

**AGRICULTURE~~AL~~ ELEMENT**

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## Introduction

This Agriculture **Element chapter** provides supportive and descriptive data on the agricultural resources of the Capay Valley Study Area and contains the supportive materials behind the goals and policies that have been developed relating to the conservation and management of the agricultural resources. Capay Valley possesses prime agricultural soils and important farmlands. These natural elements are recognized as valuable resources to be protected and enhanced.

## Soil Resources

According to the Natural Resources Conservation Service, the soils of the valley floor range from excellent to poor. The best soils, such as the Yolo, Brentwood, and Zamora series, are formed from recent creek deposits and usually lie in varying widths along the stream margins. These soils are suitable for all crops, including orchards, and provide the fewest challenges to farm management. Soils of intermediate quality, such as the Marvin and Capay series, are suitable for the cultivation of annual crops but require close management because of their inherent limitations. Poorer soils, such as the Hilgate and Corning series, occupy the low terraces. Because of heavy clay subsoil, their use is severely restricted, and these soils are generally not suitable for cultivation. Mountainside soils can be characterized as shallow, fragile, and subject to erosion. Use is limited to habitat and grazing.

Throughout Yolo County extensive agricultural production is possible primarily because of its generally rich soils and moderate climate. The rich alluvium deposits on about 63 percent of the County's total land area provide large areas of the finest quality of soils (Class I) in the world. Another large percentage of the County is in Class II soils with only minor limitations for agriculture. Much of the land in the Capay Valley floor falls into Classes I through III, classified as prime agricultural lands based on the high annual gross value of agricultural products in the Valley. Please refer to Figure AG-1 for a Map indicating the location of the soil classes throughout the Capay Valley.

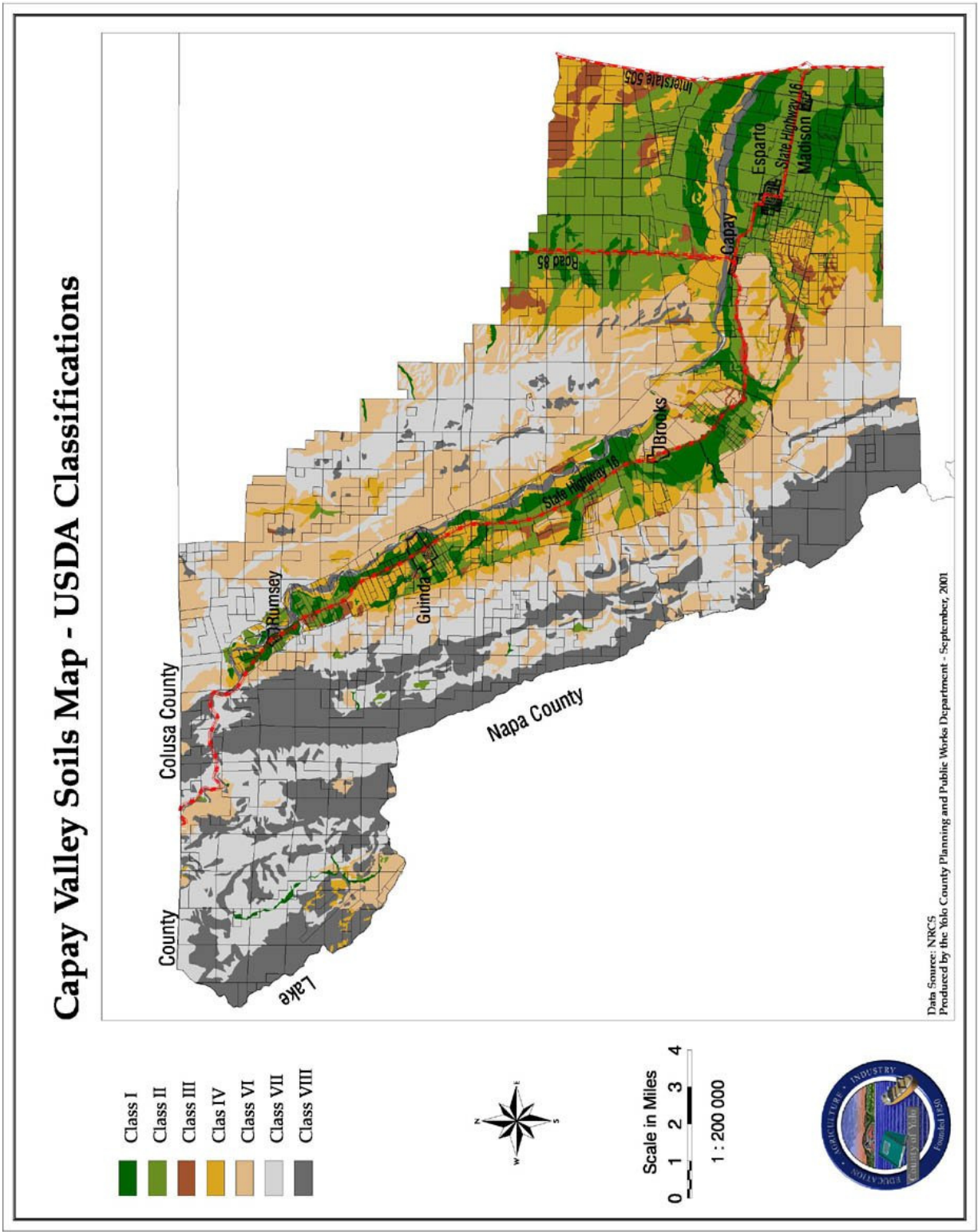
In the preparation of the land use plan and in establishing criteria for the evaluation of a site for agricultural or non-agricultural land use activity, soils were determined to be a criterion for an evaluation of any site in the Capay Valley Study Area. Yolo County, in enforcing the Williamson Act, uses two soils classification systems, the Storie Index Rating (SIR) system and the U.S.D.A. Land Capability Classification (LCC) system. Prime soils are versatile, with few limitations, and are usually defined as Class I and II or soils with a Storie Index greater than 80.

The LCC is an interpretive classification for agricultural purposes and uses soil and climatic data to place delineated soil areas into groups with similar management options or problems. Thirteen criteria are considered: effective soil depth, surface layer texture, permeability, drainage class, available water-holding capacity, slope, erosion hazard, flooding hazard, salinity, alkali, toxic substances, frost-free season, and climatic indices.

Soils are placed in Classes I through VIII depending on limitations and risks of soil damage. Class I has virtually no limitations for cultivation, Class II some limitations, and Class III more limitations than Class II. In general, Classes I, II, and III are considered suitable for regular cultivation and Class IV for limited cultivation.

Soils in Classes V, VI, and VII are generally not suited for cultivation but are more appropriately used for pasture, range, woodland, wildlife, and recreation. Soils in Class VIII are restricted to recreation, wildlife, watershed, or aesthetic uses. The following area specific descriptions of the soils in the Capay Valley Study Area are based on the LCC system.

Figure AG-1  
 Capay Valley Soils Map – USDA Classifications



## **Class I Soils**

Class I soils in the Capay Valley are comprised mostly of the Yolo-Brentwood Association. Slopes range from zero to two percent; and elevation ranges from 250 to 400 feet above sea level. This association is characterized by deep silt loam or silty loam, formed from sedimentary rock, with good natural drainage, moderate to moderately slow permeability, and no hazards of erosion. Average water holding capacities are high. These highly fertile soils are used primarily for irrigated orchards, as well as row and field crops.

## **Class II Soils**

Class II soils are comprised of three major associations. All are silty clay loam to sandy loam, which are highly fertile soils characterized by deep, nearly level, moderately to well-drained soils, with good natural drainage and slow subsoil permeability. Soils of the Rincon-Marvin-Tehama association are suitable for irrigated orchards, as well as field and row crops.

## **Class III Soils**

Class III soils occur at the foot of gently sloping hills, with slopes of 2 to 15 percent. These soils are characterized by shallow to moderately deep, well-drained clay and siltstone soils with dense claypan sub soils. Erosion hazards are moderate. Fertility levels are low to moderate. These lands are used mostly for dry land crops.

## **Class IV Soils**

Class IV soils also occur on slopes of 2 to 15 percent. The loams and gravelly loams are shallow to dense claypan or bedrock, have good natural drainage, and very slow subsoil permeability. They are low in fertility and are used from cropland. The clay and clay loams are moderately deep to softly consolidated materials or bedrock. They have good natural drainage and moderately slow to slow subsoil permeability. Runoff is medium to rapid and erosion hazards are high. Fertility is moderate to high. These areas are used for range and dry land crops.

## **Class V Soils**

Class V soils do not occur within the Capay Valley Study Area.

## **Class VI and VII Soils**

Class VI and Class VII soils are found on the moderately steep to very steep slopes of the foothills and hills. The clay and silty clay loams such as the Dibble-Balcom Association are found on slopes of 30 to 50 percent. They are moderately shallow soils, characterized by slow soil permeability, rapid surface runoff and very high erosion rates. Fertility levels are moderate with the land being used for range land. Soils such as the Millsholm with the land being used for range land. Soils such as the Millsholm Association are found on slopes of 30 to 75 percent. Class VI and VII soils are shallow, rocky loam to bedrock, and have rapid surface runoff and very high erosion rates. The soils are of moderate to low fertility and are also used for range land.

## Class VIII Soils

Class VIII soils are found on steep upland, rough mountainous brush covered and rocky area. The soils are usually very shallow (less than ten inches) loams and rocky loams overlying bedrock. Slopes are 50 to 70 percent and erosion is severe. Fertility is low; these soils are suitable for wildlife, cattle grazing, and watershed.

## Soil Productivity

~~The Storie Index Rating system rates land based on productivity data from a number of major California soils in the 1920s and 1930s. Four factors, A, B, C, and X, were developed to rate a soil between 0 and 100. Factor A is a profile factor where a soil is rated on its degree of development. For example, a deep, well-drained soil formed from alluvium in the central valley would be rated 100, while a similar soil with a claypan or hardpan would receive a much lower score.~~

~~Factor B rates surface texture, factor C rates slope, and factor X rates several properties, including drainage, salinity, alkali, fertility, acidity, erosion, and microrelief. Each factor is rated, then all are multiplied together.~~

~~The U.S.D.A Inventory and Monitoring system is based on specific criteria for designation as prime agricultural land. These criteria state that prime farmland has (a) an adequate moisture supply, (b) a warm enough temperature regime and long enough growing season for crops adapted to the area, (c) a pH between 4.5 to 8.4 within the root zone, (d) a water table that is maintained at a sufficient depth during the cropping season to allow for crop growth, (e) an exchangeable sodium percentage of less than 15 and a conductivity of a saturation extract of less than 4 micro ohms per centimeter within the rooting zone, (f) no flooding more often than once in 2 years, (g) a product of the soil erodibility factor, K, and percent slope of less than 2.0, (h) a permeability of at least 0.15 centimeter per hour in the top 50 centimeters (20 in), and (i) a surface layer with less than 10 percent rock fragments coarser than 7.6 centimeters (3 inches) in the longest dimension.~~

The Natural Resources Conservation Service Division of the U.S. Department of Agriculture has classified Important Farmland in Yolo County by the following categories:

- Prime Farmland - Farmland with the best combination of physical and chemical features able to sustain long-term production of agricultural crops.
- Farmland of Statewide Importance - Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture.
- Unique Farmland - Farmland of lesser quality soils used for the production of the state's leading agricultural crops.
- Farmland of Local Importance - Land of importance to the local agricultural economy, as determined by each county's board of supervisors and a local advisory committee.
- Grazing Land - Land on which the existing vegetation is suited to the grazing of livestock.
- Urban and Built-up Land - Land occupied by structures with a building density of at least one unit to one and one-half acres, or approximately six structures to a ten-acre parcel.

