the overflow drainage ways which provide flood protection for the Sacramento River valley. The City of Dixon is located to the southwest in Solano County.

Planning Area

The “Planning Area” in a General Plan is the area of interest to the jurisdiction.

The Planning Area in the current General Plan consists of approximately 160 square miles (see Figure 9, Planning Areas and Spheres of Influence). Much of the planning area is agricultural land in unincorporated Yolo County outside of the

Davis city limits and a portion of the planning area is in Solano County. It is bounded on the north by County Road 27 and the City of Woodland Planning Area, on the east by the Yolo Bypass, on the south by Tremont Road and the Pedrick Road-Interstate 80 interchange in Solano County, and on the west by an extension of County Road 93.

Figure 1: Regional Location



Sources: City of Davis, 2017

Brief History of the City of Davis

An in-depth history of Davis is described in *Davisville '68, The History and Heritage of the City of Davis, 1969*.

Prior to recorded history, the Patwin Indians inhabited the area and were sustained by the abundant native plants and animals. Hunters, trappers, and pioneer agriculturalists brought great changes in the 19th Century. The Davis town site was established north of the original streambed of Putah Creek, Rio de los Putos. Putah Creek is named after the Patwin Indian village of “Putah-to”, which contains the Patwin root “pu”, or “east”. In the early 1850s, livestock production and cultivation in the Sacramento Valley were profitable. A number of American and European immigrants sought title to portions of Rancho Laguna de Santos Calle, the unconfirmed Mexican land grant on which most of the current City of Davis and UC Davis campus are located.

Prominent early settlers were Jerome and Mary Davis, the son-in-law and daughter of Joseph Chiles, whose cattle interests in the area began in 1849. The Davis' holdings were expanded to 12,000 acres by 1858. By 1868, they moved to Sacramento and sold 3,000 acres of the Davis ranch to developers of the California Pacific Railroad.

In 1868, daily railroad service began from Vallejo to Davis Junction, spurring residential and business construction. The official town plat was recorded and covered a 32-block, 119-acre area that fronted on Putah Creek. By 1870, there were 400

citizens in Davisville. Agriculture remained the primary economic activity in the area through the end of the century.

In 1906, the University of California selected the site for the newly established State Agricultural Station near Davisville.

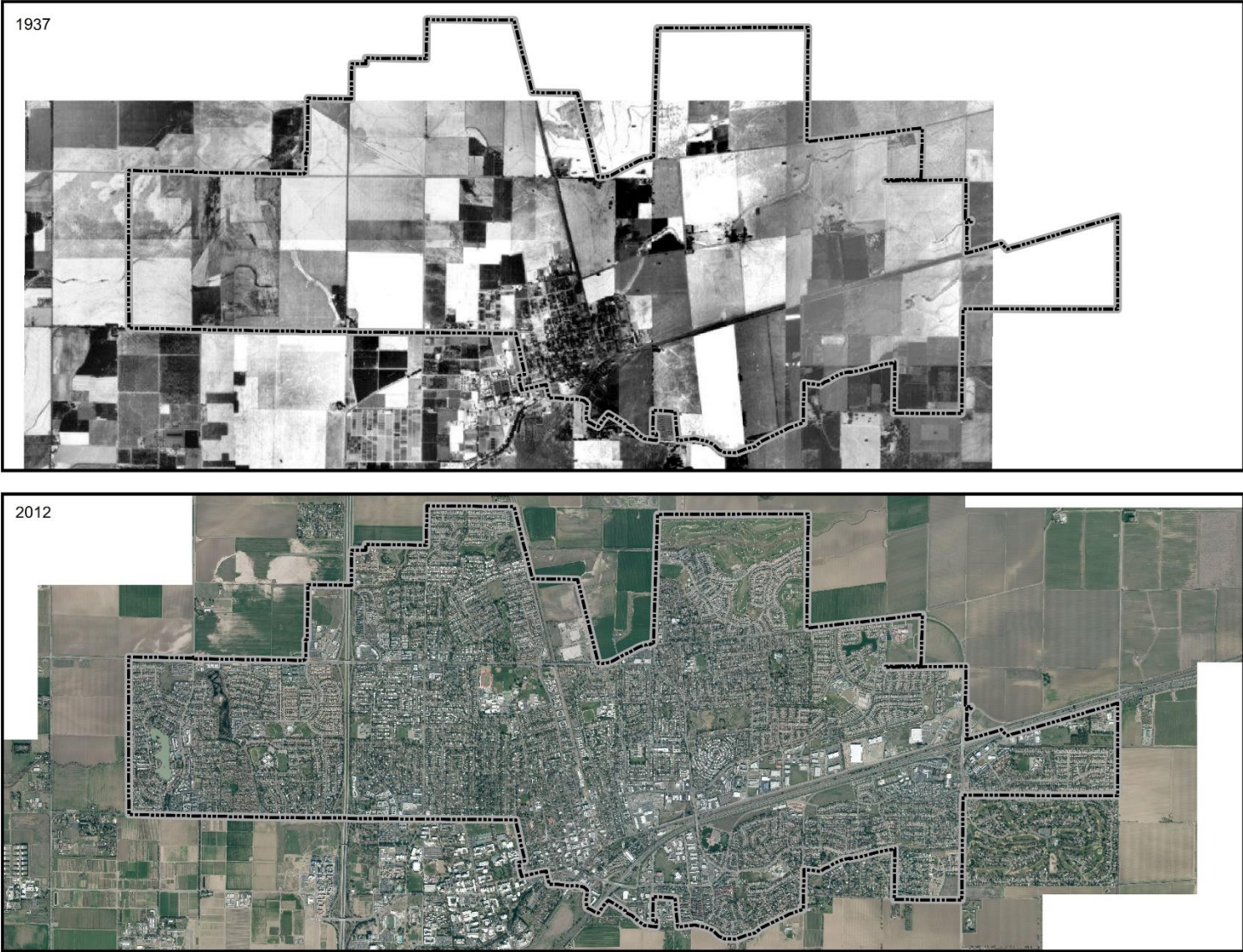
As a result of a disastrous fire in November 1916, the residents of Davisville voted to incorporate on March 20, 1917. The vote was 317 for incorporation and 87 against. The County Board of Supervisors adopted a resolution declaring Davisville incorporated under the name of The City of Davis. The original town of Davisville was comprised of the first two blocks of what is now G Street, beginning at the train depot.

On March 28, 1917, the City's incorporation was official. The resolution declared officers for the new city, including a Board of Trustees, a City Clerk, and a City Treasurer. At their first meeting, the Board voted John B. Anderson as president of the Board. By 1928, the mayor-council form of government was adopted.

Figure 2 shows the growth of the city in 1937 and 2012 aerial photographs. The 2012 city boundary is overlaid on the 1937 photograph to assist in the comparison. The Core Area is now located in the southerly center of the city as expansions have been mostly to the east and west.

Both the campus and community experienced steady growth after 1922, when a four-year degree program was offered. In 1962, the university became a general campus of the University

Figure 2: City of Davis Historic Growth, 1937 and 2012



Sources: City of Davis, 2017.

of California system. The following decades witnessed a large population and construction boom, reflective of trends observable in many other parts of California. Ultimately however, a more growth-conscious attitude took hold, contributing to Davis' reputation as a community highly concerned with finding a balance between environmental considerations and growth. Although remaining outside of the City's corporate limits, the University's presence has been and remains central to the growth, identity and culture of the city.

The City of Davis is celebrating its centennial in 2017. As part of its Centennial Celebration, the City is designating the southeast corner of Second and G Streets as "Centennial Plaza". The walk from the history Southern Pacific train station to the intersection will be updated with new landscaping, hardscape, art work, interpretive historical signage, a time capsule, and a public plaza.

Brief Planning History in Davis

In 1925, a city planning commission was established and in 1927, zoning was adopted.

Davis' first comprehensive General Plan was adopted in 1958, which stated the community would grow slowly from 7,735 people in 1958 to between 30,000 - 35,000 people by 1980. The major tenets of the first plan was that Davis was to continue to be an attractive family - oriented residential community that maintains a friendly relationship with the University; that the community should continue to provide high quality public

services and facilities; provide for a complete central business district and system of small neighborhood shopping centers with a high degree of convenience and service; that the highest use of agricultural soils would be encouraged; and that orderly development should be based on a sound economic base through the encouragement of attractive and acceptable industrial, distribution research, administrative and professional activities and developments, including acceptable agricultural industry.

In 1967, a bikeway system was established, on-street bike lanes were delineated, and off-street bike paths began to be constructed.

Major updates to the General Plan were adopted in 1964, 1969, 1977, and 1987. Amount and locations for growth were key issue areas in each of the updates, and a recurring theme in Davis politics.

In 1986, the voters approved an advisory initiative that the City should grow as slow as legally possible. Voters have also considered other growth-related measures, including:

- Ratification of the Mace Ranch development project (late 1980s)
- Ratification of the Wildhorse development agreement (1995)

- Approval of Measure J, requiring voter approval for conversion of agricultural land to urban uses (2000, renewed as Measure R in 2010)
- Denial of the Covell Village development proposal (2005)
- Ratification of the Second Street Crossing (Target) development project (2006)
- Denial of the Wildhorse Ranch development proposal (2009)
- Denial of the Nishi development proposal (2016)

To implement the General Plan and provide the infrastructure demanded by new growth, the City adopted the South Davis Specific Plan in 1987 (subsequently amended) and the East Davis Specific Plan in 1987. The City also adopted the Gateway/Olive Drive Specific Plan in 1996 to provide guidance on what uses will occur on vacant property, as well as reuse and revitalization of improved parcels and various public improvements. The East Davis Specific Plan was repealed upon substantial completion of the Mace Ranch subdivision.

Existing General Plan

The existing General Plan was adopted in 2001. Major revisions included the Transportation Element update of 2013 and the Housing Element update of 2014 (for the period 2013-2021). Maps and text have also been amended to accommodate development proposals and identified community needs. The General Retail designation was added in 2006 to accommodate

the Second Street Crossing proposal. The “High Density” land use designation was modified in 2016 to increase the maximum allowable residential density from 24 to 40 units per acre. The document was last printed in 2007, reflecting changes through January 2007.

Elements of Existing General Plan

The General Plan contains the seven mandatory elements although they are arranged as chapters and sections.

- *Land Use Element.* Includes policies intended to manage growth, maintain community image, maintain and improve residential, core, office, and industrial areas, maintain and develop schools, and enhance cooperation with the UC Davis.
- *Open Space Element.* Includes policies related to open space for the preservation of natural resources, open space for the managed production of resources, open space for outdoor recreation, and open space for public health and safety.
- *Housing Element (amended in 2014 for the period of 2013 - 2021).* Includes sections on housing needs, site inventory, constraints to housing production, assessment of land inventory and ability to accommodate regional housing needs, goals / policies / standards / actions, and implementation.

- *Transportation Element (updated in 2013)*. Includes transportation system performance objectives and policies related to sustainability, complete streets, public transportation, bicycling and walking, and parking management.
- *Conservation Element*. Includes policies related to the conservation of natural, cultural and historic resources. The policies in the Conservation Element correspond with some of the policies in the Land Use, Open Space, Circulation and Safety elements.
- *Safety Element*. Required by State law, the Safety Element includes policies related to geologic and soils hazards, flood hazards, flood hazards and drainage, fire and police protection, disaster planning, and hazardous materials.
- *Noise Element*. Contains policies which address vehicular and stationary noise sources, sensitive receptors, and noise attenuation standards.

Policies in Existing General Plan

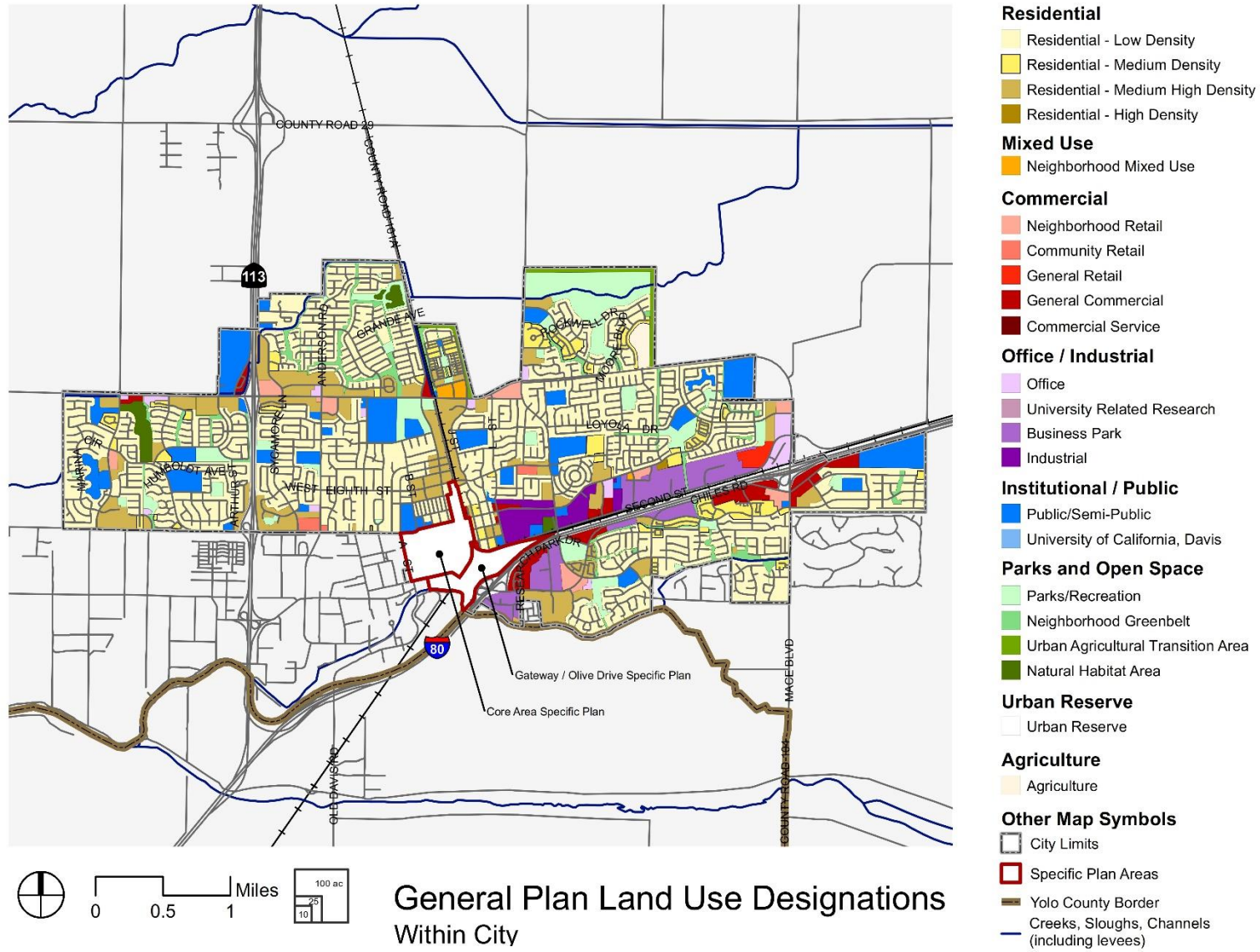
A summary of the major visions, goals and policies in the General Plan is:

- Davis should remain a small, University-oriented town surrounded by farmland, greenbelt and natural habitat areas and preserves.
- The urban land uses designated on the General Plan land use map only contain the amount of land needed to

accommodate the internally generated needs of its residents and the regional fair-share housing need.

- The Core would remain the retail/cultural/office center for the entire community designed at a pedestrian scale.
- University-related research businesses, administrative offices, and manufacturers using non-nuisance processes would be encouraged to locate in Davis.
- Each residential neighborhood would be served by a neighborhood greenbelt, retail, school and a park, including the City limiting shopping center size so each neighborhood is served by a grocery store.
- Housing units would be regulated and affordable housing would be proactively provided.
- A mix of housing types, prices, densities, rents, designs and needs would be provided.
- The community would remain at such a size where there would only be one high school.
- All resources would be preserved, conserved and enhanced or restored, if feasible, including prime farmland, natural habitat, historic, archaeology, scenic, water, air, minerals, parks, trees, drainage channel / ponds.
- A portion of the City's energy needs would be supported by alternative energy sources, energy-efficient subdivision planning, building design and landscaping.

Figure 3: General Plan Land Use Designation Within City



Sources: City of Davis, 2017.

Table 1: Gross Acres of General Plan Land Use Designations Within the City

General Plan Land Use	Gross Acres	Percentage
Residential	3,975	62.5
Residential - Low Density	3,095	48.7
Residential - Medium Density	274	4.3
Residential - Medium High Density	603	9.5
Residential - High Density	3	0
Mixed Use	17	0.3
Neighborhood Mixed Use	17	0.3
Commercial	281	4.4
Neighborhood Retail	87	1.4
Community Retail	20	0.3
General Commercial	153	2.4
General Retail	21	0.3
Commercial Service	0	0
Office / Industrial	402	6.3
Office	76	1.2
University Related Research	0	0
Business Park	227	3.6
Industrial	99	1.6

General Plan Land Use (cont.)	Gross Acres	Percentage
Institutional / Public	522	8.2
Public/Semi-Public	522	8.2
UC Davis	Outside City	Outside City
Parks and Open Space	692	10.9
Parks/Recreation	396	6.2
Neighborhood Greenbelt	189	3
Urban Agricultural Transition Area	55	0.9
Natural Habitat Area	52	0.8
Urban Reserve	0	0
Agriculture	23	0.4
Gateway / Olive Drive Specific Plan	82	1.3
Core Area Specific Plan	132	2.1
<i>Total Land Use</i>	6126	96.4
<i>I-80 and SR-113 Rights of Way</i>	230	3.6
Grand Total	6356	100

Sources: City of Davis, 2017.

- All resources would be preserved, conserved and enhanced or restored, if feasible, including prime farmland, natural habitat, historic, archaeology, scenic, water, air, minerals, parks, trees, drainage channel / ponds.
- A portion of the City's energy needs would be supported by alternative energy sources, energy-efficient subdivision planning, building design and landscaping.
- Urban/agriculture use conflicts would be minimized, possibly by the establishment of the Davis Greenbelt.
- The following levels of service are acceptable for automobiles for major intersections: "D" during non-peak traffic hours; "E" during peak traffic hours; "F" during peak traffic hours in the Core Area and Richards Boulevard / Olive Drive area; and "F" during peak traffic hours in other areas if approved by City Council.
- Six lane roads would not be allowed because this would be contrary to the community's small town character.
- The City would develop "corridor plans" for streets which warrant special treatment because of existing impact problems related to future projected conditions and utilize innovative means of slowing traffic and providing safe access for pedestrians and bicyclists.
- Development would only occur if services are available, if it would maintain or enhance the city's high standards and if it would cause a positive (or least neutral) revenue balance.

- Costs would be allocated in proportion to the burden incurred, or benefit received (that is, costs for new development would be borne by the new development and the cost to upgrade existing facilities would be borne by the entire city).
- UC DAVIS, Yolo County and Solano County would continue to plan cooperatively.

Existing Core Area Specific Plan, Zoning and Design Guidelines

Authority to Adopt a Specific Plan

Local governments are authorized by the California Government Code to adopt a specific plan. A specific plan is a detailed plan for the development of a specific area. It implements the general plan by creating a bridge between general plan policies and individual development proposals. Ideally, a specific plan directs all facets of future development: distribution of land uses; development standards; location and sizing of supporting infrastructure; and methods of financing public improvements. A specific plan may be policy oriented, regulatory, or both.

Summary of Existing Core Area Specific Plan

The existing Core Area Specific Plan was adopted in 1996 and has been amended through 2016. In 2005, the Core Area was expanded to include four mixed-use parcels on the east side of the railroad tracks. The Core Area Specific Plan is a policy oriented plan as zoning regulations are not part of the plan.

The policy sections of the plan are land use, circulation, streetscape and plan implementation. The policies promote:

- Pedestrian, social and cultural activities and shopping
- Retention of a residential base
- Mixed uses in structures and neighborhoods
- Appropriate scale transitions between buildings
- Retention and adaptive reuse of existing buildings
- Retail at street level
- Intensification of the “Downtown Core” (the area between First and Third Streets and D Street and the railroad tracks) before greatly increasing densities in the remainder of the Core Area
- Landscaping and plazas

The Core Area Specific Plan land use designations are provided in Figure 4.

Zoning

The zoning districts in and surrounding the Core Area are provided in Figure 5. The Central Commercial (CC) district is located in the heart of the Core area with the Mixed Use (MU) district and Planned Development (PD) districts to the north and west. The district regulations specify permitted uses and

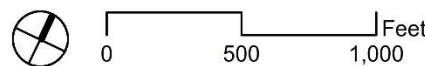
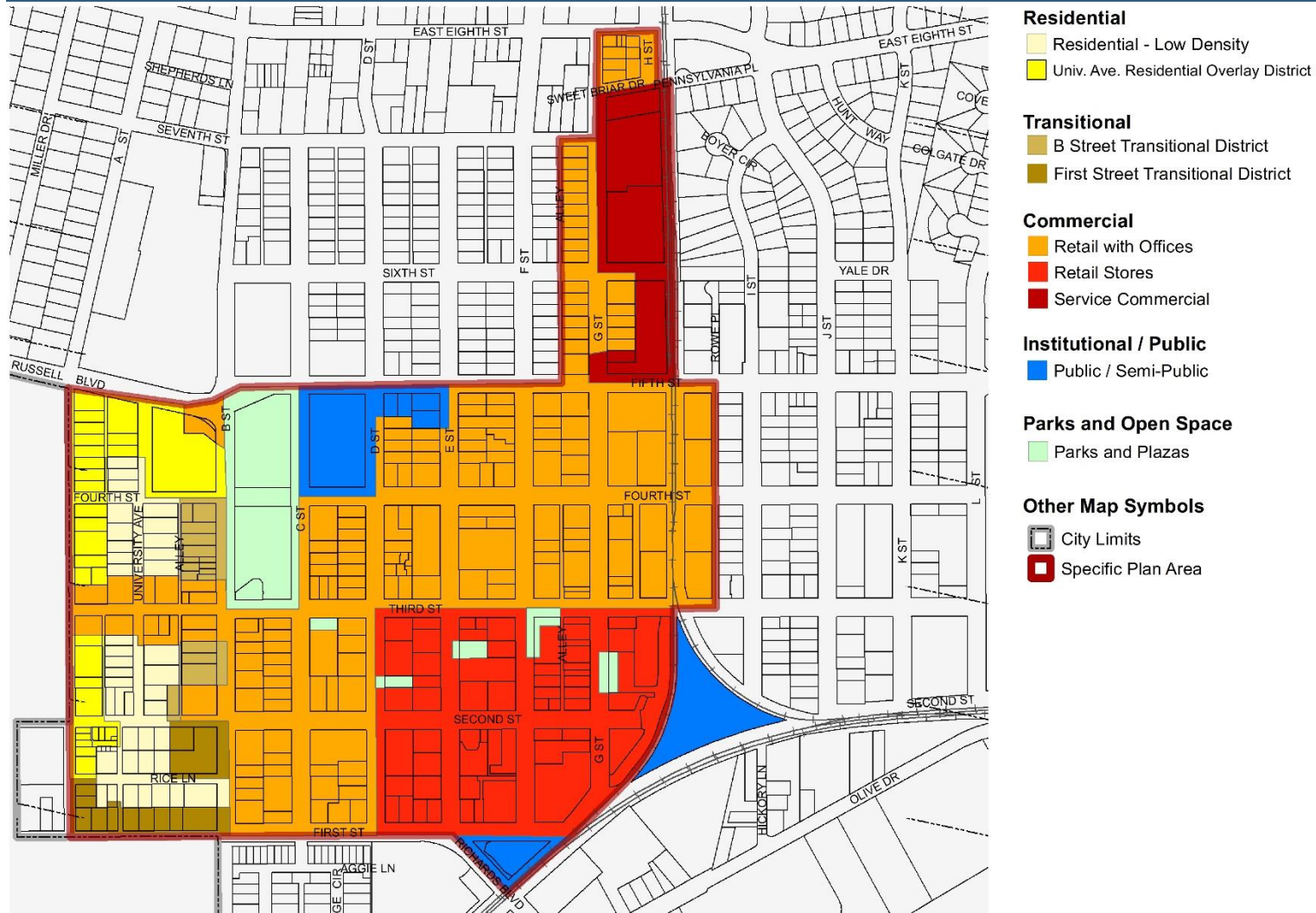
development standards. Both the Central Commercial and the Mixed Use zoning districts allow residential, retail, restaurant, and office uses. The primary difference between the two is the anticipated intensity of development, with the C-C district allowed a greater floor area ratio and lesser setbacks than allowed in the M-U district.

Design Guidelines

The Davis Downtown and Traditional Residential Neighborhood Design Guidelines (DDTRNDG) were adopted in 2001. The subareas of the design guidelines consist of the Commercial Core, Mixed Use Transition, Special Character Areas, and Traditional Residential Neighborhoods. These subareas are shown in Figures 6 and 7. Purposes include conserving the traditional neighborhood character, providing incentives for reuse of contributing structures, and planning for infill that is compatible with and complementary to the existing neighborhood areas.

The design guidelines are organized into: Purpose; Urban Design Framework; Downtown Core Commercial and Mixed Use Properties; Traditional Residential Neighborhoods; and Appendices with procedures and checklists.

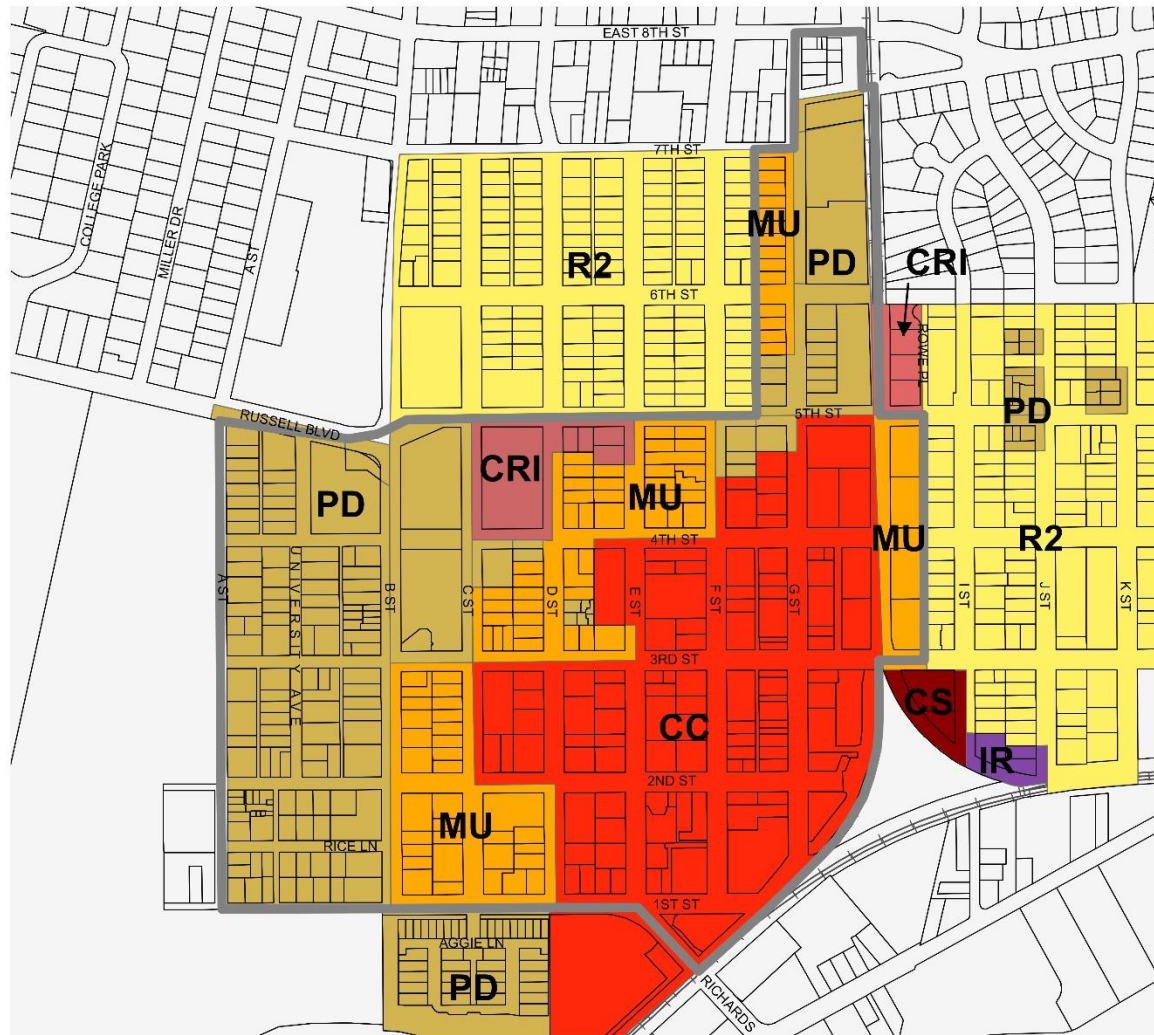
Figure 4: Core Area Specific Plan Land Use Designations



Core Area - Specific Plan Land Use Designations

Sources: City of Davis, 2017.

Figure 5: Core Area Existing Zoning



Map Symbols

 Specific Plan Area

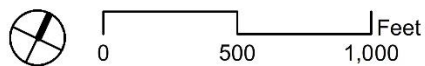
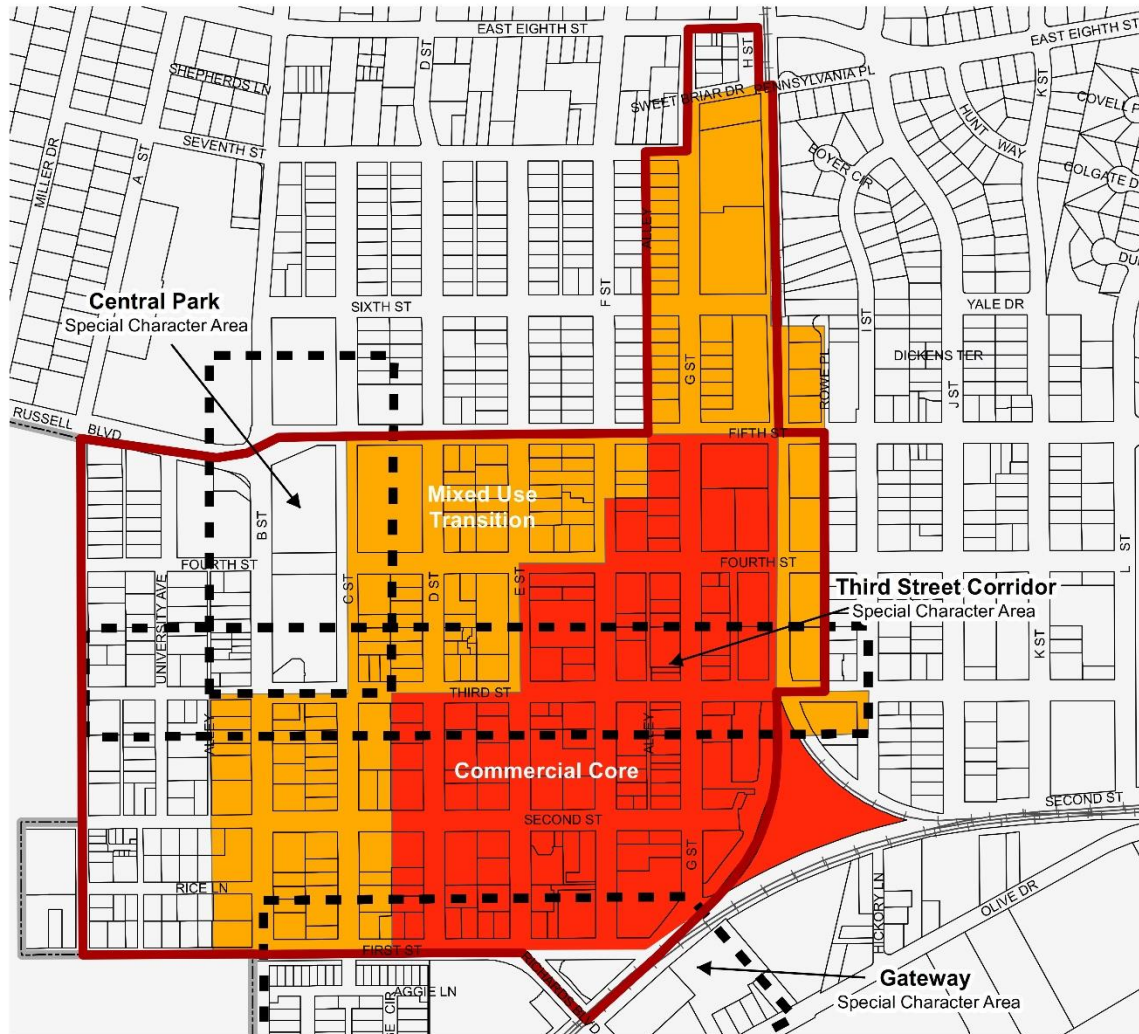


0 500 1,000 Feet

Core Area - Existing Zoning

Sources: City of Davis, 2017.

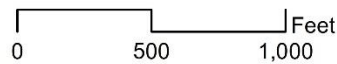
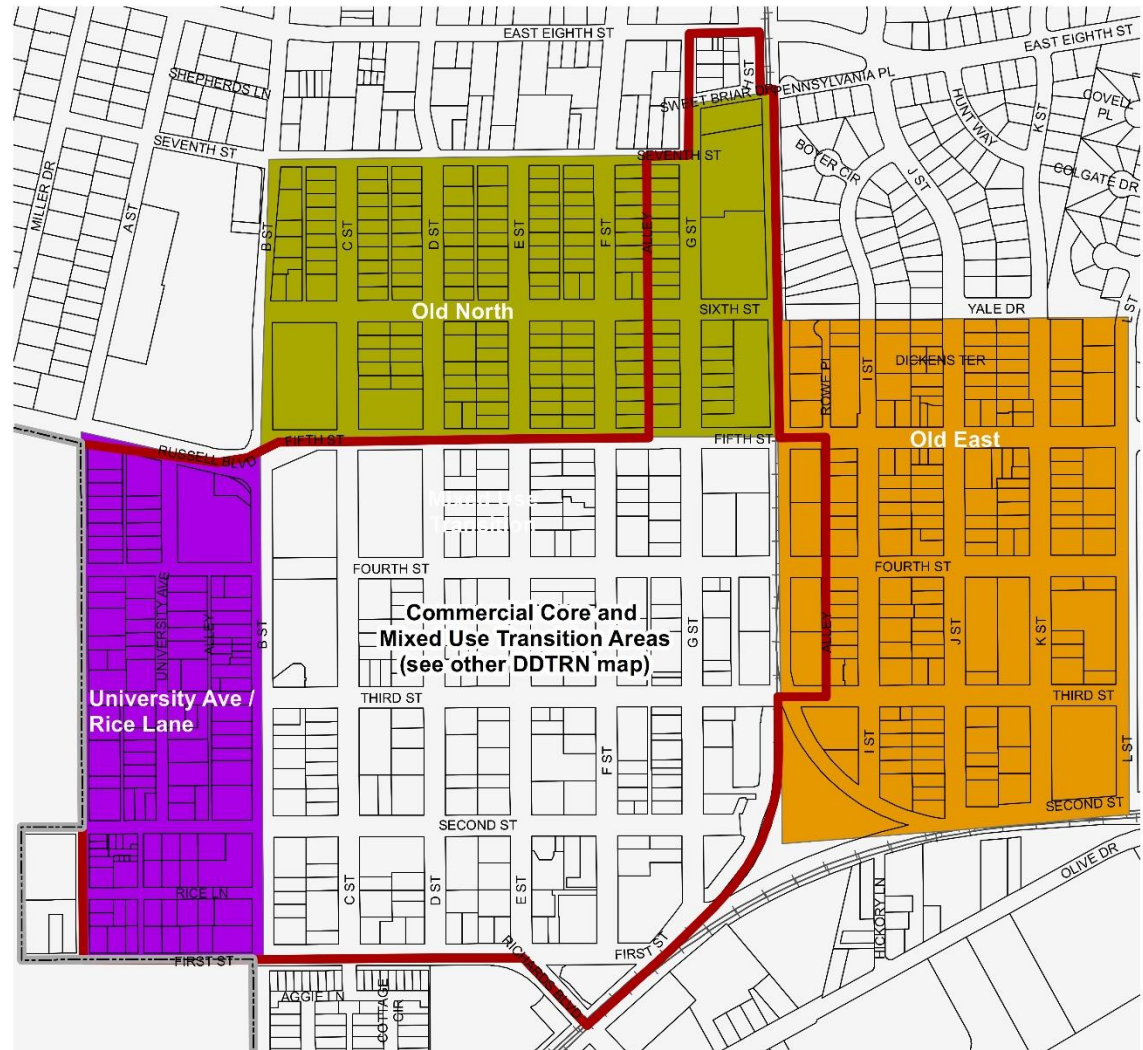
Figure 6: Core Area - Commercial Core, Mixed Use Transition, and Special Character Area Design Guidelines



Core Area - DDTRN Design Guidelines
 Commercial Core, Mixed Use Transition and Special Character Areas

Sources: City of Davis, 2017.

Figure 7: Core Area - Traditional Residential Neighborhood Design Guidelines



Core Area - DDTRN Design Guidelines
Traditional Residential Neighborhoods

Sources: City of Davis, 2017.

Other Specific Plans

Gateway / Olive Drive Specific Plan

The Gateway / Olive Drive Specific Plan was adopted in 1996 and has been amended through 2016. The Specific Plan land use designations are provided in Figure 8. The Specific Plan contains: land use policies; zoning standards; traffic and circulation policies; and design guidelines.

South Davis Specific Plan

The South Davis Specific Plan was adopted in 1987. In 2017, the usefulness of the Specific Plan is limited in that nearly all the land uses and infrastructure envisioned in the plan have been developed. The City should carefully review the plan's policies and environmental mitigation measures, however, to determine what should be retained (perhaps in other documents) before the specific plan is repealed.

Other Tools to Implement the General Plan

The City of Davis uses the following other plans and tools to implement the General Plan and to manage urban growth and open space.

City / County Pass Through Agreement

On November 18, 1987, the City of Davis and the County of Yolo executed a Pass Through Agreement, in response to the City's Redevelopment Plan. The Agreement ensures that the City will "pass through" specified property tax increments to the County. The "pass through" of the tax increments is intended to alleviate any financial burdens or detriments to the County which will

have to increase the amount of services it provides to future development in the Redevelopment Plan area. The "pass through" of the tax increments to the County is conditioned upon the County not approving "urban development" within the City's planning area.

Open Space Protection Programs

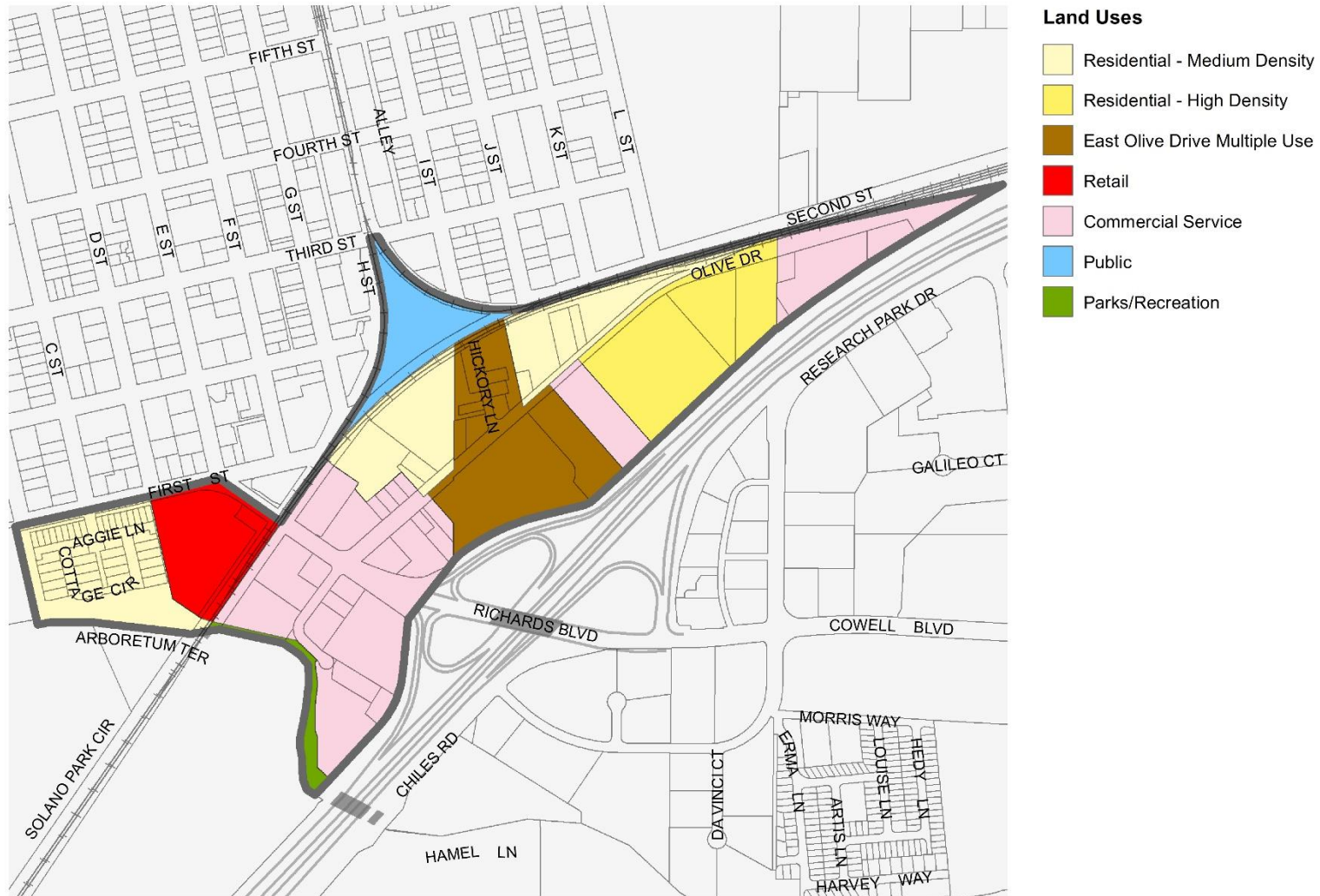
Tools used by the City to protect open space are described in the "Open Space and Biological Resources" section below. These include but are not limited to: open space acquisition through Measure O tax funds; the Right-to-farm and Farmland Protection Ordinance; and the Measure J/R citizens vote.

Zoning

The Zoning Chapter of the Davis Municipal Code zones property within the incorporated city limits. Zoning districts must be consistent with the General Plan. A proposed zone change which is inconsistent with the General Plan designation cannot be approved without an amendment to the General Plan.

Many areas of the City, including portions of the Core Area, are zoned Planned Development. The purpose of the Planned Development zoning designation is to allow diversification in the relationship of various buildings, structures, and open spaces in order to be relieved from the traditional standards of conventional zoning. Planned Development districts provide flexibility in customizing zoning for a site or a subdivision because every Planned Development is different.

Figure 8: Gateway Specific Plan Land Use Designation



Gateway Specific Plan Land Use Designations

Sources: City of Davis, 2017.

Phased Allocation Plan and Development Agreements

On May 20, 1992, the City Council adopted the current ordinance authorizing the Phased Allocation Plan. This plan is a housing allocation system to encourage development which accomplishes the objectives of the General Plan; and ensure that residential development proceeds in a logical, orderly, and environmentally sound manner. The plan has a “rolling” five-year phasing period, whereby the City Council annually designates the number of units to be constructed for the fifth year and may also adjust the units designated for the first through fourth years. The City Council’s determination is based on criteria including policies of the General Plan; the number of units approved and actually constructed in prior years; and completion of the City’s infrastructure network.

The City Council’s review of individual applications for Allocations is based on standards and criteria including but not limited to adequacy and availability of city services and facilities; the inclusion of affordable housing units; and contribution to major infrastructure and public facilities project priorities. Development Agreements are contracts between a property owner and the City that provide certainty in type and phasing of construction. Development Agreements can also provide mechanisms for contributions to community benefit, such as community enhancement fees or infrastructure improvements. The practical function of the Phased Allocation Plan has been superseded through application of Development Agreements and evaluation of project consistency with the ‘one percent’ growth cap discussed below.

Affordable Housing Ordinance

In 2013, the City Council adopted the current ordinance establishing affordable housing requirements. The requirements are intended to implement General Plan policies that require affordable housing which is affordable to very low, low and moderate income households; and meet the city’s share of the regional housing need for these households.

Under standard requirements, the developer of a project with for-sale units is required to provide ten to 25 percent of the units for very low, low and moderate income households. The percentage of affordable units is adjusted by the size and type of market-priced units. The requirements shall be met by the on-site construction of for-sale or rental affordable units; land dedication; or placement of permanent affordability restrictions on existing housing units. Upon meeting the requirements, the developer is entitled to a 25 percent density bonus. Stacked-flat condominiums are exempt from affordable housing requirements. Payment of fees in lieu of providing affordable housing is an option for developments with 200 units or fewer.

Under standard requirements, the developer of a multifamily rental development shall provide at least 25 percent of the units affordable to low income households and at least 10 percent of the units affordable to very low income households. Upon meeting the requirements, the developer is entitled to a density bonus of 25 percent.

A developer may propose a “project individualized program” as an alternative to standard provisions. Such a program must generate the same or more than the number of affordable units generated under standard requirements.

