Table of Contents

Section I. Introduction .................................................. 1

Section II. Planning Context .......................................... 25

Section III. Visions ..................................................... 41

Section IV. Community Form ........................................ 45
1. Land Use and Growth Management
2. Mobility ................................................................. 103
3. Urban Design, Neighborhood Preservation and Community
   Forest Management .................................................. 151
4. Housing ............................................................... 165
5. Economic and Business Development ............................ 193

Section V. Community Facilities and Services ......................
6. Water ................................................................... 205
8. Computers and Technology ........................................ 219
9. Parks, Recreation and Open Space ............................... 225
10. Youth and Education ............................................... 253
11. Human Services .................................................... 265
12. Art and Culture ..................................................... 273
13. Diversity .............................................................. 277

Section VI. Community Resource Conservation ....................
14. Habitat and Natural Areas ........................................ 283
15. Agriculture, Soils and Minerals .................................. 289
16. Historic and Archaeological Resources ....................... 299
17. Energy ................................................................ 305

Section VII. Community Safety .........................................
18. Police and Fire ...................................................... 311
19. Hazards ............................................................... 317
Table of Contents

20. Air Quality 329
21. Noise 333

Section VIII. Implementation
   On-Going Evaluation and Change 345
   Community Participation 345
   Financing 347
   Streamlining 349
   Inter-Departmental and Inter-Agency Cooperation 351
   Standards for Future Studies 352

Section IX. Glossary 353

Section X. Appendices
   A. Background Information on Environmental Acoustics
### List of Figures

1. Regional Location 2
2. Planning Area and Sub-Areas 5
3. Specific Plan Areas 15
4. Growth of the City, 1923-1993 27
5. Comparison of City Sizes 28
6. Surrounding Planning Areas and Spheres of Influence 35
7. Vacant Commercial Land Within City 51
8. Neighborhood Facilities 59
9. Neighborhood Center Concept 61
10. Neighborhood Transit Stop Concept 62
11a. Land Use 67
11b. Land Use: City Area Enlargement 69
11c. Land Use: Core Area Specific Plan Land Use Map 71
11d. Land Use: Gateway and Olive Drive Specific Plan Land Use & Zoning Map 73
12. Infill/Transit-Oriented Development Concepts 98
13. Travel Times and Distances 105
14. Transit Routes 109
15. Neighborhood Transit Locations 111
16. Street Classifications 119
17. 2010 Planned Lane Configurations 121
18. Multi-Modal Street Character 128
19. Street Pattern Concept 129
20. Traffic Calming Measures 130
21. Corridor Plan Improvement Concepts 132
22. Truck Routes 139
23. Primary Bicycle Network 145
24. Garage Design Concepts 153
25. Core Area Character 155
26. Creative Street Design Concepts 156
27. City Population and UC Davis Enrollment 167
30. Existing and Proposed Parks and School Sites 231
31a. Open Space 233
31b. Open Space: City Area Enlargement 235
32. Urban Agricultural Transition Area 245
33. Agricultural Soils Classifications 291
34. Lands Under Williamson Act Contract 293
35. 100 Year Flood Areas 319
36. Existing Noise Contours and Sensitive Receptors 334
37. 2010 Noise Contours 337
38. Sound Wall Design Concepts 342
List of Tables

1. Gross Acreages of Planning Area and Planning Sub-Areas 4
2. UC Davis Enrollment and Employment 31
3. Existing Land Use as of January 1, 1998 49
4. Acreages of Vacant Land within the City 50
5. 2010 Buildout of General Plan 100-101
6. Street Classifications and Guidelines 123
7. Geometric Cross Sections Guidelines 124
8. Planned Street Widenings 125
11. Housing Characteristics, 1990 172
12. Major Employers in the Davis Area 197
13. Existing and Planned Parks 229
14. Park and Open Space Acreage Per 1,000 Persons 237
15. Population Ethnic Breakdown 278
16. City Staff Ethnic and Gender Composition 278
17. Calls for Police Service 311
18. Calls for Fire Service 312
20. Target Interior Noise Levels 340