**Table AG-1**

**Farmland classifications  
for the Capay Valley (2008)**

<b>Soil Classification</b>	<b>Acres</b>	<b>Percent of total in region</b>	<b>Percent of total in Yolo County</b>
Prime Farmland	11,512	37.4	4.5
Farmland of Statewide Importance	304	1.0	1.8
Unique Farmland	2,578	8.4	5.1
Farmland of Local Importance	5,148	16.7	11.9
Farmland of Local Potential	2,503	8.1	11.4
Grazing Land	7,054	22.9	4.7
Urban and Built-Up Land	662	2.2	2.3
Other Land	998	3.2	1.3
<b>Total</b>	<b>30,760</b>		

The Farmland Mapping and Monitoring Program, a part of the California Department of Conservation, tracks the acreage of these land use categories in Yolo County and releases the *California Farmland Conversion Report* every two years to document any changes. Figure AG-2 identifies the areas within Capay Valley that are designated as farmland of importance.

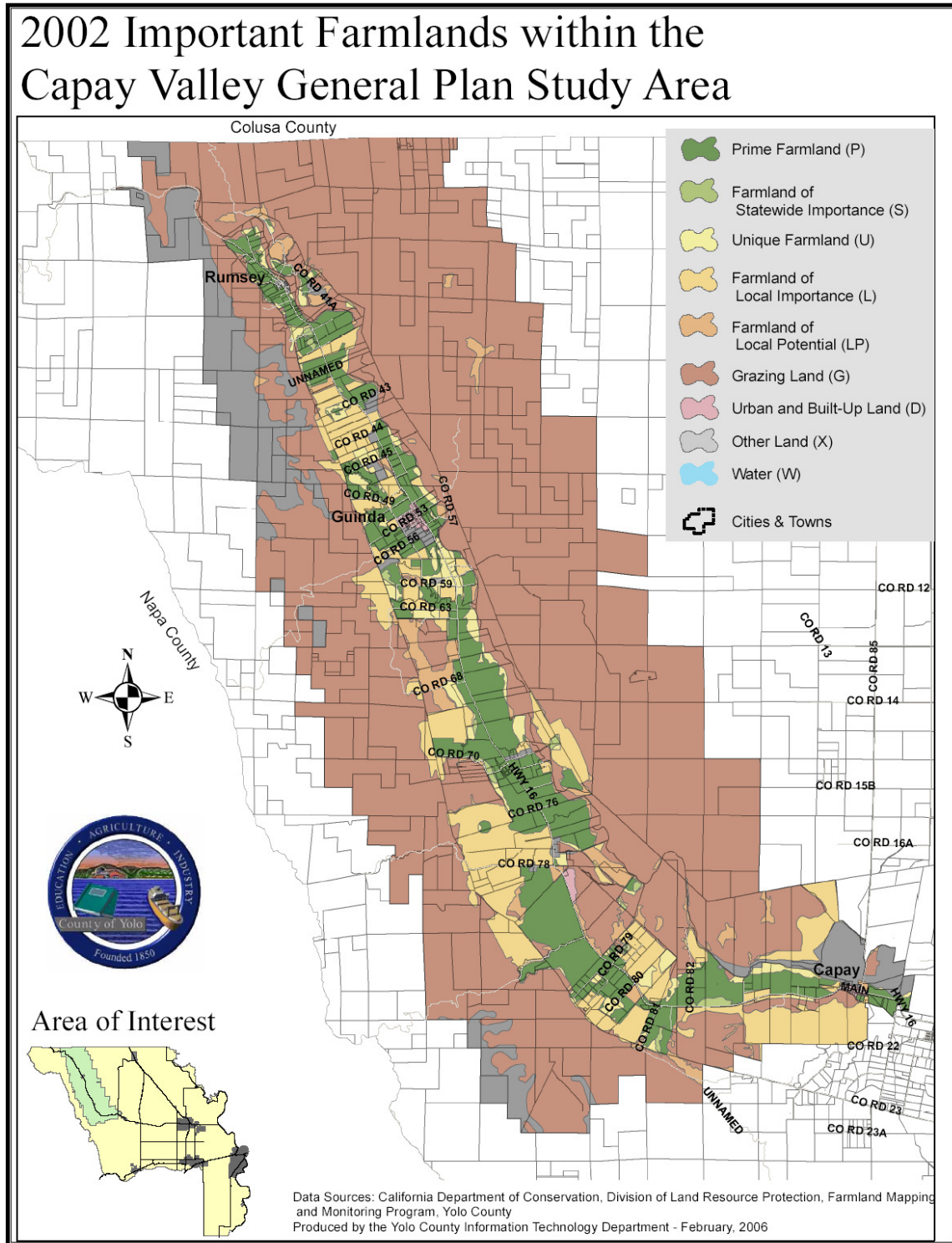
**Agricultural Land Use Patterns and Trends**

Agriculture in the Capay Valley has passed through several distinct phases, but remains the primary land use. The fruit colonies established around the turn of the century gradually declined because local climate and soils do not favor commercially dependable fruit production. Around 1920 some farmers began to plant almond orchards, a number of which have been converted over the years to other crops. Other farmers continue to grow field crops, while ranchers continue to graze livestock in the hills. Many organic fruit and vegetable growers are currently expanding and diversifying their operations.

In the Capay Valley the physical scale of farming tends to be generally smaller than in the Sacramento Valley at large, and local agriculture is differentiated within a relatively compact area. One of the distinctive features of the valley's farming activity is its heterogeneity and mix of types within short distances. While conventional growers from other parts of Yolo County continue to lease land in the Capay Valley, many relatively small-scale farming operations are centered here. The following commodities are commercially produced in the area:

- Livestock: Cattle and calves, goats, sheep and lambs.
- Field and row crops: Alfalfa, hay, organic vegetables, processing tomatoes, sunflowers, safflower, wheat.
- Orchards and vineyard: Almonds, citrus, grapes, walnuts.
- Other: Flowers, nursery products, game birds.

Figure AG-2



The following description and mapping of agriculture in the Capay Valley is excerpted from a background report prepared for the 2030 Yolo Countywide General Plan, *Yolo County: Sharpening the Focus of Yolo County Land Use Policy*, Kurt Richter, University of California Agricultural Issues Center, draft November, 2009.

The Capay Valley has a thin strip of prime soil that runs along Cache Creek in the Valley floor. The quality of soil quickly declines as you move away from the river and into the foothills. It is a combination of poor quality soils and the steep hills of the Blue Ridges that form beside of the Capay Valley that makes grazing land to be 20 percent of the Capay Valley.

Water access is inconsistent in the Capay Valley. Lands which have access to water and prime soils are capable of producing high-quality agricultural products. The low quality soils and poor access to water combine to limit the agricultural capacity of the other areas in the Capay Valley.

### **Water Usage**

Water usage by agriculture in the County, as measured by Yolo County Flood Control and Water Conservation District, has increased in the past few years with the increased acreage of rice and alfalfa hay. Over a longer time perspective, however, water usage by agriculture has remained relatively constant. Expectations are for agricultural water usage to remain at or near current levels for the foreseeable future, although loss of productive land to development and/or fallowing due to construction of rural residences may ultimately reduce water demand and usage by agriculture in Yolo County.

The following Table AG-2 identifies the top five agricultural products in the Capay Valley region, in terms of acreage and gross receipts.

**Table AG-2**  
**Top Agricultural Products**  
**in Capay Valley (2008)**

<u>Crop</u>	<u>Acres</u>	<u>Value</u> <u>(\$ million)</u>
<u>Pasture</u>	<u>14,084</u>	<u>0.9</u>
<u>Walnuts</u>	<u>2,492</u>	<u>4.5</u>
<u>Other</u>	<u>1,961</u>	<u>=</u>
<u>Almonds</u>	<u>1,635</u>	<u>3.4</u>
<u>Alfalfa Hay</u>	<u>1,436</u>	<u>1.9</u>
<u>Others</u>	<u>5,847</u>	<u>12.6</u>

Source: Agricultural Issues Center, 2009 and  
2008 Yolo Agricultural Commissioner Report, 2009

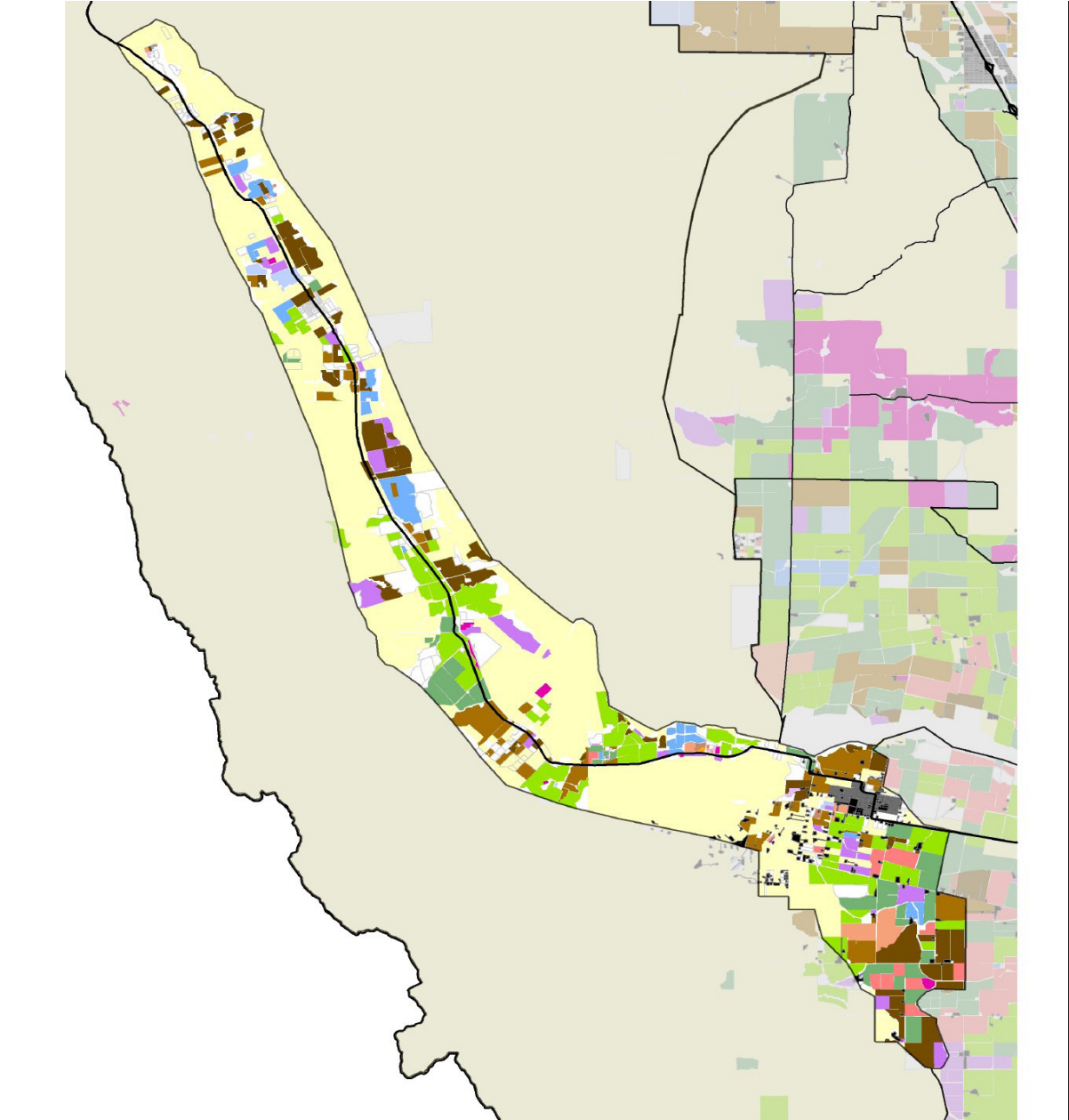
Figure AG-3 identifies the proportions of major crops in the Capay Valley as of December 2000.