“One Percent” Growth Resolution

Housing/growth resolution #08-019 adopted in 2008 establishes an annual one percent growth cap (approximately 260 units) not counting affordable housing, accessory dwelling units, and units in mixed-use buildings. The City Council may grant exemptions for projects providing extraordinary community benefits. It is understood that multi-family rental developments may require units to be “rolled over” and accumulated because of construction and phasing constraints. Consistency with the growth cap is evaluated each year by the City Council.

This resolution, as amended in 2011, establishes targeted percentage mixes of housing types, including single-family units, condominium units, and multifamily rental housing. Over the past decade, condominium development has not met the target of ten to 25 percent of all housing units. Two condominium projects are anticipated to begin construction in 2017, which is anticipated to cause the target to be met that year.

Beyond Platinum Bicycle Action Plan

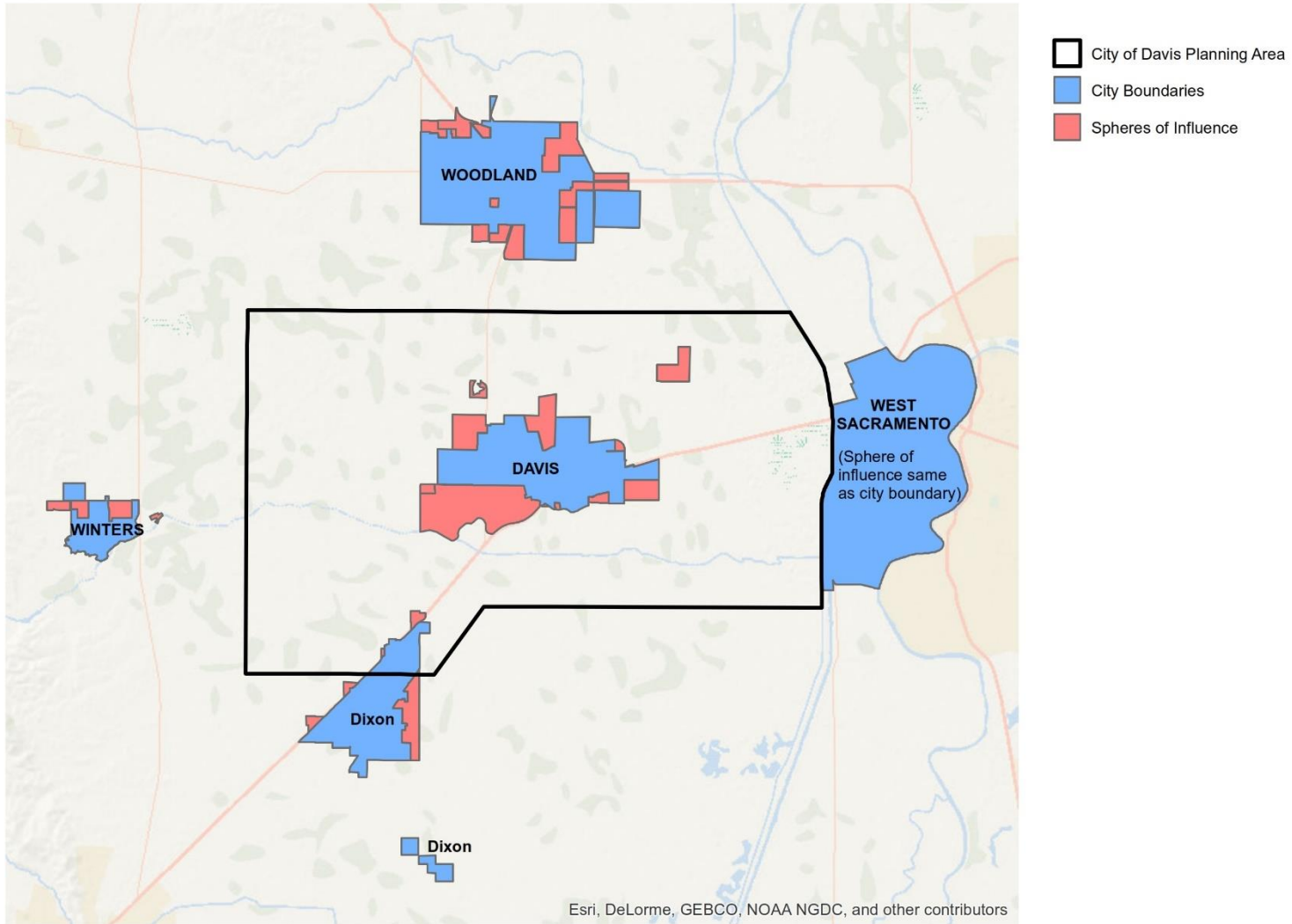
The Beyond Platinum Bicycle Action Plan consolidates all aspects of bicycle planning in a document which clarifies General Plan goals and policies as they relate to bicycles. The Bicycle Action Plan is designed to provide a detailed road map

for implementing bike programs that will help Davis achieve its long-term emissions reductions and mode share goals. The plan contains four main goals relating to safe and confident cyclists, an integrated bikeway network, integrating cycling with transit options, and obtaining Diamond-level designation from the League of American Bicyclists. The Plan includes an Action Implementation Table addressing desired capital improvements and programs.

Plans of Surrounding Jurisdictions

The City of Davis is interested in the plans of surrounding jurisdictions in Yolo and Solano counties for various environmental, economic and social reasons. The land use and resource policies of other jurisdictions can affect the region’s population, housing, economy, air quality, water supply and quality, drainage, transportation, open space and long term viability of agriculture. The City of Davis may find it within the City’s interest to develop policies which support the policies of other jurisdictions or reach agreements with other jurisdictions. The Yolo County Local Agency Formation Commission (LAFCO) adopts Spheres of Influence to assist in decisions on boundary changes of cities and special districts. Figure 9 shows the planning areas and spheres of influence of the jurisdictions surrounding Davis.

Figure 9: Planning Areas and Spheres of Influence



0 2.5 5 Miles

Planning Areas and Spheres of Influence

Sources: City of Davis, 2017.

UC Davis and Long Range Development Plan

General Description

Since early days as the 778-acre “University Farm” for training in agriculture, UC Davis has grown to offer more than 100 undergraduate majors and 99 graduate programs in the College of Agricultural and Sciences, College of Engineering and College of Letters and Science. In addition, the university has six professional programs: nursing, medicine, veterinary medicine, education, business, and law.

Today, UC Davis is the northernmost and largest of the U.C. campuses, occupying 3,600 acres adjacent to the City of Davis and 5,200 total acres, including the Russell Ranch property 2-1/2 miles to the west of the main campus.

In its 2017 rankings of the nation's best colleges, US News and World Report placed UC Davis 10th among public national universities and 44th among all national universities. In addition, UC Davis ranked 28th in the nation among undergraduate engineering programs whose highest degree is a doctorate; and 42nd for best undergraduate education by high school guidance counselors. In its 2017 rankings of the nation's best colleges, US News and World Report placed UC Davis 10th among public national universities and 44th among all national universities. In addition, UC Davis ranked 28th in the nation among undergraduate engineering programs whose highest degree is a doctorate; and 42nd for best undergraduate education by high school guidance counselors. UC Davis is also

ninth among US institutions granting undergraduate degrees to students of color.

The UC Davis Medical Center in Sacramento, the only level 1 trauma center in the interior of California, operates a teaching hospital, a regional burn center, cardiac services (including open heart and transplant surgery), an eye and tissue bank, and a cancer center.

Enrollment and Employment

A table showing the enrollment and employment trends of UC Davis is provided in the Economy section of this report. In Fall 2015, UC Davis had a total enrollment of 26,995 undergraduate, 123 post-baccalaureates, and 4,612 graduate students, with another 531 students in self-supporting programs and 2,275 in health science programs, for a total enrollment figure of 34,535 students. This includes students off-campus, such as at the UC DAVIS Medical Center in Sacramento. Excluding students based off-campus, there were 32,663 students based at the main UC Davis campus.

As of Fall 2015, UC Davis employed 24,278 people, including both full-time and part-time personnel. This includes a total of 12,181 personnel on-campus and 12,097 off-campus. These personnel include full-time and part-time academic, management and administrative staff, excluding students.

Housing

Approximately 92 percent of the UC Davis students live on campus, in the City, or elsewhere in the Planning Area. Based on

information in the University's Long Range Development Plan Environmental Impact Report (EIR), approximately 26 percent of the University's student body were housed on the UC Davis campus, in residence halls, apartments, and other group quarters. It is the University's policy to provide housing for at least 25 percent of all students and 90 percent of incoming freshman.

Approximately 70 percent of UC Davis students live in Davis, occupying nearly one-third of all housing units in the City, with an average ratio of students per unit of 2.6. Approximately eight percent of the students live outside of Davis.

Approximately one-half of UC Davis employees live in Davis. While the proportion of students living off campus in Davis has remained fairly steady, the proportion of faculty and staff living in Davis has been decreasing. 1,300 UC Davis students study abroad each year.

Long Range Development Plan

Each campus within the University of California (UC) system prepares a Long Range Development Plan (LRDP) to guide campus development in anticipation of potential growth of student enrollment and new University-added programs. The UC Davis 2017 Long Range Development Plan (LRDP) will propose general types of campus development and land uses to support projected on-campus population growth and to enable expanded and new program initiatives. The current plan was adopted by the U.C. Regents in 2003.

A revision to the LRDP was recently initiated. The UC Davis 2017 LRDP will propose a land use plan to support potential growth predominantly through redevelopment of existing facilities and construction on previously developed land. UC Davis anticipates that, under the 2017 LRDP, the on-campus population could grow to include approximately 39,000 students, 14,500 UC Davis faculty and staff, and 1,230 students associated with the Los Rios Davis Community College Center. To accommodate the increased population, the 2017 LRDP will propose facility renewal and capacity for an additional 2 million gross square feet of academic and administrative building space. The 2017 LRDP will propose to accommodate up to 40 percent of the Davis-based students in campus housing from the existing 9,400 students to 15,600 students in campus housing, including housing for approximately 1,625 students and 500 net new employee housing units in the West Village neighborhood.

Regional Collaboration

Sacramento Area Council of Governments

As a key planning agency for the Sacramento region, SACOG is engaged in a wide array of projects and programs ranging from air quality to transportation to housing and regional land-use planning. The common thread in SACOG's projects and activities is regional collaboration. SACOG serves as a forum for studying and resolving regional issues, and fosters cooperation among all local governments in the Sacramento region. Regional plans include:

- *Sacramento Region Blueprint.* The Sacramento Blueprint is a smart growth vision for the region that was adopted by the SACOG Board of Directors in 2004. The spirit of the Blueprint is to integrate land use and transportation planning to curb sprawl, cut down on vehicle emission and congestion in order to improve the quality of life for residents of the region. It accomplishes this by implementing smart growth principles that encourage a variety of housing options closer to employment, shopping, and entertainment hubs, which gives options for people to walk, bike, or take public transportation to work and play. Blueprint growth principles are: transportation choice; mixed use development; housing choice and diversity; use of existing assets; natural resource conservation; and quality design.
- *Metropolitan Transportation Plan / Sustainable Communities Strategy.* The Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the Sacramento region pro-actively links land use, air quality, and transportation needs. The MTP/SCS supports the Sacramento Region Blueprint, which implements smart growth principles, including housing choice, compact development, mixed-use development, natural resource conservation, use of existing assets, quality design and transportation choice. It also provides increased transportation options while reducing congestion, shortening commute times, and improving air quality. Development proposals that are

consistent with the Sustainable Communities Strategy may be eligible for streamlined environmental review.

- *Regional Housing Needs Assessment Plan and Regional Housing Needs Allocation.* On September 20, 2012, the SACOG Board unanimously approved the 2013-21 Regional Housing Needs Plan (RHNP). This action was the final stage in adopting 2013-21 Regional Housing Needs Allocation (RHNA), a state requirement to determine the number of housing units that cities and counties must plan for in their housing element updates. The most important component of the Plan is that it distributes the allocations housing units in each of four income categories to each city and county in the six-county region.

Davis - Woodland Water Supply Project and Water Agency

The Davis Woodland Water Supply Project provides 12 million gallons per day (MGD) of surface water from the Sacramento River to Davis water customers and 18 MGD to Woodland customers. The Davis water system previously relied solely on groundwater. The City's water system now primarily uses surface water and continues to use groundwater when water demand is at its highest. The Project included the construction, operation and maintenance of a water intake facility (that would take water from the Sacramento River), and a water treatment facility and pipelines. A joint powers authority, the Woodland Davis Clean Water Agency (WDCWA) was created with Woodland in 2009 to implement this project. The water intake facility was built and operates in conjunction with Reclamation District (RD)

No. 2035 and replaces RD 2035's old intake facility. The water treatment facility and pipelines have been constructed, and are owned and operated by WDCWA for the benefit of Davis and Woodland. The two cities will continue to independently operate their individual water systems. Davis, Woodland and RD 2035 have each funded its pro rata share of the Project.

The Woodland-Davis Clean Water Agency is a joint powers authority (JPA) established by the Cities of Woodland and Davis to develop a sustainable, high quality water supply.

Yolo County HCP / NCCP Joint Powers Agency

The Yolo County HCP/NCCP Joint Powers Agency ("JPA") was formed in August 2002 for the purposes of acquiring Swainson's hawk habitat conservation easements and to serve as the lead agency for the preparation of a county-wide Natural Communities Conservation Plan / Habitat Conservation Plan (HCP/NCCP), now known as the Yolo Natural Heritage Program. The JPA manages two programs: the Yolo Natural Heritage Program; and the Swainson's Hawk Interim Mitigation Fee Program. Additional information on the HCP / NCCP is provided in the "Open Space and Natural Resources" section below.

Valley Clean Energy Alliance

The Valley Clean Energy Alliance (VCEA) has been formed by the City of Davis, City of Woodland and Yolo County to implement a local Community Choice Energy (CCE) program, otherwise known as Community Choice Aggregation. VCEA is a joint powers agency designed to serve electricity customers located within the participating jurisdictions. The mission of VCEA is to deliver cost-competitive clean electricity, product choice, price stability,

energy efficiency, and greenhouse gas emission reductions to its customers. The target date for launch of the program is Spring 2018.

Planning Context – Issues for Consideration

Region

- *How can the City's General Plan be coordinated with the plans of surrounding jurisdictions and the Sacramento region?*

UC Davis

- *How can the City's General Plan and UC Davis' Long Range Development Plan be coordinated for mutual benefit?*

Other

- *Are there other opportunities for interagency cooperation or coordination?*

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POPULATION AND DEMOGRAPHICS

The following is a summary of existing and anticipated future demographic trend in the City of Davis, the Davis Planning Area, the University of California - Davis (UC Davis) Census Designated Place (CDP), and Yolo County. The Davis Planning area is defined by Census Tracts most closely resembling the Davis General Plan Planning Area. For a complete list of included Tracts, please refer to Appendix C. Demographic data were collected from the US Census Bureau, the California Department of Finance (DoF), and UC Davis. Population and household growth projections are from the Sacramento Area Council of Governments (SACOG).

Population Estimates and Projections

The State Department of Finance estimates that there were approximately 68,314 people living in Davis population Davis in 2015, which represented 31.8 percent of the countywide population. According to data from the US Census Bureau, there were an average of 78,771 individuals living in the Davis Planning Area (which includes the City of Davis and a portion of the unincorporated county that surrounds the City) between 2011 and 2015. By comparison, there were an average of 6,865 individuals living in the UC Davis CDP (which is located in the unincorporated county, but within the Planning Area) during the same period. Based on this information, it is clear that the majority of the residents of the Davis area live within the City

limits, with smaller populations located on the UC Davis campus and in the surrounding unincorporated area.

Table 2 shows that SACOG projects Davis' population will reach 79,240 by 2036, which, using DoF 2016 population estimates as a baseline, translates into 0.7 percent annual growth. This amounts to 10,926 new residents, or roughly 15 percent of Yolo County's projected population growth. The county's annual population growth rate is projected to double that of the city at 1.4 percent between 2016 and 2036.

UC Davis Enrollment

Table 3 shows that approximately 34,535 students were enrolled at UC Davis in the 2015-2016 academic year, with 32,663 students located on the main campus and the remaining 1,872 students located at other facilities in Sacramento, Bodega Bay, and Livermore. Comparison with population trends (see Table 2), shows UC Davis's main campus enrollment typically equals around 50 percent of the Davis population, though not all students live in Davis. Per the Draft Long-Range Development Plan (LRDP), which will guide campus development over the next ten years, on-campus enrollment is projected to increase to 39,000 students by the 2027-2028 academic year.

Table 2: Total Resident Population, 1970-2016, with 2020 and 2036 Projections

Year	Davis			
	City of Davis	Planning Area (a)	UC Davis (b)	Yolo County
1970	23,488	n.a.	n.a.	91,788
1975	31,600	n.a.	n.a.	100,300
1980	36,450	n.a.	n.a.	112,800
1985	40,450	n.a.	n.a.	122,200
1990	46,322	n.a.	n.a.	141,210
1995	52,523	n.a.	n.a.	152,924
2000	60,308	69,968	n.a.	168,660
2005	63,889	n.a.	n.a.	186,530
2010	65,622	76,268	5,786	200,849
2015	67,684	78,771 (c)	6,865 (c)	211,813
2016 (est.)	68,314	n.a.	n.a.	214,555
2020 (proj.) (d)	73,351	78,670 (e)	7,630	226,967
2036 (proj.) (d)	79,240	89,070 (e)	12,000	285,434

Notes:

- (a) Includes those Census Tracts that most closely align with the City of Davis General Plan Planning Area. For a complete list of the included Tracts, please refer to Appendix C.
- (b) Includes population estimates for the UC Davis Census Designated Place (CDP).
- (c) Includes data from the 2011-2015 American Community Survey, which represents a five-year average.
- (d) Transportation Analysis Zone (TAZ) level projections provided by the Sacramento Area Council of Regional of Governments (SACOG) include household population only. The figures reported here are adjusted to represent total population, based on the following group quarters rates, as reported in the American Community Survey 1-year and 5-year estimates.

	<u>Group Quarters Rate</u>
UC Davis	64%
City of Davis	3%
Planning Area	4%
Yolo County	4%

- (e) Includes the TAZs that most closely align with the City of Davis General Plan Planning Area, which differ somewhat from the Census Tract based definition. For a complete list of the included TAZs, please refer to Appendix C.

Sources: California Department of Finance, Demographic Research Unit, E-4 Historic Population Estimates for Cities, Counties, and the State, 2016; Sacramento Area Council of Governments, Growth Projections for 2036, 2016; US Census Bureau, 2000 Census, Summary File 1, 2016; US Census Bureau, 2010 Census, Summary File 1, 2016; Census Bureau, 2011-2015 American Community Survey, 2016; Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

Table 3: Student Enrollment by Academic Year, UC Davis, 2000-2001 to 2015-2016

Academic Year	Student Enrollment (a)		
	On-Campus	Off-Campus (b)	Total
2000-2001	23,797	1,518	25,315
2001-2002	24,867	1,559	26,426
2002-2003	27,556	1,590	29,146
2003-2004	27,556	1,566	29,122
2004-2005	27,144	1,655	28,799
2005-2006	26,852	1,633	28,485
2006-2007	27,601	1,619	29,220
2007-2008	27,839	1,733	29,572
2008-2009	28,690	1,713	30,403
2009-2010	28,879	1,995	30,874
2010-2011	28,968	1,981	30,949
2011-2012	29,323	1,913	31,236
2012-2013	30,047	1,896	31,943
2013-2014	30,865	1,859	32,724
2014-2015	32,130	1,871	34,001
2015-2016	32,663	1,872	34,535
2027-2028 (proj.)	39,000	n.a.	n.a.

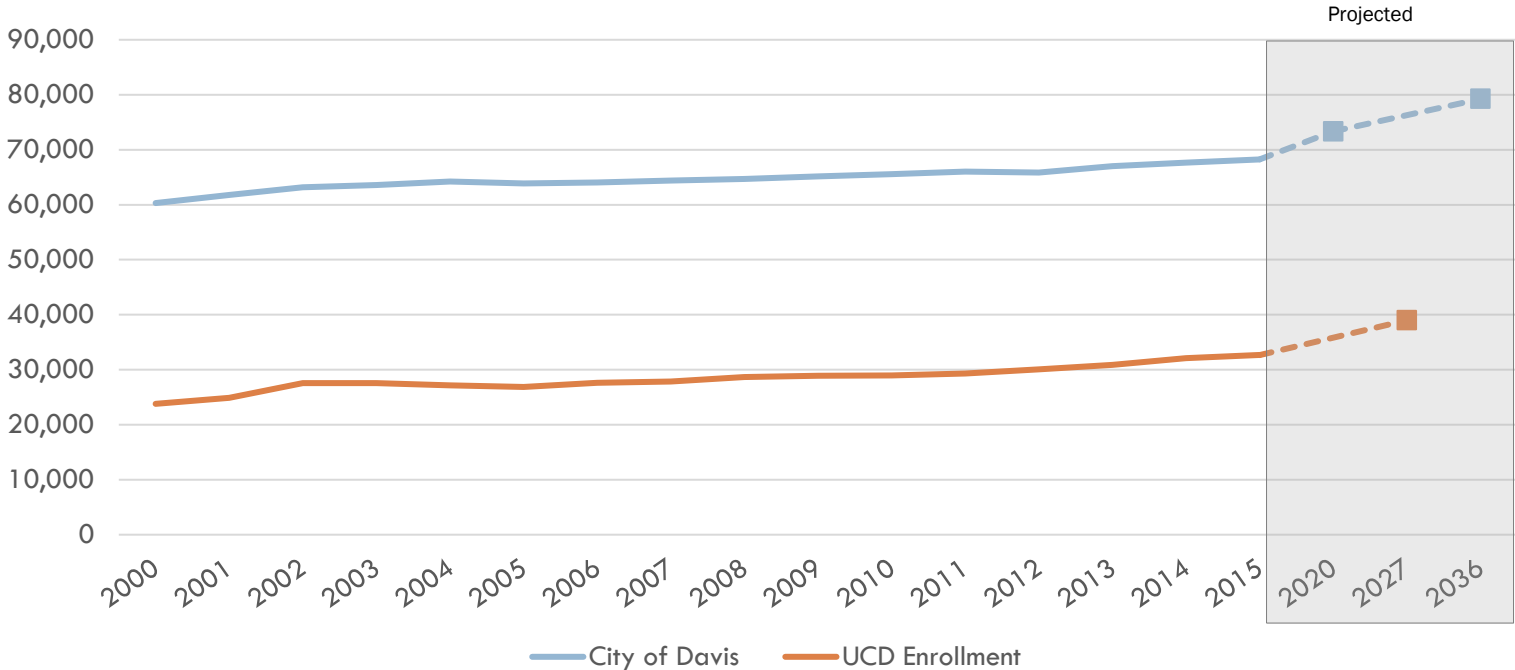
Notes:

(a) Student enrollment represents average of fall, winter and spring quarter enrollment (or semester averages for the School of Law and School of Veterinary Medicine).

(b) Off-campus enrollment includes students at UC Davis Medical Center, Bodega Bay, Lawrence Livermore Laboratory, and other locations outside the Davis area.

Sources: UC Davis, Student Population Summary: Three-Quarter Average Records, 2016; UC Davis, UC-Davis Total On- and Off-Campus Headcount Population Annual Averages, 2016; BAE, 2016.

Figure 10: City of Davis Population and UC Davis Enrollment



Sources: UC Davis, Student Population Summary, 2016; California Department of Finance, 2017; BAE, 2016.

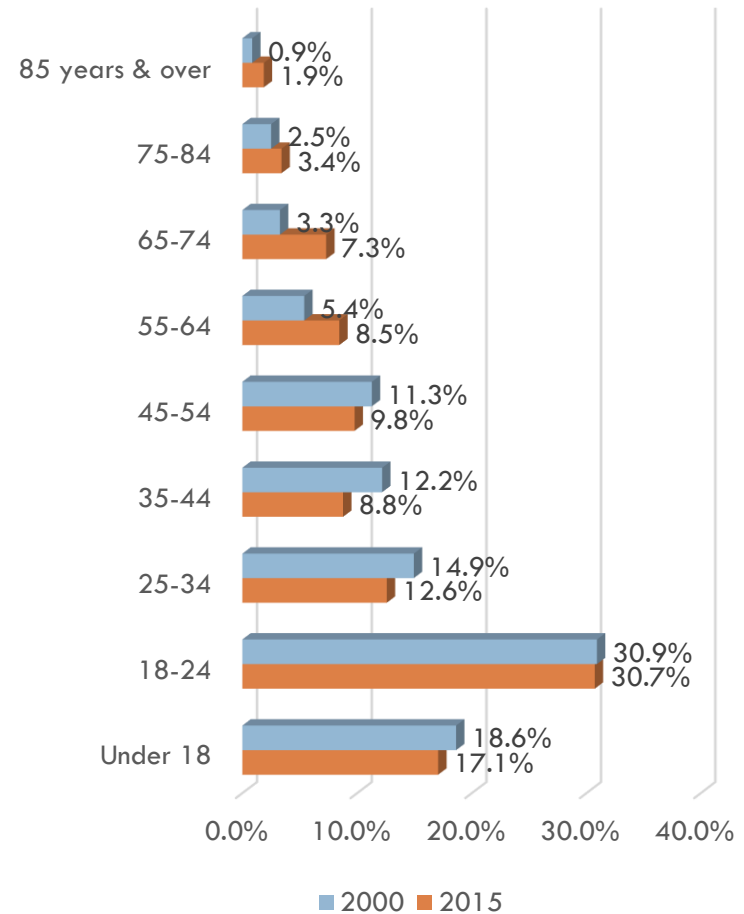
Age Distribution

Figure 11 shows the age distribution of the population of Davis and Yolo County in 2015. Approximately 60.4 percent of the Davis population was under the age of 35, with 30.7 percent falling between 18 and 24 years of age. The proportion of Davis' population under the age of 35 remained between 60.0 and 65.0 percent since the year 2000, with UC Davis students accounting for the city's higher concentration of young adults. The city also had a slightly larger proportion of residents over the age of 65, compared to the county. Roughly 12.6 percent of Davis residents were over the age of 65, which was 0.6 percentage points higher than 12.0 percent countywide. Since 2000, Davis' share of residents over 65 increased 5.9 percentage points compared to the countywide increase of 2.6 percentage points, indicating the City experienced more than two times the growth in this age group than that experienced by the County.

Racial and Ethnic Composition

In 2015, non-Hispanic Whites and Asians were the two largest racial and ethnic groups in Davis, comprising 56.5 and 21.7 percent of the population, respectively. Hispanics were the third largest subpopulation, comprising 13.4 percent of the population, and was 18.2 percentage points lower than the countywide average. Except for persons belonging to Some Other Race or Two or More Races, all other minority subgroups were generally underrepresented in the city, compared to the county.

Figure 11: Age Distribution, City of Davis, 2000 and 2015



Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2016; U.S. Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

Table 4: Age Distribution, City of Davis and Yolo County, 2000, 2010, and 2015

Age Distribution	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Under 18	11,236	18.6%	10,760	16.4%	-0.4%	11,549	17.1%	1.4%	0.2%
18-24	18,646	30.9%	21,757	33.2%	1.6%	20,795	30.7%	-0.9%	0.7%
25-34	9,015	14.9%	8,528	13.0%	-0.6%	8,520	12.6%	0.0%	-0.4%
35-44	7,348	12.2%	6,295	9.6%	-1.5%	5,939	8.8%	-1.2%	-1.4%
45-54	6,807	11.3%	6,807	10.4%	0.0%	6,618	9.8%	-0.6%	-0.2%
55-64	3,252	5.4%	5,878	9.0%	6.1%	5,718	8.5%	-0.6%	3.8%
65-74	1,976	3.3%	2,957	4.5%	4.1%	4,944	7.3%	10.8%	6.3%
75-84	1,511	2.5%	1,716	2.6%	1.3%	2,308	3.4%	6.1%	2.9%
85 years & over	517	0.9%	924	1.4%	6.0%	1,265	1.9%	6.5%	6.1%
Total, All Ages	60,308	100%	65,622	100%	0.8%	67,656	100%	0.6%	0.8%
Median Age	25.2		25.2			26.3			
Yolo County									
Under 18	42,479	25.2%	45,631	22.7%	0.7%	45,963	21.6%	0.1%	0.5%
18-24	30,942	18.3%	38,377	19.1%	2.2%	41,548	19.5%	1.6%	2.0%
25-34	23,677	14.0%	28,168	14.0%	1.8%	28,627	13.4%	0.3%	1.3%
35-44	23,866	14.2%	23,913	11.9%	0.0%	24,807	11.6%	0.7%	0.3%
45-54	20,301	12.0%	24,830	12.4%	2.0%	24,917	11.7%	0.1%	1.4%
55-64	11,613	6.9%	20,159	10.0%	5.7%	21,619	10.1%	1.4%	4.2%
65-74	8,056	4.8%	10,570	5.3%	2.8%	15,362	7.2%	7.8%	4.4%
75-84	5,753	3.4%	6,227	3.1%	0.8%	6,638	3.1%	1.3%	1.0%
85 years & over	1,973	1.2%	2,974	1.5%	4.2%	3,535	1.7%	3.5%	4.0%
Total, All Ages	168,660	100%	200,849	100%	1.8%	213,016	100%	1.2%	1.6%
Median Age	29.5		30.4			31.3			

Sources: US Census Bureau, Census 2000, Summary File 1, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE,2016.

Table 5: Race and Ethnicity, 2000, 2010, and 2015

Race/Ethnicity	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Non-Hispanic									
White	39,714	65.9%	38,641	58.9%	-0.3%	38,255	56.5%	-0.2%	-0.2%
Black/African American	1,354	2.2%	1,415	2.2%	0.4%	1,334	2.0%	-1.2%	-0.1%
American Indian/Alaskan Native	274	0.5%	166	0.3%	-4.9%	97	0.1%	-10.2%	-6.7%
Asian	10,514	17.4%	14,213	21.7%	3.1%	14,649	21.7%	0.6%	2.2%
Native Hawaiian/Pacific Islander	134	0.2%	120	0.2%	-1.1%	98	0.1%	-4.0%	-2.1%
Some Other Race	187	0.3%	181	0.3%	-0.3%	241	0.4%	5.9%	1.7%
2+ Races	2,338	3.9%	2,714	4.1%	1.5%	3,941	5.8%	7.7%	3.5%
Hispanic	5,793	9.6%	8,172	12.5%	3.5%	9,041	13.4%	2.0%	3.0%
Total, All Residents	60,308	100%	65,622	100%	0.8%	67,656	100%	0.6%	0.8%
Yolo County									
Non-Hispanic									
White	97,942	58.1%	100,240	49.9%	0.2%	101,266	47.5%	0.2%	0.2%
Black/African American	3,133	1.9%	4,752	2.4%	4.3%	5,504	2.6%	3.0%	3.8%
American Indian/Alaskan Native	1,165	0.7%	1,098	0.5%	-0.6%	402	0.2%	-18.2%	-6.8%
Asian	16,390	9.7%	25,640	12.8%	4.6%	29,396	13.8%	2.8%	4.0%
Native Hawaiian/Pacific Islander	443	0.3%	817	0.4%	6.3%	515	0.2%	-8.8%	1.0%
Some Other Race	396	0.2%	443	0.2%	1.1%	251	0.1%	-10.7%	-3.0%
2+ Races	5,484	3.3%	6,906	3.4%	2.3%	8,519	4.0%	4.3%	3.0%
Hispanic	43,707	25.9%	60,953	30.3%	3.4%	67,163	31.5%	2.0%	2.9%
Total, All Residents	168,660	100%	200,849	100%	1.8%	213,016	100%	1.2%	1.6%

Sources: US Census Bureau, Census 2000, Summary File 1, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

Household Population and Composition

The Census Bureau defines a household as all the people who occupy a housing unit (such as a house or apartment) as their usual residence, excluding group quarters (i.e. college residence halls, skilled nursing facilities, and correctional facilities).¹ As shown in Table 6, 65,596 people lived in 24,426 households in Davis in 2015. Davis households accounted for 33.1 percent of households countywide. Whereas the majority of households countywide consisted of families (60.8 percent), Davis households were split fairly evenly between family households (51.0 percent) and nonfamily households (49.0 percent). Approximately 39.8 percent of the city's family households consisted of married-couples, while 11.3 percent were single-parent households. Of the non-family households, 26.6 percent were households where the householder lived alone, while 22.3 percent consisted of some other non-family living situation. Despite the city's lower prevalence of family households compared to the county, Davis' average household size (2.7 persons per household) was only one-tenth a point lower than the countywide average of 2.8 persons per household, and increased relative to the county since 2010.

¹ United States Census Bureau. Glossary. Accessed December 22, 2016. Available at: <https://www.census.gov/glossary/>

Household Incomes

Although data from the Census Bureau shown in Table 7 indicate Davis households historically had higher incomes compared to the county, in 2015 Davis' median household income of \$58,176 was slightly lower than the countywide median of \$58,966. Since 2010, median household incomes in Davis decreased an average of ten percent (\$6,390) after adjusting for inflation, compared to a decrease of four percent (\$2,334) countywide. The median household income in Davis in 2015 was \$58,176, which was \$790 less than the countywide household median income of \$58,966.

Despite having slightly below average median household income data presented in Table 7 shows that Davis households with householders age 65 years or older have considerably higher incomes compared to the city as a whole and the county; however, since 2010, median income for households with householders 65 or older decreased 6.3 percent (\$4,494), whereas countywide median income for this population group increased 48.3 percent (\$16,439).

Data on income distribution shows that household incomes in Davis were more stratified compared to the county in 2015. For example, most Davis households had income less than

Table 6: Household Population and Composition, 2000, 2010, and 2015

	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Household Population	57,338		63,522		1.0%	65,596		0.6%	0.9%
Family Households (a)	11,291	49.2%	11,925	47.9%	0.5%	12,469	51.0%	0.9%	0.7%
<i>Married-Couple</i>	8,784	38.3%	9,343	37.6%	0.6%	9,720	39.8%	0.8%	0.7%
<i>Single-Parent</i>	2,507	10.9%	2,582	10.4%	0.3%	2,749	11.3%	1.3%	0.6%
Nonfamily Households	11,657	50.8%	12,948	52.1%	1.1%	11,957	49.0%	-1.6%	0.2%
<i>Living Alone</i>	5,727	25.0%	5,952	23.9%	0.4%	6,502	26.6%	1.8%	0.8%
<i>Other Nonfamily</i>	3,183	13.9%	6,996	28.1%	8.2%	5,455	22.3%	-4.9%	3.7%
Total, All Households	22,948	100%	24,873	100%	0.8%	24,426	100%	-0.4%	0.4%
Average Household Size	2.5		2.6			2.7			
Yolo County									
Household Population	161,145		194,140		1.9%	204,678		1.1%	1.6%
Family Households	37,468	63.1%	44,101	0.0%	1.6%	44,872	60.8%	0.3%	1.2%
<i>Married-Couple</i>	28,275	47.6%	32,735	0.0%	1.5%	33,564	45.5%	0.5%	1.1%
<i>Single-Parent</i>	9,193	15.5%	11,366	0.0%	2.1%	11,308	15.3%	-0.1%	1.4%
Nonfamily Households	21,907	36.9%	26,771	0.0%	2.0%	28,882	39.2%	1.5%	1.9%
<i>Living Alone</i>	13,829	23.3%	16,251	0.0%	1.6%	19,825	26.9%	4.1%	2.4%
<i>Other Nonfamily</i>	4,097	6.9%	10,520	0.0%	9.9%	9,057	12.3%	-3.0%	5.4%
Total, All Households	59,375	100%	70,872	0%	1.8%	73,754	100%	0.8%	1.5%
Average Household Size	2.7		2.7			2.8			

Note:

(a) The Census Bureau defines a family household as a household in which at least one person present is related to the householder by birth, marriage or adoption. Same sex married couples were classified as non-family households until the 2013 American Community Survey, and are therefore excluded from 2000 and 2010 family household figures.

Sources: US Census Bureau, Census 2000, Summary File 1, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

Table 7: Income Characteristics, 2000, 2010, and 2015 (Page 1 of 2)

Household Income	2000 (a)		2010 (b)		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Less than \$14,999	4,867	21.2%	4,084	16.4%	-1.7%	4,579	18.7%	2.3%	-0.4%
\$15,000 to \$24,999	2,799	12.2%	2,951	11.9%	0.5%	2,228	9.1%	-5.5%	-1.5%
\$25,000 to \$34,999	2,311	10.1%	2,067	8.3%	-1.1%	1,418	5.8%	-7.3%	-3.2%
\$35,000 to \$49,999	2,643	11.5%	1,909	7.7%	-3.2%	2,651	10.9%	6.8%	0.0%
\$50,000 to \$74,999	3,552	15.5%	3,067	12.3%	-1.5%	2,949	12.1%	-0.8%	-1.2%
\$75,000 to \$99,999	2,450	10.7%	2,522	10.1%	0.3%	2,097	8.6%	-3.6%	-1.0%
\$100,000 to \$149,999	2,802	12.2%	4,206	16.9%	4.1%	3,929	16.1%	-1.4%	2.3%
\$150,000 and above	1,535	6.7%	4,066	16.3%	10.2%	4,575	18.7%	2.4%	7.6%
Total, All Households	22,948	100%	24,873	100%	0.8%	24,426	100%	-0.4%	0.4%
Median Household Income	\$42,454		\$58,771			\$58,176			
<i>Inflation Adjusted (c)</i>	\$61,083		\$64,566			\$58,176			
Median Household Income (65+)(d)	\$47,246		\$65,212			\$67,148			
<i>Inflation Adjusted (c)</i>	\$67,979		\$71,642			\$67,148			
Yolo County									
Less than \$14,999	10,816	18.2%	9,325	13.2%	-1.5%	9,820	13.3%	1.0%	-0.6%
\$15,000 to \$24,999	7,871	13.3%	7,996	11.3%	0.2%	7,287	9.9%	-1.8%	-0.5%
\$25,000 to \$34,999	7,027	11.8%	5,963	8.4%	-1.6%	6,043	8.2%	0.3%	-1.0%
\$35,000 to \$49,999	9,273	15.6%	8,351	11.8%	-1.0%	8,154	11.1%	-0.5%	-0.9%
\$50,000 to \$74,999	10,660	18.0%	13,438	19.0%	2.3%	12,667	17.2%	-1.2%	1.2%
\$75,000 to \$99,999	5,999	10.1%	8,203	11.6%	3.2%	8,754	11.9%	1.3%	2.6%
\$100,000 to \$149,999	5,109	8.6%	10,216	14.4%	7.2%	10,025	13.6%	-0.4%	4.6%
\$150,000 and above	2,603	4.4%	7,380	10.4%	11.0%	11,004	14.9%	8.3%	10.1%
Total, All Households	59,375	100%	70,872	100%	1.8%	73,754	100%	0.8%	1.5%
Median Household Income	\$40,769		\$55,798			\$58,966			
<i>Inflation Adjusted (c)</i>	\$58,659		\$61,300			\$58,966			
Median Household Income (65+)(d)	\$30,621		\$34,007			\$50,446			
<i>Inflation Adjusted (c)</i>	\$44,058		\$37,360			\$50,446			

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Table 7: Income Characteristics, 2000, 2010, and 2015 (Page 2 of 2)

Notes:

- (a) The percent distribution of households by income is from 2000 Census Summary File 3, while the total household estimate is from 2000 Census, Summary File 1.
- (b) The percent distribution of households by income is from 2010 ACS 1-Year Estimates, while the total household estimate is from 2010 Census, Summary File 1.
- (c) Median income estimates are inflation adjusted to 2015 dollars based on the Consumer Price Index (CPI) for All Urban Consumers in the Western Region.
- (d) This figure represents the median household income among households where the householder is age 65 or over, as reported by the Census Bureau.

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2010 and 2015 American Community Survey, 2016; BAE, 2016.

\$14,999 (18.7 percent), between \$35,000 to \$74,000 (22.9 percent), or \$100,000 or more (34.8 percent). Countywide, household income distribution was generally dispersed among all income categories. The City's divergence from the countywide income distribution patterns is a relatively new phenomenon compared to data from 2000 and 2010, when income distribution generally mirrored that of the County.

Education

Table 8 shows that the Davis population age 25 years or older had higher education levels than their countywide counterparts in 2015. In 2015, 33.4 percent of Davis residents had a bachelor's degree, and 46.6 percent had completed a graduate or professional degree. Comparatively, 22.0 percent of county residents had a bachelor's degree, and 20.5 percent had a completed a graduate or professional degree. Corresponding to higher average educational attainment, Davis also had fewer residents 25 years or older with a high school diploma or less (6.3 percent), compared to the county (30.4 percent)

Resident Employment

Table 9 shows employed residents by industry in 2015. The most common industries among employed Davis residents were Educational Services (29.2 percent); Professional, Scientific, and Tech Services (12.9 percent); and Health Care and Social Assistance (10.2 percent). Since 2010, the largest increases in resident employment were in professional services; arts and entertainment; and accommodations and food service.

Population and Demographics – Issues for Consideration

UC Davis Growth

- *How should the anticipated growth of UC Davis students, faculty and staff be accommodated within the City and on campus?*

Seniors

- *How should the City respond to increasing proportions of seniors and young adults in terms of housing, transportation, and services?*

Working Age Adults

- *How should the City respond to a shrinking proportion of working age adults in terms of housing and jobs?*

Education and Income Levels

- *Can the City leverage the assets of high educational attainment and above average incomes among working households to improve overall quality of life?*

Table 8: Educational Attainment, 2000, 2010, and 2015

Educational Attainment	2000 (a)		2010 (b)		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
8th grade or less	400	1.3%	715	2.2%	6.0%	232	0.7%	-20.2%	-3.6%
Some high school, no diploma	688	2.3%	430	1.3%	-4.6%	273	0.8%	-8.7%	-6.0%
High school graduate (inc. GED)	2,404	7.9%	2,574	7.8%	0.7%	1,722	4.9%	-7.7%	-2.2%
Some college, no degree	4,422	14.5%	4,092	12.4%	-0.8%	2,996	8.5%	-6.0%	-2.6%
Associate's degree	1,613	5.3%	1,267	3.8%	-2.4%	1,850	5.2%	7.9%	0.9%
Bachelor's degree	9,877	32.5%	11,389	34.4%	1.4%	11,778	33.4%	0.7%	1.2%
Master's degree	5,422	17.8%	5,015	15.1%	-0.8%	7,318	20.7%	7.9%	2.0%
Professional school degree	2,052	6.7%	2,899	8.8%	3.5%	3,255	9.2%	2.3%	3.1%
Doctorate degree	3,497	11.5%	4,725	14.3%	3.1%	5,888	16.7%	4.5%	3.5%
Total, Age 25 and Over	30,426	100%	33,105	100%	0.8%	35,312	100%	1.3%	1.0%
Yolo County									
8th grade or less	9,587	10.1%	9,818	8.4%	0.2%	7,170	5.7%	-6.1%	-1.9%
Some high school, no diploma	9,712	10.2%	8,437	7.2%	-1.4%	8,414	6.7%	-0.1%	-1.0%
High school graduate (inc. GED)	18,901	19.8%	22,442	19.2%	1.7%	22,579	18.0%	0.1%	1.2%
Some college, no degree	18,916	19.9%	23,868	20.4%	2.4%	25,574	20.4%	1.4%	2.0%
Associate's degree	5,731	6.0%	8,467	7.2%	4.0%	8,436	6.7%	-0.1%	2.6%
Bachelor's degree	17,332	18.2%	23,638	20.2%	3.2%	27,563	22.0%	3.1%	3.1%
Master's degree	7,733	8.1%	9,721	8.3%	2.3%	12,906	10.3%	5.8%	3.5%
Professional school degree	3,080	3.2%	4,974	4.3%	4.9%	4,679	3.7%	-1.2%	2.8%
Doctorate degree	4,431	4.7%	5,762	4.9%	2.7%	8,184	6.5%	7.3%	4.2%
Total, Age 25 and Over	95,239	100%	116,841	100%	2.1%	125,505	100%	1.4%	1.9%

Notes:

(a) The percent distribution of residents by educational attainment is from 2000 Census Summary File 3, while the total population estimate is from 2000 Census, Summary File 1.

(b) The percent distribution of residents by educational attainment is from 2010 ACS 1-Year Estimates, while the total population estimate is from 2010 Census, Summary File 1.

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2010 and 2015 American Community Survey, 2016; BAE, 2016.

Table 9: Employed Residents 16 Years and Over by Industry of Employment, 2000, 2010, and 2015 (Page 1 of 2)

Industry	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Agriculture, forestry, fishing & hunting	223	0.7%	53	0.2%	-13.4%	407	1.3%	50.3%	4.1%
Mining, quarrying, & oil & gas	4	0.0%	0	0.0%	-100.0%	0	0.0%	n.a.	n.a.
Construction	854	2.7%	514	1.8%	-5.0%	256	0.8%	-13.0%	-7.7%
Manufacturing	1,033	3.3%	953	3.4%	-0.8%	1,256	3.9%	5.7%	1.3%
Wholesale trade	523	1.7%	114	0.4%	-14.1%	584	1.8%	38.6%	0.7%
Retail trade	2,535	8.0%	2,088	7.4%	-1.9%	1,973	6.1%	-1.1%	-1.7%
Transportation & warehousing	613	1.9%	306	1.1%	-6.7%	560	1.7%	12.8%	-0.6%
Utilities	184	0.6%	212	0.8%	1.4%	238	0.7%	2.3%	1.7%
Information	819	2.6%	410	1.5%	-6.7%	821	2.6%	14.9%	0.0%
Finance & insurance	838	2.7%	933	3.3%	1.1%	684	2.1%	-6.0%	-1.3%
Real estate & rental & leasing	707	2.2%	656	2.3%	-0.7%	825	2.6%	4.7%	1.0%
Professional, scientific, & tech services	3,439	10.9%	2,969	10.6%	-1.5%	4,160	12.9%	7.0%	1.3%
Mgmt of companies & enterprises	0	0.0%	0	0.0%	n.a.	0	0.0%	n.a.	n.a.
Admin, support & waste mgmt services	495	1.6%	313	1.1%	-4.5%	569	1.8%	12.7%	0.9%
Educational services	10,017	31.7%	10,761	38.3%	0.7%	9,378	29.2%	-2.7%	-0.4%
Health care & social assistance	3,171	10.0%	3,035	10.8%	-0.4%	3,203	10.0%	1.1%	0.1%
Arts, entertainment, & recreation	461	1.5%	698	2.5%	4.2%	1,586	4.9%	17.8%	8.6%
Accommodation & food services	2,036	6.4%	561	2.0%	-12.1%	2,556	7.9%	35.4%	1.5%
Other services, ex. public admin	1,275	4.0%	960	3.4%	-2.8%	722	2.2%	-5.5%	-3.7%
Public administration	2,344	7.4%	2,589	9.2%	1.0%	2,373	7.4%	-1.7%	0.1%
Total, All Employed Residents	31,571	100%	28,125	100%	-1.1%	32,151	100%	2.7%	0.1%

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Sources: US Census Bureau, Census 2000, Summary File 3, 2016; US Census Bureau, 2010 American Community Survey, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

Table 9: Employed Residents 16 Years and Over by Industry of Employment, 2000, 2010, and 2015 (Page 2 of 2)

Industry	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
Yolo County									
Agriculture, forestry, fishing & hunting	2,849	3.7%	4,016	4.6%	3.5%	3,546	3.6%	-2.5%	1.5%
Mining, quarrying, & oil & gas	140	0.2%	93	0.1%	-4.0%	79	0.1%	n.a.	-3.7%
Construction	4,259	5.6%	4,282	4.9%	0.1%	4,783	4.9%	2.2%	0.8%
Manufacturing	4,376	5.7%	3,611	4.2%	-1.9%	4,548	4.7%	4.7%	0.3%
Wholesale trade	3,211	4.2%	1,763	2.0%	-5.8%	1,953	2.0%	2.1%	-3.3%
Retail trade	7,722	10.1%	8,673	10.0%	1.2%	9,946	10.2%	2.8%	1.7%
Transportation & warehousing	2,866	3.7%	2,894	3.3%	0.1%	3,509	3.6%	3.9%	1.4%
Utilities	592	0.8%	580	0.7%	-0.2%	968	1.0%	10.8%	3.3%
Information	1,654	2.2%	2,040	2.3%	2.1%	1,497	1.5%	-6.0%	-0.7%
Finance & insurance	2,257	2.9%	2,159	2.5%	-0.4%	2,044	2.1%	-1.1%	-0.7%
Real estate & rental & leasing	1,529	2.0%	1,981	2.3%	2.6%	1,859	1.9%	-1.3%	1.3%
Professional, scientific, & tech services	5,462	7.1%	6,213	7.1%	1.3%	7,734	7.9%	4.5%	2.3%
Mgmt of companies & enterprises	9	0.0%	0	0.0%	-100.0%	0	0.0%	n.a.	n.a.
Admin, support & waste mgmt services	2,268	3.0%	2,514	2.9%	1.0%	3,671	3.8%	7.9%	3.3%
Educational services	14,804	19.3%	16,988	19.5%	1.4%	16,715	17.1%	-0.3%	0.8%
Health care & social assistance	7,471	9.7%	10,369	11.9%	3.3%	10,430	10.7%	0.1%	2.2%
Arts, entertainment, & recreation	1,393	1.8%	2,855	3.3%	7.4%	3,338	3.4%	3.2%	6.0%
Accommodation & food services	4,289	5.6%	4,330	5.0%	0.1%	7,679	7.9%	12.1%	4.0%
Other services, ex. public admin	3,622	4.7%	3,995	4.6%	1.0%	4,614	4.7%	2.9%	1.6%
Public administration	5,875	7.7%	7,551	8.7%	2.5%	8,575	8.8%	2.6%	2.6%
Total, All Employed Residents	76,648	100%	86,907	100%	1.3%	97,488	100%	2.3%	1.6%

Sources: US Census Bureau, Census 2000, Summary File 3, 2016; US Census Bureau, 2010 American Community Survey, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

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ECONOMY

The following is a summary of current economic characteristics of the City of Davis, in addition to comparison data showing trends in the Davis Core Area, as defined by the Core Area Specific Plan, and broader trends in Yolo County. Economic data were collected from several sources including data published by the Bureau of Labor Statistics (BLS), California Employment Development Department (EDD), the California State Board of Equalization (BOE), UC Davis, the City of Davis, and real estate market statistics for retail and office uses provided by CoStar, a private real estate data vendor.

State and Regional Context

As of December 2007, California and the nation officially descended into what became known as the Great Recession. Unlike other recent recessionary periods in US history, which were driven by declines in defense spending and over speculation in dot-com businesses, this most recent economic downturn was driven by over speculation in the for-sale housing market, coupled with the loosening of residential lending standards and the advent of new financial tools and “derivative” financial markets. With the weakening of speculative demand for housing, and the subsequent decline in housing prices, many homeowners who had purchased at inflated prices realized that the value of their assets was less than the value of their outstanding loan, resulting in a wave of foreclosures, which

put further strain on the financial markets, leading to wide spread economic contraction, job losses, and fiscal crisis.

California was heavily impacted by these events. The state boasts one of the largest housing sectors in the US and its housing is some of the least affordable, making borrowers more vulnerable and susceptible to sub-prime lending tactics. While the San Francisco Bay Area was largely unaffected by the crash, those inland communities that house many Bay Area workers were significantly impacted, to the point that Stockton, plagued by foreclosures during the crash, declared bankruptcy in 2012.

The greater Sacramento Region, which includes El Dorado, Placer, Sacramento and Yolo counties, was also heavily impacted. Between 2007 and 2009, the gross domestic product (GDP) of the region contracted by roughly \$4.3 billion, driven by reductions in output in the Construction and Finance sectors. In terms of output, the recovery began as early as 2010, only a little over two years from the onset of the recession, with GDP growth through 2015 averaging 3.8 percent per year. Following the onset of the recession, regional employment levels took longer to recover, with the largest percentage losses concentrated in Construction, Manufacturing, Information, and Financial Services. The region did not return to pre-recession employment levels until December 2015, a full eight years following the onset of the recession, with annual

employment growth averaging 3.2 percent per year since 2011. While government employment remains below pre-recession levels, the sector remains the region's largest employer, accounting for more than one-quarter of all jobs. Nonetheless, this reflects a modest diversification of the regional economy, with increasing concentrations of regional employment in the Education and Health Services; Professional and Business Services; Leisure and Hospitality; and Agriculture sectors.

Economic Impact of UC Davis

The *UC Davis Economic Impact Analysis* report estimates the University's economic impacts in the Census-defined Arden-Arcade-Roseville Metropolitan Statistical Area (MSA), which includes Placer, El Dorado, Sacramento, Sutter, Yuba, Solano and Yolo Counties. The report estimates that including student and visitor expenditures and employee compensation, UC Davis generated \$6.8 billion of economic output and 65,000 jobs within the MSA during FY 2013-2014.² The main campus in Davis is estimated to have contributed \$2.8 billion in gross economic impact and 40,000 jobs to the MSA³.

Local Economic Profile

As shown in Table 10, the California Employment Development Department (EDD) estimates the City of Davis had 13,847 jobs

in 2015, which accounted for 14.2 percent of countywide employment. Between 2010 and 2015, the city added 2,031 jobs, for an increase of 17.2 percent. Five industry sectors accounted for the majority of the city's employment, including Accommodation and Food Services (18.3 percent), Health Care and Social Assistance (16.6 percent), Retail Trade (16.0 percent), Government (13.0 percent), and Professional and Business Services (12.2 percent).

Note that the EDD estimates do not include UC-Davis CDP employment; however, Table 11 shows the University's average faculty and staff employment (excluding student employees) between the 2007-2008 and 2015-2016 academic year. According to the UC Davis Office of Budget and Institutional Analysis, 12,181 staff and faculty were employed within the City of Davis during the 2015-2016 academic year, while another 12,097 were employed outside the City of Davis in locations such as the UC Davis Medical Center in Sacramento, the UC Davis Marine Laboratory in Bodega Bay, and the Lawrence Livermore National Laboratory. The Draft LRDP anticipates on-campus employment, excluding student employees, will increase to 14,500 employees by the 2027-2028 academic year.⁴

² University of California Davis. (March 2016). *UC Davis Economic Impact Report*, p. 12. Available at: <https://www.ucdavis.edu/sites/default/files/upload/files/uc-davis-economic-impact-report.pdf>

³ *Ibid.* p. 15

⁴ University of California Davis. Campus Planning and Community Resources. "LRDP Draft Planning Scenario". Accessed November 28, 2016. Available at: <http://campustomorrow.ucdavis.edu/slide2>

Table 10: Jobs by Major Industry Sector, 2005, 2010, and 2015 (Page 1 of 2)

Industry Sector	2005		2010		% Change	2015		% Change	% Change
	Employment	Percent	Employment	Percent	2005-2010	Employment	Percent	2010-2015	2000-2015
City of Davis									
Natural Resources & Mining	68	0.5%	70	0.6%	2.9%	53	0.4%	-24.3%	-22.1%
Utilities	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)
Construction	285	2.2%	192	1.6%	-32.6%	236	1.7%	22.9%	-17.2%
Manufacturing	432	3.3%	507	4.3%	17.4%	711	5.1%	40.2%	64.6%
Wholesale Trade	179	1.4%	88	0.7%	-50.8%	128	0.9%	45.5%	-28.5%
Retail Trade	1,836	13.9%	1,534	13.0%	-16.4%	2,221	16.0%	44.8%	21.0%
Transportation and Warehousing	40	0.3%	(b)	(b)	(b)	41	0.3%	(b)	2.5%
Information	252	1.9%	(b)	(b)	(b)	234	1.7%	(b)	-7.1%
Finance and Insurance	360	2.7%	243	2.1%	-32.5%	299	2.2%	23.0%	-16.9%
Real Estate and Rental and Leasing	1,107	8.4%	518	4.4%	-53.2%	492	3.6%	-5.0%	-55.6%
Professional and Business Services	1,521	11.5%	1,535	13.0%	0.9%	1,686	12.2%	9.8%	10.8%
Educational Services	261	2.0%	205	1.7%	-21.5%	279	2.0%	36.1%	6.9%
Health Care and Social Assistance	1,886	14.3%	1,991	16.9%	5.6%	2,300	16.6%	15.5%	22.0%
Arts, Entertainment, and Recreation	323	2.5%	228	1.9%	-29.4%	226	1.6%	-0.9%	-30.0%
Accommodation and Food Services	2,060	15.6%	1,812	15.3%	-12.0%	2,531	18.3%	39.7%	22.9%
Other Services, Ex. Public Admin	476	3.6%	406	3.4%	-14.7%	613	4.4%	51.0%	28.8%
Government	2,098	15.9%	2,250	19.0%	7.2%	1,799	13.0%	-20.0%	-14.3%
Total, All Industries (c)	13,182	100%	11,816	100%	-10.4%	13,847	100%	17.2%	5.0%

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Table 10: Jobs by Major Industry Sector, 2005, 2010, and 2015 (Page 2 of 2)

Industry Sector	2005		2010		% Change	2015		% Change	% Change
	Employment	Percent	Employment	Percent	2005-2010	Employment	Percent	2010-2015	2000-2015
Yolo County									
Natural Resources & Mining	4,026	4.1%	5,079	5.6%	26.2%	6,020	6.2%	18.5%	49.5%
Utilities	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Construction	5,314	5.4%	3,449	3.8%	-35.1%	3,458	3.5%	0.3%	-34.9%
Manufacturing	6,601	6.7%	5,052	5.6%	-23.5%	6,334	6.5%	25.4%	-4.0%
Wholesale Trade	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Retail Trade	6,901	7.0%	7,728	8.6%	12.0%	8,145	8.3%	5.4%	18.0%
Transportation and Warehousing	7,301	7.4%	5,633	0	0	6,164	6.3%	0	-15.6%
Information	1,031	1.0%	1,008	0	0	1,040	1.1%	0	0.9%
Finance and Insurance	1,663	1.7%	1,614	1.8%	-2.9%	1,118	1.1%	-30.7%	-32.8%
Real Estate and Rental and Leasing	2,054	2.1%	1,284	1.4%	-37.5%	1,350	1.4%	5.1%	-34.3%
Professional and Business Services	8,012	8.1%	6,795	7.5%	-15.2%	8,267	8.5%	21.7%	3.2%
Educational Services	537	0.5%	504	0.6%	-6.1%	545	0.6%	8.1%	1.5%
Health Care and Social Assistance	5,604	5.7%	6,311	7.0%	12.6%	8,759	9.0%	38.8%	56.3%
Arts, Entertainment, and Recreation	989	1.0%	881	1.0%	-10.9%	1,052	1.1%	19.4%	6.4%
Accommodation and Food Services	5,558	5.6%	5,392	6.0%	-3.0%	6,417	6.6%	19.0%	15.5%
Other Services, Ex. Public Admin	2,697	2.7%	3,226	3.6%	19.6%	2,512	2.6%	-22.1%	-6.9%
Government	35,366	35.8%	31,443	34.9%	-11.1%	31,268	32.0%	-0.6%	-11.6%
Total, All Industries (c)	98,819	100%	90,171	100%	-8.8%	97,648	100%	8.3%	-1.2%

Notes:

- (a) This data is determined to be unavailable or unreliable.
- (b) Data suppressed to prevent disclosure of proprietary or confidential information.
- (c) Figures may not sum to totals due to rounding and data suppression.

Sources: Bureau of Labor Statistics, QCEW, 2016; California Employment Development Department, QCEW, 2016; BAE, 2016.

Table 11: Employment Trends, UC Davis, 2007-08 to 2015-16

Academic Year	Employment (a)		
	On-Campus	Off-Campus (b)	Total
2007-2008	11,387	11,654	23,041
2008-2009	11,333	11,405	22,738
2009-2010	11,306	11,044	22,350
2010-2011	11,357	11,498	22,855
2011-2012	11,333	11,523	22,856
2012-2013	11,689	11,648	23,337
2013-2014	12,007	11,806	23,813
2014-2015	12,095	11,840	23,935
2015-2016	12,181	12,097	24,278
2027-2028 (proj.)	14,500	n.a.	n.a.

Notes:

(a) Represents average full-time and part-time faculty and staff employment, excluding students, from October and April.

(b) Includes faculty and staff at UC Davis Medical Center, Bodega Bay, Lawrence Livermore Laboratory, and elsewhere outside the Davis area.

Sources: UC Davis, Student Population Summary: Three-Quarter Average Records, 2016; BAE, 2016.

Table 12 shows the ten largest employers in the city, as reported by the City of Davis Comprehensive Annual Financial Report for fiscal year 2014/15, with UC Davis employment updated based on on-campus employment data provided by UC Davis. Together, the top 10 employers accounted for 46.3 percent of all jobs in the city. UC Davis accounted for the largest share of employment (36.9 percent). Other top employers included public employers such as the Davis School District, the City of Davis and Unitrans, healthcare providers such as Sutter Davis Hospital and Kaiser Permanente Medical Center, grocery retailers such as Safeway and Nugget Market, and utility provider, Pacific Gas and Electric (PG&E). Each of these other top employers accounted for less than three percent of total citywide employment reported by the CAFR.

Unemployment in the city was 4.9 percent in 2015, which is almost half the 9.4 percent reported in 2010. Since 2010, unemployment in the City of Davis has steadily declined by roughly one percent each year.

Although Davis represented around 32 percent of the countywide population in 2014, according to the BOE, retail establishments in the City of Davis facilitated only 15.6 percent (\$589,194) of countywide taxable sales, compared to West Sacramento and Woodland which facilitated 36.7 and 24.3 percent of countywide taxable sales.

Table 12: Top 10 Employers, Davis Planning Area, Fiscal Year 2014-15

Employer Name	Employees	
	Count	Percent
UC Davis (a)	12,181	37.1%
Davis School District	900	2.7%
City of Davis	428	1.3%
Sutter Davis Hospital	380	1.2%
Unitrans	265	0.8%
PG&E	248	0.8%
Safeway Stores	245	0.7%
Nugget Market	237	0.7%
Kaiser Permanente Medical Office	213	0.6%
University Retirement Community	172	0.5%
Subtotal, Top 10 Employers	15,269	46.6%

Note:

(a) This data reflects average full-time and part-time on-campus faculty and staff, excluding students, from October and April 2014/14 academic year, as reported by UC Davis in Table 11.

Sources: City of Davis, Comprehensive Annual Financial Report FY 2014/15, 2015; BAE, 2016. UC Davis, Student Population Summary: Three-Quarter Average Records, 2016; BAE, 2016.

The Core Area in Comparison

In preparation for development of the Core Area Specific Plan, the City of Davis contracted with BAE Urban Economics in 2015 to collect a variety of data with the intent of comparing the characteristics and performance of the Davis Core Area with the core downtown areas of other peer communities. These peer communities included Boulder, Colorado; Champaign-Urbana, Illinois; Folsom, California; New Haven, Connecticut; Palo Alto, California; San Luis Obispo, California; West Sacramento, California; and Woodland, California; among other communities.

Overall, the analysis indicated that the Davis Core Area features fewer residents, housing units, and jobs compared to other college-oriented peer communities. Compared to peer cities, the Core Area has above average concentrations of employment in Retail Trade, Finance and Insurance, Real Estate and Rental and Leasing, and Accommodation and Food Services.

In terms of commercial business performance, the data collected indicate that the Davis Core Area has above average per capita taxable sales in Convenience Sales (i.e., Food and Beverage Stores Sales, and Health and Personal Care Stores Sales, among others), Personal Care Services, and Limited Service Restaurants. Sales in comparison and general retail sales categories, such as furniture, electronics, clothing, and building materials, are considerably below average, compared to peer cities. The Core Area also has below-average per capita sales in the Drinking Places category, which reflects the local policy structure, which limits the establishment of bars that do not serve food.

For additional information regarding the Davis Core Area and peer city comparison, please refer to Appendix D. Please note that the business sales data should be interpreted with care, due to the inherent imprecision of sales estimates for relatively small areas. All sales estimates should be considered to be rough indicators, rather than precise sales volume estimates.⁵

⁵ For example, estimates may include sales for establishments located just outside of the Davis Core Area, such as the Whole Foods Market and the auto

Innovation and Economic Vitality Work Program

During the Great Recession, the need was identified to create viable strategies for a strong recovery. The City led a collaborative effort called Designing a Sustainable Innovative Davis Economy (DSIDE) with partner organizations including UC Davis, the Davis Chamber of Commerce, the Davis Downtown Business Association, the Yolo County Visitors Bureau and many leaders of private industry. Based on a significant amount of stakeholder outreach, this initiative led to several important reports and studies.

The Studio 30 “Davis Innovation Center Study” Report prepared in 2012 when combined with recommendations from the Innovation Park Task Force led to the City’s pursuit of a dispersed innovation park strategy. Four primary geographical areas were identified as appropriate for development to provide high tech corporate campuses, manufacturing facilities and space for startups. This was a well-targeted goal based on the limited amount of commercial space within the City and the unique advantage of hosting UC Davis with world renowned productivity in research. A large number of entrepreneurs and start-ups choose to locate here and the desire to accommodate these in increasing numbers as well as having space to allow for the growth of their businesses was an appropriate goal.

parts stores along Olive Drive. This is due to a lack of resolution in the geographic information available within the dataset.

Between 2012 and 2016, a large amount of activity and energy was spent toward the entitlement of some of the areas identified in the dispersed innovation strategy. However, the Mace Ranch Innovation Center project was placed on hold in April 2016, and in June 2016 the Nishi Gateway project failed at the ballot. This led to a shift on behalf of the City Council to focus on economic development initiatives less dependent on creation of new commercial space.

In the fall of 2016, the City Council held to several guiding principles when creating the goal to drive a diverse and resilient economy. These principles include positioning Davis to capitalize on both existing assets and possible business opportunities; capitalize on the resources of a university town, including human capital, research opportunities and innovation; promote appropriate partnerships with the private sector and the university community; and allow for appropriate space and designate land use to meet the long-term economic needs determined by the community.

The objectives established nested under the Council goals are designed to support a diverse and resilient economy. In order to provide a robust support network for business, efforts by the City are focused on collaboration with partner organizations to conduct outreach to current businesses. The permitting and planning process of the City is being reviewed to streamline process for new business and business growth, and the position of Business Ombudsperson is being used to facilitate interaction between business/property owners and City process. The City is

also undertaking consideration of significant actions to reduce the harm being felt by businesses by unpleasant behaviors taking place in public spaces.

Several major initiatives are underway which will build essential infrastructure to support business success. The Valley Clean Energy Alliance has been formed by the City of Davis, City of Woodland and Yolo County to implement a local Community Choice Aggregation to deliver cost-competitive clean energy, product choice, price stability, energy efficiency and greenhouse gas emission reductions. In addition, a Broadband Advisory Task Force convened by the City is exploring ways in which access to broadband can be increased for all businesses and residents.

A number of key business sectors are identified to receive focused support. Davis Roots is a business accelerator located in downtown Davis providing programs to a diverse group of entrepreneurs and start-ups. The City provides an essential contribution to this effort by giving Davis Roots use of a City-owned facility in downtown. The City is also assisting tourism business creation and growth and three new hotels projects have been approved in 2017. There are also key initiatives underway to expand opportunities for local artists and the arts community.

City of Davis Finances

The proposed City operating budget is \$199.75 million for fiscal year 2016/2017.⁶ In terms of departmental expenditures, Public Works, which oversees City facilities and infrastructure, accounts for the largest proportion of expenditures, at 29.4 percent. Administrative Services, which consists of finance, utility billing, budget, human resources and information systems services, is the second largest proportion of expenditures, at 11.3 percent, followed by Police (9.5 percent), and Parks and Community Services (6.8 percent).

The General Fund is the primary revenue source and operating fund for most city services, and is funded primarily through sales and property tax, mot-vehicle-in-lieu fees, the municipal service tax, and by revenue generated from permits, fees and investment earning.⁷ The proposed Budget estimates General Fund expenditures to total \$53.446 million in FY 2016/17, or 26.7 percent of the total operating budget, while General Fund revenues are expected to total \$54.53 million in FY 2016/17, or 27.1 percent of total expected revenue.⁸

The Capital Improvement Budget (CIP) is funded primarily through self-supporting user fees for services such as water and sewer, and comprises 29.6 percent of the proposed FY 2016/17 budget.⁹ This amounts to approximately \$59.38

million, which is intended to fund 41 capital projects such waste water treatment plant facilities improvements, surface water pipelines projects, improvements to 3rd Street between A and B Streets, and transportation infrastructure rehabilitation and street repairs.

Real Estate Market Conditions

Multifamily

According to the UC Davis Apartment Vacancy and Rental Rate Survey, the vacancy rate for privately managed apartment complexes in the City of Davis and UC Davis campus was 0.2 percent in 2016, excluding deed restricted affordable units. As shown in Table 13, average vacancy has remained below 5.0 percent since 2005, and under 2.0 percent since 2012, indicating an extremely tight market. Average rental rates for units varies from \$972 to \$3,233, depending on the unit size, with an overall average rent of \$1,576.

Table 14 shows an inventory of deed restricted affordable rental housing in the City of Davis. As of 2015, there were 1,323 deed restricted affordable units and 177 deed restricted beds throughout 39 rental complexes.

⁶ City of Davis. Finance. *2016-2017 Proposed Budget*, p. 3-4. Available at: <http://www.cityofdavis.org/city-hall/finance/city-budget/2016-2017-budget>

⁷ *Ibid.* p. 3-1.

⁸ *Ibid.* p. 3-6.

⁹ *Ibid.* p. 3-4.

Table 13: Market Rate Multifamily Rental Housing Market Overview, City of Davis, 2016 (a)

Market Overview, 2016			
Unit Type	Number of Units	Average Rent	Vacancy Rate
Studio	232	\$972	0.0%
1 Bedroom	2,494	\$1,210	0.1%
2 Bedroom	3,661	\$1,549	0.2%
3 Bedroom	1,143	\$2,041	0.4%
4 Bedroom	556	\$2,627	0.2%
Other	19	\$3,233	0.0%
Total, All Units	8,105	\$1,576	0.2%

Average Vacancy Rates, All Unit Types	
Year	Average Vacancy
2016	0.2%
2015	0.2%
2014	0.3%
2013	1.9%
2012	1.7%
2011	2.5%
2010	3.4%
2009	3.2%
2008	0.8%
2007	0.7%
2006	1.8%
2005	4.2%

Note:

(a) Data reflect privately managed apartment complexes in the City of Davis and on the UC Davis campus, excluding deed restricted affordable units.

Sources: UC Davis, Student Housing, Apartment Vacancy and Rental Rate Survey, 2016; BAE, 2016.

Table 14: Affordable Rental Housing Complexes, City of Davis, 2015 (Page 1 of 2)

Complex	Address	Number of Affordable Units or Beds	Unit Type (Number of Bedrooms)
Adóbe	1500 Shasta Drive	30	2,3,4
Alhambra	4500 Alhambra Drive	68	1,2,3,4
Allegre	1677 Drew Circle	17	2,3,4
Arlington Farms	2900 Portage Bay	28	1,2,3,4
Becerra Plaza (P, G)	326 Becerra Way	21	1
Ellington	4849 El Cemonte Avenue	25	1,2,3,4
Cal Aggie Christian Association	433 Russell Boulevard	10 beds	single room occupancy
Cesar Chavez Plaza (P, G)	1220 Olive Dr.	53	1
Cornucopia Cooperative (G)	239 J Street	8 beds	double or single room occupancy
DaVinci Court	1666 DaVinci Court	18	1,2,3
Davisville (S, G)	1221 Kennedy Place	70	1,2
Eleanor Roosevelt (P, S, G)	675 Cantrill Drive	60	1
Fox Creek (G)	1515 Valdora Street	36	1,2,3
GAMAT Homes	Various – West & South Davis	20	2,3
Heather Glen (G)	2324 Shasta Drive	62	2,3
Homestead Cooperative (G)	2610 Grambling Court	15	1,2,3
Moore Village (G)	2444 Moore Boulevard	59	1,2,3
New Harmony (P, G)	3030 Cowell Boulevard	69	1,2,3
Olive Court (G)	1414 Olive Drive	24	2
Olympic Cottages (S, G)	1707 Olympic Drive	12	1
Owendale (G)	3023 Albany Avenue	45	1,2,3
Pacifico Cooperative (students, G)	1752 Drew Circle	96 beds	double or single room occupancy
Pinecrest	920 Cranbrook Court	40	1,2
Rosa Parks (G)	1205 Fifth Street	10	1,2
Rosewood Park (G)	616 Ohlone Street	24	1,2,3
Sharps and Flats	1660 Drew Avenue	34	2,3,4
Shasta Point Retirement (S, G)	1501 Shasta Drive	67	1
Sojourner Truth (G)	1220 Fifth Street	14	2

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Source: City of Davis, Affordable Rental Housing in Davis, 2015; BAE, 2016.

Table 14: Affordable Rental Housing Complexes, City of Davis, 2015 (Page 2 of 2)

Complex	Address	Number of Affordable Units or Beds	Unit Type (Number of Bedrooms)
Sterling Court (G)	803, 805, 807, 809 10th St.	4	2
Summerhouse (D, G)	2525 East Eighth Street	12	1
Suntree	2033 F Street	60	2,3,4
Terracina	1800 Moore Boulevard	70	2,3,4
Tremont Green (G)	5663 Marden Street	36	1,2,3
Tuscany Villas (G)	2526 East Eighth Street	30	2,3
Twin Pines (G)	3333 F Street	36	1,2,3
University Retirement (S)	1515 Shasta Drive	63 beds	0
Villa Calabria (S, G)	2537 East Eighth Street	6	1,2
Walnut Terrace (S, G)	3101 Fifth Street	30	1,2
Willow Glen (S, G)	310 Becerra Way	12	1,2
Windmere I & II (G)	3030-3100 Fifth Street	106	2,3

Legend:

D = units for persons with developmental disabilities

P = units for persons with physical disabilities

G = units are partially funded by government subsidies

S = units for seniors

YCH = Yolo County Housing; 662-5428 (YCH is the source for HUD Certificates and Housing Choice Vouchers (formerly known as Section 8))

Qualifying incomes and affordable rents vary by complex and subsidy program. Many of the complexes have waiting lists for affordable rentals.

Source: City of Davis, Affordable Rental Housing in Davis, 2015; BAE, 2016.

Retail

Data from CoStar, a private commercial real estate vendor, shows the City of Davis's retail inventory of 2.22 million square feet accounts for 26.1 percent of the county's retail inventory as of December of the fourth quarter of 2016, with roughly 34 percent of the city's retail (747,749 square feet) located in the Davis Core Area. An analysis of maximum and minimum contiguous size of currently vacant retail spaces, shown in Table 15, indicate that retail spaces in the Davis Core Area and City of Davis tend to be smaller than spaces countywide, with some of the smallest spaces concentrated in the Davis Core Area.

The retail market in the city and Davis Core Area is much tighter than the county's more balanced market. This is evidenced by relatively positive net absorption, vacancy rates of 3.7 and 3.2 percent, compared to the countywide rate of 5.3 percent, and increasing rental rates. Since Q4 2016, citywide asking rents increased 6.4 percent, with an 11.0 percent increase in the Core Area. Comparatively, asking rents countywide decreased 2.4 percent year-over-year. Roughly 42 percent of new retail development countywide occurred in the City of Davis, between 2010 and 2015, 96 percent of which occurred outside the Core Area, with no new retail space added in 2016.

Office

As shown in Table 16, Davis contains 34.0 percent of the county's office inventory as of Q4 2016, with 23.0 percent of the city's inventory located in the Davis Core Area. While Davis has a variety of options for small businesses, including small suites, incubator and shared workspace product types, options

are limited for medium and large growing companies, particularly in the Core Area. Although the data presented in Table 16 shows that the size of currently available office space in the City of Davis is on par with the county, this includes the Families First campus at 2100 5th Street, which is proposed for high-density residential redevelopment, and skews the data higher than it would be otherwise. Excluding the Families First Campus, the maximum contiguous available space in Davis is around 11,500 square feet, whereas the maximum contiguous available space countywide is around 50,000 square feet.

Currently available spaces in the Core Area are significantly smaller than others citywide. The office real estate market in the Davis Core Area is extremely tight, as evidenced by a 0.4 percent vacancy rate compared to 8.5 and 8 percent city and countywide, and asking rents that are roughly \$0.30 to \$0.50 above the city-and countywide average, despite a slight year-over-year decrease. However, asking rents throughout the city and county are increasing faster than those in the Core Area, likely from higher levels of new construction. Since 2010 the City added 75,576 square feet of new office space, or 71 percent of all countywide office construction over the same period; whereas no new office construction occurred in the Core Area.

The citizen vote on Measure A and the resulting denial of the Nishi development in 2016 bring into question the future annexation of land for office development and whether any new office development is likely to occur within the City limits. While

some land owners have voiced willingness to develop underutilized land for innovation and R&D uses, additional analysis is required to determine if land availability for infill development and densification is likely to meet the city's needs.

Industrial

Davis contains only 3.1 percent of the county's industrial inventory as of Q4 2016, with a 5.8 percent vacancy rate that is 3.7 percentage points lower than the countywide average. As shown in Table 17, currently available industrial space in the City of Davis is relatively small compared to the county. Although the average asking rent citywide is \$0.44 higher than the countywide average, year-over-year Davis asking rents decreased 14.4 percent, whereas countywide rents remained stable. Since 2010, the City of Davis added 200,000 square feet of new industrial space, which accounts for 11.2 percent of new industrial construction countywide.

Economy – Issues for Consideration

Economy and Jobs

- *To what extent does the community want to have a more diversified economy and more job opportunities? What kinds of businesses and industries would be feasible and appropriate? Where should they be accommodated?*

Relationship to the University

- *How might the community leverage the economic development potential of UC Davis to a greater extent?*

Fiscal Health and Revenues

- *How might the City ensure its fiscal health to maintain or enhance its high level of services and programs? What revenue generating businesses and industries consistent with desired community character might be accommodated to benefit the City's fiscal position?*

Table 15: Retail Market Overview, Davis Core Area, City of Davis, and Yolo County, Q4 2016

	<u>Davis Core Area (a)</u>		<u>City of Davis</u>		<u>Yolo County</u>	
Summary, Q4 2016 (b)						
Inventory (c)	747,749	sq. ft.	2,222,614	sq. ft.	8,516,612	sq. ft.
Occupied Stock	719,895	sq. ft.	2,151,850	sq. ft.	8,061,884	sq. ft.
Vacant Stock (d)	27,854	sq. ft.	70,764	sq. ft.	454,728	sq. ft.
Vacancy Rate	3.7%		3.2%		5.3%	
Inventory (% of Yolo County)	8.8%		26.1%			
Minimum Contiguous Space (e)	374 - 4,335	sq. ft.	374 - 4,335	sq. ft.	180 - 57,303	sq. ft.
Maximum Contiguous Space (f)	374 - 4,335	sq. ft.	374 - 10,000	sq. ft.	180 - 57,303	sq. ft.
Asking Rents (g)						
Avg Asking Rent, NNN (per sq. ft.), Q4 2015	\$1.63		\$1.71		\$1.23	
Avg Asking Rent, NNN (per sq. ft.), Q4 2016 (b)	\$1.81		\$1.82		\$1.20	
% Change	11.0%		6.4%		-2.4%	
Net Absorption						
Net Absorption, 2010 - Q4 2016 (b)	6,121	sq. ft.	181,728	sq. ft.	483,527	sq. ft.
Net Absorption, Q1-Q4 2016 (b)	-635	sq. ft.	14,170	sq. ft.	24,544	sq. ft.
New Activity (h)						
New Construction, 2010 - Q4 2016 (b)	4,950	sq. ft.	121,649	sq. ft.	292,419	sq. ft.
New Construction, Q1-Q4 2016 (b)	0	sq. ft.	0	sq. ft.	15,397	sq. ft.

Notes:

- (a) Includes all properties located within the Core Area Specific Plan boundary. For a complete definition, see Appendix C.
- (b) Data reflects existing conditions in the fourth quarter, as of December 19, 2016.
- (c) Reflects existing retail stock, including auto dealerships.
- (d) Data reflect retail space currently vacant, including recently vacated spaces in buildings owned by Browman Development Co.
- (e) Reflects minimum and maximum square footage of the smallest contiguous space available for rent in each inventoried building, as of December 19, 2016.
- (f) Reflects minimum and maximum square footage of the largest contiguous space available for rent in each inventoried building, as of December 19, 2016.
- (g) Average asking rents reflect a triple net (NNN) lease where the tenant pays all real estate taxes, building maintenance, and insurance, in addition to rent, utilities, and other expenses.
- (h) New activity reflects new construction, based on additions to the inventory of properties tracked by CoStar.

Sources: CoStar, 2016; BAE, 2016.

Table 16: Office Market Overview, Davis Core Area, City of Davis, and Yolo County, Q4 2016

	Davis Core Area (a)		City of Davis		Yolo County	
Summary, Q4 2016 (b)						
Inventory	411,300	sq. ft.	1,776,071	sq. ft.	5,221,537	sq. ft.
Occupied Stock	409,777	sq. ft.	1,625,154	sq. ft.	4,804,512	sq. ft.
Vacant Stock	1,523	sq. ft.	150,917	sq. ft.	417,025	sq. ft.
Vacancy Rate	0.4%		8.5%		8.0%	
Inventory (% of Yolo County)	7.9%		34.0%			
Minimum Contiguous Space (c)	150 - 981	sq. ft.	150 - 68,000	sq. ft.	150 - 68,000	sq. ft.
Maximum Contiguous Space (d)	300 - 981	sq. ft.	300 - 68,000	sq. ft.	300 - 68,000	sq. ft.
Asking Rents (e)						
Avg Asking Rent, Full Service Gross (per sq. ft.), Q4 2015	\$2.34		\$1.89		\$1.68	
Avg Asking Rent, Full Service Gross (per sq. ft.), Q4 2016 (b)	\$2.29		\$1.98		\$1.77	
% Change	-2.1%		4.8%		5.4%	
Net Absorption						
Net Absorption, 2010 - Q4 2016 (b)	17,400	sq. ft.	127,199	sq. ft.	362,402	sq. ft.
Net Absorption, Q1-Q4 2016 (b)	4,928	sq. ft.	9,414	sq. ft.	60,203	sq. ft.
New Activity (f)						
New Construction, 2010 - Q4 2016 (b)	0	sq. ft.	75,576	sq. ft.	106,376	sq. ft.
New Construction, Q1-Q3 2016 (b)	0	sq. ft.	0	sq. ft.	30,800	sq. ft.

Notes:

(a) Includes all properties located within the Core Area Specific Plan boundary. For a complete definition, see Appendix C.

(b) Data reflects existing conditions in the fourth quarter, as of December 19, 2016.

(c) Reflects minimum and maximum square footage of the smallest contiguous space available for rent in each inventoried building, as of December 19, 2016.

(d) Reflects minimum and maximum square footage of the largest contiguous space available for rent in each inventoried building, as of December 19, 2016.

(e) Average asking rents reflect a triple net (NNN) lease where the tenant pays all real estate taxes, building maintenance, and insurance, in addition to rent, utilities, and other expenses.

(f) New activity reflects new construction, based on additions to the inventory of properties tracked by CoStar.

Sources: CoStar, 2016; BAE, 2016.

Table 17: Industrial Market Overview, Davis Core Area, City of Davis, and Yolo County, Q4 2016

	<u>Davis Core Area (a)</u>		<u>City of Davis</u>		<u>Yolo County</u>	
Summary, Q4 2016 (a)						
Inventory	17,993	sq. ft.	1,183,057	sq. ft.	37,941,716	sq. ft.
Occupied Stock	17,993	sq. ft.	1,118,332	sq. ft.	34,446,447	sq. ft.
Vacant Stock	0	sq. ft.	64,725	sq. ft.	3,495,269	sq. ft.
Vacancy Rate	0.0%		5.5%		9.2%	
Inventory (% of Yolo County)	0.0%		3.1%			
Minimum Contiguous Space (c)	n.a.	sq. ft.	1,500 - 10,080	sq. ft.	300 - 635,000	sq. ft.
Maximum Contiguous Space (d)	n.a.	sq. ft.	1,500 - 20,160	sq. ft.	300 - 635,000	sq. ft.
Asking Rents (e)						
Avg Asking Rent, NNN (per sq. ft.), Q4 2015	n.a.		\$0.97		\$0.39	
Avg Asking Rent, NNN (per sq. ft.), Q4 2016 (b)	n.a.		\$0.83		\$0.39	
% Change	n.a.		-14.4%		0.0%	
Net Absorption						
Net Absorption, 2010 - Q4 2016 (b)	1,200	sq. ft.	158,965	sq. ft.	785,613	sq. ft.
Net Absorption, Q1-Q4 2016 (b)	0	sq. ft.	21,400	sq. ft.	409,316	sq. ft.
New Activity (f)						
New Construction, 2010 - Q4 2016 (b)	0	sq. ft.	200,000	sq. ft.	1,779,918	sq. ft.
New Construction, Q1-Q4 2016 (b)	0	sq. ft.	0	sq. ft.	36,455	sq. ft.

Notes:

- (a) Includes all properties located within the Core Area Specific Plan boundary. For a complete definition, see Appendix C.
- (b) Data reflects existing conditions in the fourth quarter, as of December 19, 2016.
- (c) Reflects minimum and maximum square footage of the smallest contiguous space available for rent in each inventoried building, as of December 19, 2016.
- (d) Reflects minimum and maximum square footage of the largest contiguous space available for rent in each inventoried building, as of December 19, 2016.
- (e) Average asking rents reflect a triple net (NNN) lease where the tenant pays all real estate taxes, building maintenance, and insurance in addition to rent, utilities, and other expenses.
- (f) New activity reflects new construction, based on additions to the inventory of properties tracked by CoStar.

Sources: CoStar, 2016; BAE, 2016.

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HOUSING

The following section summarizes current housing market conditions and affordability in the City of Davis and Yolo County. The analysis draws from a number of data source data regarding existing housing stock published by the US Census Bureau; home sale records from ListSource, a private data vendor; the City of Davis 2013-2021 Housing Element; and UC Davis.

Housing Element

Housing Element and State Law

Since 1969, the State of California has required that all local governments adequately plan to meet the housing needs of the community. California's local governments meet this requirement by adopting housing plans as part of their required general plan. General plans serve as the local government's guide for how the city will grow and develop including the seven elements of land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing element law."

California's housing element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and

do not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The process for the local governments consists of: updating the previous housing element; submitting a draft to the California Department of Housing and Community Development (HCD) for review/approval; revising and adopting the draft; and submitting the adopted housing element to HCD. Housing elements are typically updated every eight years and the City of Davis is currently in a 2013 – 2021 cycle. The 2013 – 2021 Housing Element has been adopted by City Council and certified by HCD. The next housing element is anticipated to be due in August 2021 for a 2021 - 2029 cycle.

A housing element update includes, but is not limited to, an analysis of available (zoned) sites pursuant to the Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocation (RHNA) which identify existing and projected housing needs by household income group for the City of Davis. The RHNA establishes the amount of housing units that the City is required to provide adequate land for, to meet the regional projections for housing needs for the eight-year period. The amount for the 2013 – 2021 cycle included a total allocation of 1,066 housing units in five income categories: extremely low

(124 units); very low (124 units); low (174 units); moderate (198 units); and above moderate (446 units).

Local Housing Policies

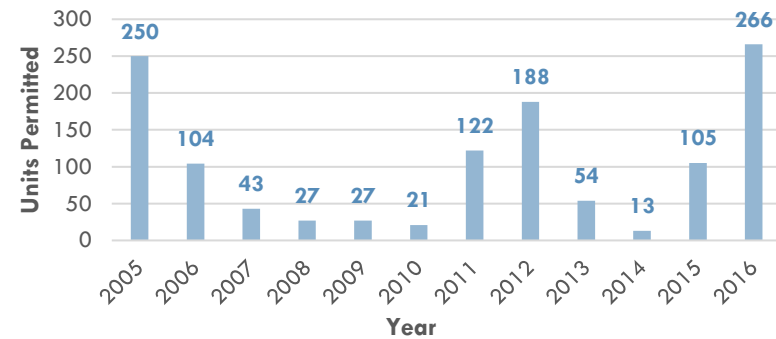
Historically, Davis has adopted an active approach in the assessment of housing need and the provision of housing to address local need, in order to ensure community diversity. Davis has had a commitment to affordable housing since the 1980s that was formalized with its adoption of an inclusionary housing policy in 1987. Inclusionary requirements and a grassroots movement to produce the city’s first affordable housing non-profit were reactions to housing costs.

Visions and goals in the Davis general plan have led to housing policies that promote: local affordable housing; mix of housing types, densities and designs; workforce housing programs; housing for those with special needs; and sustainable development principles.

Housing Growth

Data from the ACS indicate that more than half of the city’s housing stock (51.8 percent) was built since 1980, compared to 47.9 percent countywide, indicating that the city has a larger proportion of newer housing stock compared to the county. As shown in Table 18, the city experienced a housing construction boom between 1960 and 2000, but has since experienced slower growth, with only 10.9 percent of the city’s housing stock built since the year 2000, compared to 21.3 percent countywide. Most of the city’s housing built since 2000 (8.9

Figure 12: Residential Building Permits Issued, ‘05-‘16



Sources: City of Davis, 2017; BAE, 2017.

Table 18: Housing Units by Year Built

Year Built	City of Davis		Yolo County	
	Number	Percent	Number	Percent
Built 1939 or earlier	442	1.7%	3,438	4.5%
Built 1940 to 1949	548	2.1%	3,262	4.2%
Built 1950 to 1959	1,795	7.0%	8,903	11.6%
Built 1960 to 1969	3,165	12.4%	8,606	11.2%
Built 1970 to 1979	6,271	24.5%	15,897	20.7%
Built 1980 to 1989	4,646	18.1%	11,173	14.5%
Built 1990 to 1999	5,721	22.3%	9,288	12.1%
Built 2000 to 2009	2,269	8.9%	13,893	18.1%
Built 2010 or later	769 (a)	3.0%	2,506	3.3%
Total, All Units	25,626	100%	76,966	100%

Note:

(a) This data is updated based on City of Davis building permit records through 2016.

Sources: US Census Bureau, 2015 American Community Survey, 2016; City of Davis, Building Permit Records, 2016; BAE, 2016.

percent) was built prior to 2010, with only three percent, or 769 units, built between 2010 and 2016. Figure 12 above visually represents the City's recent building permit issuance trends.

Housing Stock Composition

Table 19 shows the composition of the housing stock. Approximately 48.2 percent of the city's housing stock comprised of detached single-family dwelling units in 2015, compared to 59.8 percent countywide. The City of Davis had a larger proportion of attached single-family (10.3 percent) and multifamily (39.9 percent) units compared to the County, which had 6.2 percent and 29.1 percent, respectively. The most prominent multifamily housing type in Davis was two to 19-unit complexes, which accounted for 25.7 percent of the city's housing stock. The city was underrepresented in mobile homes, boats, RV's, vans and other unit types, compared to the County.