Figure AG-3 maps the areas within the Capay Valley that grow specific crops.



Figure AG-3

Capay Valley Agricultural Production  
and Developed Land (2008)



	Alfalfa and Other Hay Crops
	Pasture
	Rice
	Citrus
	Stone Fruits
	Grapes
	Other Tree Fruit
	Berries
	Olives
	Almonds
	Walnuts
	Other Nuts
	Vegetables
	Processing Tomatoes
	Vegetables

## Organic Agricultural Production

The Capay Valley has developed into a center of organic agricultural production, not just in Yolo County, but in California. Even with the notoriety, the majority of land in the Capay Valley is not used in organic production. Capay Valley is home to small-scale row crop and orchard crop production. Two factors limiting the row crop and orchard crop production in the Capay Valley are access to water and small parcel size.

The value of organic production in the Capay Valley is not well documented. Traditional agricultural commodity production numbers are estimated based on reported market prices and yield estimates. Mixed vegetable organic production, a leading land use in the Capay Valley, cannot be estimated because neither market price nor yields are reported. Organic registration requires voluntary revenue reporting, which is not as accurate as clearly reported market prices.

In recent years, organic agricultural production in and around the Capay Valley has made great strides. Twenty-four local organic growers are currently registered with the Yolo County Agricultural Commissioner's office. Reported revenues from the approximately 700 intensively farmed acres of organic production in the Capay Valley alone have soared from approximately \$976,228 in 1995 to approximately \$3,179,232 in 2001.

Reasons for this trend include a growing public interest in organic foods of all kinds; relative lack of common agricultural pests associated with the monoculture of very large fields; favorable opportunities to purchase and lease land for small-scale producers; and convenience to markets in and around Sacramento and the Bay Area. Several successful local organic producers have ongoing relationships with upscale restaurants and large Farmers' Markets in the Bay Area, and operate custom weekly produce delivery services for individual and group subscribers.

## Viticulture Production

California's expanding wine industry has also reached into the Capay Valley. Several small vineyards are planted, and expanding production. Local wineries have been established.

## Threats to Agriculture

Increasing traffic along State Highway 16, the only arterial into the Capay Valley, poses some threat to current agricultural activities, such as the movement of farm machinery, yet significant opportunities exist for expanding and diversifying ag-related economic activities. Some land in the region is currently under-utilized, and the available labor pool could serve new ventures. Efforts are underway to assess the potential for value-added farm products utilizing year-round area production. Growers are also seeking to attain the designation of the Capay Valley as an appellation area for both wine grapes and produce, to recognize the area's uniqueness as an agricultural ecosystem and production source.

## Regulatory Setting

### WILLIAMSON ACT CONTRACTS

The California Legislature passed the California Land Conservation Act, better known as the Williamson Act, in 1965 to preserve agricultural and open space lands. The Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict land to agricultural and open-space uses. These contracts endure for an annually renewing ten-year period, during which time the property cannot be re-zoned or developed for uses other than agriculture or open space and recreation area. In turn, the land is taxed at a rate consistent with its actual use rather than being taxed at market value. For agricultural properties, the basis is the agricultural income potential of the land. The annually renewing ten-year period clause in the contract automatically renews the contract each year. Either party to the contract may file a "notice of non-renewal," which ends the automatic renewal; however, the property will remain subject to the contract for the remaining nine-year term of the contract. Outright cancellations and rescissions of the contracts, which can be initiated only by the landowner, are subject to specific legal findings supported by substantial evidence by the county or city involved. Cancellation has occurred only a few times in Yolo County throughout the 45-year history of the Williamson Act.

By state law, only land located in an agricultural preserve is eligible for a Williamson Act Contract. ~~In Yolo County, this agricultural preserve has the zoning designation, AP, Agricultural Preserve (see above).~~ The California Department of Conservation estimates that Williamson Act Contracts save agricultural landowners from 20 percent to 75 percent in property tax liability each year.

**However, the future of the Williamson Act in Yolo County and elsewhere in the State is very much in doubt at the time of this writing (mid-2010). The Governor has defunded the program at the State level and slashed all the subvention payments that had previously been sent to the counties to help offset the loss of property tax revenues.**

## Agricultural Mitigation Requirements

The Yolo County Zoning Ordinance was amended in 2007 to incorporate mitigation requirements for agricultural land conversion, that is, a change of **use** whether fallow or in production from an agricultural use to a non-agricultural use by County approval. Every acre of agricultural land changed to a nonagricultural use shall be mitigated on a 1:1 ratio. Permitted mitigations are:

- Granting in perpetuity a farmland conservation easement or similar instrument to the County or another qualifying agency; or

- Payment of an in-lieu fee sufficient to purchase a farmland conservation easement or similar instrument (if the project is less than 5 acres in size).

Eligible lands for this mitigation must meet the following criteria:

- They must have comparable or better soil than the land being converted to non-agricultural use, based on Storie Index;
- They shall have a comparable or better water supply and any associated water rights must remain within the mitigation land;
- They must be located in Yolo County within a two-mile radius of the land being converted to non-agricultural use, or if such is unavailable mitigation land outside the two mile radius must be of equal or better conservation easement market value to the lands inside the two mile radius area; and,
- Land previously encumbered by any other agricultural conservation easement shall not qualify, but overlapping habitat easements may qualify.

# LAND USE AND HOUSING ELEMENT

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## Introduction

Through the work of the Capay Valley Area General Plan Advisory Committee, the major focus of this plan is upon the retention and preservation of agricultural lands in the hills, foothills, and the valley floor and the future management of growth, within the existing infrastructure and environmental constraints. Table 1 and the following definitions present the ~~existing and proposed General Plan~~ land use designations. Figures LU 1 ~~through LU-5~~ portray the ~~existing and proposed~~ land use designations for the Capay Valley and for the communities of Capay, Guinda, Rumsey, and Brooks. The designations are to guide prospective farmers, landowners, and builders to those areas where general uses are allowed.

### GENERAL PLAN LAND USE DESIGNATIONS

The land use designations in the Capay Valley Area ~~General~~ Plan give a general view of distribution, location and extent of the uses of the land for housing, business, open space, agriculture, natural resources, recreation, and public buildings, ~~waste disposal facilities, and other categories of public and private uses~~. Table 1 depicts the previous and proposed land use designations by acreage in the 2010 Capay Valley Area ~~General~~ Plan. Figures LU-1, LU-2, LU-3, LU-4, and LU-5 map the proposed General Plan land use designations for the Capay Valley as a whole, and for the communities of Capay, Guinda, Rumsey, and the Tribal Lands in Brooks.

	Acres	
	Proposed 2010	Previous 1983
Commercial	41.60 <u>16.5</u>	41.47 <u>131.6</u>
Residential Low Density	80.33 <u>70.5</u>	64.28 <u>133.7</u>
Agricultural	70,249 <u>73,687</u>	70,269 <u>73,348</u>
<del>Riverbed &amp; Riparian</del>	-1,144	-1,144
<del>Chapparal &amp; Woodland</del>	-2,016	-2,016
<b>Subtotal</b>	73,500.93	73,500.93
Total acres (including streets)	approx. <del>73,559.14</del> <u>73,600</u>	

There are a total of six General Plan land use designations that are applied in the Capay Valley: Commercial Local (CL); Commercial General (CG); Residential Low (RL); Agriculture (AG); Open Space (OS); Public and Quasi-Public (PQ); and Parks and Recreation (PR). In addition, there is one “overlay” designation to indicate tribal lands (Tribal Trust Overlay).

The following describes each of the designations and where they have been applied within the planning area.

#### COMMERCIAL LOCAL (CL)

The Commercial Local land use designation applies to all local-serving uses to meet the everyday needs of residents, consistent with the C-1 and C-2 zone districts and are primarily focused on providing services such as service stations, smaller restaurants and stores for local residents, as well as motels, hotels, gas stations, antique shops, produce stands, and other support facilities for the motoring public.

The Commercial Local designation currently exists is applied in the area of Rumsey, at the intersection of Manzanita Street and State Route 16; in Guinda, between Cleveland and Harrison Streets, on State Route 16; and in Capay between 3rd Street and 4th Street on State Route 16. These three areas have been designated Commercial as they are oriented toward local residents and the motoring public. The zone within the Yolo County Zoning Ordinance that applies to the General Commercial General Plan land use designation is C-2 (Community Commercial). The General Commercial designations are to be retained in Capay and Guinda, however the Rumsey General Commercial zone has been down-zoned to less intensive agricultural use. The only change between the 2010 Capay Valley Area General Plan and the 2030 Yolo Countywide General Plan is the redesignation of the commercial area in Rumsey from Commercial General (in the 2030 Countywide Plan) to the Commercial Local designation (in this Capay Valley Area Plan).

#### COMMERCIAL GENERAL (CG)

The Commercial General land use designation applies to regional and highway serving retail, office, and services uses. The one location where the Commercial General land use designation is applied in the Capay Valley planning area is at the cache Creek casino complex in Brooks.

#### RESIDENTIAL LOW (RL)

The 2010 Capay Valley Area General Plan retains the Residential Low General Plan designation, as did the 1983 Capay Valley General Plan (and does the 2030 Yolo Countywide General Plan). The Residential Low Density designation is applied to traditional neighborhoods with primarily detached single family homes, although detached second units or duplexes are allowed. In the Capay Valley, this designation includes all low density housing that is served by private septic and water systems.

The only significant change in the 2010 Capay Valley Area General Plan from the previous 1983 plan is the proposed rezoning of all Residential Low Density lots, to reflect a minimum lot size of one acre (43,560 square foot). The change has been recommended by the Yolo County Environmental Health Division, which issues permits for individual septic systems and leachfields. The Environmental Health Division normally requires at least one acre for a septic permit.

#### PUBLIC AND QUASI-PUBLIC (PQ)

The Public and Quasi-Public (PQ) land use designation is applied to public/governmental offices; churches; schools, libraries, public airports, and public infrastructure systems such a wastewater treatment plants. In the Capay Valley, the PQ designation is applied to individual public properties in the towns of Guinda, Rumsey, and Capay.

## AGRICULTURE (AG)

~~Six different agricultural or open space~~ The following designations have been ~~adopted by the Yolo County Board of Supervisors for the Capay Valley in either the 1958 General Plan, the 1975 Rumsey Area Plan, or the 1982 General Plan. The 2010 Capay Valley Area General Plan retains the use designations and refines them in light of the goals, policies, and implementation measures developed for the plan. combines the six designations into one~~ “Agriculture” (AG) designation, to be consistent with the adopted 2035 Countywide General Plan. The “Recreation” designation has been retained as a “Parks and Recreation” designation which is further described below, along with an “Open Space” designation, consistent with the adopted 2035 Countywide General Plan, which contains these designations.