Housing Age and Condition

As discussed previously, the majority of the city's housing stock is relatively new, with more than half the city's units built since 1980. Additionally, only 11 percent of the city's housing stock was built prior to 1960, compared to 20.3 percent countywide. Most of the city's older housing stock is in the central area. A windshield survey of 234 housing units built prior to 1960 in the central area conducted by City Staff in 2008, found that 66.0

percent of units built prior to 1980 were structurally sound, 25.0 percent required minor repairs, 8.6 percent required moderate to substantial repairs, and only 0.4 percent were dilapidated.¹⁰ Staff assessed the condition of housing units based on five structural categories: foundation, roofing, siding, frontage/driveway, and windows. Common structural defects included roofs in need of replacement, damaged siding, peeling paint, broken steps, cracked or uneven frontage, and dislodged roof gutters. Increased desirability for walkable neighborhoods near amenities coupled with high land costs has led to increased reinvestment in older properties.

Household Tenure

Table 20 shows that 46.3 percent of the city's housing units were owner occupied, and 53.7 percent were renter occupied. The City of Davis had a higher proportion of renter occupied units, partially attributed to its proximity to UC Davis and a larger proportion of lower-income and student households. Approximately 37.6 percent of the city's renter occupied housing stock were multifamily units, while 15.8 percent were single-family units. Detached and attached single-family units comprised most owner occupied units, while renter occupied units ranged from detached single-family units to structures with 50 or more units. Roughly 41.0 percent of all units in Davis were owner occupied detached single-family units, while 3.5 percent were attached single-family units.

¹⁰ City of Davis. Department of Housing and Community Development. (February 25, 2014). *2013-2021 Housing Element Update*, p. 3-27.

Table 19: Units in Structure, 2000, 2010, and 2015

Units in Structure	2000 (a)		2010 (b)		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Detached Single-Family	10,578	44.8%	12,667	49.0%	1.8%	12,217	48.2%	-0.7%	1.0%
Attached Single-Family	2,348	9.9%	1,919	7.4%	-2.0%	2,619	10.3%	6.4%	0.7%
2 to 4 Units	2,123	9.0%	3,500	13.5%	5.1%	2,715	10.7%	-5.0%	1.7%
5 to 19 Units	2,558	10.8%	3,898	15.1%	4.3%	3,811	15.0%	-0.4%	2.7%
20 to 49 Units	1,342	5.7%	1,583	6.1%	1.7%	1,224	4.8%	-5.0%	-0.6%
50 Units or More	4,284	18.1%	1,689	6.5%	-8.9%	2,357	9.3%	6.9%	-3.9%
Mobile Homes	377	1.6%	614	2.4%	5.0%	414	1.6%	-7.6%	0.6%
Boats, RV's, Vans, Other	8	0.0%	0	0.0%	-100.0%	0	0.0%	n.a.	n.a.
Total, All Units	23,617	100%	25,869	100%	0.9%	25,357	100%	-0.4%	0.5%
Yolo County									
Detached Single-Family	33,930	55.1%	44,199	58.9%	2.7%	46,005	59.8%	0.8%	2.1%
Attached Single-Family	4,942	8.0%	4,837	6.4%	-0.2%	4,801	6.2%	-0.2%	-0.2%
2 to 4 Units	4,429	7.2%	7,610	10.1%	5.6%	6,633	8.6%	-2.7%	2.7%
5 to 19 Units	4,957	8.0%	8,942	11.9%	6.1%	9,614	12.5%	1.5%	4.5%
20 to 49 Units	2,836	4.6%	2,403	3.2%	-1.6%	2,366	3.1%	-0.3%	-1.2%
50 Units or More	6,882	11.2%	3,301	4.4%	-7.1%	3,762	4.9%	2.6%	-3.9%
Mobile Homes	3,426	5.6%	3,393	4.5%	-0.1%	3,556	4.6%	0.9%	0.2%
Boats, RV's, Vans, Other	185	0.3%	369	0.5%	7.1%	229	0.3%	-9.1%	1.4%
Total, All Units	61,587	100%	75,054	100%	2.0%	76,966	100%	0.5%	1.5%

Notes:

(a) The percent distribution of housing by the number of units in structure is from 2000 Census Summary File 3, while the total housing units estimate is from 2000 Census Summary File 1.

(b) The percent distribution of housing by the number of units in structure is from 2010 ACS 1-Year Estimates, while the total housing units estimate is from 2010 Census Summary File 1.

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2010 and 2015 American Community Survey 2016; BAE, 2016.

Table 20: Household Tenure by Units in Structure, City of Davis and Yolo County, 2000, 2010, and 2015 (Page 1 of 2)

Units in Structure	2000 (a)		2010 (b)		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Owner Occupied	10,208	44.5%	12,081	48.6%	1.7%	11,307	46.3%	-1.3%	0.7%
Detached Single-Family	8,515	37.1%	10,219	41.1%	1.8%	10,014	41.0%	-0.4%	1.1%
Attached Single-Family	1,125	4.9%	1,109	4.5%	-0.1%	848	3.5%	-5.2%	-1.9%
2 to 4 Units	148	0.6%	73	0.3%	-6.8%	111	0.5%	8.7%	-1.9%
5 to 19 Units	74	0.3%	116	0.5%	4.6%	0	0.0%	-100.0%	n.a
20 to 49 Units	0	0.0%	82	0.3%	n.a.	0	0.0%	-100.0%	n.a
50 Units or More	17	0.1%	39	0.2%	8.7%	0	0.0%	-100.0%	n.a
Mobile Homes	329	1.4%	443	1.8%	3.0%	334	1.4%	-5.5%	0.1%
Boats, RV's, Vans, Other	0	0.0%	0	0.0%	n.a.	0	0.0%	n.a.	n.a
Renter Occupied	12,740	55.5%	12,792	51.4%	0.0%	13,119	53.7%	0.5%	0.2%
Detached Single-Family	1,844	8.0%	2,358	9.5%	2.5%	2,078	8.5%	-2.5%	0.8%
Attached Single-Family	1,176	5.1%	908	3.6%	-2.6%	1,771	7.3%	14.3%	2.8%
2 to 4 Units	1,934	8.4%	3,166	12.7%	5.1%	2,604	10.7%	-3.8%	2.0%
5 to 19 Units	2,434	10.6%	3,216	12.9%	2.8%	3,130	12.8%	-0.5%	1.7%
20 to 49 Units	1,316	5.7%	1,414	5.7%	0.7%	1,224	5.0%	-2.8%	-0.5%
50 Units or More	4,003	17.4%	1,527	6.1%	-9.2%	2,232	9.1%	7.9%	-3.8%
Mobile Homes	25	0.1%	203	0.8%	23.3%	80	0.3%	-17.0%	8.1%
Boats, RV's, Vans, Other	8	0.0%	0	0.0%	-100.0%	0	0.0%	n.a.	n.a
Total, All Units	22,948	100%	24,873	100%	0.8%	24,426	100%	-0.4%	0.4%

- Continued on Next Page -

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2010 and 2015 American Community Survey, 2016; BAE, 2016.

Table 20: Household Tenure by Units in Structure, City of Davis and Yolo County, 2000, 2010, and 2015 (Page 2 of 2)

Units in Structure	2000 (a)		2010 (b)		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
Yolo County									
Owner Occupied	31,509	53.1%	39,126	55.2%	2.2%	39,001	52.9%	-0.1%	1.4%
Detached Single-Family	26,373	44.4%	33,437	47.2%	2.4%	34,515	46.8%	0.6%	1.8%
Attached Single-Family	2,008	3.4%	2,272	3.2%	1.2%	1,683	2.3%	-5.8%	-1.2%
2 to 4 Units	315	0.5%	278	0.4%	-1.2%	398	0.5%	7.4%	1.6%
5 to 19 Units	128	0.2%	113	0.2%	-1.3%	286	0.4%	20.5%	5.5%
20 to 49 Units	8	0.0%	80	0.1%	25.8%	0	0.0%	-100.0%	n.a
50 Units or More	17	0.0%	180	0.3%	26.6%	0	0.0%	-100.0%	n.a
Mobile Homes	2,574	4.3%	2,490	3.5%	-0.3%	2,037	2.8%	-3.9%	-1.5%
Boats, RV's, Vans, Other	86	0.1%	276	0.4%	12.4%	82	0.1%	-21.5%	-0.3%
Renter Occupied	27,866	46.9%	31,746	44.8%	1.3%	34,753	47.1%	1.8%	1.5%
Detached Single-Family	6,604	11.1%	9,191	13.0%	3.4%	10,222	13.9%	2.2%	3.0%
Attached Single-Family	2,807	4.7%	2,463	3.5%	-1.3%	3,118	4.2%	4.8%	0.7%
2 to 4 Units	4,011	6.8%	6,683	9.4%	5.2%	6,100	8.3%	-1.8%	2.8%
5 to 19 Units	4,609	7.8%	7,014	9.9%	4.3%	7,828	10.6%	2.2%	3.6%
20 to 49 Units	2,741	4.6%	2,241	3.2%	-2.0%	2,366	3.2%	1.1%	-1.0%
50 Units or More	6,460	10.9%	3,031	4.3%	-7.3%	3,453	4.7%	2.6%	-4.1%
Mobile Homes	574	1.0%	1,018	1.4%	5.9%	1,519	2.1%	8.3%	6.7%
Boats, RV's, Vans, Other	60	0.1%	105	0.1%	5.8%	147	0.2%	6.9%	6.2%
Total, All Units	59,375	100%	70,872	100%	1.8%	73,754	100%	0.8%	1.5%

Notes:

(a) The percent distribution of housing by the number of units in the structure is from 2000 Census Summary File 3, while the total housing estimate is from 2000 Census Summary File 1

(b) The percent distribution of housing by the number of units in the structure is from 2010 ACS 1-Year Estimates, while the total housing estimate is from 2010 Census Summary File 1.

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2010 and 2015 American Community Survey, 2016; BAE, 2016.

Housing for UC Davis Students, Faculty, and Staff

Although most UC Davis Students live within the City of Davis housing stock, UC Davis provides housing for first-year students in dormitories located on the Central campus, while limited upper division housing is provided in on-campus apartments. The UC Davis Office of Student Housing operates 23 residence halls, one campus apartment complex, and partners with five privately-managed apartment complexes and two corporate communities to provide on-campus housing.¹¹ ¹² Additionally, Student Housing partners with six privately owned and operated apartment complexes (three on-campus and two off-campus) to operate transfer student-specific housing options through the Student Housing Apartments (SHA) program.¹³ During the 2014-2015 academic year, approximately 9,400 students lived on the UC Davis campus, with 5,500 in residence halls and 3,900 in apartments.¹⁴ This accounted for approximately 29 percent of the three-quarter main campus enrollment for the academic year (see Table 3).

Per the 2013-2021 Housing Element, approximately 51.6 percent of UC Davis faculty and staff resided in the City of Davis during the 2010-2011 academic year.¹⁵ Aggie Village, which offers 21 single-family and 16 duplex units, is currently the only UC Davis development specifically targeting faculty and staff; however, the complex has a 200-person waiting list and only has a new vacancy every one to two years on average.¹⁶ Limited availability of on- and off-campus faculty housing and high housing costs is a recruitment challenge for the University and places increased pressure on the Davis housing market

As discussed previously, the UC Davis Draft LRDP anticipates an additional 6,337 students and 2,319 employees by the by the 2027-2028 academic year. Using the 2014-2015 academic year as a baseline, the Draft LRDP anticipates that by full build-out, the campus could provide housing for 6,200 new students (90.0 percent of the projected increase), and 40.0 percent of all on-campus students¹⁷. West Village, a planned 225-acre

¹¹ University of California Davis. Student Housing. "Residence Halls". Accessed November 28, 2016. Available at: http://housing.ucdavis.edu/housing/residence_halls.asp

¹² University of California Davis. Student Housing. "Apartments". Accessed November 28, 2016. Available at: <http://housing.ucdavis.edu/housing/apartments.asp>

¹³ *Ibid.*

¹⁴ Fell, Andy. *University News*. (May 16, 2016). "UC Davis Updates Scenario for Long-Range Development Plan". Accessed November 28, 2016. Available at: <https://www.ucdavis.edu/news/uc-davis-updates-scenario-long-range-development-plan/>

¹⁵ City of Davis. Department of Housing and Community Development. (February 25, 2014). *2013-2021 Housing Element Update*, p. 3-48. Available at: http://community-development.cityofdavis.org/Media/Default/Documents/PDF/CDD/Advance-Planning/2013-Housing-Update/Adopted%20February%202014/City-of-Davis-Adopted-Housing-Element_2-25-14.pdf

¹⁶ Caceres, Demi. *The California Aggie*. (September 29, 2016). Accessed November 28, 2016. Available at: <https://theaggie.org/2016/09/29/west-village-uc-davis-begin-project-to-build-50-homes-for-faculty-staff-2/>

¹⁷ University of California Davis. Campus Planning and Community Resources. "LRDP Draft Planning Scenario: Campus Housing Capacity". Accessed November 28, 2016. Available at <http://campustomorrow.ucdavis.edu/slide3>

University neighborhood west of State Route 113 and South of Russell Boulevard, is expected to house approximately 2,250 additional student units, and 475-new faculty and staff units.¹⁸

Vacancy Rates

The City of Davis' housing unit vacancy rate remained lower than the countywide average since the year 2000. Data from the ACS indicates the city vacancy rate was 3.7 percent in 2015, which is 1.3 percentage points lower than 2010, and 1.7 percentage points lower than the countywide vacancy rate of 4.2 percent. Although 2015 vacancy status data is unavailable for the City of Davis, Table 21 shows rental units accounted for the majority of the city's vacancies in 2000 and 2010.

Results of the Apartment Vacancy and Rental Rate Survey, prepared annually by UC Davis Office of Student Housing, showed a total of 15 vacant units in 2016, representing a 0.2 percent apartment vacancy rate.¹⁹ The data indicate little to no vacancy across all unit size categories. Units rented under multiple lease agreements, otherwise known as "bed leases", accounted for 11.0 percent of reported units, which represents an increase of two percentage points over 2015, indicating that this lease type is becoming somewhat more common.

¹⁸ University of California Davis. Campus Planning and Community Resources. "LRDP Draft Planning Scenario: Campus Neighborhoods". Accessed November 28, 2016. Available at <http://campustomorrow.ucdavis.edu/slide5>

¹⁹ University of California Davis. Office of Student Housing. (2016). *2016 Apartment Vacancy and Rental Rate Survey*. Available at: <http://housing.ucdavis.edu/pdf/vacancy-report/2016-vacancy-report.pdf>

According to the survey, the vacancy rate among bed lease units was 1.0 percent as of fall 2016.²⁰

Housing Costs and Affordability

Ownership Costs and Affordability

Table 22 shows housing sales by unit type in Davis between November 2015 and November 2016, as reported by the private data vendor ListSource. The data shows the median purchase price for a single-family home in Davis was \$566,000, compared to the countywide median sale price of \$407,000 reported by the Yolo County Association of Realtors for the month of September 2016²¹. Although data provided by ListSource and the Yolo County Association of Realtors cover different time periods, it demonstrates that housing purchase prices in Davis are generally higher than the rest of the county.

According to the 2013-2021 Housing Element, annual household incomes generally must exceed \$100,000 in order to afford to buy a home in the City of Davis²², which, given the city's higher proportion of lower income households, is a significant barrier to homeownership. Households are considered to have an excessive housing cost burden when

²⁰ *Ibid.* p. 4.

²¹ Yolo County Association of Realtors. (September 2016). *Yolo County Market Update*. Available at: http://yolorealtors.com/files/Yolo_09-16.pdf

²² City of Davis. Department of Housing and Community Development. (February 25, 2014). *2013-2021 Housing Element Update*, p. 3-37.

Table 21: Housing Occupancy and Vacancy Status, 2000, 2010, and 2015

Occupancy/Vacancy	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
City of Davis									
Occupied Housing Units	22,948	97.2%	24,873	96.1%	0.8%	24,426	96.3%	-0.4%	0.4%
Vacant Housing Units (a)	669	2.8%	996	3.9%	4.1%	931	3.7%	-1.3%	2.2%
For rent	406	1.7%	510	2.0%	2.3%	n.a.	n.a.	n.a.	n.a.
For sale only	108	0.5%	61	0.2%	-5.6%	n.a.	n.a.	n.a.	n.a.
Rented or sold, not occupied	57	0.2%	94	0.4%	5.1%	n.a.	n.a.	n.a.	n.a.
For seasonal use	74	0.3%	28	0.1%	-9.3%	n.a.	n.a.	n.a.	n.a.
For migrant workers	0	0.0%	172	0.7%	n.a.	n.a.	n.a.	n.a.	n.a.
Other vacant (b)	39	0.2%	0	0.0%	-100.0%	n.a.	n.a.	n.a.	n.a.
Total, All Housing Units	23,617	100%	25,869	100%	0.9%	25,357	100%	-0.4%	0.5%
Yolo County									
Occupied Housing Units	59,375	96.4%	70,872	94.4%	1.8%	73,754	95.8%	0.8%	1.5%
Vacant Housing Units (a)	2,212	3.6%	4,182	5.6%	6.6%	3,212	4.2%	-5.1%	2.5%
For rent	978	1.6%	1,774	2.4%	6.1%	1,070	1.4%	-9.6%	0.6%
For sale only	406	0.7%	133	0.2%	-10.6%	644	0.8%	37.1%	3.1%
Rented or sold, not occupied	243	0.4%	734	1.0%	11.7%	310	0.4%	-15.8%	1.6%
For seasonal use	241	0.4%	146	0.2%	-4.9%	0	0.0%	-100.0%	n.a.
For migrant workers	57	0.1%	454	0.6%	23.1%	640	0.8%	7.1%	17.5%
Other vacant (b)	287	0.5%	76	0.1%	-12.4%	383	0.5%	38.2%	1.9%
Total, All Housing Units	61,587	100%	75,054	100%	2.0%	76,966	100%	0.5%	1.5%

Notes:

(a) The total number of occupied and vacant housing units is from Summary File 1, while the number of vacant units by type is from Summary File 3.

(b) A unit is defined as Other vacant when it does not fit into any year-round vacancy category. Common reasons a unit is classified as Other vacant are when no one lives in the unit and the owner is making repairs or renovation, does not want to sell or rent, or the property is being held for settlement of an estate.

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

Table 22: Home Sales by Type, City of Davis, November 2015 to November 2016

	Property Type (a)				
	Single Family (b)	Duplex Building	Triplex Building	Quadplex Building	Condominium (c)
Number of Sales	544	22	6	3	82
Lot Area					
Median Lot Area (Sq. Ft.)	6,696	8,712	6,534	8,004	1,008
Average Lot Area (Sq. Ft.)	9,783	8,511	6,737	8,541	1,495
Living Area					
Median Living Area (Sq. Ft.)	1,597	2,019	2,726	3,309	1,136
Average Living Area (Sq. Ft.)	1,845	2,032	2,856	3,309	1,109
Sale Price					
Median	\$566,000	\$600,000	\$512,500	\$786,000	\$312,500
Average	\$638,489	\$620,377	\$641,667	\$808,667	\$310,794
Minimum	\$60,000	\$400,000	\$450,000	\$735,000	\$213,500
Maximum	\$2,204,600	\$800,000	\$1,350,000	\$905,000	\$447,500
Sale Price Per Sq. Ft.					
Median Price/Sq. Ft. Living Area	\$352	\$307	\$190	\$231	\$278
Average Price/Sq. Ft. Living Area	\$359	\$317	\$230	\$231	\$283
Bedrooms					
Median Bedrooms	3.0	4.0	5.0	5.5	2.0
Average Bedrooms	3.4	4.5	4.8	5.5	2.3

Notes:

- (a) Single-family and condominium sales figures represent per unit sales, while sales of duplex, triplex, and quadplex units represent sale of the entire building.
- (b) Single-family properties include attached and detached single-family homes, halfplexes, townhomes, and other units on individual lots.
- (c) Condominiums include stacked flats and other multifamily units on a common lot.

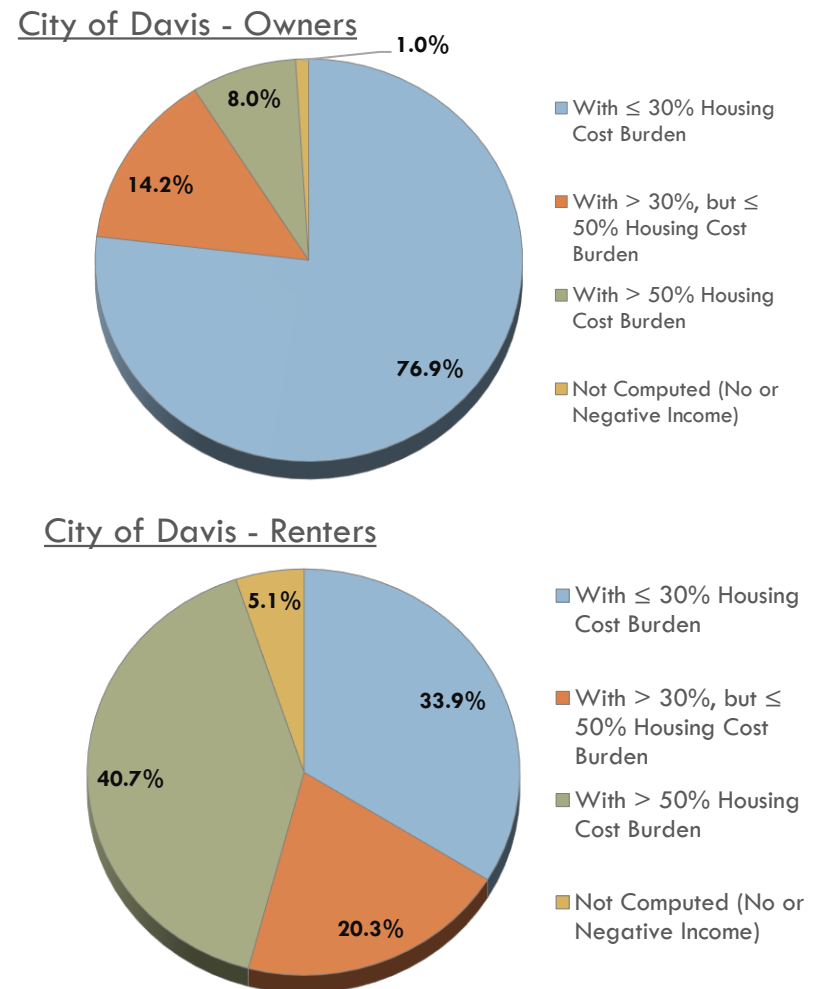
Sources: ListSource, 2016; BAE, 2016.

monthly costs exceed 30 percent of monthly household income, while households are considered to have a severe housing cost burden when monthly housing costs exceed 50 percent of monthly household income. Data from the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS), which is a special tabulation of the 2009-2013 ACS 5-Year Estimates, presented in Table 23 and Figure 13, shows that 14.2 percent of owner households experience excessive housing cost burdens, while another 8.0 percent experienced severe housing cost burdens. Household income categories are defined in relation to the Housing and Urban Development (HUD) Adjusted Median Family Income (HAMFI). For example, a household earning 30 percent or less of HAMFI is considered Extremely Low-Income, while a household earning 31 percent to 50 percent of HAMFI is considered Very Low-Income. The data indicates that more than 75.0 percent of Extremely Low- and 58.2 percent of Low-Income households were burdened by housing costs.

Rental Costs and Affordability

As discussed previously, the city has a higher than average proportion of renter occupied housing units primarily comprised of multifamily units with extremely low vacancy, particularly among one- and two-bedroom units. The UC Davis Apartment and Rental Survey reported an average apartment rental rate of \$1,489 per month in 2015, which was a 5.3 percent increase

Figure 13: Housing Cost Burden by Tenure, City of Davis, 2009-2013



Sources: HUD, 2009-2013 CHAS, 2016; BAE, 2016.

Table 23: Housing Cost Burden by Income Category, City of Davis and Yolo County (Page 1 of 2)

	Income Category (a)											
	All Income Levels		Extremely Low-Income ($\leq 30\%$ of HAMFI)		Very Low-Income ($> 30\% \leq 50\%$ of HAMFI)		Low-Income ($> 50\% \leq 80\%$ of HAMFI)		Moderate-Income ($> 80\% \leq 120\%$ of HAMFI)		Above Moderate-Income ($> 120\%$ of HAMFI)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City of Davis												
Owner Households												
With $\leq 30\%$ Housing Cost Burden	8,177	76.9%	10	2.2%	190	41.8%	410	51.3%	580	60.5%	6,987	87.8%
With $> 30\%$, but $\leq 50\%$ Housing Cost Burden	1,505	14.2%	85	18.5%	145	31.9%	180	22.5%	220	22.9%	875	11.0%
With $> 50\%$ Housing Cost Burden	849	8.0%	260	56.5%	120	26.4%	210	26.3%	159	16.6%	100	1.3%
Not Computed (No or Negative Income)	105	1.0%	105	22.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Subtotal, Owner Households (b)	10,637	100%	460	100%	455	100%	800	100%	959	100%	7,962	100%
Renter Households												
With $\leq 30\%$ Housing Cost Burden	4,476	33.9%	280	6.9%	235	10.4%	610	23.1%	1,080	63.2%	2,271	89.0%
With $> 30\%$, but $\leq 50\%$ Housing Cost Burden	2,681	20.3%	165	4.1%	400	17.7%	1,340	50.8%	565	33.0%	210	8.2%
With $> 50\%$ Housing Cost Burden	5,386	40.7%	2,936	72.4%	1,625	71.9%	690	26.1%	65	3.8%	70	2.7%
Not Computed (No or Negative Income)	675	5.1%	675	16.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Subtotal, Renter Households (b)	13,218	100%	4,056	100%	2,261	100%	2,641	100%	1,710	100%	2,551	100%
All Households												
With $\leq 30\%$ Housing Cost Burden	12,653	53.0%	290	6.4%	425	15.7%	1,020	29.7%	1,660	62.2%	9,257	88.1%
With $> 30\%$, but $\leq 50\%$ Housing Cost Burden	4,186	17.5%	250	5.5%	545	20.1%	1,520	44.2%	785	29.4%	1,085	10.3%
With $> 50\%$ Housing Cost Burden	6,236	26.1%	3,196	70.8%	1,745	64.3%	900	26.2%	224	8.4%	170	1.6%
Not Computed (No or Negative Income)	780	3.3%	780	17.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total, All Households (b)	23,855	100%	4,516	100%	2,716	100%	3,441	100%	2,670	100%	10,513	100%

- Continued on Next Page -

Sources: HUD, 2009-2013 CHAS, 2016; BAE, 2016.

Table 23: Housing Cost Burden by Income Category, City of Davis and Yolo County (Page 2 of 2)

	Income Category (a)											
	All Income		Extremely Low-Income		Very Low-Income		Low-Income		Moderate-Income		Above Moderate-Income	
	Levels		(<= 30% of HAMFI)		(> 30% <= 50% of HAMFI)		(> 50% <= 80% of HAMFI)		(> 80% <= 120% of HAMFI)		(> 120% of HAMFI)	
Yolo County	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Households												
With <= 30% Housing Cost Burden	25,603	68.8%	265	13.2%	1,095	39.7%	2,305	48.9%	3,335	56.0%	18,604	85.4%
With > 30%, but <= 50% Housing Cost Burden	7,005	18.8%	390	19.5%	535	19.4%	1,350	28.7%	1,865	31.3%	2,865	13.1%
With > 50% Housing Cost Burden	4,350	11.7%	1,085	54.1%	1,130	40.9%	1,055	22.4%	760	12.8%	320	1.5%
Not Computed (No or Negative Income)	265	0.7%	265	13.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Subtotal, Owner Households (b)	37,222	100%	2,005	100%	2,760	100%	4,710	100%	5,960	100%	21,788	100%
Renter Households												
With <= 30% Housing Cost Burden	14,074	42.5%	1,020	11.3%	1,145	17.8%	2,880	42.2%	3,765	72.0%	5,265	93.4%
With > 30%, but <= 50% Housing Cost Burden	8,314	25.1%	990	11.0%	2,660	41.5%	3,020	44.3%	1,340	25.6%	305	5.4%
With > 50% Housing Cost Burden	9,854	29.8%	6,130	68.0%	2,610	40.7%	920	13.5%	125	2.4%	70	1.2%
Not Computed (No or Negative Income)	880	2.7%	880	9.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Subtotal, Renter Households (b)	33,123	100%	9,019	100%	6,415	100%	6,820	100%	5,230	100%	5,640	100%
All Households												
With <= 30% Housing Cost Burden	39,677	56.4%	1,285	11.7%	2,240	24.4%	5,185	45.0%	7,099	63.4%	23,868	87.0%
With > 30%, but <= 50% Housing Cost Burden	15,319	21.8%	1,380	12.5%	3,195	34.8%	4,370	37.9%	3,205	28.6%	3,170	11.6%
With > 50% Housing Cost Burden	14,204	20.2%	7,214	65.4%	3,740	40.8%	1,975	17.1%	885	7.9%	390	1.4%
Not Computed (No or Negative Income)	1,145	1.6%	1,145	10.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total, All Households (b)	70,345	100%	11,024	100%	9,174	100%	11,529	100%	11,189	100%	27,428	100%

Notes:

(a) CHAS data reflect HUD-defined household income limits.

(b) Figures may not sum to totals due to rounding.

Sources: HUD, 2009-2013 CHAS, 2016; BAE, 2016.

over 2014.²³ Average monthly rents for individual unit types were as follows: \$916 for a studio unit; \$1,119 for a one-bedroom; \$1,462 for a two-bedroom unit; \$1,993 for a three-bedroom unit; and \$2,587 for a four-bedroom unit.

According to the 2013-2021 Housing Element, annual household incomes required to afford rental apartments in the city generally ranged from \$34,840 to \$114,800 after accounting for utility costs; however large and generally more expensive units were limited.²⁴ Annual income required for one- and two- bedroom units, which comprise the majority of the city's rental housing stock, ranged from \$39,920 to \$52,280.²⁵ Given the high cost of homeownership, renting is a more affordable option to many household in the city, however, as shown in Table 23, 20.3 percent of renter households experience excessive housing cost burdens, while 40.7 percent experience severe housing cost burdens, indicating that renter households are more cost burdened than owner occupied households. More than 76.0 percent of Extremely Low-, 89.6 percent of Very Low-, and 76.9 percent of Low-Income households were burdened by housing costs.

²³ University of California Davis. Office of Student Housing. (2015). *2015 Apartment Vacancy and Rental Rate Survey*, p. 6. Available at: http://housing.ucdavis.edu/pdf/vacancy_report/2015-vacancy-report.pdf

²⁴ City of Davis. Department of Housing and Community Development. (February 25, 2014). *2013-2021 Housing Element Update*, p. 3-35.

Affordable Housing Programs

Affordable housing units are constructed through private development, federal, state, and local housing programs. The 2013-2021 Housing Element reports a total of 2,259 affordable multifamily rental units in the City of Davis, and 96 affordable for-sale multifamily units as of 2013.²⁶

City of Davis Affordable Housing Ordinance

Adopted in 1987, the City's Affordable Housing Ordinance established affordability requirements for construction of new for-sale and rental developments. The Ordinance requires that new rental housing developments with five- to 15-units or more must provide 15 percent of the units at rents affordable to low-income households, and ten percent to very low-income households, and that these units remain affordable in - perpetuity.²⁷ The ordinance also caps appreciation. Due to revisions that limit the type of projects eligible to pay an in-lieu fee, the City of Davis Housing Trust Fund, which collects affordable housing in-lieu fees and shared appreciation payment for affordable housing units and loans, has not experienced much revenue growth.

²⁵ *Ibid.*

²⁶ *Ibid.* p. 3-25.

²⁷ *Ibid.*

Middle Income Housing Ordinance

The City also adopted a Middle-Income Housing Ordinance in 2004 to provide housing for households with incomes between 120 and 180 percent of the Yolo County household income, adjusted for household size.²⁸ The City Council has suspended implementation of the Middle Income Housing Ordinance (section 18.06 in the Municipal Code). Staff has been directed to evaluate whether the requirement is appropriate and effective or an excessive constraint on housing development.

Housing Needs

Immediate Need

Overpayment and overcrowding are two key indicators of immediate housing needs. Overpayment for housing is defined as paying more than 30 percent of household income towards housing costs. As discussed in the Housing Cost and Affordability section, more renter households overpaid for housing (61.0 percent) than owner occupied households (22.1 percent) between 2009 and 2013. Upwards of 75.0 percent of all Extremely Low- and Very-Low Income households overpaid for housing costs, reflecting the city's limited supply of housing options available to these households.

Overcrowding is defined by the Census Bureau as a unit occupied by 1.01 or more persons per room, excluding bathrooms and kitchens.²⁹ According to the 2013-2021 Housing Element, in 2010 approximately 344 Davis renter households (1.4 percent) lived in overcrowded units compared to 53 owner households (0.2 percent). Overcrowding in the city is partially attributed to large number of student renters, high housing costs, and a higher proportion of lower income households.

Special Needs

Groups with special needs identified in the 2013-2021 Housing Element include elderly households; large households; single-person households; UC Davis student households; UC Davis faculty and staff households; single-parent households; disabled households; farmworker households; persons in need of emergency shelter; and minority households. These households' needs are discussed in the 2013-2021 Housing Element.

²⁸ *Ibid.*

²⁹ State of California. Department of Housing and Community Development. (May, 6, 2010). "Overpayment and Overcrowding". Accessed November 28,

2016. Available at: http://www.hcd.ca.gov/housing-policy-development/housing-element/ehn_overpayment.php

Housing – Issues for Consideration

Needs

- *What are the City's housing needs in terms of the amount, types and prices?*
- *What would be an ideal housing supply?*

UC Davis

- *How should the anticipated growth of UC Davis students, faculty and staff be accommodated within the City and on campus?*
- *How can the City and UC Davis address the current shortage of rental housing?*

Affordability

- *What can the City do to address affordability in the for-sale housing market?*

Balance With Other Policies

- *How should the City balance housing policies with other policies including economic development and transportation?*

LAND USE

The use of land affects all other aspects of the City including housing, business, jobs, traffic, noise, air quality, community character and design, and the need for public facilities and services of all types, including transportation. This section provides basic facts on existing and planned land uses.

Existing Land Uses Within the City

Existing Land Uses

Figure 14 and Table 24 show the existing land uses within the 9.9 square miles within the City of Davis.

The land use data show percentages in the categories of:

- Residential 47.3%
- Commercial and industrial 8.2%
- Public / Semi-public 6.1%
- Parks, Open Space and Habitat Areas 12.9%
- Vacant 3.3%
- Rights of way (streets and freeways) 22.2%
- Total 100%

Vacant Land

Figure 15 shows the locations of vacant land sites of at least one acre within the City of Davis. The existing vacant land consists of more than 200 acres but continues to decrease as

the land develops. Most of the existing vacant land is located in the eastern half of the city, both north and south of Interstate 80.

Housing and Population

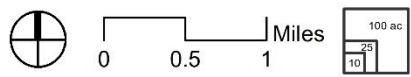
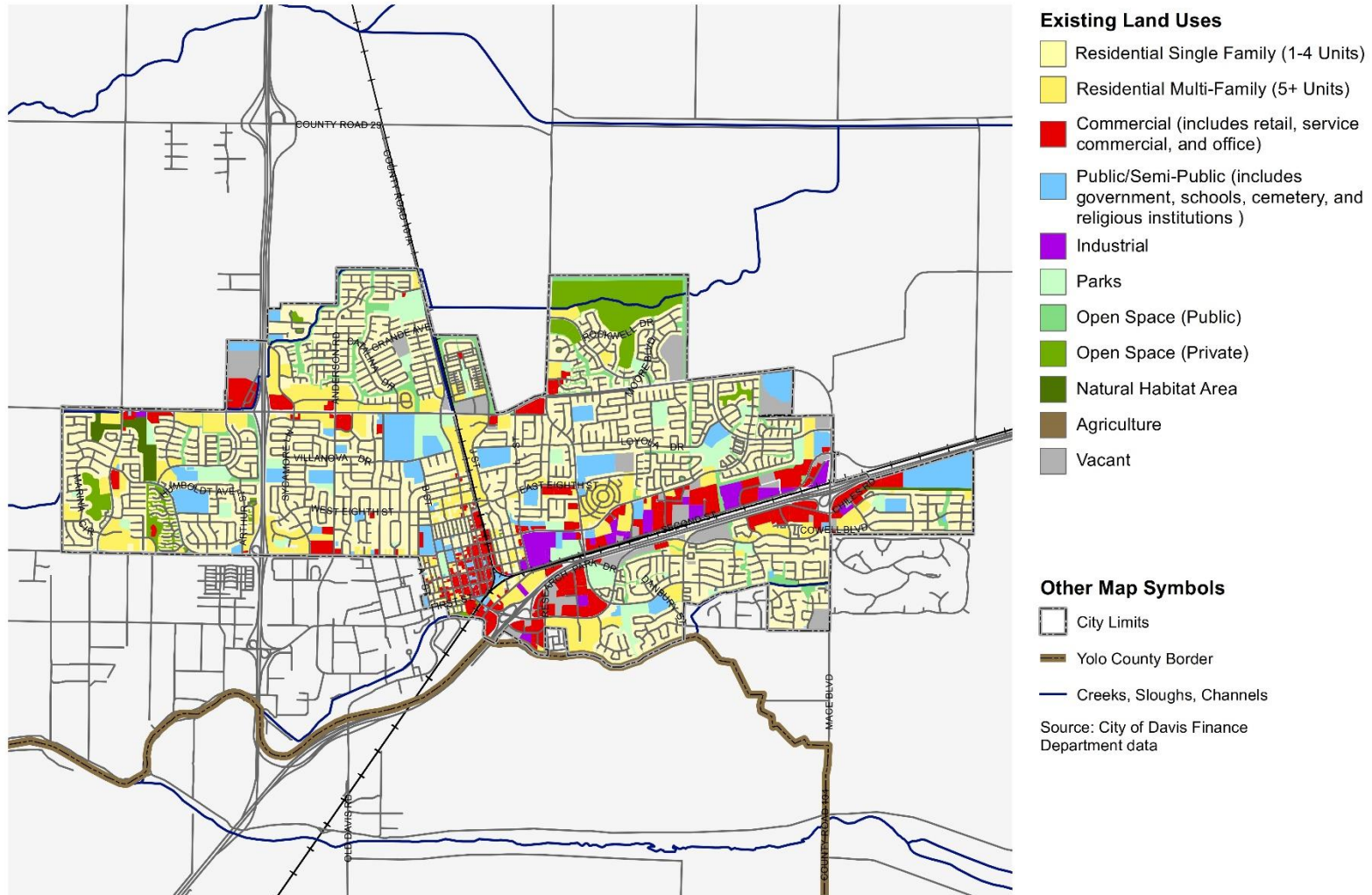
According to estimates by the State of California Department of Finance (DOF) in January 1, 2016, the number of occupied housing units by categories of unit types in the City of Davis was:

- Single family attached and detached 14,635 (56.0%)
- Two to four units in building 3,167 (12.1%)
- Five + units in building (multi-family) 7,822 (30.0%)
- Mobile homes 487 (1.9%)
- Total units 26,111 (100%)

In addition, DOF estimated that:

- 97.9% of the total housing units above were occupied for a vacancy rate of 2.1%.
- The estimated population in the households above was 66,847 for an average of 2.62 persons per occupied household. The population in group quarters (separate from the households above) was 1,467.
- The total population in households and group quarters was 68,314.

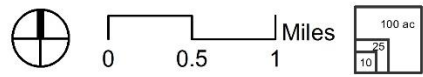
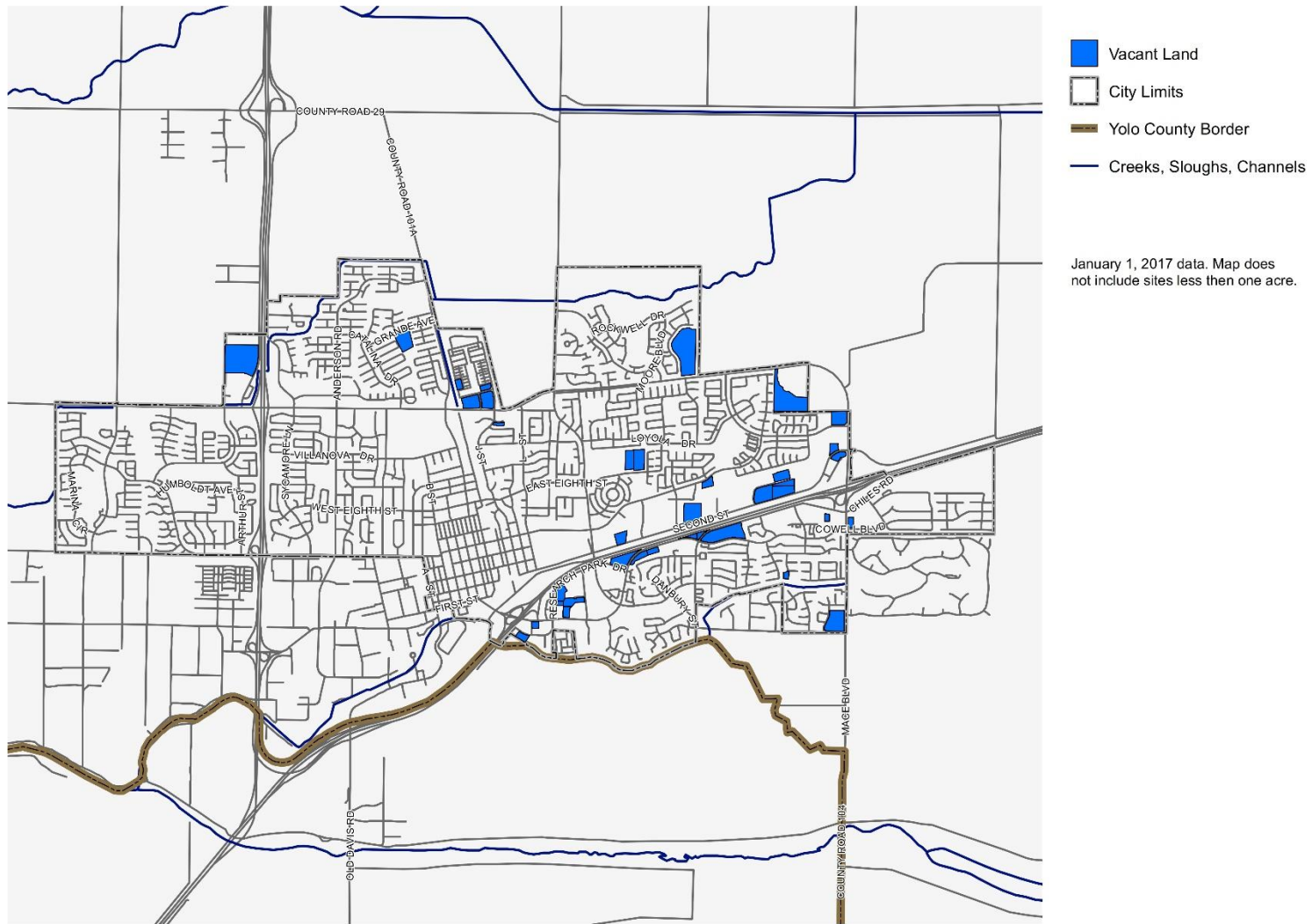
Figure 14: Existing Land Uses Within City



Existing Land Uses
Within City

Sources: City of Davis, 2017.

Figure 15: Vacant Land Within City



Vacant Land - Within City

Sources: City of Davis, 2017.

Table 24: Gross Acres of Existing Land Uses Within City

Existing Land Use	Gross Acres	Percentage
Residential	3004	47.3
Residential Single Family 1-4 Units	2411	37.9
Residential Multi-Family 5+ Units	593	9.3
Commercial	419	6.6
Public/Semi-Public	389	6.1
Schools	206	3.2
Cemetery District	26	0.4
Church	44	0.7
City-Owned	48	0.8
Government	65	1.0
Industrial	103	1.6
Parks	252	4.0
Open Space	505	7.9
Public	262	4.1
Private	243	3.8
Natural Habitat Area	61	1.0
Agricultural	0	0.0
Vacant	212	3.3
<i>Total Land Use</i>	4945	77.8
<i>Rights of Way (freeways, streets, railroads)</i>	1411	22.2
Grand Total	6356	100

Sources: City of Davis, 2017.

General Plan Land Uses

Figure 3 and Table 1 in the Planning Context section above show the General Plan land use map designations and acreages within the City of Davis.

The land use data show percentages in the categories of:

- | | |
|--|-------|
| • Residential and Mixed Use | 62.8% |
| • Commercial, Office and Industrial | 10.7% |
| • Institutional, Public | 8.2% |
| • Parks and Open Space | 10.9% |
| • Urban Reserve, Ag, Specific Plan Areas | 3.8% |
| • Rights of way (freeways) | 3.6% |
| • Total | 100% |

Potential Housing and Commercial Sites

Potential Housing Sites

In 2008 a Housing Steering Committee identified potential sites for infill development with a focus on residential use. The sites were designated “Green Light”, referring to sites recommended beyond those currently planned / zoned for housing, and “Yellow Light”, referring to other sites that could be considered for housing if needed. The Council subsequently adopted Resolution No. 11-077 establishing a process for considering development applications for the potential sites.

Figure 16 shows the potential housing sites. It should be recognized that the map of sites is not all inclusive or static

because new sites may become candidates for infill development as uses, markets, and other conditions change.

Potential Commercial Sites

The City intends to identify potential commercial sites in similar depth to the housing sites recommendations described above, either as part of the General Plan Update or before.

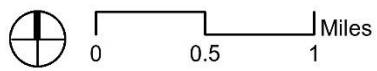
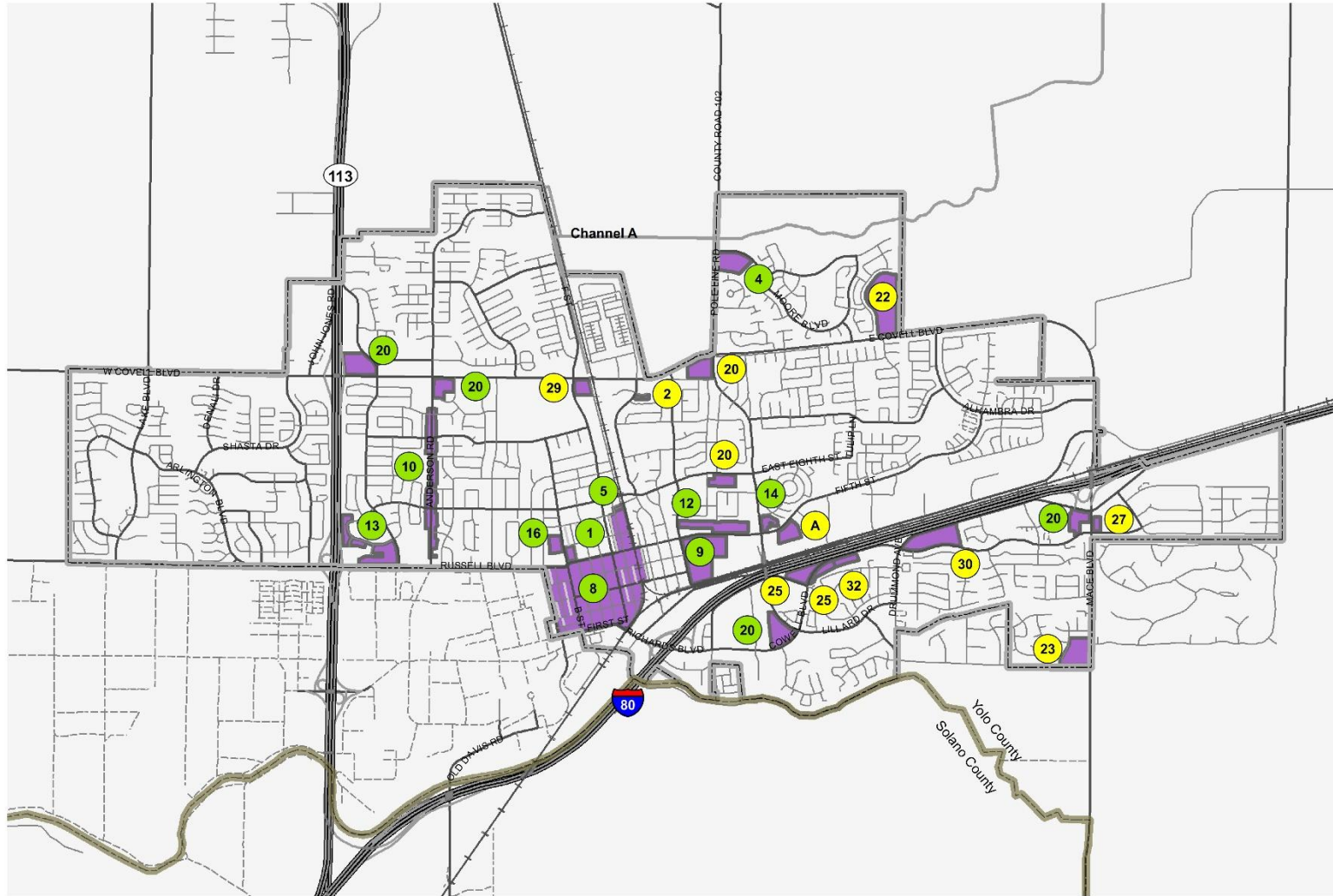
Figure 17 shows potential commercial sites based on studies since 2010, including the Business Park Land Strategy Technical Report. The map includes vacant commercial sites, internal business park opportunity sites, and potential external business park locations. It should be recognized that the map does not show the Core area which should also be studied for potential commercial development.

Core Area Existing Land Uses and Building Heights

Existing Land Uses in Core Area

Existing land uses in the Core Area are shown in small scale in Figure 14, Existing Land Uses Within the City above. A more detailed inventory of existing land uses is needed as part of the Core Area Planning effort forthcoming in Spring 2017.

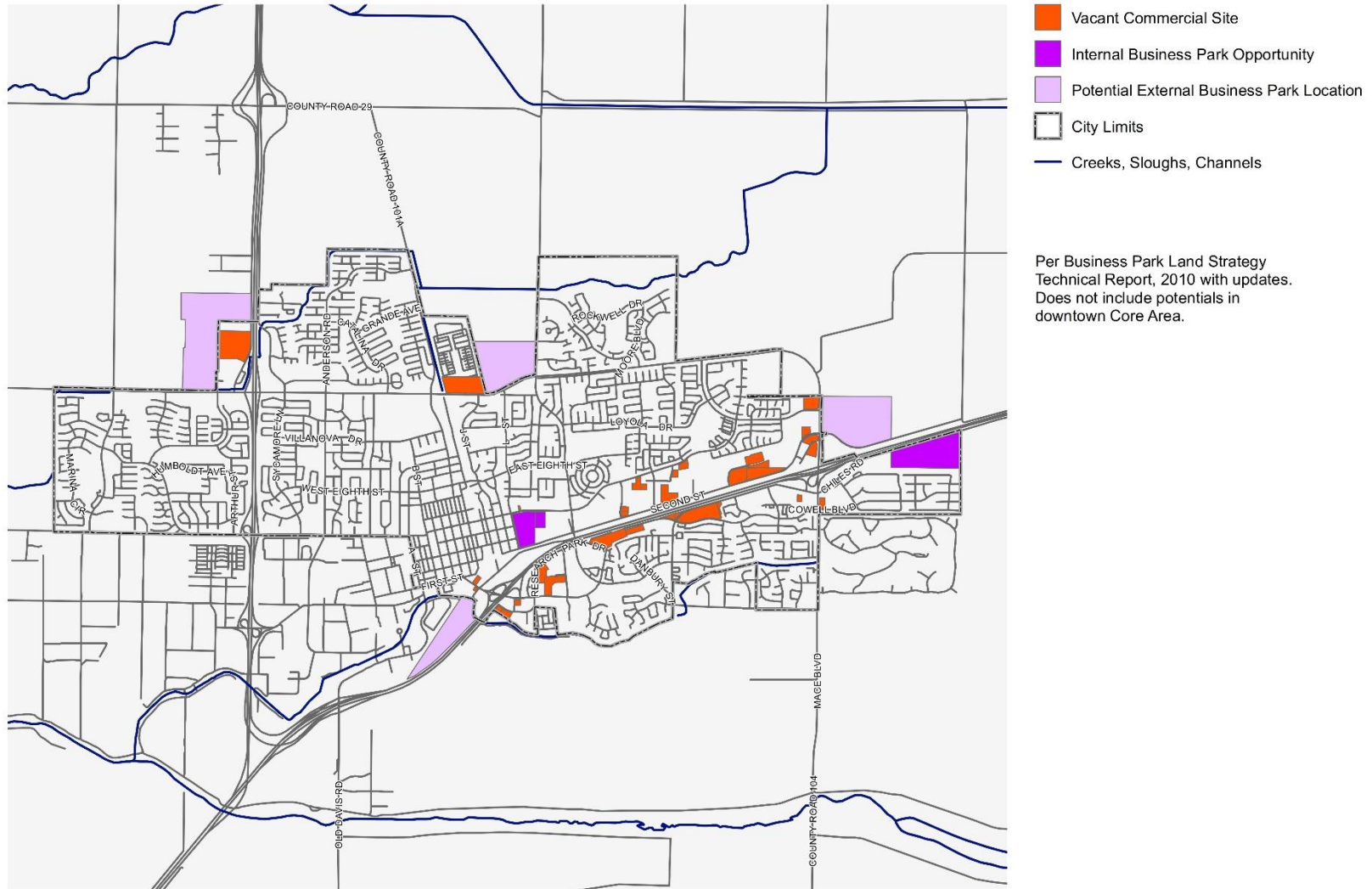
Figure 16: Potential Housing Sites



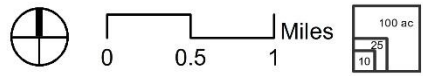
Potential Housing Sites
Per City Council Resolution 11-077, 2011

Sources: City of Davis, 2017.

Figure 17: Potential Commercial Sites



Per Business Park Land Strategy
 Technical Report, 2010 with updates.
 Does not include potentials in
 downtown Core Area.



Potential Commercial Sites

Sources: City of Davis, 2017.

Existing Building Stories

Figure 18 shows the existing highest number of building stories on parcels in the major part of the Core Area south of Fifth Street. This figure indicates which parcels are not likely to change the number of building stories due to: designated historic resource; eligible as a historic resource; built in the last 20 years or subject to a major remodel, or land use (such as park, church, etc). This does not mean the number of stories could not change in the long term.

Figure 19 shows the relative building heights in the core area in three dimensions using different colors for the number of stories.

Land Use – Issues for Consideration

Vision

- *Can the community reach general consensus on a long term vision for land use which balances environmental, economic and social equity goals?*

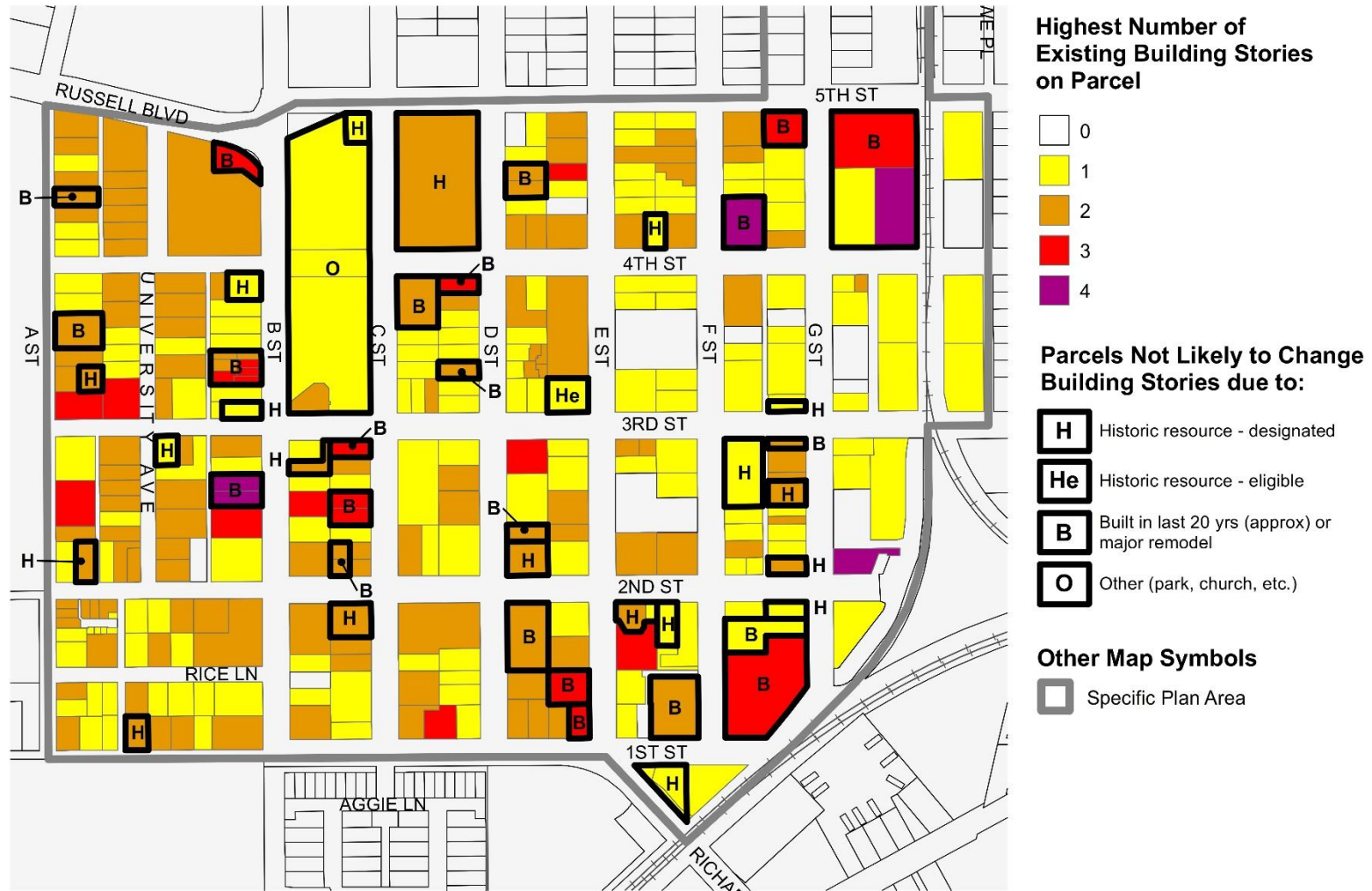
Long Term Plan

- *Can the Core area planning and the General Plan provide a long-term guide for growth and development including: types and amounts of land uses; densities and intensities; locations; and timing?*
- *To what extent should land planned for non-residential uses be converted for residential use, including land next to Interstate 80?*
- *Should Measure J/R, the Citizens Right to Vote on Future Use of Open Space and Agricultural Lands ordinance, be renewed by voters in December 2020? If so, should it be modified?*

Development Expectations

- *How can Core area planning and the General Plan update provide clear expectations for new developments?*

Figure 18: Core Area - Building Stories with Parcels Not Likely to Change Building Stories



Core Area - Building Stories
With Parcels Not Likely to Change Building Stories

Sources: City of Davis, 2017.

Figure 19: Core Area Relative Building Heights



Core Area - Relative Building Heights

Sources: City of Davis, 2017.

ENVIRONMENT

Topography, Geology, Seismicity, Soils and Mineral Resources

Topography

The City of Davis is located in the eastern portion of the Putah Creek Plain, one of the major features of the southwestern Sacramento River valley. The land slopes at generally less than one percent and elevations range from 60 feet in the west parts of the city to 25 feet in the east parts of the city. The foothills of the Coast Range are approximately fourteen miles to the west and the Sacramento River is approximately eleven miles to the east.

Geology and Seismicity

Beneath the Sacramento Valley floor is a layer of metamorphic and igneous rock at depths greater than 17,000 feet. Atop this layer is a layer of marine and sedimentary rocks up to 15,000 feet thick. Neither of these layers bears water. The surface layers consist of up to 3,000 feet of water-bearing alluvial sediments, most of which are semi-consolidated, while only the uppermost layer, up to 200 feet deep, consists of unconsolidated alluvial deposits.

No earthquake faults actually run through the Planning Area, although the San Andreas Fault system is to the west and the Eastern Sierra fault system is to the east. Numerous quakes

along these faults have been felt in Davis. Major quakes occurred in 1833, 1868, 1892, 1902, 1906, and most recently in 1989, but Davis suffered no damage. The State Office of Planning and Research has placed the Davis area in Seismic Activity Intensity Zone II, which indicates that the maximum intensity of an earthquake would be VII or VIII on the Modified Mercalli Intensity Scale. An earthquake of such magnitude would result in “damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures.”

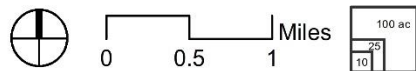
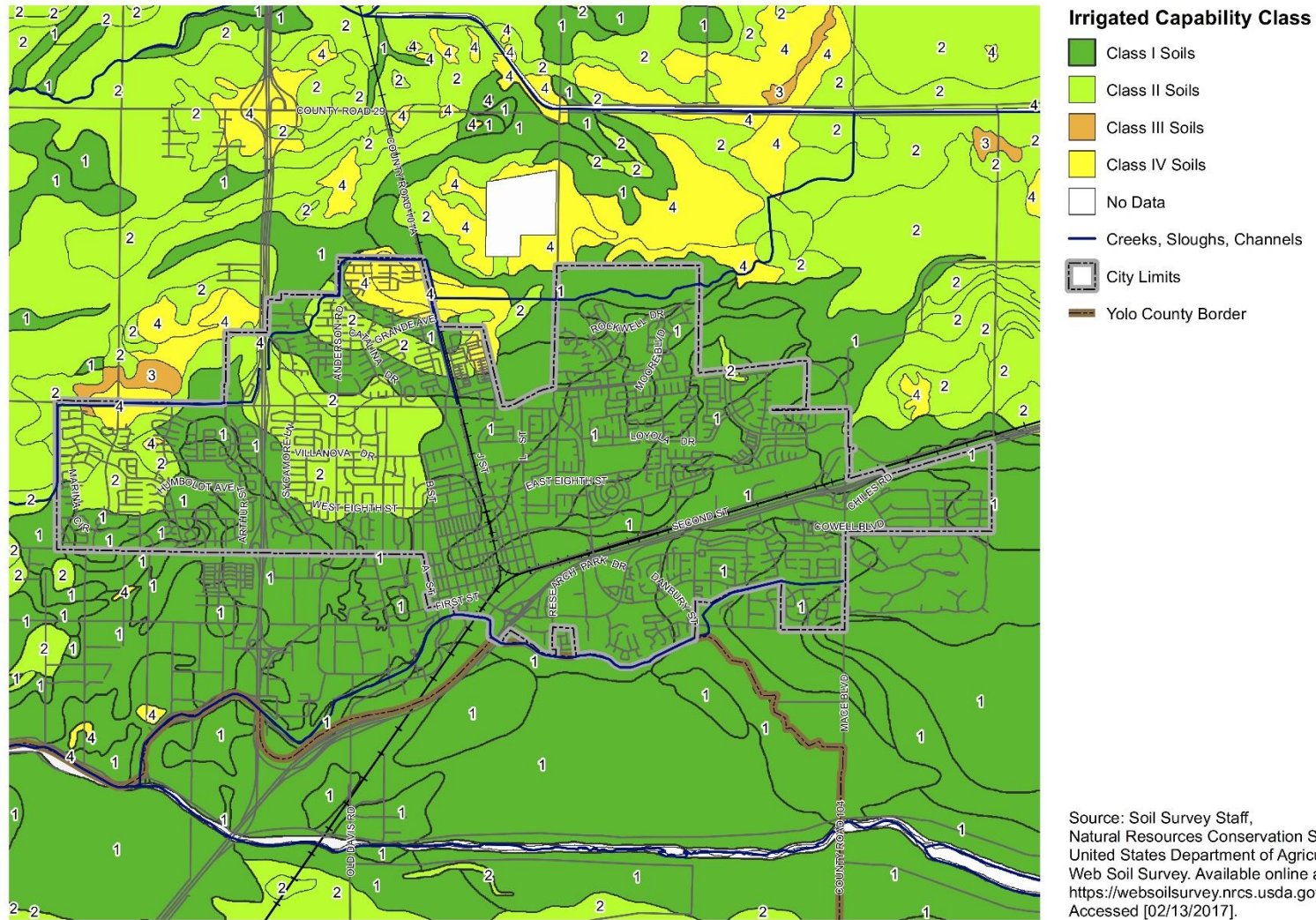
Agricultural Soils Classifications

Figure 20 shows the agricultural soil classifications in the planning area by the Natural Resources Conservation Service, United States Department of Agriculture (USDA). Classes I and II are considered prime agricultural lands and most of the city has been built on these soils.

Soils Hazards

Due to a high proportion of silt and clay, the soils in the Planning Area are only moderately or slowly permeable, which hinders drainage and ground water recharge. Erosion hazards are “none to slight”. Shrink-swell potential is predominantly “moderate to high.”

Figure 20: Agricultural Soils.



Agricultural Soils
 USDA Land Capability Class System

Sources: City of Davis, 2017.

Mineral Resources

The most important mineral resources in the region are sand and gravel, which are mined on Cache Creek and other channels in Yolo County. A survey of aggregate resources by the State Division of Mines and Geology showed no significant aggregate resources in the planning area. The only mineral resource that may exist in the Planning Area is natural gas, but resource areas have not been identified.

Drainage and Flood Potential

Drainage in the Planning Area

The Planning Area is drained by Putah Creek, Dry Slough, and the Willow Slough Bypass, as well as the Mace and El Macero drainage channels. The old North Fork of Putah Creek east of Interstate 80 no longer contains flowing water because it has been diverted into the South Fork for flood control. Water still flows in the South Fork of Putah Creek, which runs through the UC Davis campus eastward and terminates in the Putah Creek Sinks. The Sinks are located in the Yolo Bypass at the eastern edge of the Planning Area. Groundwater is naturally recharged in this area.

The California Department of Water Resources maintains the Willow Slough Bypass, which directs water away from Willow Slough and Dry Slough, in the eastern section of the planning area, and carries water eastward to the Yolo Bypass at the eastern boundary of the Planning Area. Willow Slough drains the valley floor between Putah and Cache Creeks. Agricultural runoff

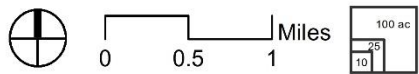
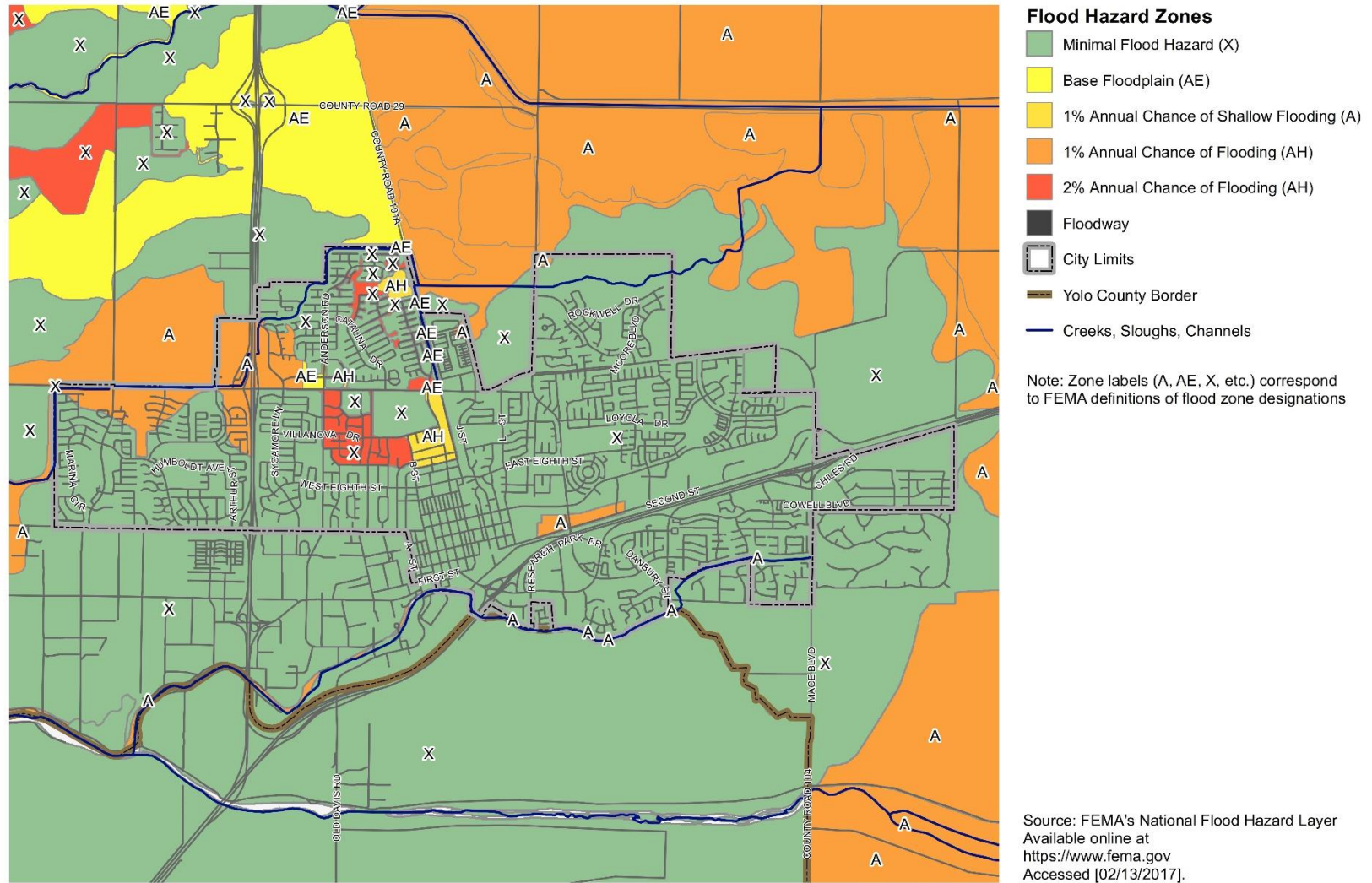
contributes water to the slough during irrigation season. Dry Slough, which forks with Willow Slough in Plainfield, has an intermittent flow. The Yolo Bypass, which runs north-south, is flooded when the Sacramento River carries high storm water runoff levels. Water is then released into the Bypass from the Fremont Weir located downstream from Knight's Landing.

Flood Potential

Figure 21, Flood Areas, using data from the flood hazard maps of the Federal Emergency Management Administration (FEMA), shows that most of the city area is designated “Minimal Flood Hazard” or above the 500-year floods. Some limited parts of the city and larger parts of the planning area outside the city are designated “High Risk Areas” subject to flooding in a 100-year flood. The flood hazard generally consists of shallow, sheet flooding from surface water runoff in large rainstorms. Flooding could be caused by creeks and other waterways overflowing their banks along Putah Creek, Willow Slough, Dry Slough, and the edge of the Yolo Bypass.

Davis is in the path of flooding that would occur in the event of the failure of Monticello Dam on Putah Creek (Lake Berryessa). An inundation map prepared by the Bureau of Reclamation to analyze the effects of dam failure shows that the flooding in Davis would not be significantly greater than in a 100-year flood. This is because of the 23-mile distance between the dam and Davis.

Figure 21: Flood Areas



Flood Areas
FEMA National Flood Hazard

Sources: City of Davis, 2017.

Climate and Air Quality

Climate

The Davis area has a “temperate Mediterranean” climate with sunny skies, cooling summer winds, and light rainfall during moderate winters. The Davis area has an ideal temperature for agriculture and adequate rainfall for crop growth during seven months of the year. Irrigation is required for continued growth during the rest of the year. Approximately 275 days of the year have a minimum temperature of 32 degrees, which constitutes the growing season. Davis residents have taken advantage of the natural climate in energy conservation programs to minimize summer cooling and winter heating requirements for buildings.

Temperature Inversions

Smog in northern California is generally the result of temperature inversions combining with coastal day winds and proximity to local mountains which tend to contain the pollutants for long periods of time, allowing them to react with sunlight and form secondary pollutants.

Air Quality Management

Davis is located in the Sacramento Valley Air Basin. The Yolo-Solano Air Quality Management District (AQMD) has jurisdiction over sources of air pollution in Yolo County and northeastern Solano County. The California Air Resources Board (CARB) and the US Environment Protection Agency (EPA) have oversight authority of the Yolo-Solano AQMD.

In 2009, the AQMD, in cooperation with the other air districts of the Sacramento region, adopted an ozone attainment plan in order to bring the region into compliance with the Federal 1997 8-hour ozone standard. The attainment plan consists of numerous emission control strategies for stationary, mobile and indirect sources of pollution. Programs include measures to reduce emissions through vehicle/fuel management and transportation control measures, such as vanpooling and carpooling.

Ambient Air Quality

Air quality is dependent on meteorology, topography, and local and regional pollutant sources. Mobile sources are major contributors of local and regional emissions. In Yolo County, motor vehicles account for only a small percentage of emissions of coarse particulates. However, mobile sources produce approximately 12% of the fine particulate emissions in Yolo County and approximately 62% of the precursors that form smog.

The CARB monitors ozone levels near Davis and the AQMD operate two more monitors in Yolo County. The AQMD monitors for coarse particulates in West Sacramento and in Woodland the AQMD monitors for ozone and both coarse and fine particulates. While air quality in Yolo County generally meets federal ambient air quality standards, the EPA has included the District in regional “nonattainment areas” for both fine particulates and ozone. This is because activity in Yolo County can influence the air quality of other counties in the Sacramento

region. On average, over the past six years, the District has only exceeded the Federal ozone standard three times. The federal standard for fine particulates was exceeded only once over the past six years.

While the overall vehicle miles traveled in Yolo County will increase with the population, vehicle emissions are forecast to gradually decrease over the next decade. This is due to both improvements in vehicle technology and efforts to promote non-vehicle travel options.

The City's greatest opportunities for reducing pollution caused by automobiles are reducing trips (through trip reduction programs); reducing trip lengths (through land use planning); reducing vehicular emissions (through technology, transit, and alternative modes); and improving traffic flow (through roadway improvements).

Sustainability, Climate Action and Energy Conservation

The City of Davis has a long history of demonstrating climate action and sustainability innovations and program implementation. As a community located in the Central Valley of California, climate action planning is particularly relevant due to increasing climate related challenges in this environment. The Davis City Council has adopted an ambitious goal of achieving carbon neutrality by 2050, with an interim goal of 28 percent below 1990 levels by 2020. These targets exceed the minimum

statewide targets set forth by legislation (Assembly Bill 32 and Executive Order S-3-05). City policies and programs to promote energy efficiency and greenhouse gas emissions reduction in the built environment are described below.

Climate Action and Adaptation Plan (CAAP)

The City of Davis CAAP was adopted in 2010. The City is currently planning to comprehensively update the CAAP. Intended elements include a new local GHG emissions offset program and updates to GHG thresholds of significance that are specific, measurable and enforceable. Additionally, more robust adaptation and resilience to the adverse effects of climate change, such as temperature and extreme heat, flooding, wildfire, water supply/drought and other impacts, will be incorporated.

The City, in partnership with the community, has made considerable progress toward meeting the existing CAAP's 2020 goals through policy and program implementation and has demonstrated achievable, tangible results based on the 2010 CAAP action plan. Some highlights of the City's key CAAP implementation programs to date include:

- California Green Building Standards (CALGreen) Tier 1 reach code (including Energy Commission approval for the Tier 1 Energy Efficiency Standard for new construction) were adopted in January 2011. Additionally, the City has had a Green Building Ordinance in place since August 2008.

- Solar photovoltaic (PV) 2020 goals were adopted May 2016, following a significant overachievement of goals established in 2010 for completion by 2015 (by a factor of ten). Currently, over 2,500 PV systems are producing 29.6 MW meeting over 60 percent of the community's average annual electricity demand. Additionally, in 2014, Davis adopted an ordinance that requires solar PV in certain new residential development projects.
- In partnership with the City of Woodland and County of Yolo, the Valley Clean Energy Alliance (VCEA) joint powers agency was formed to implement a community choice energy program, scheduled to launch in Spring 2018.
- The City completed several important studies and plans funded by the Energy Commission, including:
 - The 2016 Electric Vehicle Charging Plan (EV Charging PON-013-603)
 - The 2015 Davis Future Renewable Energy Efficiency plan (DavisFREE Final Report, CEC-500-PIR-12-011) developed detailed and comprehensive integrated renewable energy and enhanced energy efficiency plans to guide the City in achieving climate action and energy reduction goals related to building energy usage.
- In 2015, the City prepared a Sustainability Implementation Plan (SIP) for the Nishi Gateway project, funded by the California Strategic Growth Council. The

SIP identified specific and measurable sustainability components to reduce GHG emissions from all key sectors including transportation, energy, water, wastewater, and solid waste. Among the key features of the SIP are customized energy efficiency and renewable energy recommendations, including ZNE feasibility studies and options.

- For several decades, Davis has been implementing outdoor lighting retrofit pilots and projects to further research on best management practices and incorporate energy efficiency and GHG emissions reductions.
 - In the early 1990's, Davis was one of the first cities in the country to pilot and then retrofit its traffic signals to LEDs.
 - In 2014, Davis began replacing 2650 city-owned cobra-head streetlights with LED light fixtures, reducing energy use more than 70 percent over existing high pressure sodium streetlights. As part of the project, the quality of light from the LED fixtures was also evaluated, which helped advance understanding of community needs and preferences.
 - Starting in 2014, the City approved retrofit of 1200 park and greenbelt lights in more than 20 city parks and 50 miles of greenbelts. The new LED lights are bi-level which saves 85% over

existing lighting and 60% compared to equivalent LED fixtures.

- Davis participates in the Yolo PACE program, which offers Davis residents energy efficiency and water conservation financing through CaliforniaFIRST, HERO and YGreen programs.

Greenhouse Gas Standards and Thresholds

In 2009, the City adopted greenhouse gas (GHG) thresholds of significance for new residential development projects that set a declining GHG emissions cap. This was among the first project-level GHG threshold policies developed in California. Currently, staff is working on non-residential GHG standards and thresholds and updating the residential policy to meet current state guidelines. Plan level and project level guidance for local climate action is provided in the State's Draft 2017 Climate Change Scoping Plan Update released by the California Air Resources Board (ARB) in January 2017. Senate Bill 32, signed into law in Fall 2016, establishes new statewide GHG emission targets on a steeper emissions reduction trajectory than previous legislation.

Energy Efficiency

The City currently strongly encourages all development projects to achieve Zero Net Energy (ZNE) in furtherance of a policy in the existing CAAP to work towards achieving ZNE in new construction and contribute towards achievement of the City's long-term carbon neutrality goal by 2050. Currently, the City is

considering adoption of reach codes to achieve ZNE in new residential buildings in advance of the State's strategic energy efficiency requirements. Projects currently under consideration for approval have committed to meet LEED Gold standards. Senate Bill 350 requires the Energy Commission to establish targets and meet goals to double energy efficiency in buildings, and AB 802 requires the Energy Commission to implement a statewide benchmarking program for nonresidential buildings. While SB 350 and AB 802 do not require the City to take any specific action, the city is working toward implementing these goals.

City Partners for Program Implementation

The City has partnered with community organizations, businesses and research facilities to implement sustainability and energy conservation programs, including but not limited to the following:

- Cool Davis is a non-profit organization dedicated to engaging the Davis community to educate, inspire and implement greenhouse gas emissions reduction, adapt to a changing climate, and improve the quality of life for all. The City and Cool Davis share a memorandum of understanding (MOU) to facilitate this partnership.
- The City has worked with many of the UC Davis research centers, including the Institute for Transportation Studies (ITS), California Lighting and Technology Center (CLTC), the Energy Efficiency Center (EEC) and Western Cooling Efficiency Center (WCEC) to implement pilot

- programs, conduct research and establish best management practices.
- The non-profit Valley Climate Action Center (VCAC) has assisted the City with grant applications and research, including the Davis Future Renewable Energy and Efficiency (DavisFREE) project.
 - The City and ‘Photovoltaics for Utility Scale Applications’ (PVUSA) have had an agreement since 2001 to off-set electricity use with local renewable energy on over 45 City electricity accounts. The PVUSA solar array is located on the City’s former wastewater treatment plant, and was the first grid-tied utility scale solar plant. The facility continues to provide research and data on solar panel performance and longevity.
 - The ‘Partners for a Greener Davis’ program and ‘Green Schools Partnership’ promote collaboration between the City and businesses and Davis Joint Unified School District respectively.

Recent Awards and Recognitions

The City has been recognized for these achievements:

- The Solsmart Gold Designation, achieved in March 2017, is the highest recognition by ‘Solar Powering America by Recognizing Communities’ (SPARC) for the City’s achievements in becoming a more solar-friendly community.

- The Institute for Local Government’s statewide Beacon Award program recognized the City of Davis at the Silver Level for best management practices at the local government agency and community level, including greenhouse gas reductions, energy savings and other sustainability practices and implementation.

Open Space and Biological Resources

Most of the non-urbanized land in the Davis Planning Area is not in its pristine, natural state but has been highly altered for agricultural production. Nevertheless, there are many natural and restored areas that provide valuable wildlife habitat, such as marshy wetlands in slough channels, irrigation and drainage ditches, riparian woodlands along the North and South Forks of Putah Creek, the old channel of Willow Slough, parts of Dry Slough, and ponds. Even the agricultural lands provide habitat for some key species, including Swainson’s hawk and burrowing owls. In addition, the Davis Planning Area is situated in a strategic position along the Pacific Flyway, a major migration route for waterfowl and other birds in North America, giving it the potential to help sustain and even bolster the populations of these species.

For the purposes of this report, open space means land in a predominantly natural or restored state or altered for natural resources-based uses (i.e., farming) and may include riparian areas, agricultural lands, storm water retention basins, seasonal wetlands, passive recreation nature preserves, oak savannah, watersheds, forests, floodplains, grasslands, and habitat areas.

It is not parks or greenbelts, or areas that contain turf and urban landscaping (See the Parks and Greenbelts Section of this report). All this open space provides biological resources (i.e., places to live and breed and things to eat) that many plant and animal species need to survive.

Benefits of Open Space

Some of the key benefits of open space include:

- Preserves biological resources and supports endangered and threatened species
- Provides recreational opportunities
- Preserves farm land
- Preserves view corridors and scenery
- Provides separation between urbanized areas and manages urban expansion
- Preserves land for future generations
- Maintains ecosystem connectivity
- Provides pollinator and wildlife movement corridors

Native Vegetation

The valley landscape that once existed in the Davis Planning Area was predominantly a mixture of native valley grassland types, with small groves and scattered individuals of valley oak and strips of riparian woodland (cottonwood, box elder, willow, oak, sycamore) along natural drainage ways. There were probably significant thickets of elderberry, willow, native

blackberry, and other riparian plants in the lowlands and along watercourses.

Despite extensive conversion of land over the last 200 years, plants native to this region of California can be found throughout the City of Davis, both in landscaped and natural settings. The majority of native vegetation exists in open space areas. Native trees, shrubs, grasses and forbs make up the vast majority of the native vegetation found on these sites. These species include the majestic valley oak tree, fruiting shrubs such as toyon, pink sand verbena, common yarrow, manzanita, and California's state grass, purple needle grass. The existence of these plants is important because they provide the habitat features necessary for our resident and migratory wildlife species. They also provide ecosystem functions such as erosion control, groundwater percolation and invasive weed suppression. Native vegetation also plays an important role in the built environment, serving as a low-water alternative to traditional landscaping.

Wildlife

The City of Davis supports a diverse array of wildlife species both within the urban area and on properties and easements within the Davis Planning Area. Some of the animals that might be encountered in Yolo County's open spaces include Swainson's hawk, Northwestern pond turtle, California tiger salamander, several species of bats, giant garter snake, many sensitive vernal pool invertebrates, valley elderberry longhorn beetle, and several other sensitive bird species, such as

burrowing owl, bank swallow, and tricolored blackbird. In addition, due to recent restoration efforts along Putah Creek, anadromous fish are once again using the creek on their travels between the Pacific Ocean and valley or foothill spawning locations. Efforts to protect habitats for these species can be found in the draft Yolo Habitat Conservation Plan/Natural Communities Conservation Plan (“HCP/NCCP”) prepared by the Yolo Habitat Conservancy. More information about this plan can be found below.

Open Space Protection

The citizens of Davis have long understood that the character of the community is directly connected to lands within which the community resides. The City of Davis has demonstrated a long-term commitment to the protection of natural resources, sensitive habitat, and agricultural lands in and surrounding the community for the past several decades. By 2000, the City had protected over 2,400 acres of open space, in both fee-title ownership and easements within the Davis Planning Area (see Figure 22, Open Space, Properties Protected With Conservation Easements or Owned by a Public Entity). However, these achievements relied on sporadic funding from grant funds and environmental mitigation.

To provide a stable source of funding for open space acquisition and maintenance, the City Council passed Ordinance 2033 in 2000, establishing a parcel tax to fund the Open Space Protection Special Tax Fund. This ordinance was approved by Davis voters as Measure O in November 2000 with a 30-year

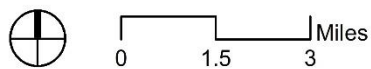
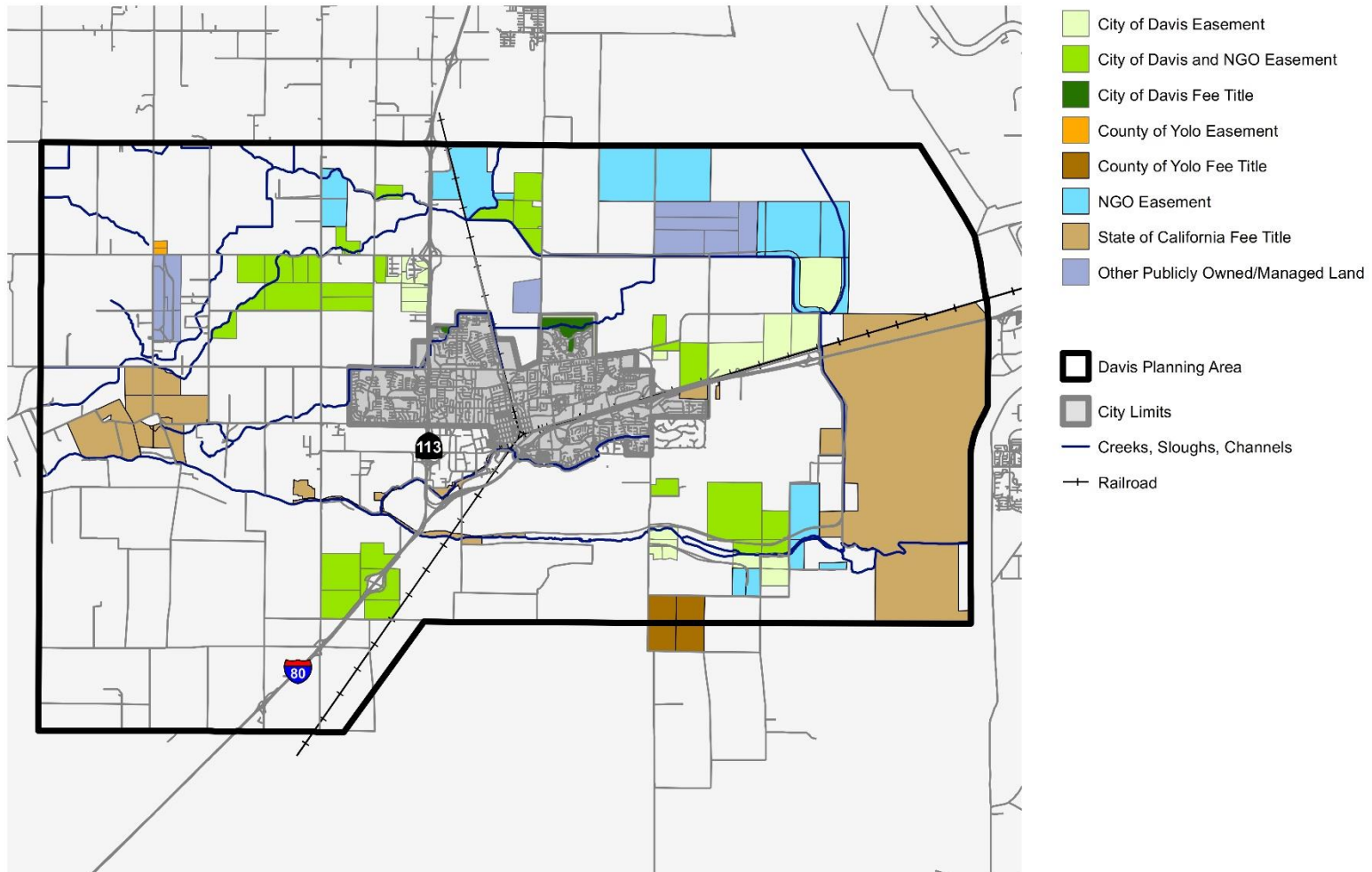
term. Using the leveraging power of Measure O, and in conjunction with other monetary tools, the City has been able to purchase about \$22 million worth of conservation easements using only about \$8.1 million in City funds. These purchases have permanently protected another 2,833 acres of farmland and habitat areas within the Davis Planning Area. These acres remain privately owned. The City, either by itself or in partnership with a local land trust, owns the conservation easements recorded on these acres. The conservation easements prevent the acres from ever being developed. Figure 22 shows open space protected with conservation easements or owned by a public entity.

Tools Used in Open Space Protection

The City works with willing sellers to protect land in a number of ways, including conservation easements and land purchases. These tools are discussed briefly below:

- *Conservation Easements.* The City can acquire a partial interest in land (i.e., an easement) that protects the land in perpetuity for agriculture or habitat.
- *Land Purchases.* The City can acquire the fee title interest in land and keep it for recreational, habitat, or farming purposes, or resell the property subject to a conservation easement.
- *A Stable, Reliable Funding Source.* Because it is a stable and reliable revenue source, Measure O has given the City of Davis an enviable advantage in the

Figure 22: Open Space Protected With Conservation Easements or Owned by a Public Entity



Open Space

Properties Protected With Conservation Easements
or Owned by a Public Entity

Sources: City of Davis, 2017.

competition for state and federal land acquisition grants.

- *Right-to-Farm Ordinance Requirements.* In 1995, the City Council approved the Right-to-Farm and Farmland Preservation Ordinance. The main goals of the ordinance are to preserve and encourage agricultural land uses within the Davis Planning Area and reduce the occurrence of conflicts between agricultural and non-agricultural land uses. As a result of this ordinance, developers must now comply with two key requirements if they are proposing to convert land from agricultural uses to non-agricultural uses, and their project is adjacent to agricultural land. Those two key requirements are the agriculture mitigation requirement and the agricultural buffer requirement.
- *The Measure R/J Vote.* These voter-approved ordinances require an affirmative citizen vote for General Plan Amendments that re-designate land from agricultural or open space to urban uses.
- *Conservation Partnerships.* The City works closely with local conservation organizations to implement its open space protection goals.
- *Education and Outreach.* Appropriate and well-managed public access on City open space lands provides opportunities for citizens to learn about the natural and cultural history of the Davis area and the Central Valley.

These tools all do different things, but work together to implement the City's Open Space Program. Since its inception, the Open Space Program has led to the protection of more than 5,300 acres of agricultural land and habitat areas surrounding the City through the acquisition of lands either in fee title or under conservation easements.