- ~~1. — Agriculture Intensive~~
- ~~2. — Agriculture General — Valley Land~~
- ~~3. — Agriculture General — Foothill Lands~~
- ~~4. — Recreation~~
- ~~5. — Watershed~~
- ~~6. — Floodplain~~

### AGRICULTURE INTENSIVE

~~Agricultural areas as defined in the Cap Valley General Plan are divided into two areas, Intensive Cultivation Lands and General Cultivation Lands. Intensive Cultivation Lands are defined as lands suitable for intensive cultivation of high value crops. Limitations on the soil productivity are minor and require easily applied soil conservation methods (Class I, II).~~

~~The Agriculture Intensive designation applies to those lands irrigated or irritable on good quality soils subject to few limitations. Use of the USDA Soils Conservation Service Capability Index as adopted by the County in reviewing Williamson Act applications is the primary tool used in determining Intensive Agricultural areas. The USDA, SCS has also developed an index system classifying Prime and Unique Farmlands in the study area. Both systems assist in determining intensive agricultural areas.~~

### AGRICULTURE GENERAL

~~General Cultivation Lands include Valley and Foothill lands that are, in general, suitable for intense cultivation and high production. These lands require some degree of attention to erosion, excess water, or soil limitations. They may require rotation with hay or pasture, careful selection of crops due to soil limitations, or recognition of possible crop inundation (Class III, IV).~~

~~The Foothill area may be considered an extension of the Watershed areas. Due to the sensitive balance between the vegetation, soil and topography in these foothill areas, to prevent damage from roads on building site, they may require similar controls as in the Watershed area.~~

~~The Valley Floor areas, both used for Intensive and General Agriculture, are proposed to have a minimum parcel size for a home site allowed by the current A-1 and A-P zoning, i.e., 20 and 80 acres. Recognition of the Valley Floor as a separate planning unit is based on the need to identify and address the concerns expressed by the population residing in the Valley Floor. The Valley Floor is characterized by the following criteria:~~



- ~~1. Greatest amount of Prime Farmland in the Study Area that is irrigatable or potentially irrigatable.~~
- ~~2. Location of Cache Creek.~~
- ~~3. Major access through the Study Area, State Route 16.~~
- ~~4. Location of small towns.~~
- ~~5. Greatest number of persons residing in the Study Area.~~

~~In order to protect existing farming operations for future farming, the minimum parcel size for a home site is to be retained at 80 acres, or 20 acres, for A-P and A-1 zoned lands, respectively.~~

~~The area east of Cache Creek is drained by smaller more local streams because the area is the west side of the Dunnigan Hills, which drain to the east primarily.~~

~~Several criteria are used to distinguish watershed areas other than non-irrigatable mountain and hill lands with low quality soils. These criteria are:~~

- ~~1. Areas subject to a high fire hazard due to potential accumulation of chaparral and brush.~~
- ~~2. Areas subject to 30 percent slope or greater.~~
- ~~3. Access to a site over roads, private or public, which have grades in excess of twelve percent (12%).~~
- ~~4. Areas subject to slumping or ground failure.~~

~~Recognition of watershed areas also enhances the preservation of wildlife in the area. Both cattle and sheep ranching are encouraged as are those uses permitted in the A-1 and A-P agricultural areas; therefore, these are uses, which may develop in the watershed areas.~~

~~Hunting and fishing, long recognized as low intensity forms of recreation, are to continue in the watershed areas. Programs, which foster wildlife enhancement, are to be encouraged. The opening up of Bureau of Land Management Land by the construction of new trails, roads, or access points, without mitigating the increased demands for police and fire protection, are to be discouraged. All 25,000 acres under stewardship of the Bureau falls into the watershed designation.~~

#### AGRICULTURE GENERAL - FOOTHILL

~~Foothill areas exist primarily in the Lamb Valley area south of Capay and west of Esparto. The majority of the area is divided into 20-acre parcels or less adjacent to County Roads 22, 22A, 23 and 23A. The minimum parcel size is to be 20 acres (or 80 acres if zoned A-P) for new home sites in the Foothill Areas located in Lamb Valley and the Capay Valley.~~

#### OPEN SPACE (OS)

~~The Open Space designation is applied to parcels that are publicly owned, but are not developed or accessible as parklands for the public. Large areas in the Blue Ridge that are owned by the federal government (the U.S. Bureau of Land Management), the State of California (Department of Fish and Game), or the University of California, are designated as Open Space, as are the undeveloped park lands along Cache Creek owned by Yolo County, including Cache Creek Regional Park (Upper, Middle, and Lower sites), Camp Haswell, and Otis Ranch.~~

**PARKS AND RECREATION (PR)**

The Parks and Recreation (PR) land use designation describes those areas of the planning area that function as public parklands or other developed recreation lands, with public access and improvements. The Parks and Recreation designation is applied to Nichol Park; in Guinda and to the Yocha Dehe Golf Course in Brooks. These sites are further described in the Conservation and Open Space chapter of this plan.

**TRIBAL TRUST OVERLAY**

There is one of two “overlay” designations in the planning area, which is applied to indicate tribal trust lands held by the federal government. The overlay is placed on top of (in addition to) the underlying primary land use designation. The Tribal Trust Overlay (TTO) is applied on three properties of the Yocha Dehe Wintun Nation: the housing, school, and administrative complex for the tribe located on County Road 75A in Tancred; and the Cache Creek Casino and a portion of the Yocha Dehe Golf Course, both in Brooks.

**MINERAL RESOURCE OVERLAY**

The other “overlay” designation in the planning area is applied to the lands along Cache Creek which are designated by the State as containing important mineral resources (MRZ-2) and existing mining operations.

**Zoning Districts**

~~Zoning district regulations implement and specify the exact type of activity that may be exercised within the broader General Plan land use categories. Zoning districts contain specific development criteria. Table 2 depicts the existing zoning, by acreage, based on the earlier 1983 General Plan, as well as the proposed zoning to implement the 2007 Capay Valley Area General Plan.~~

Table 2 Zoning Districts by Communities (Net acres excluding roads)						
Zoning District	Rumsey		Guinda		Capay	
	Aeres		Aeres		Aeres	
	Proposed	Previous	Proposed	Previous	Proposed	Previous
C-2	2.00	0	9.80	9.57	1.8	1.6
P and SP	1.90	0	0.97	0.26	0.17	0.17
School	0	0	0	0	0	0
R-2	0	0	67.00	51.25	13.33	10.03
A-1	16.70	19.40	14	NIC*	19.56	NIC*
A-P	0.48	0.48	N/A	NIC*	N/A	N/A
Subtotal	21.08	19.88	77.77	62.71	34.86	11.8
Total acres (including streets)	26.00 acres		97.00 acres		41.00 acres	

Notes: \*Not included in community area measurements

Pages LU-14 and 15 describe and list the definitions of the uses allowed in each zone.

Additional information regarding the zoning regulations is found in the Yolo County Code, which can be accessed on-line at [www.yolocounty.org](http://www.yolocounty.org) (go to the County Code, Title 8, Land Development and Zoning).

### ~~A-P (Agricultural Preserve)~~

#### AGRICULTURAL PRESERVE ZONE (A-P)

~~According to the County Code, the purpose of the Agricultural Preserve (A-P) Zone is to preserve land best suited for agricultural use from the encroachment of non-agricultural uses. The A-P Zone is intended to be used to establish agricultural preserves in accordance with the California Land Conservation Act of 1965, as amended. Uses approved on contracted land shall be consistent and compatible with the provisions of the Act.~~

### ~~A-1 (Agricultural General)~~

#### AGRICULTURAL GENERAL ZONE (A-1)

~~The purpose of the Agricultural General (A-1) Zone is to provide uses on lands best suited for agriculture.~~

### ~~P-SP (Public-Semi-Public)~~

#### PUBLIC SEMI-PUBLIC ZONE (P-SP)

~~The purpose of the Public-Semipublic (P-SP) zoning district is to provide space within the community for public uses, schools, religious institutions, hospitals, and similar uses that promote a suitable environment for community services and are not detrimental to surrounding land uses. Public-semipublic uses, particularly those of a smaller scale, are also permitted or conditionally permitted in other zoning districts and Planned Developments.~~

### R2- B43 (Residential One-Family or Duplex)

#### RESIDENTIAL ONE-FAMILY OR DUPLEX ZONE (R2-B43)

~~According to the County Code, the purpose of the Residential One-Family or Duplex Zone (R-2-B43) is “to stabilize and protect the residential characteristics of a zone where a compatible mingling of single-family dwellings and duplex dwellings is likely to occur and to promote and encourage a suitable environment for family life.”~~

~~The only significant change in the 2007 Capay Valley Area General Plan from the previous plan is the proposed rezoning of all Residential Low Density lots to reflect a minimum lot size of one acre (43,560 square foot). The change has been recommended by the Yolo County Environmental Health Division, which issues permits for individual septic systems and leachfields. The Environmental Health Division normally requires at least one acre for a septic permit.~~

~~Existing residential zoning in the towns of Capay and Guinda is either R-S B43 (Residential-Suburban, 43,000 square feet minimum parcel size), R-1 B14 (Residential One Family, 14,000 square feet minimum parcel size), or R-2 B28 (Residential One Family or Duplex, 28,000~~

~~square feet minimum parcel size). All of the lots that are currently zoned R-1 B14 or R-2 B28 in Guinda and Capay are proposed for rezoning to R-2 B43 (Residential One Family or Duplex, 43,000 square feet minimum parcel size). The two areas of R-S zoning in Guinda are proposed for rezoning to either A-1 or R-2 B43. The lots in Capay that have a split zoning of C-2 along the State Route 16 frontage and R-1 in the back of the lot are proposed for eventual rezoning sometime in the future after a new Mixed Use zoning district has been adopted by the County.~~

## ~~C-2 (Community Commercial)~~

### COMMUNITY COMMERCIAL ZONE (C-2)

~~The purpose of the Community Commercial Zone (C-2) is to “stabilize, improve, and protect the community business districts of the County and major area-wide business centers.”~~

### PARK AND RECREATION (PR)

~~According to the County zoning ordinance, the purpose of the Park and Recreation zone is “to preserve lands of natural beauty or potential park and recreation features or park and recreation development. Principal uses allowed in the PR zone include boat docking; publicly owned parks; commercial stables, golf courses, and country clubs; and swimming, riding, hiking, and fishing facilities.~~

### PUBLIC OPEN SPACE (POS)

~~The Public Open Space zone is “to preserve public lands designated for public use for open space, drainage, and public right of way. Principal uses allowed in the POS zone include parks, trails, bikeways; roads, streets, highways on public rights of way; and public sewer, water, drainage and closed conduit systems.”~~

~~Figures LU-7 through LU-9 on the following pages are maps of the proposed zoning districts for the communities of Capay, Guinda and Rumsey.~~

## SUMMARY

~~The Capay Valley General Plan refines the previously adopted land use designations and applies the standards and criteria formulated through the preparation of the Plan. In defining land use activities, highest priority was given to the preservation of farming and ranching as a way of livelihood. Directing future non-agricultural land uses into the communities of Guinda, Capay and Rumsey will lessen the demand on the premature or unnecessary conversion of farmland to non-agricultural activities.~~

## CONSISTENCY ANALYSIS

~~In evaluating the impacts associated with the implementation of any General Plan designations, the preparation of a consistency matrix is a tool to assist both the public and the staff of the County in interpreting the intent and parameters of the general plan designations with regard to zoning regulations. Table 3, Consistency Matrix for the Capay Valley Area General Plan Designations, for further clarification on consistency of uses with regard to the zoning and the general plan land use designations.~~

**Table 3  
Capay Valley General Plan/Zoning Consistency Matrix**

		Watershed	AG-Intensive	Ag-General Valley Land	Ag-General Foothill	Recreation	Flood Plain	Residential Low Density	Commercial	Public and Semi-Public	School
<b>Zoning</b>	<b>A-P</b>	Yes	Yes	Yes	Yes	***	Yes	No	No	No	Yes
	<b>A-1</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	<b>R-2 (1 acre)</b>	No	No	No	No	No	No	Yes	No	Yes	Yes
	<b>C-2</b>	No	No	No	No	No	No	No	Yes	Yes	Yes
	<b>P-SP</b>	*	*	*	*	*	*	Yes	Yes	Yes	Yes

**HOUSING**

Projected Growth in Capay Valley

The 2030 Yolo Countywide General Plan, adopted in November, 2009, includes growth projections for the Capay Valley, which are included in Table 2, below.