Yolo HCP/NCCP

Conservation planning in Yolo County has been ongoing for the last two decades. Initial conservation efforts were focused primarily on mitigating impacts to Swainson's hawk foraging habitat resulting from development activity. However, Yolo County and the cities of Davis, West Sacramento, Winters and Woodland recognized that a more comprehensive approach to conservation planning was needed to address the needs of multiple species and natural communities. The Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan ("HCP/NCCP") Joint Powers Agency ("JPA"), recently renamed the Yolo Habitat Conservancy ("YHC"), was formed in 2002 to reinforce the commitment of the local governments to develop a regional conservation plan. In 2005, the JPA entered into a planning agreement with the California Department of Fish and Wildlife and the US Fish and Wildlife Service to support the development of the Yolo HCP/NCCP.

The Yolo HCP/NCCP is a 50-year countywide plan for conservation and management of 12 sensitive species in Yolo County and the natural communities on which these species depend. It is designed to provide a comprehensive means for

coordinating and standardizing the mitigation and compensation requirements of federal and state regulations related to covered species and associated natural communities in Yolo County, and results in greater species and habitat conservation value than the current project-by-project, species-by-species review and regulation process. The YHC expects to release the draft Yolo HCP/NCCP to the public in mid-2017.

Wildlife Habitat Areas

Several public agencies within the Davis Planning Area manage lands for the benefit of wildlife. The UC Davis manages the Putah Creek Riparian Reserve (125 acres), the Arboretum (119 acres), and Russell Ranch (1,590 acres). Yolo County manages Grasslands Regional Park (323 acres). The State of California manages the Yolo Bypass Wildlife Area (16,600 acres).

The City of Davis also manages hundreds of acres for the benefit of wildlife. Some of these key areas include South Fork Preserve (192 acres), the Wildhorse agricultural buffer (38 acres), the Davis wetlands (400 acres), three stormwater detention ponds (69 acres), and the North Davis riparian corridor (20 acres). In addition, the City owns conservation easements on more than 4,700 acres of private property within the Davis Planning Area, some of which include riparian corridors along Dry Slough and Willow Slough, doubling as habitat for Swainson's hawk.

Agricultural Land

Agriculture is the leading industry in Yolo County. The unincorporated area of Yolo County has exceptionally productive soils, an excellent growing climate and adequate water supplies which support its large and diverse agricultural industry. Leading crops are tomatoes, seed crops, rice, wheat, other grains, wine grapes, fruit, and nut crops. Other unique assets in Yolo County that support agriculture are the agriculture and biotechnology programs of UC Davis, the growing cluster of biotechnology firms, seed industry research and production facilities, and large and small food processors. Davis, in fact, takes its name from a prominent farmer-settler in the area named Jerome C. Davis.

Within the Davis Planning Area, the City owns about 1,270 acres of land that it leases to farmers to use for agricultural production. In addition, the City owns conservation easements on more than 4,700 acres of private property that will remain in agricultural production in perpetuity.

Historical and Archaeological Resources

Historical Resources

The City of Davis has shown its commitment to preservation by becoming a Certified Local Government (CLG), and thus is available to compete for state and special federal funds. This funding can be used for various preservation activities in the community. The State of California's Office of Historic Preservation (OHP) and CLG's work in partnership to promote

historic preservation efforts. In 2015 the City of Davis received \$40,000 of CLG Grant funding to conduct a citywide historical resources survey.

There are forty designated historical resources in the Davis Register of Historic Places, which are in turn are listed in the California Register of Historic Resources. At present, there are four sites listed with the National Register of Historic Places: Davis Subway; Southern Pacific Station-Davis Junction; Dresbach-Hunt- Boyer Mansion; and Tufts Mansion. There are many non-designated contributing historical resources in the Davis Register of Historic Places.

The 1996, 2004 and 2015 historical surveys and updates contain inventory of eligible historical properties identified as additional properties to be considered for designations. Additionally, the 2004 and 2015 inventory documents identified “potential” historic districts, which have not be designated yet as historical districts. Future work to bring these resources for designation would eliminate any ambiguity as to their historical resources’ status.

The residential areas north of the Core Area consist of well-preserved neighborhoods of cottages and bungalows typical in the early 20th Century. While some individual structures are not of great architectural significance, the neighborhood is a fine example of its type; a potential historic district example.

Landmark Trees

The city's Street Tree Commission has identified 80 "landmark" trees on public and private property. These trees are designated because they are: healthy and unique as an outstanding specimen of a desirable species; one of the largest and oldest trees in Davis; or are of historical interest or distinctive form. Property owners and developers are asked to save these trees and to maintain them in good condition for the benefit of the present and future citizens of Davis.

Archaeological Resources

According to a review of available records by the Northwest Information Center of the California Archaeological Inventory, there are four recorded and eight reported prehistoric, and no recorded historic archaeological sites in the Davis planning area. However, less than 10 percent of the total area of the City has been archaeologically surveyed; therefore, there is a likelihood of additional resources in the Planning Area beyond those recorded and inventoried.

Visual Resources

Setting

The City is surrounded by agricultural lands which are dissected by streams, flood control channels, and canals. The fields are most often open to expansive views across fields planted with low-growing grain and row crops.

The UC Davis campus is a dominant element to the west and south of city's Core area. The visual linkages between the campus and the city are generally weak and without strong defining structures or open spaces signifying major entrances, gateways and edges.

Major Views

Views from the agricultural fields are enclosed on the west by the Coast Range hills. Views to other directions are open to the horizon, although the Sierra Nevada Mountains, Sutter Buttes, and Mount Diablo can be seen on clear days. Davis is not highly visible from distant views due to an absence of natural or built vertical elements distinguished from the surrounding agricultural lands. Prominent features on the UC Davis campus seen from Interstate 80 include the water tower, Manetti Shrem Museum of Art and Mondavi Center.

Core Area

The compact, grid street pattern in and near the Core area remains an organizing element of the city, even as the city has grown. The railroad station is an important destination and visual landmark.

Residential Areas

The City is characterized by cohesive residential neighborhoods bounded by tree-lined streets and distinguished by the decade in which they were developed. The neighborhoods differ in their street pattern, lot sizes, conventional versus cluster arrangements, and linear greenways.

Noise

The General Plan provides standards for the compatibility of different land uses with different levels of noise, expressed in units which represent a 24-hour average.

Major noise sources in the Planning Area are: roadway noise from traffic on Interstate 80, Highway 113 and arterial streets; railroad noise from the Southern Pacific Railroad; airport noise from the UC Davis Airport; and stationary sources near sensitive uses.

Roadway Noise

Properties subjected to the highest levels of unmitigated roadway noise are residences and other noise sensitive uses in close proximity of Interstate 80, State Route 113, and arterial roadways. Mitigation is required for development of new noise sensitive land uses.

The Noise Element of the General Plan contains a map of noise contours which identifies sensitive receptors for noise. The Transportation Element calls for "corridor plans" for selected streets in the city which warrant special treatment and mitigation of existing impacts including noise.

Railroad Noise

Properties subjected to unmitigated railroad noise along the Union Pacific railroad line require mitigation for development of new noise sensitive uses.

Aircraft Noise

The UC Davis airport is used almost exclusively for flight training and for infrequent, short duration operations. No significant impact to sensitive residential areas has been found.

The Sacramento Metropolitan Airport currently does not significantly impact Davis with aircraft noise. The City of Davis must monitor future airport plans to become aware of any proposed changes to the flight paths.

Stationary and Single Event Noise Sources

Land uses which generate potentially incompatible noise near residential and other sensitive uses must comply with the noise standards in the Municipal Code.

Environment – Issues for Consideration

Sustainability, Climate Action and Energy Conservation

- *How should the City and the community work effectively toward attaining the goal of carbon neutrality by 2050, as stated in the Climate Action and Adaptation Plan goals?*
- *How should the City incorporate sustainability, climate action and energy conservation issues throughout City policies and standards?*
- *What monitoring and reporting methods can be developed to track City-wide GHG reduction efforts?*
- *How can improvements to transportation infrastructure and travel behavior (the highest producer of GHG emissions) reduce GHG emissions?*
- *Can the City commit to a “no net increase” model for new development? What GHG reduction standards should be established for residential and non-residential projects?*
- *Can a local GHG offset program (mitigation fund) be developed and managed to impact carbon emissions reduction in the existing built environment?*
- *How will the Community Choice Energy program be a factor in climate action planning and implementation?*

- How can rooftop solar photovoltaics (PV) and other local renewable energy production be a significant factor in reducing GHG?
- How should social equity and environmental justice be considered in sustainability efforts? How can community health benefits be promoted as part of measures to reduce GHG emissions?

Open Space and Biological Resources

- Should Measure O, the Open Space Projection parcel tax, be reauthorized in June 2031?
- How can the community achieve its open space goals given the limited amount of funds available for land acquisition?
- How should the City balance economic development and open space preservation?
- How will the City balance the community's desire for publicly accessible open space with the community's desire for habitat preservation, fiscal restraint, and low maintenance costs?
- How can the City respond to the growing population of nuisance wildlife (e.g., raccoons, skunks, etc.) and associated community impacts?

- How should the City protect locally rare species (e.g., western gray squirrel, yellow-billed magpie, etc.) from development impacts?

Historical and Archaeological Resources

- How should the City balance historic preservation goals and policies with economic development, land use, and design goals and policies?
- How should historic preservation policies, codes and design guidelines be implemented in the review of infill projects, alterations and demolitions which involve designated historical resources in the Conservation Overlay District?

TRANSPORTATION

The City's transportation and circulation system consists of the four sub-systems of streets, bikeways, transit and pedestrian ways.

Street System and Traffic

Types of Streets

The street system consists of a hierarchy of freeways; arterial streets; collector streets; and local streets and alleys. These types of streets are characterized by: the frequency of access to abutting property; the type of traffic being served (through traffic or local traffic); traffic volume capacity; design standards; and the frequency of intersections. Figure 23 shows average daily traffic volume in terms of “bandwidths” for the freeways and streets in the Davis area.

The circulation map in the Transportation Element designates existing and planned arterial and collector streets. Examples of major arterial streets are Covell Boulevard; Cowell Boulevard west of Drummond Avenue; Pole Line Road north of Covell Boulevard and south of Fifth Street; and Russell Boulevard / Fifth Street from Arlington Boulevard to east of Pole Line Road. Examples of minor arterial streets are Anderson Road; Chiles Road east of Drummond Avenue; F Street; and Pole Line Road between Fifth Street and Covell Boulevard. Examples of

collector streets are Third Street between F Street and L Street; and Fourteenth Street / Villanova Drive.

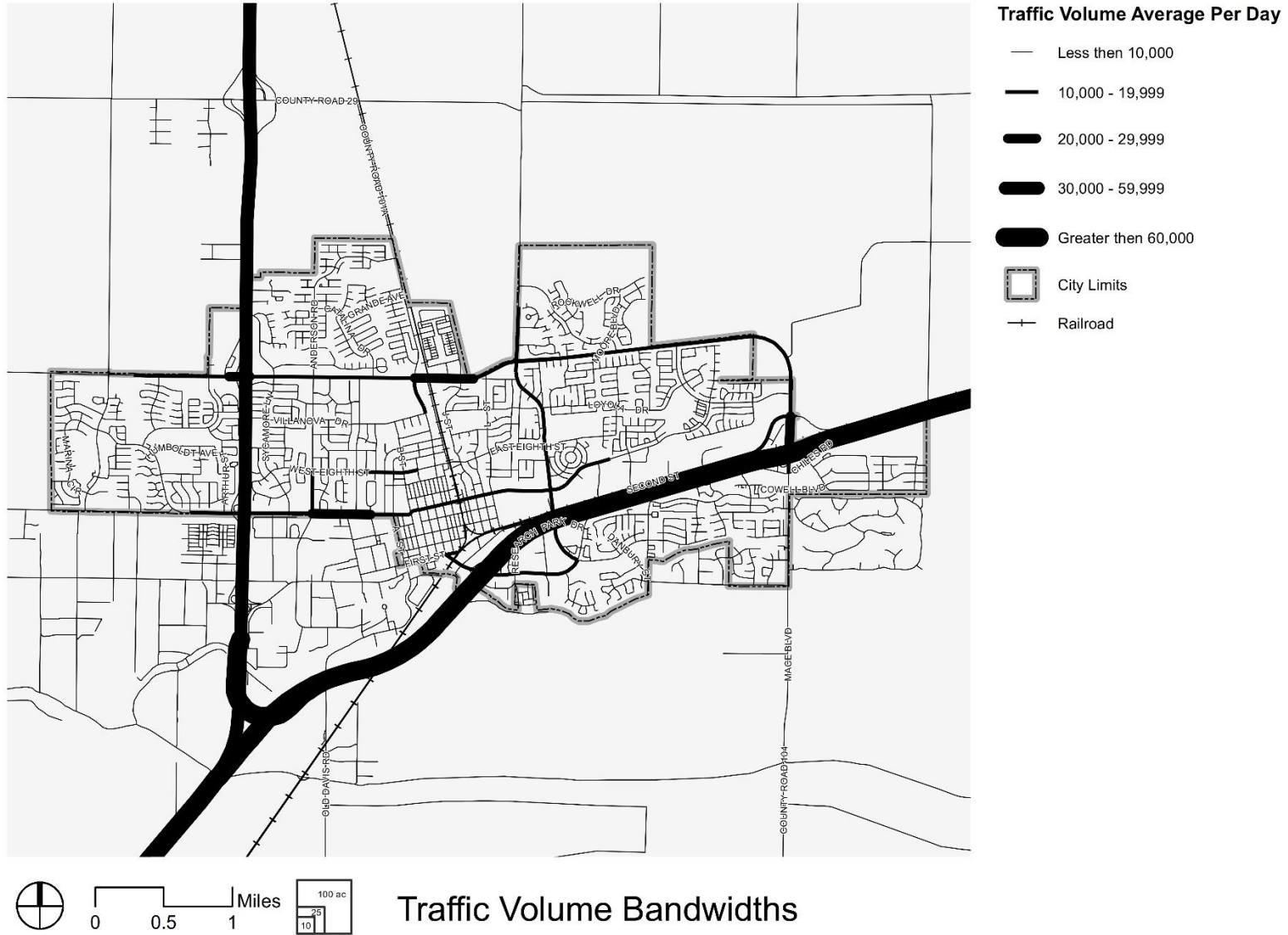
Existing and Future Levels of Service

For the purposes of citywide traffic analysis, roadway congestion is generally represented by an alphabetic level of service A through F. Level F is indicative of a roadway at its theoretical maximum capacity, and therefore fully congested. The policy adopted in the Davis General Plan is to plan for Level of Service D on existing streets and Level of Service C on new streets. As an exception to the standard, the established threshold for the Core Area and the Richards Blvd / Olive Drive area is LOS F. LOS F may be determined to be acceptable in other areas if approved by the City Council.

The General Plan notes that widening to add capacity is inconsistent with the desired small city character of the street. In general, six-lane streets are considered to be inconsistent with community character policies.

The following streets are forecasted to have a level of service lower than the adopted level of service policy, but for which widening is not recommended because it would be inconsistent with community character objectives.

Figure 23: Traffic Volume Bandwidths



Sources: City of Davis, 2017.

- F Street from Third Street to Seventh Street (remain at two lanes).
- Pole Line Road overcrossing (two lanes plus turn lanes). A particular design width and striping, as well as performance thresholds have been specified by the City Council.
- Pole Line Road from Fifth Street to Claremont (remain at two lanes plus turn lanes).
- B Street from First Street to Fifth Street (remain at two lanes plus turn lanes).
- Covell Boulevard from SR 113 SB ramp to Sycamore Lane (remain at four lanes plus turn lanes).
- Richards Boulevard from I-80 EB ramps to First Street.
- Eighth Street from F Street to J Street (remain at two lanes).

Planned Improvements

City projects are prioritized within the City’s Transportation Implementation Plan which is reviewed bi-annually by the Bicycling, Transportation and Street Safety Commission.

The major transportation improvement in the planning process is reconfiguration of the Interstate 80 / Richards Boulevard interchange to a “tight diamond,” which would eliminate free right turns and add order to movements in the corridor. Caltrans recently approved the “Project Study Report” for the

project. It is anticipated that design will begin in FY 16/17 with construction in approximately 2020 dependent upon funding.

Corridor Plans

In order to mitigate impacts related to traffic, noise and air quality and aesthetics, the Transportation and Circulation Element calls for the development of “corridor plans.” The plans are intended to reduce impacts of vehicular traffic, improve access and safety for pedestrians and bicyclists, and generally improve the function, aesthetics, and livability of the streets. For example, the development of a corridor plan for East Covell Boulevard has helped to prioritize projects within that corridor. Individual projects within corridor plans are then added to the Transportation Implementation Plan and prioritized against citywide transportation infrastructure needs.

Re-striping and addition of bicycle lanes on Fifth Street and Russell Boulevard (A Street to L Street) was completed in 2014. Additional Core Area streets that are identified for consideration in the Corridor Plan program are the following:

- E Street – First Street to Third Street
- First Street and B Street – Richards Boulevard to Russell Boulevard

Truck Routes

Trucks in excess of three tons of gross vehicle weight are required to travel on designated routes, to the extent feasible, to avoid streets not suited for truck traffic. Allowances are made

for trucks making deliveries, such as to construction sites and businesses. Existing designated truck routes include:

- Russell Boulevard, SR 113 to B Street
- Fifth Street, B Street to L Street
- First Street, B Street to Richards Boulevard
- Richards Boulevard, First Street to 1-80
- B Street, First Street to Fifth Street
- L Street, Second Street to Fifth Street
- Second Street, L Street to Mace Boulevard
- Covell Boulevard, Pole Line Road to Mace Boulevard
- Pole Line Road, Covell Boulevard to the north City limits
- Mace Boulevard, Covell Boulevard to the south City limits

Greenstreets

The Open Space Element designates a system of “Greenstreets,” which consist of the major arterial, minor arterial and collector streets in the City. Greenstreets are intended to provide convenient and attractive circulation routes for bicyclists and pedestrians, as well as cars. The General Plan Transportation Element which was adopted in 2013 and the 2016 Street Design Standards place an emphasis on multi-modal transportation and making streets more attractive, convenient and safe for all modes of transportation.

Cross Commuting

Jobs – Housing Balance

The widespread use of traditional single-use zoning through much of the 20th century created an artificial separation between jobs and residences in communities throughout the nation. Among the many unintended consequences of this policy approach are the lengthening commute distances and travel to work times faced by many American households. These not only contribute to increasing congestion on area roadways, but also intensify known air quality issues, which have direct impacts on public health and wellness. To address these issues, the planning community has increasingly embraced the broad goal of promoting a better balance between the number and types of jobs available in a given place and the number, type, and affordability of the housing within the same area. The intent is to strengthen the siting of jobs and housing within relatively close proximity, so as to facilitate more efficient commuting patterns and access to jobs for working households.

As of 2015, the California Department of Finance estimates that there were 25,487 occupied housing units in the City of Davis, while the 2011-2015 ACS indicates that there were roughly 967 on the UC Davis campus, excluding group quarters. This equals a combined total of approximately 26,454 households in 2015. By comparison, there were 13,847 jobs in the City of Davis in 2015, and 12,181 on the UC Davis main campus, for a combined communitywide total of 26,028 jobs. These data

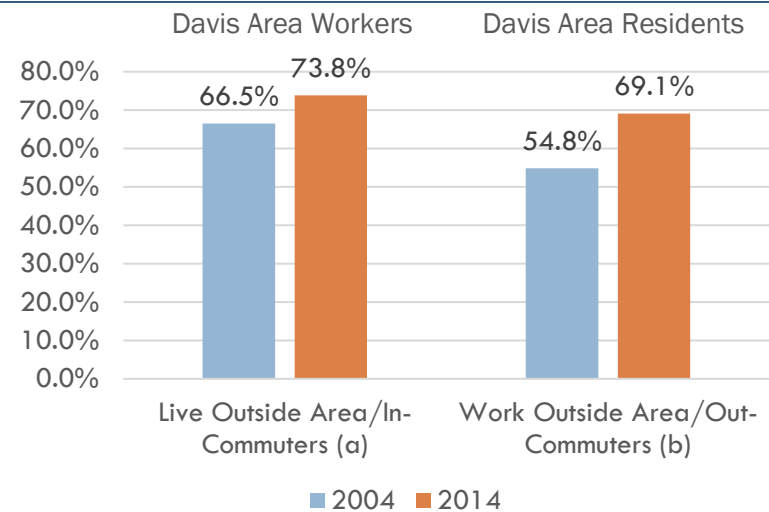
indicate that the ratio of jobs to occupied housing units, or households, was equal to approximately 0.54:1 in the City of Davis and 12.6:1 on the UC Davis Campus, excluding group quarters, for a combined communitywide ratio of approximately 0.98:1. Recognizing that many households have more than one wage earner, an ideal ratio of jobs to occupied housing units, or households, would typically range between 1:1 and 2:1. One alternative metric is the ratio of jobs to employed residents. According to the ACS, there were 32,151 employed residents in the City of Davis in 2015, and an average of 1,576 on the UC Davis main campus between 2011 and 2015. This equals a ratio of jobs to employed residents of 0.43 within the City of Davis and 7.73 on the UC Davis Campus, for a community wide ratio of 0.77, which is somewhat below the ideal ratio of at least one job per employed resident.

Net Commute Flows

According to the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics, published by the US Census Bureau, there were approximately 28,465 persons employed within the City of Davis and on the UC Davis main campus in 2014, which represents a 12.2 percent decrease from 2004. Approximately 73.8 percent of those workers were in-commuters (i.e., lived outside of the Davis area), which represents an increase in the in-commuter rate from 66.5 percent in 2004. By comparison, there were approximately 24,204 employed residents in the City of Davis and on the UC Davis main campus in 2014, which represents an increase of only 0.4 percent over 2004. Approximately 69.1

percent of those employed residents were out-commuters (i.e., work outside of the Davis area), which represents a significant increase in the out-commuter rate from 54.8 percent in 2004.

Figure 24: Commute Flows, City of Davis and UC Davis, 2004 and 2014



Note:

(a) Based on the number of persons employed in the City of Davis and on the UC Davis Main Campus, excluding uniformed military personnel, self-employed workers, and unpaid family workers.

(b) Based on the number of persons that reside in the City of Davis and on the UC Davis Main Campus.

Sources: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics, 2016; BAE, 2016.

The intensification of cross-commuting patterns, including an increasing rate of both in-commuting and out-commuting, reflects a growing disconnect between the employment opportunities available within the Davis area and the characteristics of Davis as a residential community for workforce households. For example, some Davis area workers prefer to live in areas like Sacramento, Woodland, or Dixon, to take advantage of lower housing costs and/or availability of social and recreational opportunities for young professionals. Meanwhile, Davis remains a highly desirable community for higher income and professional households, particularly those with children, due to the community’s reputation as a culturally and politically progressive community, with a high quality of life, and exceptional public K-12 educational opportunities. However, with an existing net inflow of workers (i.e., jobs minus employed residents), an average residential vacancy rate of only 3.7 percent (and a multifamily rental vacancy rate of only 0.2 percent), and little new housing development, the community’s existing cross commuting patterns are likely to intensify, corresponding with upward pressure on area housing prices.

Transportation Systems Management and Alternative Fuels

Pursuant to the federal Clean Air Act amendments, and to reduce generation of greenhouse gases, the City has taken measures to reduce vehicle trips and to promote the use of alternative fuels.

Table 25: Commute Flows, City of Davis and UC Davis

	2004		2014		Percent Change
	Number	Percent	Number	Percent	
Employed in Area	32,416	100%	28,465	100%	-12.2%
<i>Live Outside Area</i>	21,562	66.5%	21,016	73.8%	-2.5%
<i>Live Within Area</i>	10,854	33.5%	7,449	26.2%	-31.4%
Living in Area (a)	24,017	100%	24,104	100%	0.4%
<i>Work Outside Area</i>	13,163	54.8%	16,655	69.1%	26.5%
<i>Work Within Area</i>	10,854	45.2%	7,449	30.9%	-31.4%
Net Inflow/Outflow	8,399		4,361		-48.1%

Note:

(a) This data represents commute flows for employed persons, excluding uniformed military personnel, self-employed workers, and unpaid family workers.

Sources: US Census Bureau, LEHD Origin-Destination Employment Statistics, 2016; BAE, 2016.

Transportation Demand Management

The term Transportation Demand Management (TDM) refers to coordinated policy measures and programs which are designed to reduce peak hour auto traffic. These measures include flexible working hours, carpooling and vanpooling, public transit, and incentives to encourage alternatives to auto use by individuals.

The traffic forecasting model of the City assumed a 10 percent reduction of potential future traffic volumes by TDM measures. If this level of reduction is not achieved, the forecasted volumes may be exceeded and the forecasted levels of service would be lower. The greatest opportunity for managing traffic and reducing trips is with UC Davis and the larger business parks,

because of the large number of employees commuting during the morning and evening peak hours.

Within the updated 2013 General Plan Transportation Element, Complete Streets and Travel Choices were priorities. Mode share performance measures were also established.

Alternative Fuels

The City of Davis has augmented its vehicle fleet with vehicles that do not use gasoline. In use are electric vehicles, for which the City has installed electric vehicle charging stations at several of its facilities. Forklifts and one of the City's dump trucks use propane as their fuel source. In addition, the City uses hybrid vehicles to reduce its dependency on gasoline.

Transit System

The City of Davis is served by three transit systems: Unitrans, providing bus service within the City; Yobobus, which connects Davis to other cities in Yolo County; and Davis Community Transit / Davis Senior Transit, which provides door-to-door demand response service to the general public, seniors, and individuals with disabilities. The City encourages the use of transit through the provision of bus stops, bus turnouts and bike racks in the design of new developments.

Unitrans

Unitrans serves the entire Davis community and is funded by UC Davis student registration fees, state and federal grants, and city revenues. Undergraduate students, City employees, and

seniors ride the bus for free. All others pay \$1.00. Unitrans has a fleet of 49 buses, of which three are imported double-deckers from England and two are modern double-deck buses. With a total of 16 routes radiating from the campus and two that serve the city's perimeter, Unitrans has achieved the highest annual ridership in its history with 4,079,974 passenger boardings in Fiscal Year 2016. Over 95 percent of all Davis residents are within one-quarter mile of a bus stop (<10-minute walk). In addition, all but the three vintage double-deck buses are accessible to individuals with limited mobility. Unitrans provides full service with 15-30 minute headways while UC DAVIS is in session. Break and summer services are less frequent with 30-60 minute headways, and weekend service is available on seven bus routes generally once an hour.

Yobobus

Yobobus is operated by the Yolo County Transportation District (YCTD). YCTD serves Yolo County (including unincorporated communities), the Cities of Davis, West Sacramento, Winters, and Woodland, as well as the neighboring Cities of Sacramento in Sacramento County, and Vacaville in Solano County. YCTD is the only public transit operator which provides regular fixed-route service to and from the Sacramento International Airport. Operating a fleet of 55 buses for fixed route service, YCTD's bus fleet consists of 6 MCI diesel coaches, 44 CNG-powered transit coaches and five interim CNG buses. The current peak requirement is for 39 vehicles. YCTD operates Yobobus services which include 30 traditional fixed-routes and complementary paratransit service (Yobobus Special). Service is provided seven

days a week, nearly 24 hours a day (varies by route and route type). YCTD provides over 1.5 million trips annually, and constantly works towards improving service efficiency and effectiveness.

Davis Community Transit

Davis Community Transit (DCT) began providing paratransit service in July 1971. It is an origin-to-destination paratransit service operated by the City of Davis. Service hours for DCT match the local fixed route providers. The one-way cost per trip is \$2.00 and the premium fare cost per one-way trip is \$4.00 when the local fixed route providers are not operating. DCT customers must be registered and deemed eligible to use DCT under the ADA. DCT is an advance reservation service that operates 365 days. DCT has 4 cutaways (including one spare vehicle) with a capacity of 12 seats per vehicle and 2 wheelchair stations. Last year DCT provided 18,056 rides and drove 73,025 miles.

Taxis and Ride-Share

Davis is served by both taxi services and “ride-share” services such as Uber and Lyft. The City and UC Davis have also provided spaces for ZipCar short-term leased vehicles. These services provide an alternative to vehicle ownership and can complement other public transit services.

Core Area Transit Services

Three Unitrans lines (A, E, and Z) traverse the Core Area on 2nd or 3rd Street, providing access to the Memorial Union and Silo

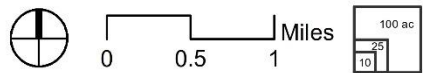
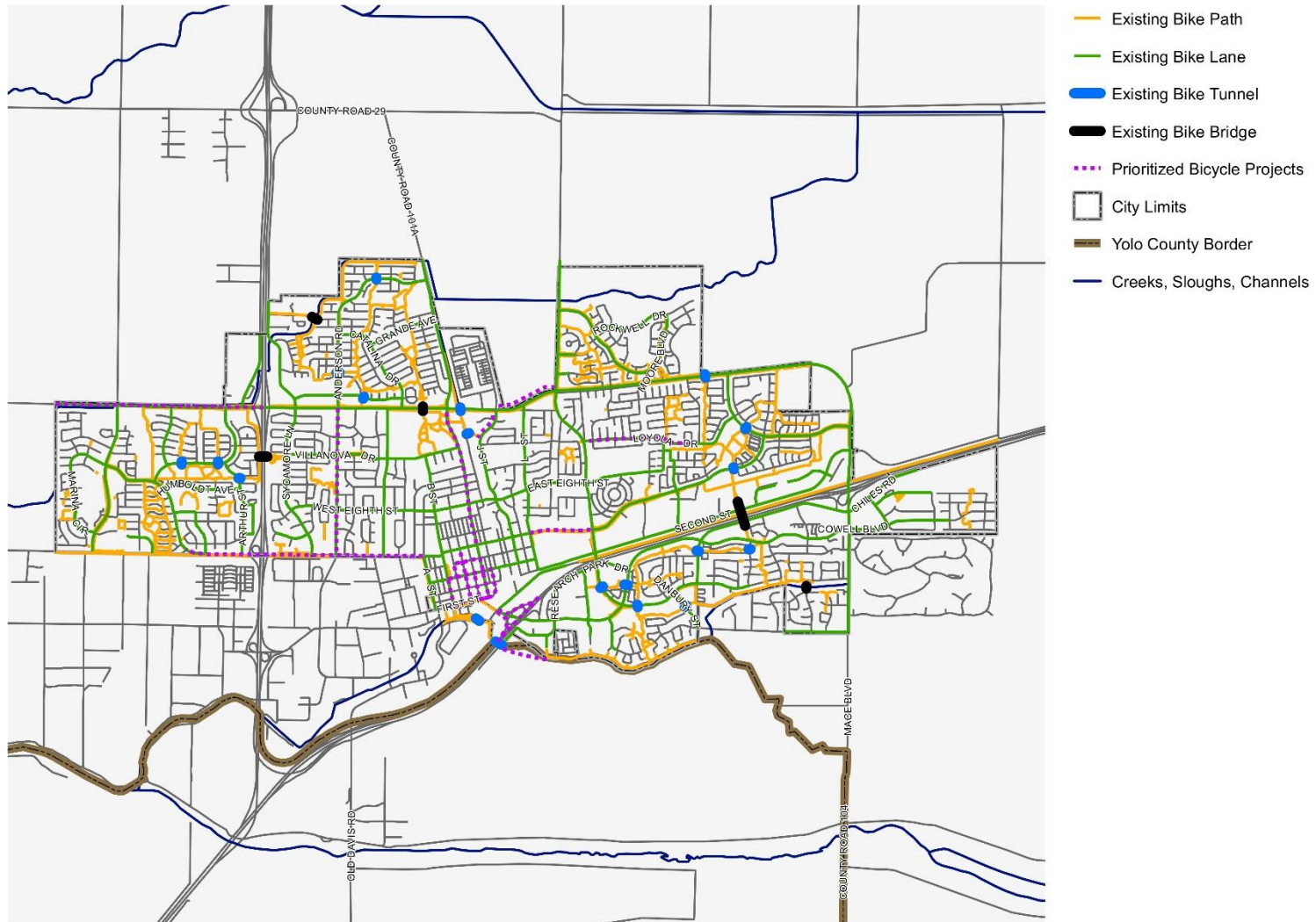
on-campus hubs as well as shopping areas, Community Park, and the park-and-ride lot east of the City limits. The perimeter loops (P and Q) run along 5th Street. Yolobus routes 42A and 42B provide service from 5th Street to Woodland, downtown Sacramento, and the Sacramento airport.

Bicycle System

The history of bicycle use and planning in the City and on the UC Davis campus may be unprecedented in the United States. An estimated 40,000 bicycles are in use and it is estimated that 25 percent of person trips in Davis are currently made by bicycle. As UC Davis grew from about 2,200 students in 1958 to over 20,000 by the late 1960s, the demands for bicycle facilities increased. The primary concern of the 1966 City Council election was providing commuter bikeways on public streets. A trial system of bike lanes proved to be immensely popular and was rapidly expanded. The system steadily grew and matured.

Figure 25 shows the City of Davis bikeway circulation map. The bikeway system consists of 55 miles of bike lanes, 60 miles of shared use paths and 25 grade-separated crossings of major streets. Many of the shared use paths are within the city’s greenbelt system and are connected to paths and bike lanes within street rights of way. The City has also recently approved another grade separated crossing of Covell Boulevard at the Cannery Subdivision. Sharrows and other on-street bicycle facilities have been a focus for the Core area.

Figure 25: City of Davis Bikeways



Bikeways

Sources: City of Davis, 2017.

The Transportation Element revision adopted by City Council in December of 2013 established project priorities. Completion of existing, unfinished bicycle routes are given priority. Within the Transportation Element, great emphasis was placed on the bicycle network throughout the city. Going further, the 2016 Street Design Standards define what those infrastructure components should be to adequately address needs and to encourage an increase in bicycle transportation.

In 2013, working collaboratively with Davis residents, commissions, and organizations, City staff developed the Beyond Platinum Bicycle Action Plan (2014). This plan serves as a road map for City staff to enhance biking in Davis.

Pedestrian System

The pedestrian system includes facilities designed solely for pedestrians (such as in the Core area), and facilities designed to be shared by pedestrians and bicyclists. Some facilities are oriented toward basic circulation between destinations and other facilities are more recreation oriented.

Existing pedestrian circulation facilities in the City consist of sidewalks; off-street paths shared with bicyclists; and neighborhood greenbelt paths.

Future pedestrian system planning may be tied closely to land use planning, including circulation to community facilities. Other issues to be addressed in corridor plans are improving safety for

pedestrians, especially at street intersections; and providing for a comfortable and attractive environment for the pedestrian. These factors have been incorporated in the 2016 Street Design Standards as well. Within the document, sidewalks have been widened, corner radii have been tightened to slow turning vehicles to provide for safety for pedestrians, and high-speed right-turns have been eliminated.

In the City FY 17/18 budget cycle, staff is asking for funding for a Pedestrian Master Plan. It is anticipated that this plan would evaluate what facilities the City currently has and prioritize projects for upgrades. In addition, it will address ways in which walking is made easier and more desirable.

Rail and Air Service

The Amtrak Station was built by the California Pacific Railroad in 1868. Amtrak offers two types of train service from the Davis train station: the "Capitol Corridor" service with trains about every hour east to Sacramento and west to Oakland/San Jose, and the Long Distance service with one departure daily of the Coast Starlight (north to Portland and Seattle, south to Los Angeles); and the California Zephyr (east to Reno, Salt Lake City, Denver, Omaha and Chicago). Of the 74 California Stations served by Amtrak, Davis was the seventh-busiest in FY 2012, boarding or detraining an average of about 1,220 passengers daily.

The only airport in the Planning Area is the UC Davis Airport. The Yolo County Airport, approximately one mile east of the Planning Area, is a public airport serving private planes.

The Sacramento International Airport is located 10 miles northwest of downtown Sacramento, approximately 20 miles northeast of the City of Davis. It is run by the Sacramento County Airport System. It is served by 14 major national and international carriers. In 2015 the airport handled more than 9.6 million passengers. Yolobus provides services from Davis and Woodland to Sacramento International Airport.

Core Area Parking

Balancing supply and demand for parking in the Core area has been one of Davis's most persistent challenges. Over time, various parking management and supply measures were used to improve parking conditions, with varying degrees of success. No fewer than eight Core area parking studies have occurred since 1958. While Davis has grown from approximately 7,700 residents to over 65,000, the Core area footprint has remained relatively unchanged. That the Core area has managed to accommodate a nearly ten-fold increase in population during this time period is a testament to community values prioritizing the Core area as a commercial center and resourcefulness in investing in the infrastructure necessary to ensure convenient access by all modes of transportation. For automobiles, this includes several surface parking lots and two parking garages. However, the Core area's emergence as an arts, entertainment, and food destination over the past ten years has resulted in a

growing community sentiment that parking conditions are deteriorating and a comprehensive approach to addressing the problem is needed.

In 2012, the City Council established the Downtown Parking Task Force to collaboratively develop a parking management plan that effectively addresses the relationship between a healthy Core area and vehicular parking. The Task Force completed its work in 2013 and recommended short-, medium-, and long-term parking implementation measures.

The City Council supported the majority of the Task Force recommendations, and has begun implementation. Completed activities include adjustment to the employee parking permit program, elimination of on-street green waste, and upgraded parking enforcement technology. Evaluation of parking in-lieu fees and procedures is underway. The City Council has directed that paid parking be expanded from one parking lot to all City-owned surface lots, excluding the parking lot at the train depot (for a total of five paid lots). Implementation is anticipated by the end of 2017.

Transportation – Issues for Consideration

Relationship to Land Use and Development

- *To what extent should land use decisions be based on the capacity of the street system?*
- *As land uses are intensified in the Core area and other areas, how should people be transported?*
- *Should the City attempt to influence the existing patterns of in-commuting and out-commuting, and if so how?*
- *Should residential projects of a minimum size submit a transportation demand management plan with verifiable reductions in trip generation as part of a sustainability plan? Or should all new residential developments contribute funds toward a citywide transportation demand management program to reduce transportation impacts?*
- *What additional strategies should be developed to address concerns raised during the update of the Transportation Element, including noise, air quality and safety? What effect will current and planned development patterns have on bicycle usage citywide? Is walking being sufficiently encouraged in the planning of new neighborhoods?*

Transportation System and Travel Modes

- *How will the City continue to strive for an appropriate balance among different transportation modes in policies and improvements?*
- *Should truck routes be evaluated for compatibility with adjacent uses and bicycle / pedestrian safety? Should truck traffic be regulated differently? Should truck routing be changed?*
- *How can / should the City accommodate electric and / or autonomous vehicles on City streets, bike lanes, bike paths, and greenbelts?*
- *Can enhanced transit service be provided?*

PUBLIC FACILITIES AND SERVICES

City Government

General

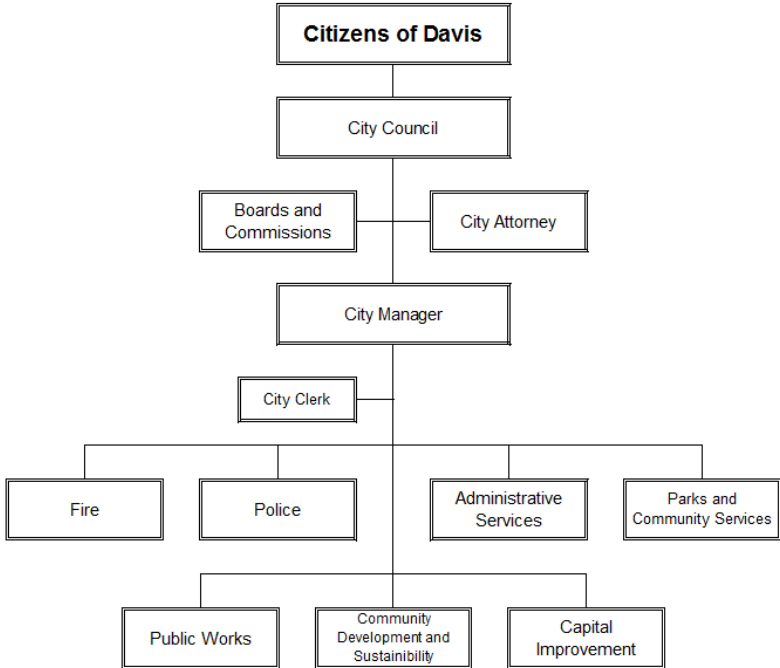
The City of Davis operates under the Council-Manager form of local government and provides a full range of municipal services. Five City Council members are elected at large to serve four-year overlapping terms. The City Council appoints the City Manager, City Attorney, and all members of various boards and commissions and has final authority for establishing policy and adopting the annual budget.

Departments

All city services, including approximately 355 full-time employees, are organized within service departments under the City Manager.

- *Administrative Services.* The Administrative Services Department has the responsibility for financial management and accounting, treasury management, financial planning, preparation of the budget, management information systems (computer systems and telecommunications), risk, and personnel. The Finance office issues city business licenses and bills customers for utilities, public safety fees and the municipal services tax.

City of Davis Organizational Chart



Source: City of Davis, 2017.

- *Community Development and Sustainability.* The Planning Division of the Community Development Department has responsibility for preparing and implementing the General Plan and specific plans and coordinating the development review process. The Building Inspection Division has responsibility for checking plans and structures for compliance with health, safety and building codes and administers the resale program related to the sale of existing homes. The Open Space program maintains publicly-accessible open space lands and property leased for agricultural uses, outside the City limits. The Sustainability program has responsibility for implementing the City's Climate Action and Adaptation Plan to reach the City's goal of net-zero carbon by 2050. Primary functions include actions to: improve community and City operational energy efficiency; reduce transportation system related GHG emissions; and assist with consumption and waste reduction related issues. Additionally, the Sustainability program has primary responsibility for planning for climate related adaptation and community resiliency.
- *Parks and Community Services.* The Parks and Community Services Department is responsible for planning and directing city-sponsored recreational and cultural activities and human services. These include park operations, civic arts programs, and senior citizens programs. The department is also responsible for the maintenance of over 250 acres of parks and greenways

within the city, as well as the city-wide street tree program.

- *Fire.* The Fire Department provides fire prevention and firefighting services, emergency medical services, and rescue operations. The Department also handles hazardous material emergencies, including chemical spills and leaks. The City and UC Davis fire departments maintain a mutual aid agreement for major incidents.
- *Police.* The Police Department is responsible for law enforcement and the protection of life and property, in cooperation with various law enforcement agencies.
- *Public Works.* The Public Works Department has responsibility for operation and maintenance of the following utility systems: water supply, distribution and conservation; sewage collection and treatment; and storm drainage collection and disposal. Other functions of the department include maintenance, reconstruction and expansion of the street system; traffic engineering; and operation and maintenance of traffic signals, street lights, and electrical systems in public buildings and parks. The department contracts with the Davis Waste Removal for collection of household wastes and yard refuse; collection of materials for recycling; and street sweeping. The department also manages contracts for transit service with YoloBus and Unitrans.

Boards, Commissions, Committees and Task Forces

The City Council appoints members to the following boards and commissions which meet regularly (except as noted) and are generally advisory to City Council.

- *Boards and Commissions.* The regular boards and commissions consist of:
 - Bicycling, Transportation and Street Safety Commission
 - Building Board of Appeals (on call)
 - Handicapped Access Standards Board of Appeals (on call)
 - Personnel Board (on call)
 - Civic Arts Commission
 - Finance and Budget Commission
 - Historical Resources Management Commission
 - Human Relations Commission
 - Natural Resources Commission
 - Open Space and Habitat Commission
 - Recreation and Park Commission
 - Planning Commission
 - Senior Citizens Commission
 - Social Services Commission
 - Street Tree Advisory Commission
 - Utility Rate Advisory Commission

- *Committees and Task Forces.* The most recent committees and task forces have included the following:
 - Broadband Advisory Task Force
 - Community Choice Energy Advisory Committee (concluded)
 - Davis Redevelopment Successor Agency Oversight Board
 - Parking Task Force (concluded)
 - Innovation Park Task Force (concluded)
 - Sports Complex Task Force (concluded)
 - Subdivision Committee
 - Unitrans Advisory Committee
 - Valley Clean Energy Alliance
 - Water Advisory Committee (concluded)

Parks and Recreation

Parks and Recreation Facilities Master Plan - Overview

The current Parks and Recreation Facilities Master Plan was last updated and approved by the Davis City Council in 2012. The 2012 Parks and Recreation Facilities Master Plan Update includes a 10 year plan and funding strategy that prioritizes parks and recreation related capital projects that are needed to maintain existing amenities, respond to community requests for enhanced opportunities, and provide for expanded facilities to accommodate projected population growth. Outreach to the

residents of Davis identified what they believe should be the highest priorities for facilities and activities.

Plan Priorities

The highest priorities for recreational facilities are:

1. Neighborhood parks
2. Walking or hiking trails
3. Greenbelts
4. Open space
5. Public swimming pools
6. Sports fields

The highest priorities in terms of recreational activities are:

1. Biking
2. Walking
3. Recreational swimming
4. Soccer
5. Jogging
6. Dog walking
7. Basketball
8. Tennis

Plan Goals and Guiding Principles

The Parks and Recreation Facilities Master Plan is guided by the goals articulated in Parks, Recreation and Open Space element of the General Plan.

The City of Davis' ideal park system contains a variety of clean and safe parks that support a mix of active and passive recreation opportunities. Collectively, these parks meet the needs of community members of all ages. Well-located parks and trails meet recreation needs, improve quality of life, and provide alternative methods for getting around town.

Neighborhood and community parks will be supplemented by other recreational resources, such as regional parks, special use areas, natural areas, and greenbelts. These park types will serve the entire community and to the extent possible, will be geographically located and linked to other parks so that they are accessible to most residents. Every park will be connected to every other park by a "green" circulation system of greenbelts, bikeways, streets, and transit.

The City of Davis' safe and well-maintained parks and recreation facilities knit the community together, stabilize and enhance livable residential neighborhoods, and add vitality to the Core area and other commercial areas.

The guiding principles of the plan are:

- Create a balanced, equitable and sustainable park system to serve the Davis community, now and in the future.
- Develop a list of park and recreation facility improvements to be planned and completed in the next 10 years.
- Projects shall be responsive to the needs and desires of the residents of the Davis community.
- Proposed projects shall be consistent with the City’s General Plan Standards for Parks and Open Space.
- Proposed projects shall be appropriate and affordable to develop, maintain and operate.

Parkland Standards and Guidelines

The 2001 General Plan establishes the Level of Service (LOS) Standards, or the number of acres per 1,000 persons, for parks. The following is a summary of existing LOS based on 2008 park acreage and the most recent population figures from the City of Davis Housing Element Update. The 1998 plan indicated the need to add, by 2010, an additional 163.1 acres in Community Parks, Mini, Neighborhood and other parks to meet anticipated demand (68 acres were categorized under Other Parks). Approximately 61.4 acres have been added to the categories by March 2008.

The addition of a Sports Park under current consideration at 100 acres would achieve the level of service standards for park acreage. The acquisition of additional neighborhood park acreage associated with new residential development will allow the City of Davis to meet or exceed the established level of service.

Table 26: Existing Levels of Service

Park Type	2008 Park Acreage	Ratio (Acres/1000 persons)	Standard (Acres/1,000 Persons)
Assumed Population	2006:	64,606	
STANDARD RECREATION			
Community Parks	89.5	1.4	1.8
Neighborhood Parks	96.3	1.5	1.8
Mini Parks	5.8	0.1	.2
Subtotal	191.6	3.0	3.8
SPECIAL USE			
Special Use	289.8	4.5	None
Subtotal	289.8	4.5	
GREENBELTS AND OPEN SPACE			
Greenbelts	165.5	2.6	None
Open Space*	530.9	8.2	None
Subtotal	696.4	10.8	
TOTAL	1,177.8	18.3	

* Open Space does not include Easements.

Sources: City of Davis, 2017.

Parkland and Program Definitions

The parkland and program definitions provided below are those that are reflected in the current general plan. The update to the Parks and Recreation Facilities Master Plan recommends changes to some of these definitions.

- *Community Parks* should be a minimum of 15 net acres; 25 net acres is the preferred size. They are designed and maintained to meet the needs of the entire Davis community, and to meet specialized needs. Amenities may include regulation facilities for organized individual and team sports, including multi-use turf areas for field sports such as softball, baseball, and soccer; aquatic facilities for recreation, fitness and competitive water sports; and tennis courts. Natural/landscaped areas and facilities for city-wide use such as community centers, amphitheaters, or gymnasiums may also be included. Adequate restrooms, storage rooms, group picnic areas, and children's playgrounds are required. Adequate off-street parking shall be provided. The General Plan establishes a standard that a community park should be within 1.5 miles of all dwelling units.
- *Neighborhood Parks* should be a minimum of five net acres. They are designed and maintained primarily to meet the needs of the neighborhood. Amenities may include children playgrounds, picnic facilities, natural/landscaped areas, and multi-use open fields. All neighborhood parks should have accessible restrooms. The General Plan establishes a standard that a

neighborhood park should be within 0.375 miles of all dwelling units.

- *Mini Parks* are less than five acres. They are designed and maintained to provide recreation and aesthetic benefit, primarily in areas of high population density or commercial areas with high pedestrian use. Amenities may include children's playgrounds, plazas, turf, picnic areas, and special features.
- *Special Use Parks* are not defined by size. They are designed and maintained in response to specific needs or desires for specialized facilities or landscapes. At this time, the Special Use Parks category includes the existing Central Park (the sole park in the Core area), Little League Park, Civic Center Fields; Davis Municipal Golf Course; Playfields Park and Toad Hollow Dog Park.
- *Open Space*. Open space is a general category that includes all undeveloped land whose fee title or development rights are owned by the City, another public agency, or an open space trust or organization, and which is set aside for passive recreation, habitat preservation, buffering of the City from surrounding uses, and/or agriculture. Open space also includes agricultural lands whose fee title or development rights are privately owned when such private land is contained within the Urban Agricultural Transition Area (UATA). (See Open Space discussion in the Environment chapter of this document.),

- Neighborhood Greenbelts are linear parcels inside of development areas that are undeveloped and landscaped, and which are used for recreation and non-motorized transportation.
- *Recreation Programs.* A broad range of recreation programs and facilities should be provided to meet the needs of all city residents. City recreation programs should emphasize programs that are not offered by local organizations or the private sector.

The City of Davis is above average when compared to other communities in the provision of Soccer/Football/Rugby fields, Basketball and Tennis Courts as well as playgrounds and pools. The City of Davis provides a lower level of services than neighboring jurisdictions in the provision of Adult and Older Youth baseball facilities as well as volleyball courts, gymnasiums and community centers.

Davis Parkland Level of Service

The Level of Service (LOS) standards are established to ensure that the community park and recreation needs of Davis residents are well served and that resources and staffing are distributed appropriately. The following is a summary of the defined LOS, current LOS and future LOS and their potential impacts on the parks and recreation facilities in Davis.

- The City of Davis General Plan set the LOS for Standard Recreation (Community Neighborhood and Mini parks) of 3.8 acres/1,000 persons.

- The current LOS for Standard Recreation is 3.0 acres/1,000 persons, 0.8 acres/1,000 below the standard (53.9 acres). Looking forward to the 2020 anticipated population, the LOS will be 1.2 acres/1,000 below (92.7 acres) the established standard.
- The current overall LOS is 18.3 acres/1,000 persons including the additional ‘other’ acreage listed in Table 23. This figure accounts for properties owned or managed by the Parks and Community Services Department for a variety of recreational and open space needs.
- In comparison to other nearby communities, the City of Davis is above average in the provision of Soccer/Football/Rugby fields, Basketball and Tennis Courts as well as playgrounds and pools. The City of Davis provides a lower level of services than neighboring jurisdictions in the provision of Adult and Older Youth baseball facilities as well as volleyball courts, gymnasiums and community centers.

Parkland in the Core Area

The only existing park in the Core area is Central Park, a five-acre park which acts as the social and recreational heart of the City. It includes a tot lot, a play lot, a picnic area, a carousel, the Hattie Weber Museum, the US Bicycling Hall of Fame, and the site of the bi-weekly Farmers’ Market. Central Park is designated in the General Plan as an “other park” which is not a community, neighborhood or mini park. “Other parks” are not

defined by size; they are designed and maintained in response to specific needs or desires for specialized facilities or landscapes.

Civic Center Fields, a 3.6-acre “special use park”, is located one block to the north of the Core area. “Special use parks” are not defined by size; they are designed and maintained to meet designated community needs and park amenities may be specialized.

Water Supply and Quality

Water Supply

The City's Public Works Department maintains the water supply and distribution system for the City. The water system has multiple components:

- Water supplies consist of surface water supplied by the Woodland Davis Clean Water Agency and ten groundwater supply wells (4 active and 6 emergency standby).
- One elevated water storage tank with a 200,000 gallon capacity.
- Two ground level storage tanks/booster stations, each with 4 million gallons of capacity.
- Over 180 miles of water distribution piping ranging in size from 6” through 14”.

- 6.3 miles of transmission piping delivering treated surface water to 5 connection points in the distribution system.
- Four portable and two stationary generators for stand-by power.

The water system produced an average of 8.2 million gallons per day in 2015, which is a reduction of 2.8 million gallons per day when compared to 2013 production of 11.0 million gallons per day. Water conservation outreach and the drought have played a major role in modifying water use behaviors within the City. The production capacity is adequate to supply the current demand with sufficient reserve to meet peak demand and fire demand requirements.

The City's water system supplies water to areas within the city limits and to the El Macero County service area, Willowbank County service area and Royal Oaks mobile home park. Planning efforts are underway to connect the North Davis Meadows County service area to the City's water system by 2018. The City has two connections to the UC Davis water system for emergencies. Either private water wells or County Service Areas serve the remainder of the Planning Area.

In 2016, the City realized a multi-decade effort of supplying surface water to conjunctively use with groundwater from wells that meet Drinking Water Standards (Standards). Surface water

Table 27: Existing and Projected Parkland Levels of Service

Park Type	Current Acreage	Current LOS (Acres/1,000 Persons)	Standard (Acres/1,000 Persons)	Acres needed to meet current standard	2020 LOS (Acres/1,000	Acres Need to Current Standard in 2020
Population	64,606 (2006)				74,814 (2020)	
STANDARD RECREATION						
Community Parks	89.5	1.4	1.8	26.8	1.2	45.2
Neighborhood Parks	96.3	1.5	1.8	20	1.3	38.4
Mini Parks	5.8	0.1	0.2	7.1	0.1	9.2
Subtotal	191.6	3.0	3.8	53.9	2.6	92.7
OTHER						
Regional and Special Use	289.8	4.5	None			
Greenbelts	165.5	2.6	None			
Open Space	530.9	8.2	None			
Subtotal	986.2	15.3				
TOTAL	1,177.8	18.3				

* Assumes no increase in current parkland acreage. Note: Does not include park and greenbelt provided in the Cannery subdivision.

Sources: City of Davis, 2017.

was determined to be necessary, in part, to replace some water system capacity lost with the removal of wells from service that did not comply with current Standards. While conjunctive use of surface water and deep aquifer groundwater wells meet current demands there are continued planning efforts to ensure long-term reliable water supplies that meet Standards. Groundwater wells, as with all utility infrastructure, require routine maintenance and eventually need replacement. Additionally, water quality changes in groundwater may necessitate additional treatment processes, removal and relocation of wells, or procurement of other water supplies.

Water Conservation

As required by State law, an Urban Water Management Plan was completed and submitted to the state in July, 2015 to guide efficient water use in the City. The UWMP covers a description of the service area, presents historical and projected water use, describes baselines and targets for per capita water use, describes system water supplies, addresses water supply reliability, describes the City's water shortage contingency plan and describes demand management measures. In addition to the Urban Water Management Plan, the City has an Integrated Water Resources Study (2013) which evaluates water management options that could be implemented in addition to groundwater and surface water supplies. There are many current changes underway for long-term water conservation state-wide. The City will continue to track the new requirements and integrate them into long-term planning efforts.

During the recent multi-year drought, Davis residents further reduced water consumption by a cumulative 24.5%, June 2015 to December 2016, as compared to the same months in 2013. The City maintains 485 acres of landscaping across 36 parks and 55 miles of greenbelts and streetscapes. The City's goal in these areas is to reduce water use by 30 percent. The Parks and Community Services Department has been replacing damaged, aged and poor performing sprinkler heads and updating to new SMART controllers with flow sensors and master valves.

To support the water conservation efforts of Davis' water users, the City has offered public workshops on sustainable landscaping, turf removal, grey water systems and other relevant topics. The City has partnered with the Yolo County Master Gardeners and UC Davis Arboretum and Public Garden on public outreach efforts. The City offers an online water tracking tool to single-family residences to track their water use over time. The City currently offers free checks for continuous water usage at the meter and with the upcoming conversion to AMI (Advanced Metering Infrastructure); hourly water use data will soon be available to water users. With hourly use data, users can track their own water usage and set leak alerts.

Wastewater Collection and Treatment

Collection

The City's Public Works Department provides sewer service to the City, County Service Areas of El Macero and North Davis

Meadows, and portions of the unincorporated areas of the Planning Area. The City's wastewater treatment plant is located in the northeast portion of the Planning Area.

The City's collection system consists of six pump stations and over 160 miles of pipe to convey wastewater to the treatment plant. Current 10 year planning includes the replacement of three lift stations and some sections of older pipe, beginning with the Core area.

Treatment

From 2013 to 2015, the average daily flow to the City's sewer system was 4.6 million gallons per day (MGD), 4.22 MGD and 3.8 MGD respectively. This reduction in influent flow to the plant is a reflection of the focus on water conservation during the drought and through continued capital improvements to limit the amount of groundwater intruding into the collection main lines leading to the wastewater plant. The plant is currently permitted to treat up to 7.5 MGD. In 2015, after many years of planning, the plant began a major upgrade project designed to meet current discharge standards. These standards must be met by October 2017 and require the removal of the current land based treatment system and installation of a conventional biological treatment system. This updated treatment process, along with filtration of the wastewater, will enable the City to potentially reuse the treated water for many different purposes. The City is currently engaged in studying how to maximize the reuse of treated wastewater within the planning area. In 1998, the City constructed a 396-acre "wetlands demonstration

project" immediately east of the wastewater treatment plant. The project was built to provide additional wastewater treatment and, combined with storm water, to create a restored wetlands and wildlife habitat. Following completion of the wastewater treatment plant later in 2017, the use of the Wetlands for treatment purposes will no longer be necessary and ongoing flows to maintain the habitat area will be provided by a combination of stormwater and treated wastewater.

Stormwater Facilities

Drainage in the Planning Area

Drainage and flooding in the planning area are described under in the Environment section above.

Stormwater Facilities in the City

In the City of Davis, drainage areas are defined within specific drainage basins. Within these basins water is collected and pumped into drainage channels which eventually make their way to the Yolo Bypass. The three primary channels carrying stormwater to the Yolo Bypass are the Willow Slough Bypass, the Mace Channel and the El Macero drainage channel.

The City's infrastructure necessary to convey this stormwater consists of 3,100 drainage pipe inlets, 126 miles of drainage pipe, 1,800 maintenance holes, 15 miles of drainage channels, six detention/retention ponds, eleven miles of access roads, nine stormwater pump stations and ten bike tunnel pumps.

This infrastructure is operated and maintained by the City's Stormwater group under the Transportation Division.

Stormwater from the Core area and portions of East Davis drains to the Core Area Detention Pond and then into the Core Area Outfall Ditch, ultimately flowing to the Yolo Bypass. Pumps are inspected weekly. Core area streets are swept twice per week to minimize stormwater pollutants.

Solid Waste Disposal and Recycling

Solid waste disposal, composting, and recycling services are provided by the Davis Waste Removal Company, under contract to the City. All non-recyclable and non-compostable waste generated by the City is disposed at the Yolo County Central Landfill, in the northeast portion of the Planning area. The landfill site consists of 770 acres and has remaining capacity for 64 years, depending on the amount of garbage received. The landfill currently receives approximately 1,000 tons per day of solid waste. Higher levels of recycling and organics collection could further decrease demands on the landfill's capacity. The City's recycling program has the distinction of being one of the oldest and most comprehensive in California. In 2015, the City diverted 62 percent of the waste it generated. The City's goal is to reach 75% waste diversion by 2020. Materials collected for recycling by the City's waste hauler, Davis Waste Removal, include mixed paper, corrugated cardboard, glass, rigid plastics, aluminum and steel beverage and food containers. Used motor oil is also accepted at Davis Waste Removal for recycling. Davis Waste Removal also operated a California Redemption Value

take-back center at their recycling center on 2nd Street and accepts used sharps from the public for safe disposal during CRV buyback hours.

Household Hazardous Waste (HHW) is accepted for free at the Yolo County Central Landfill every Friday and Saturday from 7:30 a.m. to 3:30 p.m. During FY 2015-2016, 4,970 Davis households participated in the County's HHW program (53% of the total Yolo County residential participation). 53 Davis households participated in the County's free senior and disabled HHW pick-up service.

The Organics Collection Program was rolled out city-wide to all customers in July 2016. From July to December 2016, 5,623 tons of food scraps, food soiled papers and yard materials were collected (3,193 tons from organics carts and 2,429 tons from yard material piles). During that same time period in 2015, Davis Waste Removal collected 5,400 tons of organics (5,275 from yard material piles and 125 tons from commercial food scrap carts). The feedback received thus far by customers indicates a preference for the weekly yard materials pick-up to extend from mid-October through the end of January to incorporate Christmas trees, winter pruning and late dropping deciduous trees. Customers have also indicated a preference for more frequent street sweeping, and a street sweeping schedule that follows pile pick-up more closely. The City continues to review the new program as it runs and will be thoroughly analyzing the data, customer feedback, etc. so that

City Council can determine if they believe any adjustments will be necessary.

Prescription and over-the-counter medications are now accepted for safe disposal at the Davis Police Department during normal business hours. This location also accepts controlled substances (i.e. codeine, morphine, oxycodone, Norco, etc.). Davis Compounding Solutions in Davis (1205 Drake Drive, Suite C) continues to accept non-controlled medications during business hours and the Yolo County Central Landfill continues to accept non-controlled medications for safe disposal during the weekly household hazardous drop-off events.

Natural Gas and Electricity

The Pacific Gas and Electric Company provides natural gas and electricity service in the Planning Area.

The City of Davis purchases electricity from a private partner, PVUSA (Photovoltaics for Utility Scale Applications), through an innovative virtual net metering bill credit agreement to serve City accounts, including City Hall. PVUSA, located at the former wastewater treatment plant on County Road 102 north of the city limits, is a national cooperative research project established to demonstrate the potential for utilities to harness solar energy to generate electricity.

Television, Radio, Newspapers, Internet and Other Media

Davis is part of the Sacramento-Stockton-Modesto broadcast market for television and radio. While a large number of stations serve the greater region, there is a very limited focus on the Davis community by these broadcast stations.

Cable television service is available from Comcast (XFINITY) and AT&T (UVerse), or via satellite from AT&T (DirectTV) or other providers. Davis Media Access (DMA) operates and maintains public access television station DCTV Channel 15 and airs unique local programming as well as other community information. Through a partnership with Davis Joint Unified School District and the City of Davis, DMA also operates Educational Channel 17 providing coverage of sports, music, and other school programming. The City of Davis operates Local Government Channel 16, providing coverage of City Council and Planning Commission meetings, and other City programming.

Davis Media Access operates KDRT (95.7 FM) a low-power radio station providing a mix of music, cultural, educational, and public affairs programs and services. KDVS (90.3 FM) is an UC Davis student-run community, alternative, freeform radio station. Davis listeners can tune in to many radio stations that originate in Sacramento or other neighboring jurisdictions.

The *Davis Enterprise* and the UC Davis *Aggie* newspapers provide local news information to the Davis community although many local residents also subscribe to the *Sacramento Bee*.

Several weekly and monthly publications cover specific topics of interest such as entertainment or business. AT&T provides telephone service in the Planning Area. Several companies provide cellular telephone service.

Broadband internet service is currently available from AT&T, Comcast, and Omsoft (a local ISP). There are a few other providers that service only specific areas of Davis or particular communities such as apartment complexes. In November of 2015, Davis City Council approved formation of the Broadband Advisory Task Force. This group is exploring opportunities for the City to increase broadband options and improve service for both residential and business customers throughout the city (including the Core area) through the development of a citywide fiber optic network.

While in Davis, residents and visitors can participate in a wide spectrum of social media platforms. The City utilizes social media to communicate through email, Facebook, Twitter and other platforms. Nextdoor is a website/app that allows for notification and discussion amongst residents citywide and/or in defined neighborhoods. The City's Customer Response Manager is a site and app that provides the option to report problems such as pot holes or broken street lights seven days a week, 24 hours a day.

Police Services

The Davis Police Department, currently staffed with 95 full-time employees (61 sworn officers and 34 civilian support

professionals) and over 60 Volunteers in Police Service (VIPS), serves a diverse community of approximately 66,000 residents. The members of this organization understand the importance of public service and work to ensure that their daily actions reflect the values of the community.

As part of the City's public safety team, the Davis Police Department provides full professional law enforcement services, order maintenance, crime prevention planning, code enforcement, and coordination services that contribute to discouraging criminal behavior and enhancing community livability and sustainability. To further accomplish this public safety mission, the Police Department works closely with the Davis Fire Department, UC Davis Police Department, as well as with other criminal justice partners.

The Police Department's continuing commitment to the delivery of responsive and fair police services is just one, yet crucial, part of the entire City of Davis government team's mission to provide sustainable neighborhoods and community. The Police Department is committed to ensuring that everyone with a stake in keeping Davis a safe and livable city has a voice in the process; both in the way business is done and the manner in which the department grows and develops.

Fire Services

Fire and Medical Assistance Services

The Fire Department currently operates three fire stations, located in the Core area, south Davis, and west Davis. The fire department has adopted the standard of a five-minute response time; however, as multiple fire station location studies have indicated the north northwest portion of the city has a disproportionately longer response time as compared to the remainder of the city. Most of the development within the City is currently within a five-minute response time of an existing station, with the exception that the planned development in the north central part of the city, served by the Core area station and the west station.

Over the ten-year period of 2006 to 2015 the fire department experienced a 34.5% increase in calls for service with the most significant growth occurring in calls for medical assistance. In response to changes in service demands the fire department is preparing to contract for a Standards of Cover Study that will assist with identifying the current level of service being delivered and recommendations on addressing any noted deficiencies.

Safety and Hazards

Consistent with the federal Disaster Mitigation Act of 2000 the California Government Code (65302.6) requires that a hazard mitigation plan shall include all of the following elements to allow for the reimbursement of up to 100% of the total state eligible costs connected with certain events.

- An initial earthquake performance evaluation of public facilities that provide essential service, shelter, and critical government function.
- An inventory of private facilities that are potentially hazardous, including but not limited to multiunit, soft story, concrete tilt-up, and concrete frame buildings.
- A plan to reduce the potential risk from private and governmental facilities in the event of a disaster.

The Federal Emergency Management Agency's "Hazard Analysis for Emergency Management" was used to determine the highest priority hazards in the planning area. The following graph depicts the hazards that have been identified using FEMA's guidelines.

It should also be noted that the City maintains an Emergency Operations Plan which details the emergency organization for dealing with significant events. This plan is updated in collaboration with the Yolo County Office of Emergency Services.

The current General Plan includes policies for protection from earthquakes, unstable soils, fire, hazardous materials, dam failure, and floods.

The Fire Department has identified as risks within the community as hazardous materials incidents; flood; major fire; nuclear attack; highway transportation incidents; earthquake; power failure; train transportation incidents; radiological

incident; tornado; levee / dam failure; aircraft transportation incidents; water interruption; fuel shortage; SP pipeline incident; and civil disturbance. As part of the public safety response system the fire department, with the assistance of the Public Works Department, responds to all types of spills or illegal disposal. The Yolo County Public Works Department, in

conjunction with the City's Public Works Department, is responsible for the Davis Household Hazardous Turn-in program.

Table 28: Calls for Police Service

	Calls for Service	Reports Taken
2011	60,930	4,497
2012	58,002	4,668
2013	57,417	5,052
2014	51,358	4,983
2015	47,044	5,137

Sources: City of Davis Police Department, 2017.

Table 29: Police Department Part 1 Crime Data

	Homicide	Forcible Rape	Robbery	Aggravated Assault	Burglary	Larceny/Theft	Vehicle Theft
2011	2	33	38	41	398	1,000	91
2012	0	20	32	41	391	1,004	85
2013	3	33	20	49	557	1,152	87
2014	0	26	25	33	277	1,080	98
2015	2	18	40	38	281	1,338	104

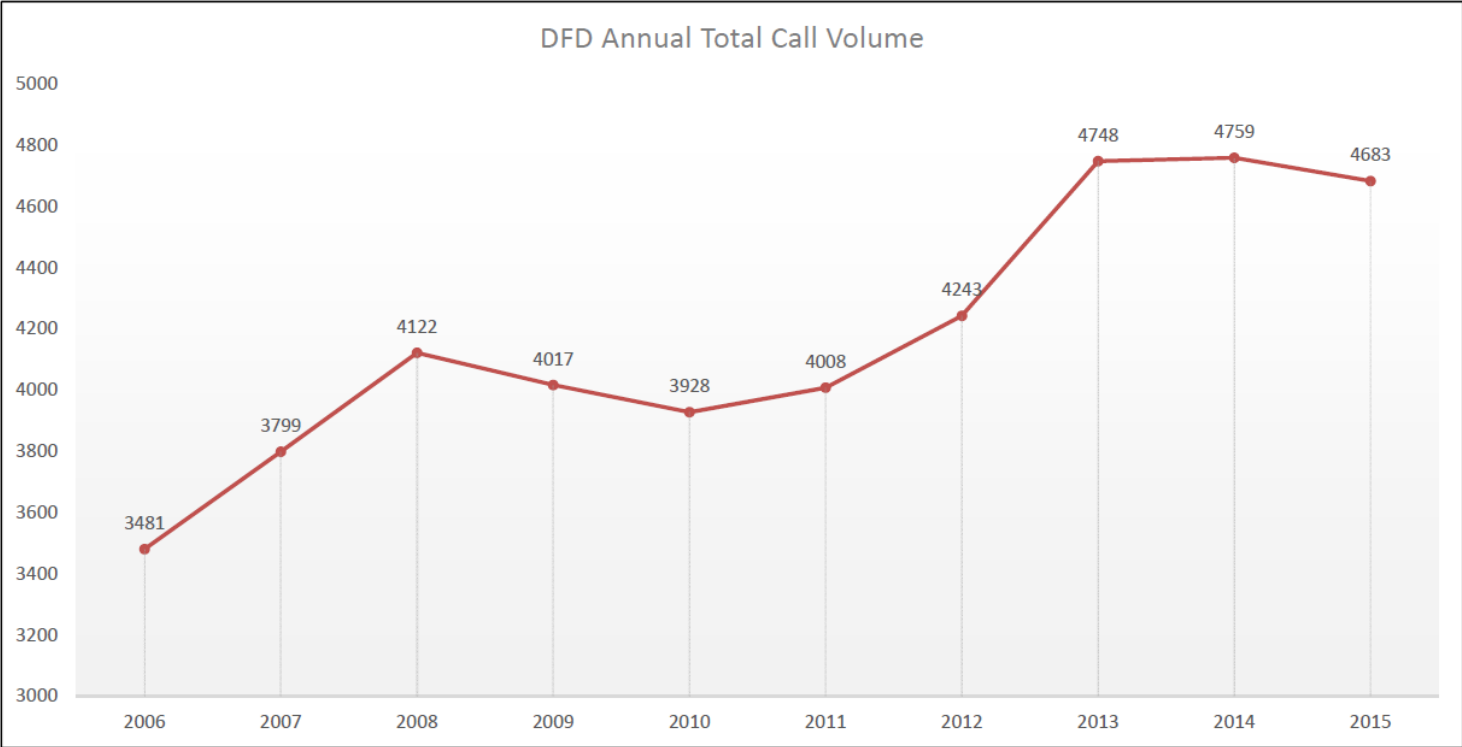
Sources: City of Davis Police Department, 2017.

Table 30: Police Department Quality of Life Issues

Call Type	Call Category	2011	2012	2013	2014	2015
DUI	Drug/Alcohol	290	340	174	132	133
Drunk in Public	Drug/Alcohol	349	395	349	395	235
Alcohol	Drug/Alcohol	80	69	62	86	84
Drugs	Drug/Alcohol	163	171	191	158	135
Noise	Nuisance	427	357	312	350	245
Music	Nuisance	550	462	428	337	315
Party	Nuisance	1,214	1,022	925	763	709
Mental Health	Mental Health	207	245	273	205	188
Battery	Violent	126	79	102	91	98
Assault	Violent	76	70	79	57	70
Fight	Violent	237	246	238	275	259

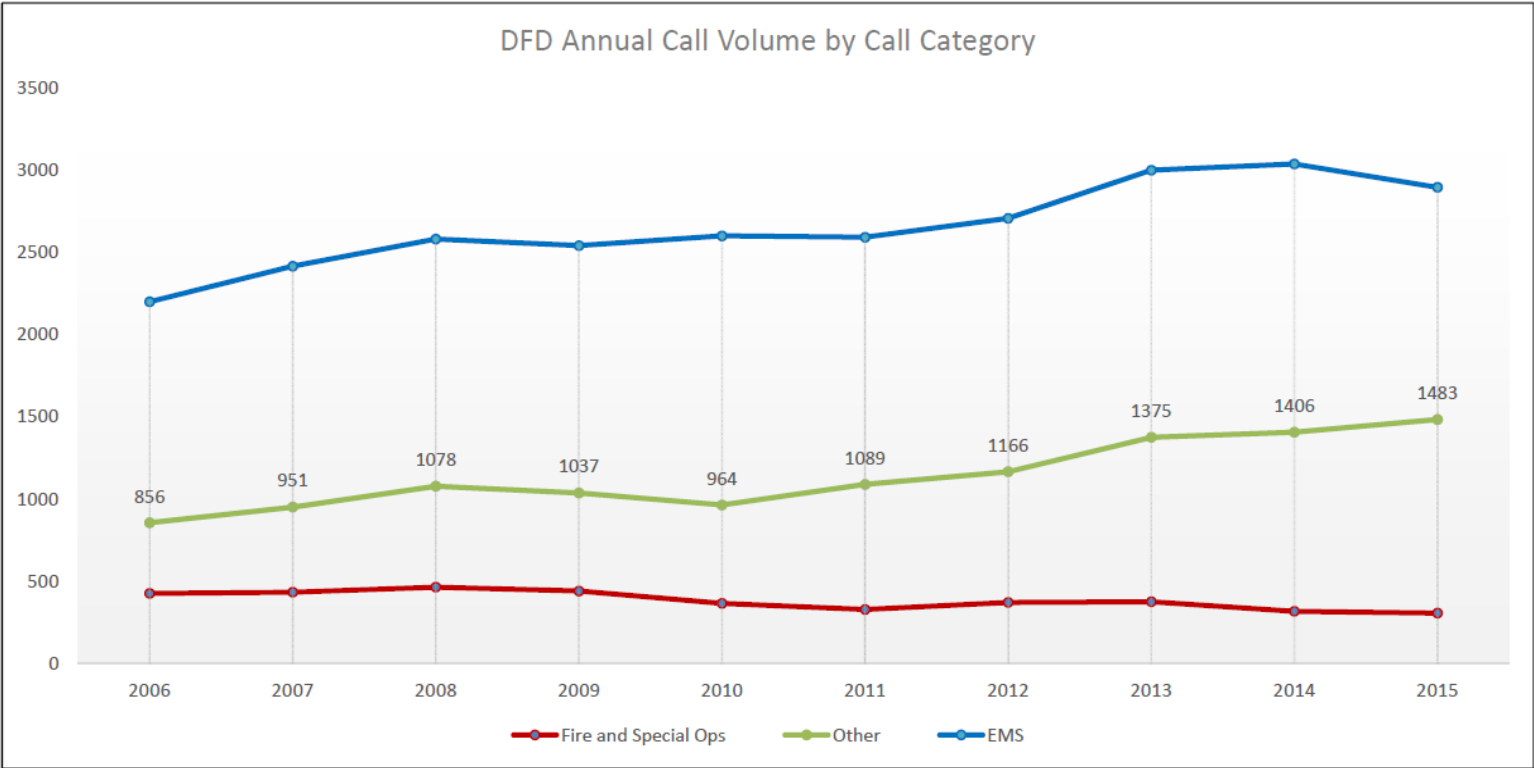
Sources: City of Davis Police Department, 2017.

Figure 26: Calls for Fire Service



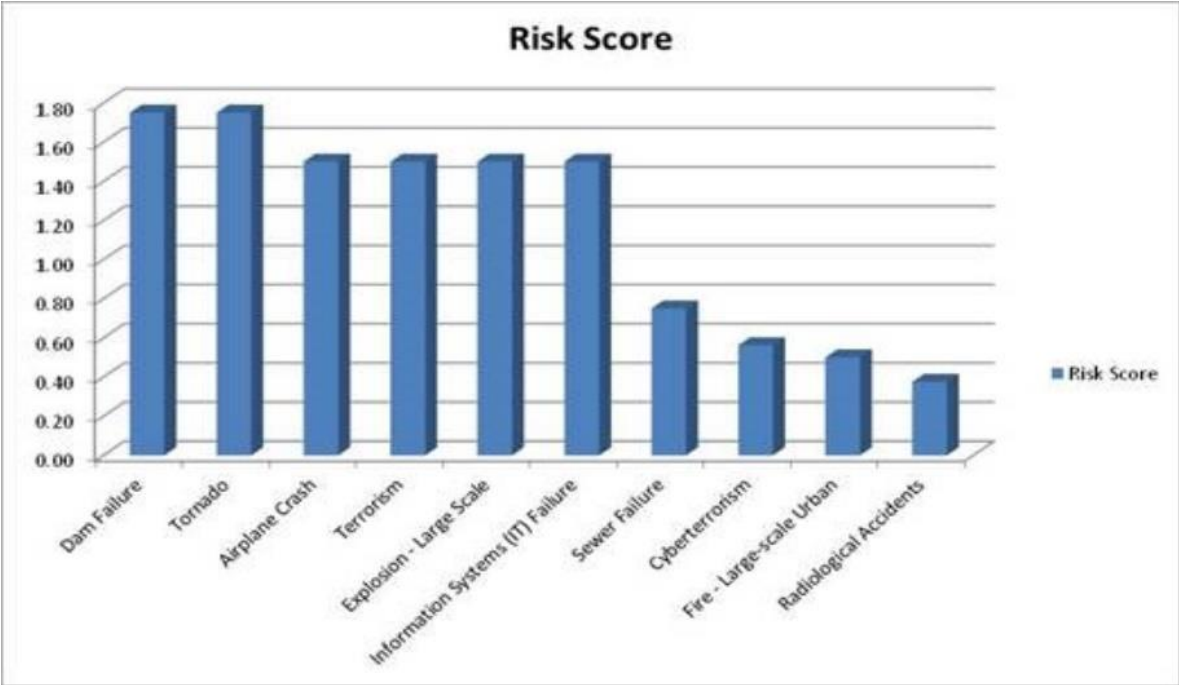
Sources: City of Davis Fire Department, 2017.

Figure 27: Calls for Fire Services by Call Category



Sources: City of Davis Fire Department, 2017.

Figure 28: Community Risk Scores



Sources: City of Davis, 2017.

Public Schools

The Davis Joint Unified School District (DJUSD) provides Kindergarten through grade 12 education for the City of Davis. The service area of DJUSD covers and includes nine elementary schools, four junior high schools, two high schools, and six alternative schools. The school enrollment for these, and other nearby schools is found in the table below.

The DJUSD's policy for desired school size is:

- Elementary, 600 enrollment and 12 net acres site
- Junior high, 800 enrollment and 22 net acres site
- High school, 2,000 enrollment and 50 net acres site

Student yield averages for a new single-family residential unit are 0.418 for elementary, 0.150 for junior high, and 0.130 for high school. Student yield averages for a new multi-family residential unit are 0.208 for elementary; 0.102 for junior high, and 0.034 for high school (DJUSD 2008).

The enrollment from students who live in the DJUSD has declined in seven of the last 11 years. The DJUSD is accepting increasing numbers of students who transfer into the district from other communities including Woodland, West Sacramento, and other surrounding communities. The causes are a dropping birthrate, decreasing proportion of young families due to rising house prices, a limited housing supply, and an increasing proportion of seniors. Without the in-commuters, the Davis

would face reduced enrollment and loss of per-student revenue from the state.

Private Schools

Private schools in Davis are Davis Waldorf School (pre-school through 8th grade), Peregrine Elementary School (K through 8th grade), St. James School (K through 8th grade), and Merryhill Pre-school.

Child Care

Child care in Davis is provided through licensed and licensed exempt care. Families have the option of small and large family child care homes, nursery schools, day care centers, baby-sitting co-ops, license-exempt child care (family, friends and neighbors), and facilities at elementary and intermediate school sites for before and after school. Every elementary and intermediate school has before and after school child care on or near the school site. Each County in California is designated with a Resource & Referral and Subsidy program that is funded by the State and County. Families that are in need of financial assistance may apply for subsidized child care and all families have access to free child care referrals and information on child care options.

While for many decades the City was designated as the contracted service provider by Yolo County and the State of California Department of Education, the effect of continued State and County funding reductions caused the City to reevaluate its ability to provide these services. In 2013, the City

began conversations with the County and State to transition the services to new contractors to ensure the continuation of services for Yolo County residents. The City's last day of child care services was June 30, 2015. The current service providers for Yolo County are Children's Home Society and the Yolo County Children's Alliance.

Health and Social Services

Health and social services are available from public and private agencies in the Davis area.

Health Services

Davis is currently served by the existing non-profit Sutter Davis Hospital at the northwest corner of Highway 113 and Covell Boulevard. The hospital provides a full range of services, including primary and specialty care, emergency services, and a birthing center. The 94,000-square-foot hospital contains 48 beds, and opened in 1994, sitting on a 20-acre medical campus. The Sutter Davis Hospital campus is also home to the Davis Community Clinic, at 2051 John Jones Road, operated by CommuniCare Health Centers. The Davis Community Clinic provides general medicine, pediatrics, immunizations, women's health services, perinatal care, chronic disease management, vision care, HIV services, dental care, and behavioral health services to disadvantaged and low-income populations in Davis and the surrounding county.

Other health services available to the community include urgent medical care from Davis Urgent Care and Sutter Hospital Urgent Care; end of life care from Yolo Hospice; health, mental health, and substance use disorder treatment provided or funded by the Yolo County Health and Human Services Agency; health education from Yolo Center for Families; mental health and case management services provided by the Yolo Community Care Continuum; and shelter and case management to domestic violence victims and their families from Empower Yolo.

Social Services

The City appropriates general funds for some social services as well as administers pass-through federal grants that address basic human needs and assist those who are disadvantaged or low-income. These services include: youth services (for foster and at-risk youth, and children in low-income families); older adult services (including home visit programs, meal delivery services and protective services); Veterans services; homeless services (housing programs, shelter resource center, outreach and assessment); food access (food banks, free hot meal programs); housing assistance (rapid-rehousing and rental vouchers); and general assistance (support groups, child development programs, benefit enrollment, financial coaching, health education, case management, and counseling).

Davis residents may also be eligible to receive a full range of social services (child and adult protective services), employment and eligibility services (Medi-Cal, CalWORKS, and SNAP (formerly known as food stamps)) provided by the County Health

and Human Services Agency and funded by the federal and state governments.

Additional social services are offered through local non-profit agencies. In addition, the Yolo Housing Authority provides case management and other services to those housed within its programs.

Homelessness

A “Homeless Point-in-Time” study takes place every two years on one given night in January. It includes those who are living in places not meant for human habitation; living in an emergency shelter; living in transitional housing; or staying in a motel paid for by a public or private agency. The number of homeless individuals living in Davis has increased from 114 in 2009 to 146 in 2017. Although this is the official count for federal Housing and Urban Development purposes, most believe that this study underestimates the number of people living homeless in Davis.

The City and its nonprofit members are active members of Yolo County’s Housing and Poverty Action Committee (HPAC), a coalition of public and private entities, that addresses homelessness in the County.

For the past ten years, the faith community has operated a 16-week Interfaith Rotating Winter Shelter from late November to early March. Over the past several years, other faith based

groups in Davis have organized to advocate for those living homeless.

In 2015, the City collaborated with the County and two nonprofit partners to initiate New Pathways, a bridge housing program to move those experiencing chronic homelessness to permanent housing. The program houses four individuals at a time in one of its City-owned facilities. The County and City share operating costs. Case management and mental health services are provided under contract with two local nonprofit agencies. The Yolo Housing Authority works with the team to locate and transition residents to permanent housing as soon as possible.

In 2016, the City received a grant from Sutter Health’s Getting to Zero initiative to expand New Pathways into a comprehensive program. Now called DavisPathways, the program provides an employment training program, bridge housing vouchers, and robust case management, in addition to the 4-bed bridge housing. Davis Community Meals manages the 4-bed bridge housing and the job training program; Yolo Housing Authority manages the housing voucher and case management programs.

In March 2017, the City Council approved a resolution in support of Sutter Health’s Getting to Zero initiative that adopts a coordinated entry to low barrier or no barrier programs with access to supportive services for those who are homeless; employs a data-driven approach and performance measures to evaluating success and opportunities for improvement; and fosters a collaborative system of community, business and faith

Table 31: Davis Joint Unified School District (DJUSD) Schools

Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Birch Lane ES (K-6)	592	594	610	598	606	608	610
Cesar Chavez ES (K-6)	614	626	640	628	636	638	622
Fairfield ES (K-3)	61	60	53	51	54	45	48
Korematsu ES (K-6)	509	498	519	525	550	539	520
Montgomery ES (K-6)	455	407	407	402	418	452	443
North Davis ES (K-6)	566	565	596	602	560	562	555
Patwin ES (K-6)	406	419	438	427	394	404	404
Pioneer ES (K-6)	548	514	499	520	517	545	555
Willett ES (K-6)	510	530	523	530	518	540	529
Emerson JHS (7-9)	465	430	405	404	448	482	477
Harper JHS (7-9)	720	736	729	659	625	609	622
Holmes JHS (7-9)	740	722	732	723	732	696	731
DaVinci Charter Academy (7-12)	469	430	489	568	607	605	583
Davis School of Independent Study (K-12)	144	148	131	113	114	126	119
King HS (11-12)	58	77	55	53	41	47	50
Davis Senior HS (10-12)	1,666	1,703	1,718	1,747	1,704	1,715	1,683
Total DJUSD	8,523	8,459	8,544	8,550	8,524	8,613	8,551

Sources: City of Davis, 2017.

partners, and government to reach functional zero. This is the point at which the number of individuals experiencing a housing crisis is equal to or fewer than the number of permanent housing units available.

Arts and Cultural Affairs Program

The City of Davis Arts and Cultural Affairs Program serves the entire Davis community, including the thousands of national and international visitors that the City hosts each year. Currently this includes community based arts projects, cultural opportunities, and education initiatives that foster excellence, diversity, and vitality in the arts. The program increases public understanding, appreciation, and enjoyment of cultural activities in all arts disciplines, supports artists and organizations in the cultural arts community, builds community partnerships, provides analysis of best practices, manages the public art collection, and supports Civic Arts Commission activities, including:

- Selection and appointment of the Poet Laureate program.
- Acquisition and care of works in the Art in Public Places collection.
- Administration of annual Community Arts Grants, supporting creative arts programming.
- Promotion of Arts Education with Davis Joint Unified School District and local stakeholders.
- Leadership in the local arts community through Arts Alliance Davis initiatives.

- Promotion of creative partnerships with community and UC Davis students and faculty.
- Support of Community Development efforts to integrate Art into long-term civic growth.
- Encouragement of private investment and initiative in arts and culture.

Continued efforts will coalesce to formalize a shared vision between the City, arts providers, the UC Davis community, and local business partners, so that these partners can work together to provide creative public programs that define our city's unique narrative, support a strengthened economy, and develop a rich culture throughout the City for residents and visitors alike. Actions toward this vision include:

- Expansion of sustainable funding streams for ongoing investment in the arts.
- Identification of opportunities for place making initiatives.
- Design of opportunities for community engagement.
- Promotion of economic development through the arts.
- Creation of methods for cultural enrichment and community appreciation of public arts.
- Collaboration with DJUSD to advocate for strengthened arts education in K-12 schools.
- Creation of a communitywide Cultural Arts Plan.

Libraries, Museums and Other Cultural Facilities

Libraries

Yolo County Library services in the City of Davis are provided at two locations: the Davis Branch Library (Mary L. Stephens Davis Library), and the South Davis Montgomery Satellite Library, located at 315 E. 14th St. and 1441 Danbury Street, respectively. Yolo County also operates an additional book drop at Patwin Elementary School in Davis. The UC Davis General Library consists of five facilities.

Museums

Museums include the Hattie Weber Library Museum, a local history museum and meeting facility; and the United States Bicycling Hall of Fame. Both are located in Central Park. Archives of local history are maintained at the Davis Branch of the Yolo County Library, the UC Davis Library, the Yolo County Historical Museum in Woodland, and the Yolo County Archives in Woodland. UC Davis houses the Manetti Shrem Museum of Art and other museums related to campus academics and arts.

Other Cultural Facilities

Cultural facilities include the Varsity Theatre; the Davis Arts Center; the Pence Gallery; the Explorit Science Center; and various facilities on the UC Davis campus, including the Mondavi Center for the Performing Arts, Pitzer Recital Hall, and the Arboretum. Numerous other cultural facilities and events include art galleries, theaters, music venues, and poetry and literature events.

Cemeteries

The Davis Cemetery at 820 Pole Line Road consists of 25 acres. The first burial was in 1855. The Davis Cemetery District became the owner in 1922. The cemetery accommodates ground burials including ashes but does not have a mausoleum. The cemetery has an estimated capacity of more than 100 years.