Table LU-2: Growth Projections for the Capay Valley Planning Area

	Existing <sup>1</sup>	Buildout Under 1983 Plan <sup>2</sup>	Projected new growth <sup>3</sup>	Total Buildout
<u>Housing</u>	<u>576 units</u>	<u>53</u>	<u>0</u>	<u>629</u>
<u>Population<sup>4</sup></u>	<u>1,440</u>	<u>133</u>	<u>0</u>	<u>1,573</u>

Notes:

1. Estimate by Yolo County of existing units based on County address data for 2007.
2. Remaining growth that could occur under the previous 1983 County and Capay Valley Area General Plan.
3. Amount of new growth allowed under the 2009 Countywide General Plan and this Capay Valley Area Plan.
4. Assumes 2.5 persons per household.

~~The Housing and Community Profile Chapter of the Capay Valley Area Plan addresses the provisions of housing, population trends and projections, and economic trends as derived from area wide statistics, and the provision of services to serve such populations.~~ Due to the remote location, limited access and lack of services such as schools, library, and other social services in the Capay Valley, significant residential development is not envisioned. However, a sufficient supply of housing should be provided for those that reside and work in the Capay Valley, particularly farm workers.

Generally, the Capay Valley is comprised of larger agricultural parcels with the exception of the Towns of Brooks, Capay, Guinda, and Rumsey. These towns have historically consisted of limited Highway Service Commercial and Residential land uses along State Route 16. ~~Residential lands are designated to account for approximately 70 acres of Residential One Family or Duplex zoning (based on 40 Assessor's Parcel Numbers). This acreage predominantly consists of blocks of one and five acre parcels.~~

## GENERAL PLAN MAPS

Figures LU-1, LU-2, LU-3, LU-4, and LU-5 on the following pages ~~map the proposed~~ include the General Plan land use designations for the Capay Valley as a whole (Figure LU-1) and for the individual communities of Capay, Guinda, Rumsey, and for the Tribal Lands in Brooks (Figures LU-2, LU-3, LU-4, and LU-5).