Public Facilities and Services – Issues for Consideration

Parks

- *How should the improvement and maintenance of existing and new parks and greenbelts be funded?*
- *Should the City modify its standards for the types, amounts, and other aspects of parks and greenbelts?*
- *How should land use density be addressed in relation to park standards?*
- *What park standards should be implemented for commercial and other land uses, in addition to residential park standards in place?*
- *How should park planning with smaller infill developments differ from larger peripheral developments in terms of dedications, in-lieu fees, locations, and improvements?*

Fire Services

- *How should the following issues be addressed with additional development in the city?*
 - *Improvement of the response coverage to the north-northwest portions of the city.*
 - *Evaluation of the current fire and life safety codes.*
 - *Maintenance and where possible expansion of regional response collaboration.*

Safety and Hazards

- *How should the safety risks related to Southern Pacific Railroad (including the transportation of volatile crude oil) and the continued potential of a major incident associated with Interstate 80 and State Highway 113 be addressed?*
- *How should threats related to weather, the potential of levee and dam failure, aircraft crash, and other related hazardous events be addressed and serve as an incentive to participate in the regional planning efforts led by our joint Yolo Office of Emergency Services?*

Health and Social Services

- *What are the most effective ways to collaborate with Yolo County in providing services?*

- *To what extent should the city of Davis invest funds and resources in social services, given that the county is the provider of mandated federal and state programs?*
- *What are the most effective ways to collaborate with UC Davis on social issues of mutual interest, such as students who are homeless or have substance use disorders?*
- *How should the City with other agencies address homelessness?*

Arts and Cultural Affairs Program

- *How should the City continue to support the development of new and innovative public art, while maintaining and preserving our current collection?*
- *How should the City most effectively support and cultivate our local creative economy—including Davis community artists, arts providers, innovators, and patrons?*

Public Facilities and Services in General

- *How should the City provide facilities and services more efficiently, especially in relation to land developments? For example, should the phasing of development be tied more specifically to infrastructure and services being in place?*
- *To what extent can services be provided in cooperation with UC Davis or other public sector partners for mutual benefit and efficiency?*

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APPENDIX A: SOURCES OF ADDITIONAL INFORMATION

Introduction

- General Plan Guidelines, State Office of Planning and Research
- State Government Code, Articles 5 and 6, Scope and Preparation of General Plans

Planning Context

- Council Resolution No. 17-002, Resolution Adopting Preliminary Directions for Core Area Policy / Code Amendments, Adopted on January 10, 2017 (and Staff Report “Core Area Policy / Code Amendments and General Plan Update: Next Steps”)
- California Government Code, Articles 5, 6 and 7, General Plans and Article 8, Specific Plans
- Davisville ‘68, The History and Heritage of the City of Davis, 1969
- General Plan Guidelines, Office of Planning and Research
- General Plan
- Core Area Specific Plan
- Gateway / Olive Drive Specific Plan

- Davis Downtown and Traditional Residential Neighborhoods Design Guidelines
- Sphere of Influence for City of Davis Approved by Yolo County, June 2008

Population

- United States Census Bureau
- California Department of Finance

Economy

- Business Park Strategy (adopted) and Comprehensive Economic Development Strategy (ongoing)
- City of Davis Budget 2016-2017
- Innovation and Economic Vitality Work Plan, 2014
- Davis Innovation Study, Studio 30 Final Report
- Final Business Park Land Strategy, 2010
- Davis Economic Health and Prosperity Report, 2009
- United States Bureau of Labor Statistics
- California Employment Development Department

Housing

- Housing Element 2013 – 2021

- Annual Residential Development Status Report for Calendar Year 2016, March 7, 2017 City Council Meeting, Staff Report
- Council Resolution No. 11-077, Resolution to Approve an EIR Addendum and to Direct Staff to Implement, With Modifications, the Recommendations of the General Plan / Housing Element Steering Committee, Adopted in June 2011
- Council Resolution No.08-019, Resolution to Amend Direction to Staff to Implement an Annual Growth Parameter (1% Growth Cap), Prepare Amendments to the General Plan and Phased Allocation Ordinance, and Prepare a Joint Housing Strategy with UC Davis, Adopted in February 2008
- Annual Apartment Vacancy and Rental Rate Survey, UC Davis Office of Student Housing
- United States Census Bureau

Environment

- Climate Action and Adaptation Plan. 2010

Land Use

- No additional information at this time.

Transportation

- Transportation Element
- Beyond Platinum Bicycle Plan

Public Facilities and Services

- Transportation Element Update and Transportation Implementation Plan (adopted)
- Parks and Facilities Master Plan (adopted)

APPENDIX B: DAVIS AT A GLANCE SUMMARY

Incorporated	March 18, 1917
100 Year Anniversary	March 18, 2017
Origin of City Name	Named after Jerome C. Davis (1822-1881), pioneer agriculturalist whose ranch became the site of Davis and later City of Davis
Form of Government	Council - Manager
Incorporated Area	9.9 square miles
City Budget	2016-2017 Preliminary Budget
Operating	\$199.75 million
Capital improvements	\$59.38 million
Operating budget per capita	\$29.24
Population Estimate (2016)	68,314
Enrollment at UC Davis Campus (2015-2016)	32,663
Ethnicity (2015)	2015
White	56.5%
Black	2.0%
Asian	21.7%
Native America	0.1%
Other	6.3%
Hispanic Origin	13.4%
Median Age (2015)	26.3
Educational Attainment (2015) of Persons 25 Years and Over	
Associate or Bachelor's Degree	38.6%

Graduate or Professional Degree	46.6%
Median Household Income (2015)	\$58,176
Persons Per Household - Average (2015)	2.7
Housing (2015)	
Number of Units	25,626
Owner occupied	46.3%
Renter occupied	53.7%
Employed Residents 16 Years and Over (2015)	32,151
Jobs in Davis Area (2015)	~26,000 (excludes self-employed)
Jobs at UC Davis Campus (2015-2016)	12,181 (excludes student employment)
Registered Voters (2016)	36,196
Voter Turnout for City Election	66%
School District Enrollment (2015/2016)	8,551
Miles of Bicycle Facilities	
Lanes	55 miles
Shared use paths	60 miles
Grade separated crossings of major streets	25
Solid Waste Diverted (2015)	62%

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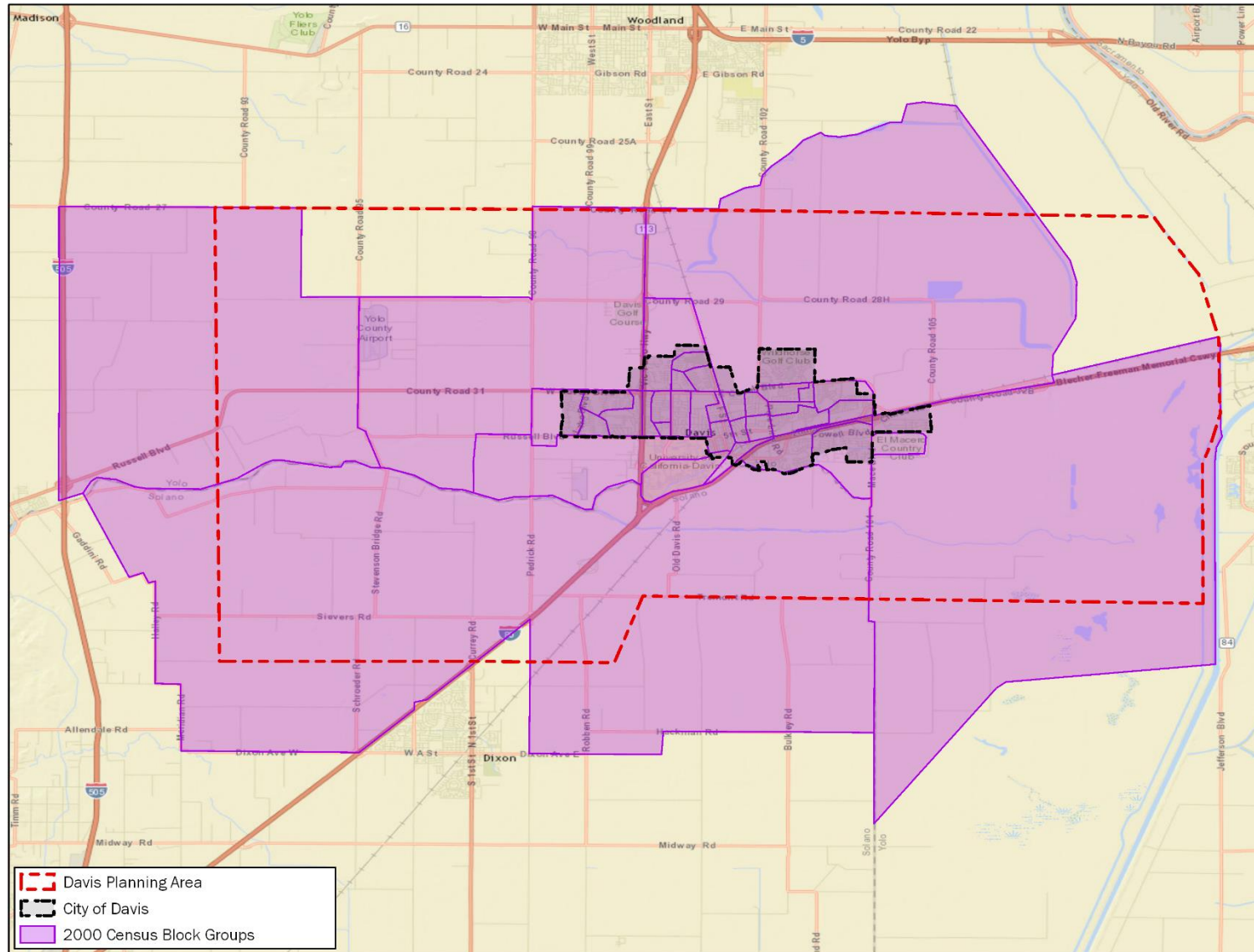
APPENDIX C: STUDY AREAS FOR DATA ANALYSIS

Appendix C-1: Davis Planning Area Census Block Group Definition, Census 2000

Block Group ID	Definition	Block Group ID (Cont.)	Definition
60952533002	Block Group 2, Census Tract 2533, Solano County, California	61130106024	Block Group 4, Census Tract 106.02, Yolo County, California
61130105011	Block Group 1, Census Tract 105.01, Yolo County, California	61130106051	Block Group 1, Census Tract 106.05, Yolo County, California
61130105012	Block Group 2, Census Tract 105.01, Yolo County, California	61130106052	Block Group 2, Census Tract 106.05, Yolo County, California
61130105051	Block Group 1, Census Tract 105.05, Yolo County, California	61130106061	Block Group 1, Census Tract 106.06, Yolo County, California
61130105052	Block Group 2, Census Tract 105.05, Yolo County, California	61130106062	Block Group 2, Census Tract 106.06, Yolo County, California
61130105061	Block Group 1, Census Tract 105.06, Yolo County, California	61130106063	Block Group 3, Census Tract 106.06, Yolo County, California
61130105062	Block Group 2, Census Tract 105.06, Yolo County, California	61130106064	Block Group 4, Census Tract 106.06, Yolo County, California
61130105071	Block Group 1, Census Tract 105.07, Yolo County, California	61130106065	Block Group 5, Census Tract 106.06, Yolo County, California
61130105072	Block Group 2, Census Tract 105.07, Yolo County, California	61130106071	Block Group 1, Census Tract 106.07, Yolo County, California
61130105073	Block Group 3, Census Tract 105.07, Yolo County, California	61130106081	Block Group 1, Census Tract 106.08, Yolo County, California
61130105081	Block Group 1, Census Tract 105.08, Yolo County, California	61130107011	Block Group 1, Census Tract 107.01, Yolo County, California
61130105091	Block Group 1, Census Tract 105.09, Yolo County, California	61130107012	Block Group 2, Census Tract 107.01, Yolo County, California
61130105092	Block Group 2, Census Tract 105.09, Yolo County, California	61130107013	Block Group 3, Census Tract 107.01, Yolo County, California
61130105101	Block Group 1, Census Tract 105.10, Yolo County, California	61130107031	Block Group 1, Census Tract 107.03, Yolo County, California
61130105102	Block Group 2, Census Tract 105.10, Yolo County, California	61130107032	Block Group 2, Census Tract 107.03, Yolo County, California
61130106021	Block Group 1, Census Tract 106.02, Yolo County, California	61130107033	Block Group 3, Census Tract 107.03, Yolo County, California
61130106022	Block Group 2, Census Tract 106.02, Yolo County, California	61130107041	Block Group 1, Census Tract 107.04, Yolo County, California
61130106023	Block Group 3, Census Tract 106.02, Yolo County, California	61130113005	Block Group 5, Census Tract 113, Yolo County, California

Sources: US Census Bureau, Census Tiger Files, 2017; BAE, 2017.

Figure C-1: Davis Planning Area, Census 2000 Block Group Definition



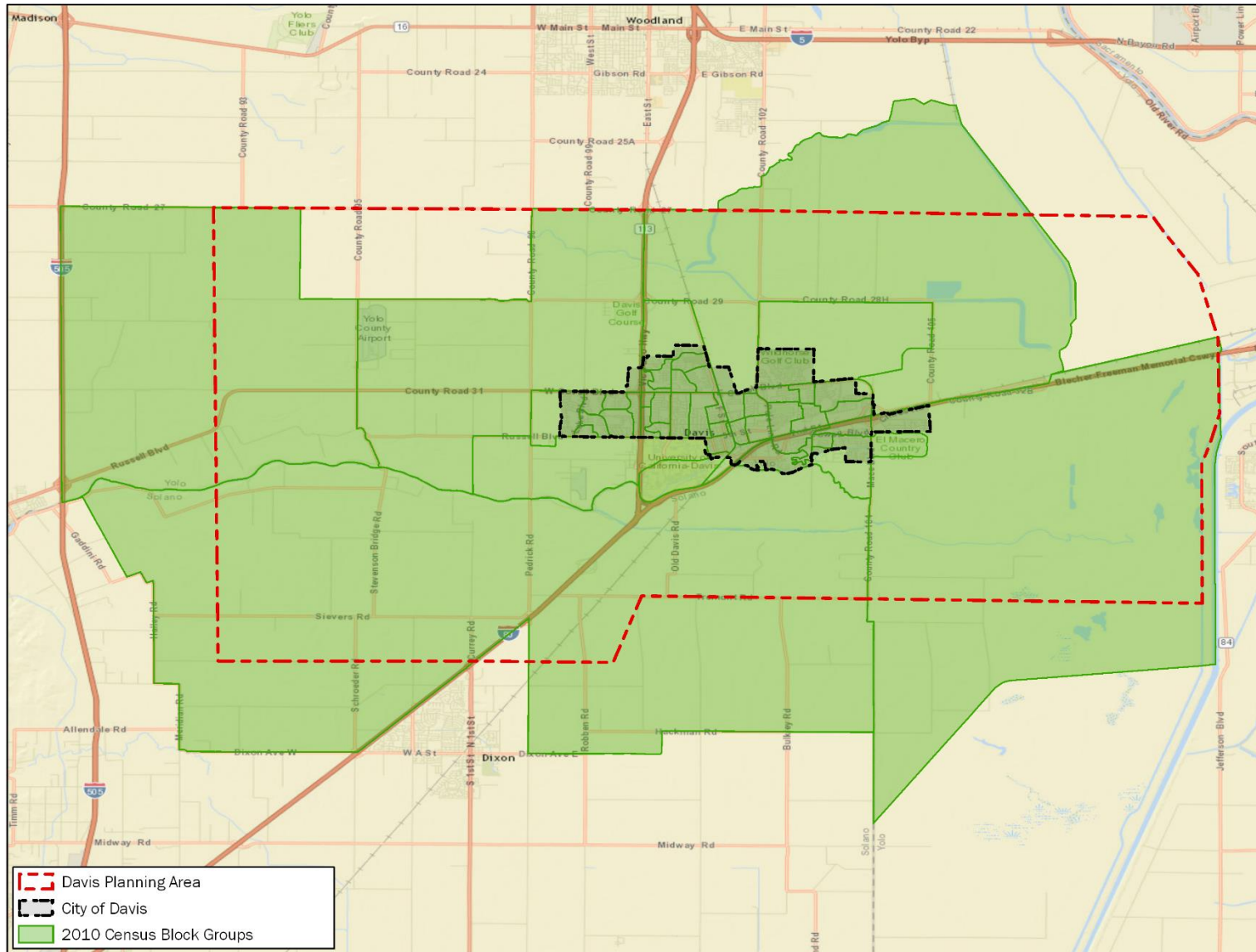
Sources: City of Davis, 2017; U.S. Census Bureau, 2017; ESRI, 2017; BAE, 2017.

Appendix C-2: Davis Planning Area Census Block Group Definition, Census 2010

Block Group ID	Definition	Block Group ID (Cont.)	Definition
60952533002	Block Group 2, Census Tract 2533, Solano County, California	61130106024	Block Group 4, Census Tract 106.02, Yolo County, California
61130104011	Block Group 1, Census Tract 104.01, Yolo County, California	61130106051	Block Group 1, Census Tract 106.05, Yolo County, California
61130104012	Block Group 2, Census Tract 104.01, Yolo County, California	61130106052	Block Group 2, Census Tract 106.05, Yolo County, California
61130105011	Block Group 1, Census Tract 105.01, Yolo County, California	61130106061	Block Group 1, Census Tract 106.06, Yolo County, California
61130105012	Block Group 2, Census Tract 105.01, Yolo County, California	61130106062	Block Group 2, Census Tract 106.06, Yolo County, California
61130105051	Block Group 1, Census Tract 105.05, Yolo County, California	61130106063	Block Group 3, Census Tract 106.06, Yolo County, California
61130105052	Block Group 2, Census Tract 105.05, Yolo County, California	61130106064	Block Group 4, Census Tract 106.06, Yolo County, California
61130105053	Block Group 3, Census Tract 105.05, Yolo County, California	61130106065	Block Group 5, Census Tract 106.06, Yolo County, California
61130105081	Block Group 1, Census Tract 105.08, Yolo County, California	61130106071	Block Group 1, Census Tract 106.07, Yolo County, California
61130105091	Block Group 1, Census Tract 105.09, Yolo County, California	61130106072	Block Group 2, Census Tract 106.07, Yolo County, California
61130105092	Block Group 2, Census Tract 105.09, Yolo County, California	61130106073	Block Group 3, Census Tract 106.07, Yolo County, California
61130105101	Block Group 1, Census Tract 105.10, Yolo County, California	61130106081	Block Group 1, Census Tract 106.08, Yolo County, California
61130105102	Block Group 2, Census Tract 105.10, Yolo County, California	61130106082	Block Group 2, Census Tract 106.08, Yolo County, California
61130105103	Block Group 3, Census Tract 105.10, Yolo County, California	61130106083	Block Group 3, Census Tract 106.08, Yolo County, California
61130105104	Block Group 4, Census Tract 105.10, Yolo County, California	61130107011	Block Group 1, Census Tract 107.01, Yolo County, California
61130105111	Block Group 1, Census Tract 105.11, Yolo County, California	61130107012	Block Group 2, Census Tract 107.01, Yolo County, California
61130105112	Block Group 2, Census Tract 105.11, Yolo County, California	61130107013	Block Group 3, Census Tract 107.01, Yolo County, California
61130105121	Block Group 1, Census Tract 105.12, Yolo County, California	61130107014	Block Group 4, Census Tract 107.01, Yolo County, California
61130105122	Block Group 2, Census Tract 105.12, Yolo County, California	61130107031	Block Group 1, Census Tract 107.03, Yolo County, California
61130105131	Block Group 1, Census Tract 105.13, Yolo County, California	61130107032	Block Group 2, Census Tract 107.03, Yolo County, California
61130105132	Block Group 2, Census Tract 105.13, Yolo County, California	61130107033	Block Group 3, Census Tract 107.03, Yolo County, California
61130106021	Block Group 1, Census Tract 106.02, Yolo County, California	61130107034	Block Group 4, Census Tract 107.03, Yolo County, California
61130106022	Block Group 2, Census Tract 106.02, Yolo County, California	61130107041	Block Group 1, Census Tract 107.04, Yolo County, California
61130106023	Block Group 3, Census Tract 106.02, Yolo County, California	61130113002	Block Group 2, Census Tract 113, Yolo County, California

Sources: US Census Bureau, Census Tiger Files, 2017; BAE, 2017.

Figure C-2: Davis Planning Area, Census 2010 Block Group Definition



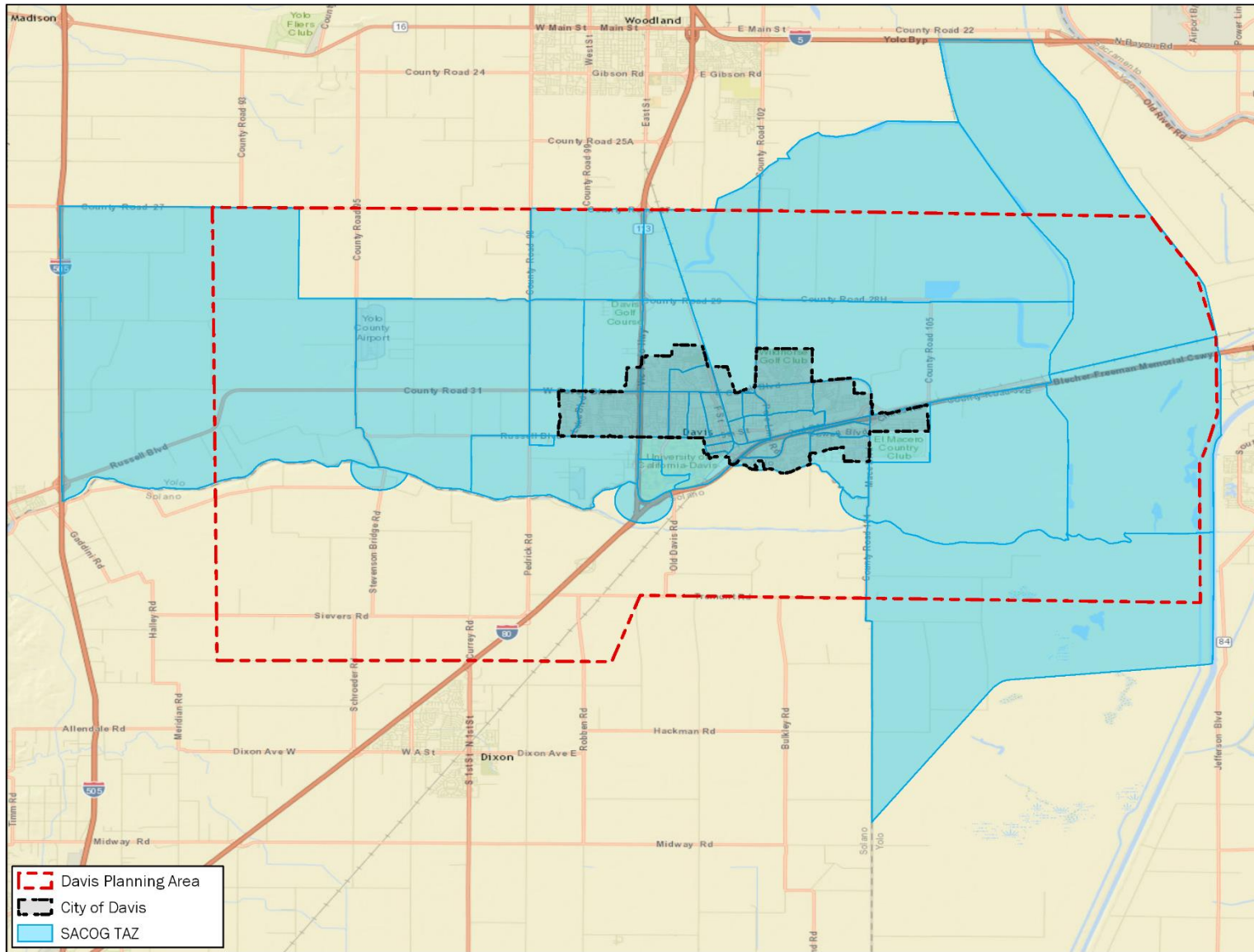
Sources: City of Davis, 2017; U.S. Census Bureau, 2017; ESRI, 2017; BAE, 2017.

Appendix C-3: Davis Planning Area Traffic Analysis Zone (TAZ) Definition

TAZ ID	Regional Analysis District (RAD)	TAZ ID (Cont.)	Regional Analysis District (RAD)
20	Gateway	100	Davis
21	Gateway	101	Davis
22	Gateway	102	Davis
81	Davis	103	Davis
82	Davis	104	Davis
83	Davis	105	Davis
84	Davis	106	Davis
85	Davis	107	Davis
86	Davis	108	Davis
87	Davis	109	Davis
88	Davis	110	Davis
89	Davis	111	Davis
90	Davis	112	Davis
91	Davis	113	Davis
92	Davis	114	Davis
93	Davis	148	Yolo Causeway
94	Davis	813	Davis
95	Davis	814	Winters
96	Davis	862	Davis
97	Yolo Causeway	987	Davis
98	Yolo Causeway	1080	Davis
99	Davis	1141	Davis

Sources: SACOG, 2016; BAE, 2017.

Figure C-3: Davis Planning Area Traffic Analysis Zone (TAZ) Definition



Sources: City of Davis, 2017; SACOG, 2016; ESRI, 2017; BAE, 2017.

APPENDIX D: CORE AREA PEER CITIES COMPARISON

Table D-1: Community Population and Job Estimates, 2015

Attribute	Davis, CA	Ann Arbor, MI	Bloomington, IN	Boulder, CO	Champaign, IL	College Station, TX	Corvallis, OR
University Enrollment	30,865	43,625	46,416	29,772	44,520	52,372	28,886
Citywide Population	66,940	116,587	83,420	104,178	126,231	101,103	56,362
<i>Additional University Population (a)</i>	<i>8,000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Community Population	74,940	116,587	83,420	104,178	126,231	101,103	56,362
<i>University Employment- within city</i>	<i>0</i>	<i>39,546</i>	<i>8,827</i>	<i>7,964</i>	<i>12,897</i>	<i>9,424</i>	<i>6,047</i>
<i>University Employment- outside of city</i>	<i>12,007 (b)</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Other Employment in City (c)	21,507	102,996	87,329	110,787	92,123	81,887	45,850
Total Community Employment	33,514	142,542	96,156	118,751	105,020	91,311	51,897

Attribute	Fort Collins, CO	Folsom, CA	New Haven, CT	Palo Alto, CA	San Luis Obispo, CA	West Sacramento, CA	Woodland, CA
University Enrollment	27,086	n.a.	12,336	16,795	20,186	n.a.	n.a.
Citywide Population	152,669	76,669	130,183	68,723	46,052	52,195	56,576
<i>Additional University Population (a)</i>	<i>0</i>	<i>n.a.</i>	<i>0</i>	<i>11,781</i>	<i>6,300</i>	<i>n.a.</i>	<i>n.a.</i>
Total Community Population	152,669	76,669	130,183	80,504	52,352	52,195	56,576
<i>University Employment- within city</i>	<i>6985</i>	<i>n.a.</i>	<i>13,767</i>	<i>0</i>	<i>0</i>	<i>n.a.</i>	<i>n.a.</i>
<i>University Employment- outside of city</i>	<i>0</i>	<i>n.a.</i>	<i>0</i>	<i>13,400</i>	<i>2,811</i>	<i>n.a.</i>	<i>n.a.</i>
Other Employment in City (c)	111,010	41,866	92,685	75,021	53,404	29,116	29,117
Total Community Employment	117,995	41,866	106,452	88,421	56,215	29,116	29,117

Notes:

(a) Includes students and faculty living in University housing located outside of city limits.

(b) Includes UC Davis employees within the City of Davis.

(c) Calculated by subtracting University employment from total city employment estimates by Nielsen for communities where the University is located within city limits.

Sources: Respective University Enrollment and Employment Figures, Most Recent Year Available, Nielsen, 2015; BAE, 2015.

Table D-2: Downtown Population, Jobs, and Housing Estimates

<u>Downtown Attribute</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Population	915	7,943	5,571	2,525	5,851	8,689	1,370
Jobs	3,539	14,106	7,561	11,796	10,995	6,750	5,533
Housing Units	465	3,377	2,575	1,438	2,744	4,014	818
<i>Occupied Units</i>	425	3,191	2,505	1,310	2,490	3,675	761

<u>Downtown Attribute</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Population	2,616	1,089	2,933	2,205	1,355	5,031	6,861
Jobs	14,168	920	16,553	10,360	11,604	2,472	5,734
Housing Units	1,686	586	2,706	1,437	818	2,391	2,713
<i>Occupied Units</i>	1,570	559	2,051	1,345	777	2,213	2,557

Sources: Nielsen, 2015; BAE, 2015.

Table D-3: Summary of Downtown Per Capital Sales by Sales Category (Page 1 of 2)

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Convenience Sales (a)	\$1,048.87	\$309.16	\$1,306.04	\$281.49	\$565.27	\$284.27	\$1,562.73
Comparison & Other Sales (b)	\$874.87	\$414.09	\$700.47	\$720.90	\$439.33	\$1,584.23	\$1,560.69
Accommodation Sales	\$252.22	\$278.84	\$21.92	\$392.23	\$327.65	\$988.54	\$165.55
Arts, Entertainment, & Rec Sales	\$25.62	\$97.44	\$19.90	\$31.39	\$47.14	\$7.22	\$38.86
Personal Care Sales	\$127.70	\$90.75	\$57.54	\$144.94	\$91.97	\$46.09	\$169.80
Limited Service Restaurant Sales	\$375.90	\$446.99	\$438.40	\$176.75	\$262.27	\$489.63	\$328.33
Drinking Places Sales	\$8.48	\$124.03	\$386.35	\$72.46	\$107.09	\$40.59	\$63.22
All Other Food Service Sales	\$246.78	\$785.83	\$467.16	\$586.17	\$168.39	\$350.53	\$218.95
Total, All Sales Categories	\$2,960.43	\$2,547.12	\$3,397.79	\$2,406.33	\$2,009.11	\$3,791.09	\$4,108.13

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Convenience Sales (a)	\$304.02	\$17.63	\$104.41	\$1,604.22	\$220.15	\$1,236.08	\$452.91
Comparison & Other Sales (b)	\$829.32	\$61.10	\$261.06	\$2,872.19	\$3,802.83	\$721.51	\$1,202.46
Accommodation Sales	\$149.86	\$163.19	\$314.83	\$558.32	\$441.40	\$194.46	\$50.89
Arts, Entertainment, & Rec Sales	\$66.09	\$15.52	\$107.62	\$40.62	\$115.18	\$111.12	\$95.09
Personal Care Sales	\$76.44	\$38.48	\$29.50	\$140.61	\$184.90	\$49.24	\$115.24
Limited Service Restaurant Sales	\$176.63	\$11.10	\$93.94	\$326.87	\$471.15	\$29.98	\$99.58
Drinking Places Sales	\$54.07	\$18.82	\$23.03	\$19.79	\$70.80	\$0.41	\$3.56
All Other Food Service Sales	\$267.89	\$54.96	\$504.11	\$524.64	\$486.13	\$76.52	\$91.13
Total, All Sales Categories	\$1,924.33	\$380.81	\$1,438.49	\$6,087.26	\$5,792.53	\$2,419.32	\$2,110.87

- Continued on Next Page -

Table D-3: Summary of Downtown Per Capital Sales by Sales Category (Page 2 of 2)

Notes:

(a) Convenience Sales Include:

Food and Beverage Store Sales

Health and Personal Care Store Sales

Gasoline Station Sales

(b) Comparison & Other Sales Include:

Motor Vehicle & Parts Dealer Sales

Furniture & Home Furnishing Sales

Electronics & Appliance Store Sales

Building Material & Garden Sales

Clothing & Clothing Accessories Sales

Sporting Goods, Hooby, Book & Musical Sales

General Merchandise Sales

Miscellaneous Store Sales

Non-Store Retailers Sales

Sources: Nielsen, 2015; BAE, 2015.

Table D-4: Convenience Retail Sales by Downtown Region

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Food and Beverage Stores	\$78,482,712	\$4,931,992	\$108,874,554	\$15,806,331	\$29,584,119	\$422,812	\$83,728,088
Health & Personal Care Stores	\$119,583	\$24,392,097	\$75,324	\$11,933,430	\$18,334,887	\$7,339,032	\$538,077
Gasoline Stations	\$0	\$6,720,054	\$0	\$1,585,249	\$23,435,120	\$20,978,435	\$3,812,458
Total, All Convenience	\$78,602,295	\$36,044,143	\$108,949,878	\$29,325,010	\$71,354,126	\$28,740,279	\$88,078,623

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Food and Beverage Stores	\$24,043,790	\$1,351,713	\$2,089,646	\$96,656,485	\$1,929,399	\$17,129,809	\$23,073,449
Health & Personal Care Stores	\$5,671,667	\$0	\$11,502,152	\$32,489,587	\$7,860,827	\$45,327,767	\$2,233,546
Gasoline Stations	\$16,698,729	\$0	\$0	\$0	\$1,734,955	\$2,059,722	\$316,881
Total, All Convenience	\$46,414,186	\$1,351,713	\$13,591,798	\$129,146,072	\$11,525,181	\$64,517,298	\$25,623,876

Sources: Nielsen, 2015; BAE, 2015.

Table D-5: Convenience Sales per Capita by Downtown Region

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Food and Beverage Stores	\$1,047.27	\$42.30	\$1,305.14	\$151.72	\$234.36	\$4.18	\$1,485.54
Health & Personal Care Stores	\$1.60	\$209.22	\$0.90	\$114.55	\$145.25	\$72.59	\$9.55
Gasoline Stations	\$0.00	\$57.64	\$0.00	\$15.22	\$185.65	\$207.50	\$67.64
Total, All Convenience	\$1,048.87	\$309.16	\$1,306.04	\$281.49	\$565.27	\$284.27	\$1,562.73

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Food and Beverage Stores	\$157.49	\$17.63	\$16.05	\$1,200.64	\$36.85	\$328.19	\$407.83
Health & Personal Care Stores	\$37.15	\$0.00	\$88.35	\$403.58	\$150.15	\$868.43	\$39.48
Gasoline Stations	\$109.38	\$0.00	\$0.00	\$0.00	\$33.14	\$39.46	\$5.60
Total, All Convenience	\$304.02	\$17.63	\$104.41	\$1,604.22	\$220.15	\$1,236.08	\$452.91

Sources: Nielsen, 2015; BAE, 2015.

Table D-6: Comparison and Other Retail Sales by Downtown Region

Sales Category	Davis, CA	Ann Arbor, MI	Bloomington, IN	Boulder, CO	Champaign, IL	College Station, TX	Corvallis, OR
Motor Vehicle & Parts Dealers	\$23,033,935	\$238,566	\$11,985,074	\$1,181,486	\$4,731,445	\$6,484,654	\$48,841,880
Furniture & Home Furnishings Stores	\$0	\$3,063,297	\$5,284,232	\$3,982,294	\$5,383,507	\$4,658,769	\$10,344,585
Electronics & Appliances Stores	\$262,045	\$3,818,614	\$3,197,520	\$3,811,303	\$3,155,163	\$18,776,367	\$523,419
Building Mtrl & Garden Equip. Stores	\$34,019,437	\$6,280,264	\$1,092,866	\$2,564,752	\$14,446,065	\$78,124,017	\$8,174,626
Clothing & Clothing Accessories Stores	\$2,278,938	\$19,802,359	\$20,435,412	\$34,643,048	\$10,753,918	\$30,089,297	\$3,350,534
Sporting Goods, Hobby, Book, Music Stores	\$2,738,239	\$9,647,815	\$7,124,217	\$11,044,099	\$4,466,558	\$8,846,291	\$9,009,470
General Merchandise Stores	\$0	\$516,383	\$122,703	\$2,898,179	\$245,382	\$0	\$67,306
Miscellaneous Store Retailers	\$3,230,025	\$4,909,866	\$9,191,443	\$14,976,352	\$12,275,518	\$13,190,734	\$7,651,787
Total, All Comp. & Other Retail	\$65,562,619	\$48,277,164	\$58,433,467	\$75,101,513	\$55,457,556	\$160,170,129	\$87,963,607

Sales Category	Fort Collins, CO	Folsom, CA	New Haven, CT	Palo Alto, CA	San Luis Obispo, CA	West Sacramento, CA	Woodland, CA
Motor Vehicle & Parts Dealers	\$7,042,321	\$666,340	\$1,178,904	\$3,194,592	\$5,914,142	\$20,658,932	\$28,928,353
Furniture & Home Furnishings Stores	\$5,522,332	\$755,514	\$790,039	\$30,579,376	\$6,859,345	\$362,376	\$9,599,899
Electronics & Appliances Stores	\$15,786,210	\$0	\$3,017,338	\$4,921,340	\$13,112,118	\$64,725	\$66,951
Building Mtrl & Garden Equip. Stores	\$17,030,697	\$336,884	\$0	\$2,342,255	\$33,100,772	\$2,389,251	\$22,252,187
Clothing & Clothing Accessories Stores	\$37,154,144	\$727,533	\$21,002,605	\$180,131,986	\$87,056,280	\$315,745	\$1,486,300
Sporting Goods, Hobby, Book, Music Stores	\$19,270,962	\$518,370	\$1,521,560	\$4,213,377	\$15,788,911	\$118,945	\$260,513
General Merchandise Stores	\$11,883,331	\$0	\$2,080,889	\$2,064,206	\$26,141,318	\$12,572,156	\$1,322,652
Miscellaneous Store Retailers	\$12,921,957	\$1,679,709	\$4,393,724	\$3,775,460	\$11,112,701	\$1,177,168	\$4,113,765
Total, All Comp. & Other Retail	\$126,611,954	\$4,684,350	\$33,985,059	\$231,222,592	\$199,085,587	\$37,659,298	\$68,030,620

Sources: Nielsen, 2015; BAE, 2015.

Table D-7: Comparison and Other Retail Sales Per Capita by Downtown Region

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Motor Vehicle & Parts Dealers	\$307.37	\$2.05	\$143.67	\$11.34	\$37.48	\$64.14	\$866.57
Furniture & Home Furnishings Stores	\$0.00	\$26.27	\$63.34	\$38.23	\$42.65	\$46.08	\$183.54
Electronics & Appliances Stores	\$3.50	\$32.75	\$38.33	\$36.58	\$25.00	\$185.72	\$9.29
Building Mtrl & Garden Equip. Stores	\$453.96	\$53.87	\$13.10	\$24.62	\$114.44	\$772.72	\$145.04
Clothing & Clothing Accessories Stores	\$30.41	\$169.85	\$244.97	\$332.54	\$85.19	\$297.61	\$59.45
Sporting, Hobby, Book, Music Stores	\$36.54	\$82.75	\$85.40	\$106.01	\$35.38	\$87.50	\$159.85
General Merchandise Stores	\$0.00	\$4.43	\$1.47	\$27.82	\$1.94	\$0.00	\$1.19
Miscellaneous Store Retailers	\$43.10	\$42.11	\$110.18	\$143.76	\$97.25	\$130.47	\$135.76
Total, All Comp. & Other Retail	\$874.87	\$414.09	\$700.47	\$720.90	\$439.33	\$1,584.23	\$1,560.69

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Motor Vehicle & Parts Dealers	\$46.13	\$8.69	\$9.06	\$39.68	\$112.97	\$395.80	\$511.32
Furniture & Home Furnishings Stores	\$36.17	\$9.85	\$6.07	\$379.85	\$131.02	\$6.94	\$169.68
Electronics & Appliances Stores	\$103.40	\$0.00	\$23.18	\$61.13	\$250.46	\$1.24	\$1.18
Building Mtrl & Garden Equip. Stores	\$111.55	\$4.39	\$0.00	\$29.09	\$632.27	\$45.78	\$393.31
Clothing & Clothing Accessories Stores	\$243.36	\$9.49	\$161.33	\$2,237.55	\$1,662.90	\$6.05	\$26.27
Sporting, Hobby, Book, Music Stores	\$126.23	\$6.76	\$11.69	\$52.34	\$301.59	\$2.28	\$4.60
General Merchandise Stores	\$77.84	\$0.00	\$15.98	\$25.64	\$499.34	\$240.87	\$23.38
Miscellaneous Store Retailers	\$84.64	\$21.91	\$33.75	\$46.90	\$212.27	\$22.55	\$72.71
Total, All Comp. & Other Retail	\$829.32	\$61.10	\$261.06	\$2,872.19	\$3,802.83	\$721.51	\$1,202.46

Sources: Nielsen, 2015; BAE, 2015.

Table D-8: Food Service and Drinking Places Sales by Downtown Region

Sales Category	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Full-Service Restaurants	\$18,493,464	\$70,874,525	\$32,429,810	\$58,711,689	\$19,079,273	\$35,266,813	\$12,340,568
Limited-Service Eating Places	\$28,169,688	\$52,113,034	\$36,571,485	\$18,413,305	\$33,106,082	\$49,502,869	\$18,505,332
Special Foodservices	\$0	\$20,743,529	\$6,540,756	\$2,354,821	\$2,177,049	\$172,794	\$0
Drinking Places	\$635,331	\$14,459,718	\$32,229,385	\$7,548,417	\$13,518,057	\$4,103,559	\$3,563,426
Total, All Food & Drinking Places	\$47,298,483	\$158,190,806	\$107,771,436	\$87,028,232	\$67,880,461	\$89,046,035	\$34,409,326

Sales Category	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Full-Service Restaurants	\$38,150,531	\$4,213,836	\$34,979,955	\$41,331,053	\$25,288,360	\$3,994,006	\$5,155,899
Limited-Service Eating Places	\$26,966,124	\$851,385	\$12,230,033	\$26,314,373	\$24,665,476	\$1,564,982	\$5,633,935
Special Foodservices	\$2,748,570	\$0	\$30,646,948	\$904,429	\$161,301	\$0	\$0
Drinking Places	\$8,255,453	\$1,442,923	\$2,997,945	\$1,592,877	\$3,706,617	\$21,177	\$201,190
Total, All Food & Drinking Places	\$76,120,678	\$6,508,144	\$80,854,881	\$70,142,732	\$53,821,754	\$5,580,165	\$10,991,024

Sources: Nielsen, 2015; BAE, 2015.

Table D-9: Food Services and Drinking Places Sales per Capita by Downtown Region

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Full-Service Restaurants	\$246.78	\$607.91	\$388.75	\$563.57	\$151.15	\$348.82	\$218.95
Limited-Service Eating Places	\$375.90	\$446.99	\$438.40	\$176.75	\$262.27	\$489.63	\$328.33
Special Foodservices	\$0.00	\$177.92	\$78.41	\$22.60	\$17.25	\$1.71	\$0.00
Drinking Places	\$8.48	\$124.03	\$386.35	\$72.46	\$107.09	\$40.59	\$63.22
Total, All Food & Drinking Places	\$631.15	\$1,356.85	\$1,291.91	\$835.38	\$537.75	\$880.75	\$610.51

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Full-Service Restaurants	\$249.89	\$54.96	\$268.70	\$513.40	\$483.04	\$76.52	\$91.13
Limited-Service Eating Places	\$176.63	\$11.10	\$93.94	\$326.87	\$471.15	\$29.98	\$99.58
Special Foodservices	\$18.00	\$0.00	\$235.41	\$11.23	\$3.08	\$0.00	\$0.00
Drinking Places	\$54.07	\$18.82	\$23.03	\$19.79	\$70.80	\$0.41	\$3.56
Total, All Food & Drinking Places	\$498.60	\$84.89	\$621.09	\$871.29	\$1,028.07	\$106.91	\$194.27

Sources: Nielsen, 2015; BAE, 2015.

Table D-10: Arts, Entertainment, and Recreation Sales by Downtown Region

Sales Category	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Arts, Entertainment, & Rec	\$1,920,000	\$11,360,000	\$1,660,000	\$3,270,000	\$5,950,000	\$730,000	\$2,190,000

Sales Category	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Arts, Entertainment, & Rec	\$10,090,000	\$1,190,000	\$14,010,000	\$3,270,000	\$6,030,000	\$5,800,000	\$5,380,000

Sources: Nielsen, 2015; BAE, 2015.

Table D-11: Arts, Entertainment, and Recreation Sales Per Capita by Downtown Region

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Arts, Entertainment, & Rec	\$25.62	\$97.44	\$19.90	\$31.39	\$47.14	\$7.22	\$38.86

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Arts, Entertainment, & Rec	\$66.09	\$15.52	\$107.62	\$40.62	\$115.18	\$111.12	\$95.09

Sources: Nielsen, 2015; BAE, 2015.

Table D-12: Personal Care Sales by Downtown Region

Sales Category	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Personal Care Services	\$9,570,000	\$10,580,000	\$4,800,000	\$15,100,000	\$11,610,000	\$4,660,000	\$9,570,000

Sales Category	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Personal Care Services	\$11,670,000	\$2,950,000	\$3,840,000	\$11,320,000	\$9,680,000	\$2,570,000	\$6,520,000

Sources: Nielsen, 2015; BAE, 2015.

Table D-13: Personal Care Sales Per Capita by Downtown Region

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Personal Care Services	\$127.70	\$90.75	\$57.54	\$144.94	\$91.97	\$46.09	\$169.80

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Personal Care Services	\$76.44	\$38.48	\$29.50	\$140.61	\$184.90	\$49.24	\$115.24

Sources: Nielsen, 2015; BAE, 2015.

Table D-14: Accommodations Sales by Downtown Region

Sales Category	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Accommodations	\$18,901,517	\$32,509,194	\$1,828,564	\$40,861,768	\$41,359,539	\$99,943,965	\$9,330,674

Sales Category	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Accommodations	\$22,879,322	\$12,511,856	\$40,985,119	\$44,947,268	\$23,108,246	\$10,149,835	\$2,878,976

Sources: Nielsen, 2015; BAE, 2015.

Table D-15: Accommodations Sales Per Capita by Downtown Region

****Note: Calculated by dividing sales estimates by total community population presented in Table D-1.**

<u>Sales Category</u>	<u>Davis, CA</u>	<u>Ann Arbor, MI</u>	<u>Bloomington, IN</u>	<u>Boulder, CO</u>	<u>Champaign, IL</u>	<u>College Station, TX</u>	<u>Corvallis, OR</u>
Accommodations	\$252.22	\$278.84	\$21.92	\$392.23	\$327.65	\$988.54	\$165.55

<u>Sales Category</u>	<u>Fort Collins, CO</u>	<u>Folsom, CA</u>	<u>New Haven, CT</u>	<u>Palo Alto, CA</u>	<u>San Luis Obispo, CA</u>	<u>West Sacramento, CA</u>	<u>Woodland, CA</u>
Accommodations	\$149.86	\$163.19	\$314.83	\$558.32	\$441.40	\$194.46	\$50.89

Sources: Nielsen, 2015; BAE, 2015.