Figure LU-1

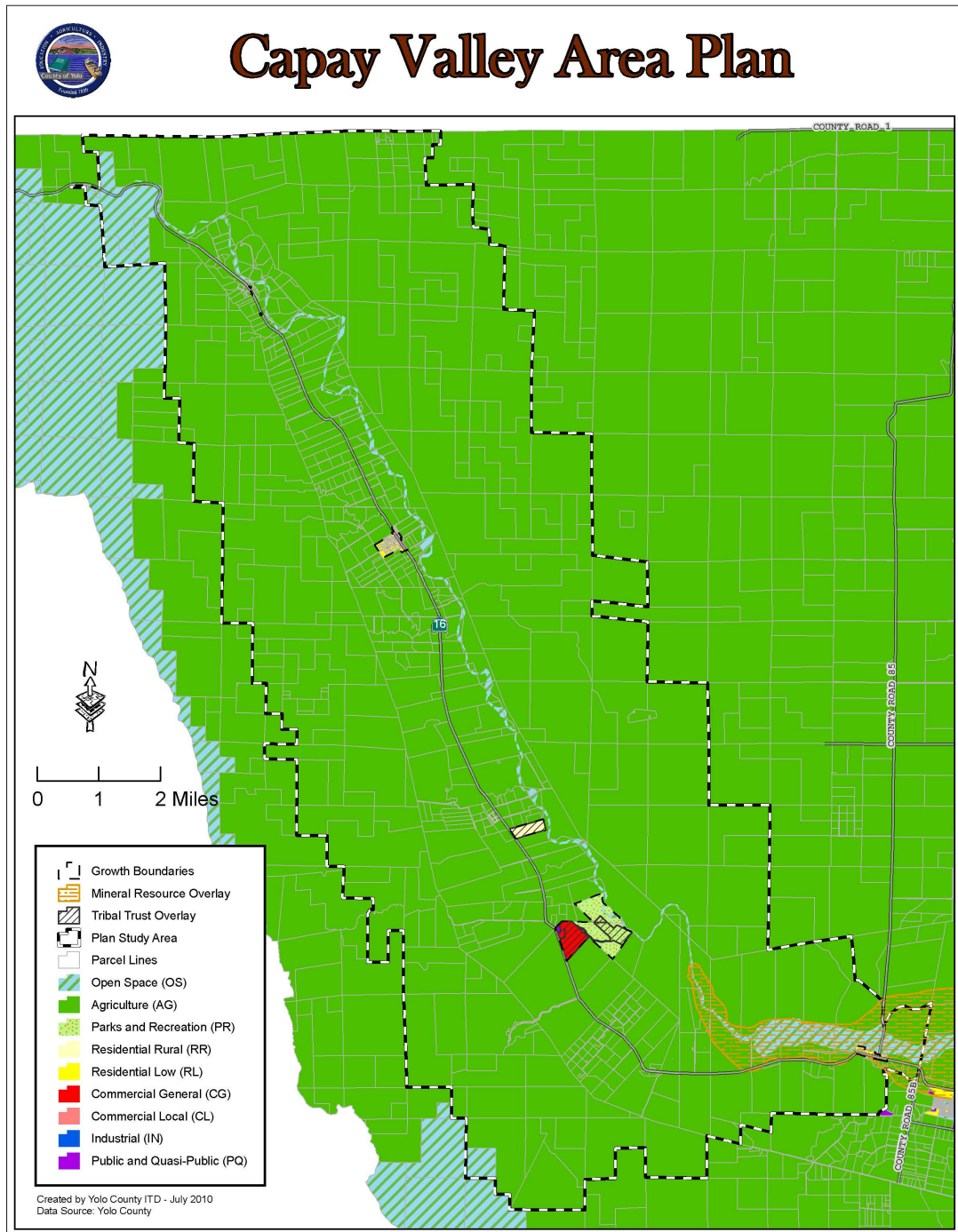


Figure LU-2

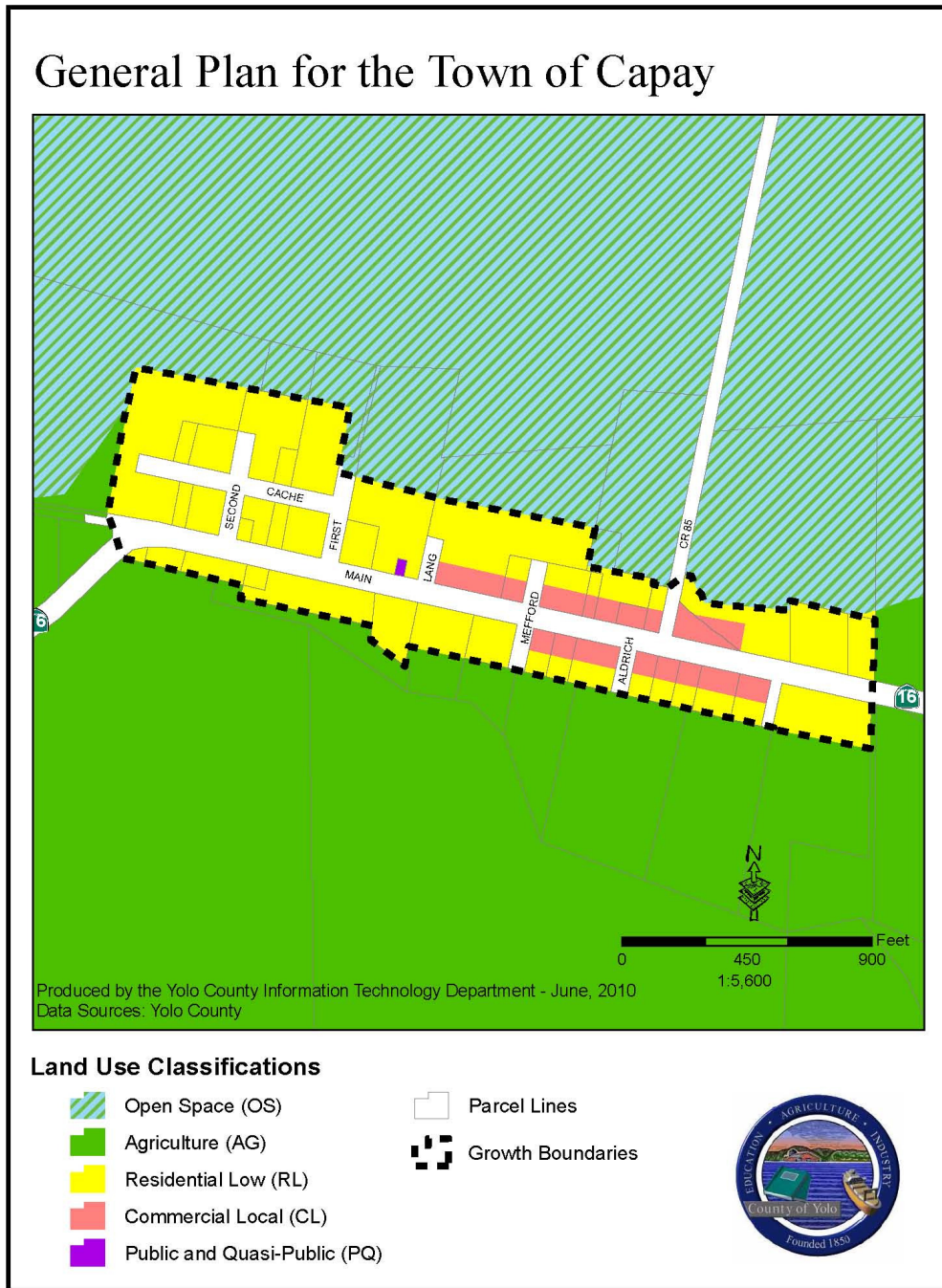




Figure LU-3

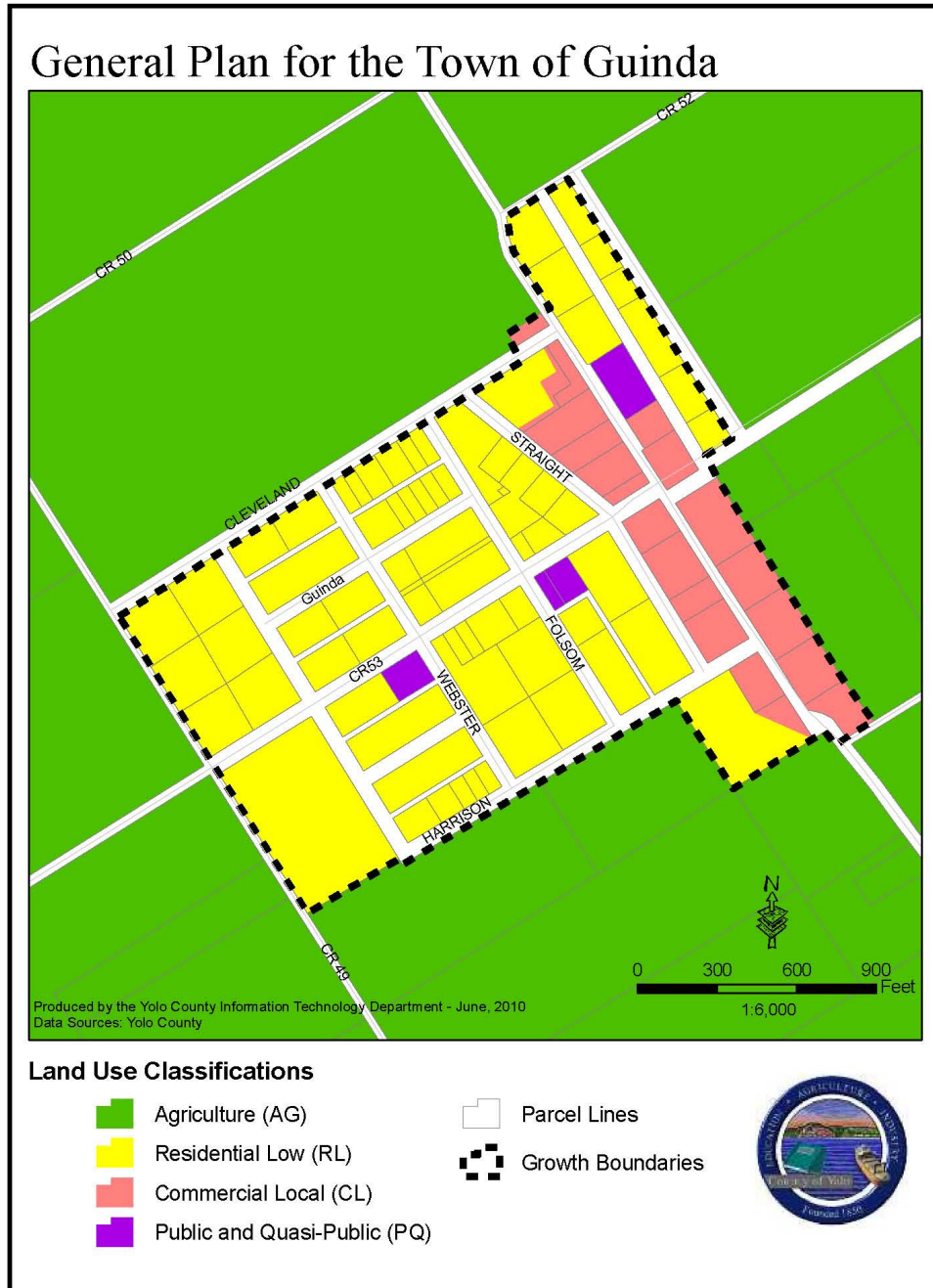
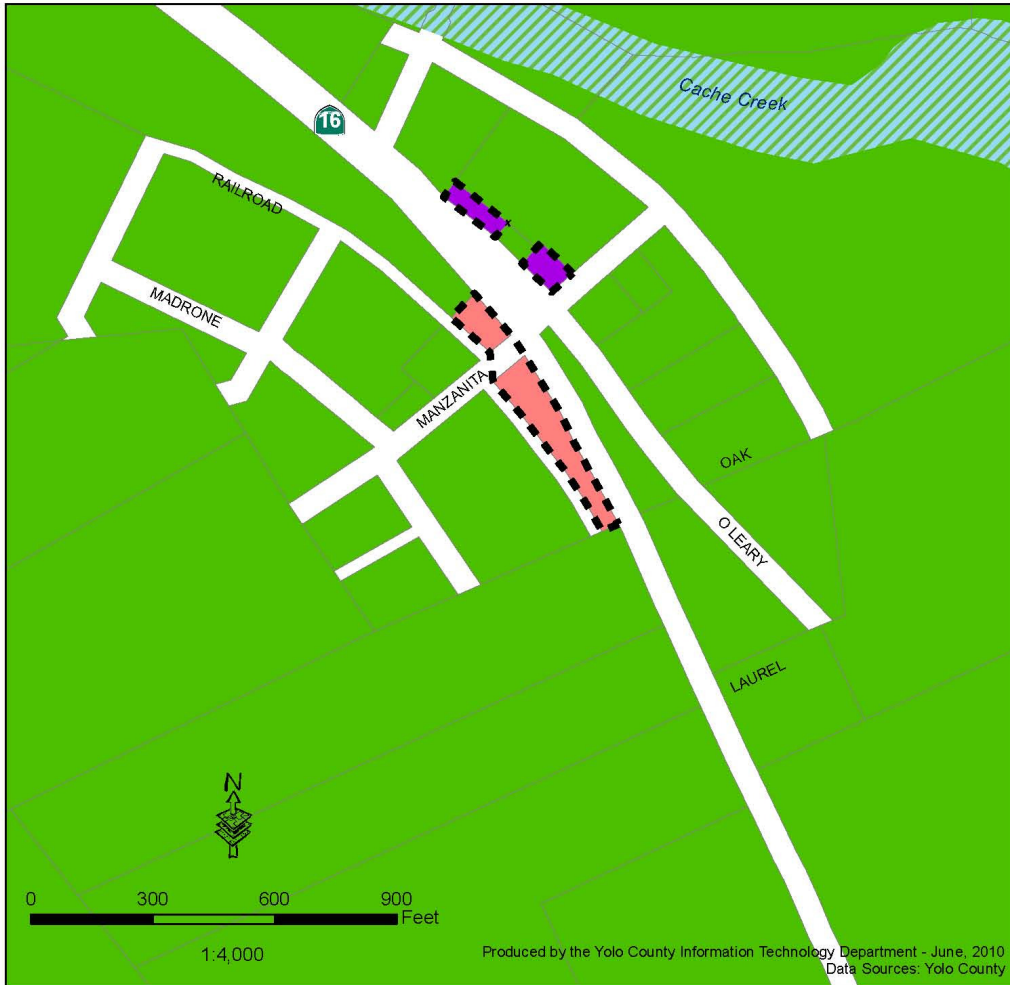


Figure LU-4

# General Plan for the Town of Rumsey



## Land Use Classifications







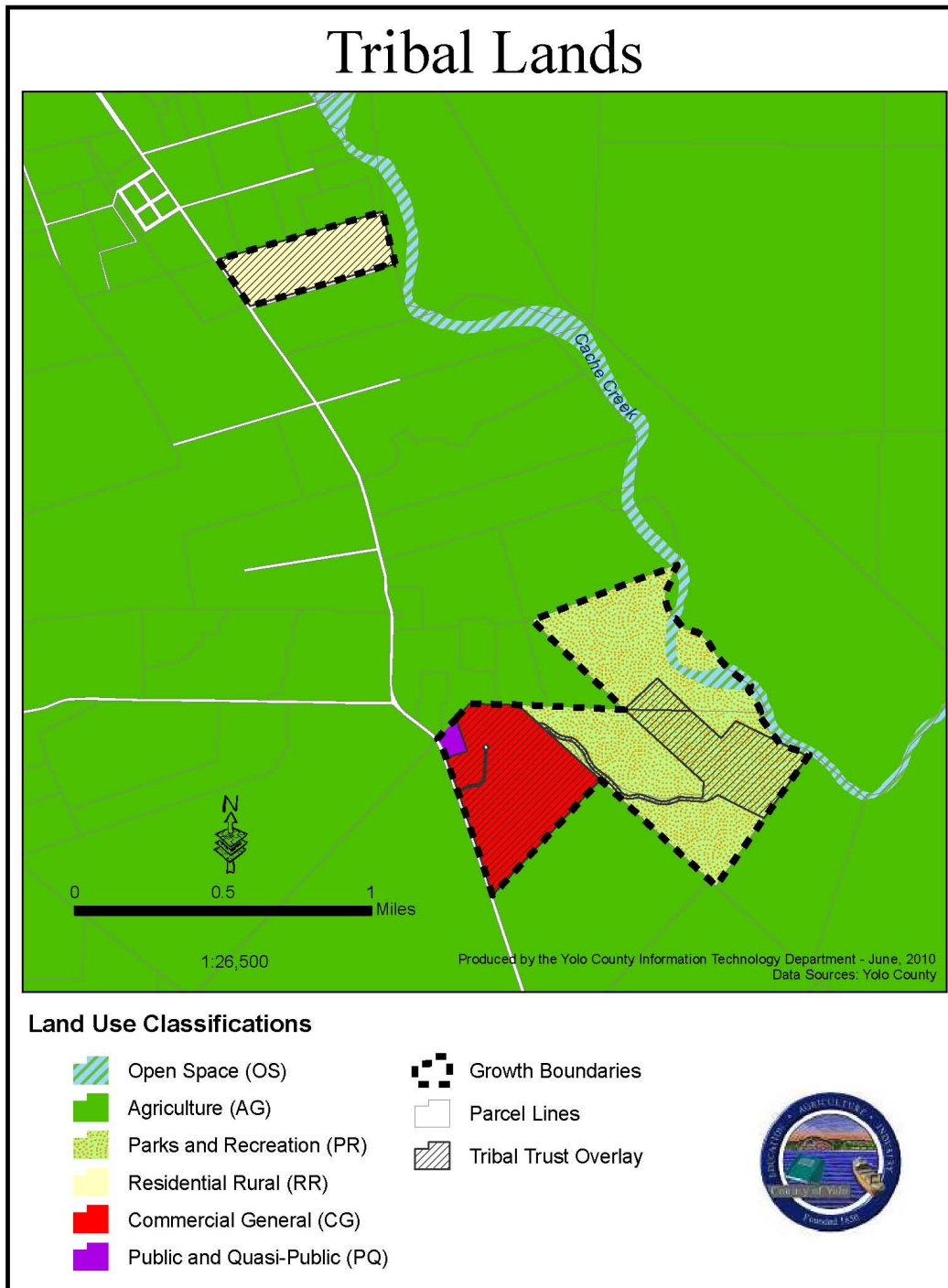
- |   |                              |   |                   |
|---|------------------------------|---|-------------------|
|  | Open Space (OS)              |  | Parcel Lines      |
|  | Agriculture (AG)             |  | Growth Boundaries |
|  | Commercial Local (CL)        |   |                   |
|  | Public and Quasi-Public (PQ) |   |                   |



Figure LU-5  
 General Plan for Tribal Lands



# **CIRCULATION AND TRANSPORTATION ELEMENT**

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## Introduction

~~The California State Government Code Section 65302(b) requires a circulation element in all general plans. The Section states, "A circulation element [is required] consisting of the general location and extent to existing and proposed major thoroughfares, transportation routes, terminals and facilities, all correlated with the land use element of the plan."~~

Residents of the Capay Valley area generally depend on the automobile as their primary mode of transportation, due to the limited availability of public transportation and the distance (30 to 45 minutes) to Woodland, the closest urban shopping and commercial service areas. However, as the concern for energy consumption and environmental conditions increase, planning for alternative modes of transportation will be increased. The circulation and transportation section element of the Capay Valley Area Plan will address the existing transportation modes, routes, usage, and facilities, and make recommendations concerning the future issues and policies for circulation in the area.

## Existing Circulation Modes

### AUTOMOTIVE

#### Automobile

Since the Capay Valley is removed from major shopping and commercial service areas, and because residents currently have limited access to public transit, the automobile will likely remain the mainstay of transportation throughout the Capay Valley area.

#### Public Transit

Yolo County Transportation District (Yolobus) currently operates a bus route providing multiple roundtrips per day starting from Woodland and connecting the communities of Madison, Esparto, Capay, Brooks and the Cache Creek Casino on State Route (SR) 16.

#### Trucks

Because SR 16 is a highway connecting Lake County with Yolo County and the Sacramento area, a large number of trucks choose to use the route as a shortcut from the Mendocino-Ukiah area to the Sacramento Central Valley area. The types of products that are hauled on the route consist primarily of wood products, either wood chips to the West Sacramento area or finished lumber products such as planking and plywood for the construction industry in the Sacramento area. ~~Gravel trucks also use SR 16.~~ Trucks have been noted to travel at quite high speeds and have been considered a safety concern by local residents ~~The speed limit of 55 miles per hour has not been observed by individuals who drive these trucks and has raised concerns by the local residents~~ that has resulted in establishment of stricter speed limits in community areas and increased enforcement programs in the area.

#### Agriculture-Other Vehicles

Agricultural vehicles ~~impede and slow traffic along~~ and school buses also utilize SR 16. Capay, Brooks, Guinda, and Rumsey are located within the Esparto Unified School District, and the District provides transit for students throughout the Capay Valley. ~~The Capay Valley Caltrans Highway 16 Corridor Transportation Concept Report~~

~~notes that agricultural vehicles should be provided with turnouts every 0.75 miles to provide the vehicles an opportunity to safely move off the highway.~~

### **School Buses**

~~Capay, Brooks, Guinda, and Rumsey are located within the Esparto Unified School District, and the District provides transit for students throughout the Capay Valley. The Capay Valley Highway 16 Corridor Concept Study notes that school buses should be provided with turnouts every 0.75 miles to provide the buses an opportunity to safely move off the highway.~~

### BICYCLE

The designation of SR 16 as a scenic route in the 2030 Countywide General Plan Scenic Highways Land Use and Community Character Element has shown that there has been an interest in maintaining, where possible, bike lanes or a bikeway associated with SR 16. The Double Century Bike Race, which runs throughout Yolo, Napa, and Lake Counties and sponsored by residents of Davis, California, has amplified the need for improvements to SR 16 for bicyclists. Should these improvements occur, the availability of these bikeways for use by the residents of the Capay Valley area would increase.

### EQUESTRIAN

The use of horses in the valley, whereby horses are kept and used for recreational riding, is quite common by individuals who ~~have smaller homesteads~~ live in rural Capay Valley. A possibility exists that increased equestrian activity in the area would, in the future, place demand for a system of trails or areas for equestrian activity. The activities associated with Cache Creek Regional Park and the 700 acres of land which local equestrian organizations have developed for trails, may be expanded at some future date should policies change with regard to access on Bureau of Land Management lands and access to lands within the Capay Valley.

### PEDESTRIAN

Walking is more common in the communities of Capay and Guinda than in the remainder of the Capay Valley. Very few improvements, ~~such as~~ to sidewalks, curbs and gutters, exist for pedestrians along SR 16 or the County roads exist. Children and pedestrians in the area use the streets or cross over private property when traveling from their origin to destination. The trails in Cache Creek Regional Park and the hunting trails throughout the watershed and foothill areas, which are operated by the Bureau of Land Management or the local hunting clubs, provide extensive areas for hiking.

### AIR

For the purpose of this Areal Plan, air transportation includes general aviation, commercial aircraft, and military aircraft. Crop dusting aircraft for agricultural needs are common in Yolo County. One private airstrip is located in Capay Valley along SR 16 between Brooks and Guinda.

### **Conditions**

All surface travel in the study area occurs either on State Route 16, County maintained roads, or private roads leading to and from individual parcels (~~see Figure CIR-1, Capay Valley Road System Basemap~~).

Figure CIR-1

County-Maintained Roads

Major county roads are also part of the regional roadway system and typically provide the connections to the highway and freeway system.

The following pages summarize all the County roads identified in the General Plan study area by the County Public Works Department: Table CIR-1 depicts the length of the county-maintained road mileage, the surface type, whether unimproved dirt, gravel, or a paved surface. In summary, over 29 miles of paved roads, 8.5 miles of gravel road, and 21.75 miles of dirt unimproved roads exist, for a total of approximately 60 miles of roads in the General Plan Study Area.

In addition within the General Plan study area, five roads are closed during portions of the year (County Roads 40, 41, 53, 57, and 81), primarily the winter and high flood season. Yolo County Planning, Resources and Public Works Department has shown concern, as has the Community Development Agency, over allowing development or home sites in those areas where the roads are closed a portion of the year. Access to dwellings, which are subject to flooding, washouts, and poor road surface conditions, impact the provision of emergency services during the season in which access is restricted.

Table CIR-1 County-Maintained Road Mileage: Capay Valley Area				
Road Number	From	To	Length (miles)	Surface Type
40	State Highway 16	Lake County	11.69	Dirt
40A	State Highway 16	End	.48	Paved
41*	State Highway 16	Colusa County	.42	Paved
			.76	Gravel
			2.38	Dirt
41A	41	End	1.06	Paved
42*	End	State Highway 16	.32	Paved
			.05	Gravel
42	State Highway 16	End	.36	Paved
42B	State Highway 16	End	.19	Gravel
<b>Rumsey Streets</b>				
—— Manzanita Street	State Highway 16	Madrone Street	.12	Paved
—— Madrone Street	End	End	.16	Paved
—— Laurel Street	O'Leary Lane	State Highway 16	.06	Paved
—— O'Leary Lane	State Highway 16	Laurel Street	.25	Paved
43	State Highway 16	End	.40	Paved
44	End	State Highway 16	.50	Gravel
44G	State Highway 16	County Road 47	.20	Paved
45	State Highway 16	End	.65	Paved
46	State Highway 16	County Road 47	.20	Gravel
47	44G	End	.55	Gravel
49 (Carlisle Avenue)	County Road 59	End	2.29	Paved
50 (Tilden Street)	State Highway 16	County Road 49	.39	Gravel
51 (Cleveland Street)	County Road 49	State Highway 16	.38	Paved
52 (Lamont)	State Highway 16	End	.24	Gravel
53* (Forest Avenue)	State Highway 16	End	1.02	Paved
			.61	Gravel

**Table CIR-1 (Continued)**  
**County-Maintained Road Mileage: Capay Valley Area**

Road Number	From	To	Length (miles)	Surface Type
			3.28	Dirt
54	State Highway 16	End	.31	Paved
56	County Road 49	End	.50	Gravel
57*	State Highway 16	End	.45	Paved
			.15	Gravel
			2.57	Dirt
<b>Guinda Streets</b>				
—— Webster Street	County Road 51	Harrison Street	.26	Gravel
—— Folsom Street	Harrison Street	County Road 51	.26	Gravel
—— Harrison Street	Webster Street	Folsom Street	.09	Gravel
—— Woodbine Street	County Road 54	County Road 52	.23	Gravel
59	State Highway 16	End	.95	Paved
61	State Highway 16	End	.35	Gravel
63	State Highway 16	End	1.12	Paved
68	State Highway 16	End	.56	Gravel
70	State Highway 16	End	1.57	Paved
71	State Highway 16	End	.44	Paved
72	State Highway 16	End	.55	Paved
75A	State Highway 16	End	.46	Paved
76	End	End	1.03	Gravel
78*	State Highway 16	End	.76	Paved
			.94	Gravel
78A	State Highway 16	End	1.47	Paved
79	End	End	1.68	Paved
79A	County Road 79	End	.66	Paved
79B	County Road 79	End	.57	Paved
80	State Highway 16	End	.49	Paved
81*	State Highway 16	End	.80	Gravel
			1.45	Dirt
82	State Highway 16	End	.69	Paved
82B	State Highway 16	End	.37	Paved
83A	County Road 23	End	.68	Paved
85	County Road 23A	County Road 23	.48	Paved
85B	County Road 23	County Road 21A	1.04	Paved
85B	County Road 21A	State Highway 16	.67	Paved
22	County Road 23	County Road 85B	1.98	Paved
22A*	County Road 85B	End	.45	Paved
			.39	Gravel
23	County Road 85B	End	2.18	Paved
23A	County Road 85	End	.50	Paved
<b>Totals for CVGP Study Area</b>			29.01	Paved
			8.55	Gravel
			21.87	Dirt
<b>GRAND TOTAL</b>			59.11	

Notes: \* Miles computed from base maps.  
Source: 1980 County Maintained Mileage, Yolo County Public Works Department with the State of California  
Prepared By: Yolo County Community Development Department, April, 1981



**Existing Road Standards**

General types of roads for Capay Valley include rural roads, minor collector streets and State Highway 16. The Table CIR-2 presents the existing County standards for the various road classifications:

Table CIR-2 Yolo County Typical Street Section Standards		
Type of Street	Right-of-Way	Curb-to-Curb Distance
Thoroughfare	100 feet	80 feet
Major arterial	84 feet	64 feet
Collector	60 feet	40 feet
Minor Residential	54 feet	36 feet
Commercial	60-84 feet	40-64 feet
Industrial	64-84 feet	44-64 feet
Source: Yolo County Department of Public Works		

**State Route 16**

State Route (SR) 16 is a two-lane undivided east-west rural highway providing direct local and regional access to the planning area. SR 16 is generally signed at 55 miles per hour (mph), with speed limits as low as 25 to 35 mph within urbanized areas. SR 16 travels through the northernmost six miles of Yolo County. SR 16 passes through the Cache Creek Regional Park area with Cache Creek on the west and canyon walls on the east. ~~The Draft Concept Report for SR 16 prepared in 2003 by Caltrans indicates that d~~During heavy winter rains, these canyon walls are subject to rockslides and mudslides, which create traffic hazards by occasionally blocking the highway. A road closure gate prohibits traffic from entering this segment when major rock and mudslides occur.

Numerous areas along SR 16 and on the private and public roads within the County are subject to washout, ponding, or erosion activity that requires annual maintenance. As this ponding occurs, the need for improvements to certain areas for the enlargement of drainage channels or the annual cleaning of ditches is apparent. The culverts and ditches on private property are the responsibility of the private property owner to maintain so that water can be drained off the property and those properties upstream. Those areas subject to ponding, which are on the County or State right-of-way, are the responsibility of those respective agencies to maintain. Additionally, the number of trees growing over the roads and the growing-of brush and grasses growing in the drainage canals and ditches require trimming by either the adjacent property owners or the State or County.

The Rumsey Ditch, which is an irrigation canal, has acted as a relief for extremely severe flood flow levels. Cache Creek is the major collector of storm water throughout the entire Study Plan Area. The smaller creeks of Davis Creek, Fiske Creek, and Willow Creek are all drain areas which, when subject to large volumes of rainwater, are subject to sheet flow and localized ponding and flooding. Instances of sheet flow, creating sizeable landslides and the removal of weak, unconsolidated gravels and siltstones into the Creek, have also occurred. During these periods of intense rainfall, several areas have been inundated by two to six feet of mud and gravel. Those areas subject to such washouts have been noted and are considered sensitive for any future forms of permanent development.

Table CIR-3 compares ~~2002, 2004~~ 2007 peak hour traffic volumes and projected volumes for 2013, and 2023 future peak hour traffic on SR 16 through the Capay Valley, as identified in the 2030 Countywide General Plan Draft EIR. As shown, rRelatively little change in traffic volumes have been observed in the area north of Rumsey. However, the increase in the area along SR 16 from County 78 to County Road 85B has been appreciable. Projected traffic volumes from County Road 78 to 85B are indicative of LOS E condition after implementation of existing and planned road and safety improvements. LOS D is considered acceptable from County Road 78 to County Road 85B (Yolo County 2030 Countywide General Plan).~~Additional road and safety improvements needed to maintain consistency with the Capay Valley Yolo County 2030 Countywide General Plan requirement of LOS C is explained below.~~

Location	Peak Hour Traffic Volume				Level of Service			
	<u>2002</u> <u>2007</u>	<u>2005-2030</u> <u>General</u> <u>Plan</u>	<u>201</u> <u>3</u>	<u>2023</u>	<u>1994</u> <u>2007</u>	<u>2002-2030</u> <u>General</u> <u>Plan</u>	<u>201</u> <u>3</u>	<u>2023</u>
<del>Colusa County line to Rumsey</del> <u>Arbuckle Road to County Road 78</u>	<u>750-120</u>	<u>1,050-220</u>		<u>3,358</u>	<u>C-B</u>	<u>C-B</u>	<u>E</u>	<u>E</u>
<del>Rumsey to County Road 45</del> <u>County Road 78 to County Road 85B</u>	<u>1,100</u> <u>670</u>	<u>1,550-2,000</u>			<u>C-C</u>	<u>C-E</u>		
<del>Guinda, County Road 57</del>	<u>1,600</u>	<u>1,850</u>			<u>E</u>	<u>E</u>		
<del>County Road 57 to Mossy Creek Bridge</del>	<u>2,000</u>	<u>2,200</u>			<u>E</u>	<u>E</u>		
<del>County Road 78 to Indian Bingo Road</del>	<u>2,600</u>	<u>11,600</u>			<u>E</u>			
<del>Indian Bingo Road to Capay Canal Bridge</del> <u>County Road 85B</u>	<u>7,700</u>	<u>10,200</u>	<u>12,0</u> <u>22</u>	<u>13,013</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>
Source: <del>Caltrans</del> <a href="http://www.dot.ca.gov/hq/traffops/">www.dot.ca.gov/hq/traffops/</a> 2030 Countywide General Plan Draft Environmental Impact Report								

### Traffic Generation on SR 16

The Cache Creek Casino Resort, which was previously called the Cache Creek Indian Bingo & Casino Expansion Project, has expanded the existing casino, with additional expansion proposed for 2013. According to ~~Caltrans the Draft TEIR (Tribal Environmental Impact Report) prepared for the Cache Creek Casino Resort Event Center Project 2010, after the hotel and proposed casino expansion is completed within the 20-year planning period, is expected to increase its patronage by approximately 40 percent~~ 8,200 patrons will likely be served daily. ~~The Draft Concept Report indicates that~~ The Cache Creek Casino, owned by the Rumsey

~~Rancheria Band of Yocha-De-He Wintun Indian Tribe Nation of California (Tribe), will has recently constructed access improvements that include new and reconfigured driveways, traffic signals, and acceleration and deceleration lanes. and According to the TEIR, turn pockets located within SR 16 will be constructed in consultation with Caltrans, whose Yolo-16 Safety Improvement Project identifies the need for turn pockets on SR 16 somewhere between Capay and CR 82.. This facility The Cache Creek Casino has been and will continue to be a major traffic generator in the Capay Valley.~~

~~An additional traffic generator in the planning area is the proposed Capay Hills Golf Club. The Capay Hills Golf Club EIR anticipated that 731 one-way vehicle trips would be generated by the Golf Club project. According to the Capay Hills Golf Club EIR, certified by the County in 2004, potentially significant impacts related to intersection and roadway levels of service, safety along SR 16, increases in transit demand, cumulative level of service standards, cumulative safety along SR 16, cumulative impacts to pedestrian and bicycle uses, and cumulative impacts to transit service resulting from the Golf Club project would be reduced to a less than significant level with implementation of mitigation described in the Golf Club EIR.~~

~~Additional traffic in the Capay Valley area is generated by the recently completed Yocha Dehe Golf Club at Cache Creek Casino Resort, which was approved by the County in 2004. Another generator of traffic along SR 16 is the annual Almond Festival, held during the last weekend of February.~~

**TRAFFIC SAFETY ON SR 16**

~~Yolo County uses the warrants contained in the Traffic Manual (Caltrans 2004) to determine the need for intersection improvements based on accident data.~~

~~The recent accident history for Yolo County roadways was researched to identify locations with high accident rates. The County maintains a database of all accidents that have occurred outside of incorporated cities, and Caltrans maintains an accident database for state facilities. According to Figure Trans-5, “Existing Vehicle Accident Data on County Roads,” included in the Yolo County General Plan Update Background Report, between February 2001 and June 2004, accidents did not occur on SR 16 in the Capay Valley planning area.~~

~~However, Table Trans-2 of the Yolo County General Plan Update Background Report, State Fatalities Accident History, identifies a higher than average accident rate for SR 16 between the Colusa County lines and I-5. Relevant information from that table is summarized below in Table CIR-4.~~

Table CIR-4 State Facilities Accident History—July 1, 2000 to June 30, 2003				
Location	Total Accidents	Total Fatalities	Actual Accident Rate	Average Accident Rate
SR 16—Colusa County Line to I-5	341	8	1.57	1.22
Notes: Accidents per million vehicle-miles. Source: Caltrans District 3 TASAS Table B, July 1, 2000 to June 30, 2003.				

~~As a result, a safety study and Traffic Safety Improvement construction program is currently underway by Caltrans.~~

## Future Circulation and Road Improvements

~~State Route 16 is the major carrier of goods and people through the **General Plan Study Area Capay Valley planning area**. Caltrans acquired the maintenance of SR 16 in 1932 from the County of Yolo, **and made** gradual improvements and dedications of rights-of-way ~~have been secured or gained in over~~ the last 40 years. Several of the hazardous turns have been straightened or softened, and the realignment of portions of the road onto the old railroad track right-of-way bed has occurred. In light of the budget restrictions on Caltrans and the fact that less money is anticipated for the improvement of State Routes, additional major reconstruction or realignment of the road is unlikely. However, **an environmental review for the Safety Improvement Program Project** for State Route 16 ~~planned has recently been completed~~ for Caltrans ~~has received final environmental approval as of the date of this Capay Valley Area General Plan revision.~~ **According to the Yolo-16 Safety Improvement Project (SIP), improvements to SR 16 from Brooks to I-505 are planned to increase roadway safety and bring the SR 16 roadway to current Caltrans standards. The SIP includes widening the SR 16 right-of-way to provide eight-foot shoulders and an additional 12-foot zone to create a 20-foot “clear recovery zone,” free of obstructions to traffic, along each side of SR 16 to provide additional room for errant vehicles to regain control. Additional improvements identified in the SIP, that may affect the Capay Valley planning area, include left-turn pockets and right-turn lanes at various intersections of SR 16 with county roads; horizontal and vertical curve improvements at several locations; and improved sight distances.**~~

## Future Traffic

~~The **Study Capay Valley** area contains approximately **966 parcels representing 70,364 103,038.5 acres, which includes the towns of Capay (26.8 acres), Guinda (61.3 acres), Rumsey (1.2 acres), and the tribal trust lands of the Yocha Dehe Wintun Nation (482.8 acres). These four areas have a combined population of 1,613 persons and 576 residential units (2030 Countywide General Plan Draft EIR, April 2009). There are 386 existing houses (2000 Census) that represent 25% of all houses that could be built under proposed and existing zoning and land use designations. However as the General Plan Study The Capay Valley area is mostly agricultural in nature and has limited access, so there has been very little population growth, with an average of 0.72% per year over the past 10 years (Draft 2007 Capay Valley General Plan Housing Element). As Land use and zoning designations have changed little from the 1982 Capay Valley General Plan, very little additional will not significantly increase the traffic levels. However, traffic is likely to increase due to recreational activities in the planning area is expected. In addition, in the formation of the Land Use Element of the Plan, access was deemed a primary criterion for development in the foothills and watershed areas of the study area.**~~

## Intergovernmental Agreement between the County of Yolo and the Rumsey Band Of Yocha Dehe Wintun Indians Nation

An Intergovernmental Agreement (“Agreement”) was entered into on October 22, 2002, and includes mitigation for off-reservation impacts resulting from the Tribe’s casino expansion, hotel project, and the Yocha Dehe Golf Club project. The Agreement sets forth the Tribe’s and Yolo County’s commitments, obligations, and responsibilities regarding the current and future expansion of the Cache Creek Casino and supporting facilities. The Agreement acknowledges that off-

reservation traffic-related impacts will occur on SR 16 and certain County and City of Woodland roads. To address these impacts, once they are identified, the County and the Tribe agree to provide mitigations on SR 16 including safety-related improvements and capacity enhancements; mitigation for impacts to county roads; traffic-related mitigations in the City of Woodland; traffic-related mitigations related to the Yolo County Transportation District; and a mandatory shuttle service policy.

## **Scenic Highways**

The Yolo County Scenic Highway Element, adopted in 1974, showed SR 16 as being recognized as a scenic route in the Capay Valley ~~Study Area. Within the Capay Valley area, the County~~ The 2030 Countywide General Plan continues to recognize SR 16 from the Colusa County Line to Capay as a scenic route.

Two levels of Scenic Highways designations exist: the statewide level, which imposes design, land use, and development controls upon areas within the scenic highways corridor; and the County level, which selects criteria and controls suitable to that County. Yolo County has recognized the above route as scenic and has adopted policies regarding signing on this route. For greater detail, please refer to the Yolo County ~~Scenic Highways~~ Land Use and Community Character Element of the 2030 Countywide General Plan.

## **Regulatory Setting**

### **FEDERAL REGULATIONS**

~~Federal transportation regulations do not exist that apply to the planning area.~~

### **STATE REGULATIONS**

~~Caltrans owns, operates, and maintains much of the roadways in the planning area, including SR 16.~~

### **TRANSPORTATION CONCEPT REPORT, STATE ROUTE 16**

~~The draft version of Transportation Concept Route (TCR) on SR 16 (Caltrans District 3, February 2004) is a planning document that is intended to define the state's goal for a specific facility in terms of LOS and the general magnitude of improvements. The TCR on SR 16 states "Typical Concept LOS standard in District 3 is LOS D in rural areas and LOS E in urban areas." However, Caltrans applied Yolo County's LOS standard, which is to maintain LOS C or better on all County roadways. In addition, the TCR on SR 16 anticipates maintaining concept LOS D by the year 2023, and proposes a series of improvements to maintain the 2023 concept LOS. Among the proposals noted in the draft concept report is the addition of shoulders and passing lanes where feasible, incorporation of traffic calming measures in the Esparto and Capay area, and installation of traffic signals at SR 16/I-505 junctions.~~

### **LOCAL REGULATIONS**

#### **Yolo County**

~~Applicable policy documents were reviewed as part of the EIR to determine the significance of various impacts. Specific regulatory conditions that relate to this analysis of the implementation of the proposed project are described below.~~

~~The Yolo County General Plan (Yolo County, Planning and Public Works Department, adopted 1983) guides the overall growth and development of Yolo County. The Yolo County General Plan identifies specific policies regarding transportation and circulation.~~

#### ~~Capay Valley Highway 16 Corridor Concept Study~~

~~The Highway 16 Corridor Concept Study (Capay Valley Vision, March 10, 2004) is intended to document a set of concepts for transportation improvement of all types. The plan seeks to achieve a balance between responding to changes in traffic and transportation needs that occur, and preserving the Capay Valley's unique rural character and resources.~~

#### ~~Regulatory Agencies~~

~~Road maintenance and construction is the responsibility of the Yolo County Planning, Resources and Public Works Department for all the County maintained roads, and SR 16 is the responsibility of Caltrans.~~

# **~~HOUSING AND COMMUNITY PROFILE ELEMENT~~**

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## Introduction

The Housing and Community Profile Chapter of the Capay Valley Area Plan addresses the provisions of housing, population trends and projections, and economic trends as derived from area wide statistics, and the provision of services to serve such populations. Due to the remote location, limited access and lack of services such as schools, library, and other social services in the Capay Valley, significant residential development is not envisioned. However, a sufficient supply of housing should be provided for those that reside and work in the Capay Valley, particularly farm workers.

Generally, the Capay Valley is comprised of larger agricultural parcels with the exception of the Towns of Brooks, Capay, Guinda, and Rumsey. These towns have historically consisted of limited Highway Service Commercial and Residential land uses along State Route 16. Residential lands are designated to account for approximately 70 acres of Residential One-Family or Duplex zoning (based on 40 Assessor's Parcel Numbers). This acreage predominantly consists of blocks of one and five acre parcels.

### CAPAY:

The zoning in Capay contains a minimum area requirement of one acre to accommodate sewer and water. Generally, one acre is the minimum size allowable by the Yolo County Environmental Health Division for individual wells and septic systems. Due to the size of the parcels, it is not anticipated that any of the identified parcels in Capay would be precluded from residential development potential. Due to the proximity of Capay to Esparto, particularly with the addition of a new Esparto High School located on County Road 85B, Capay will experience some development in the future.

### GUINDA:

Guinda consists of limited Highway Service Commercial adjoining State Route 16 both east and west, with the exception of the Guinda Fire Department site, which is proposed for rezoning to Industrial Public Uses. The industrial designation of the Capay Valley Fire District should be changed to accommodate the existing use. Medium density Residential uses are located along State Route 16 and Woodbine Avenue. Medium density residential uses and are also located east of Carlisle Avenue and south of Cleveland Street. Medium density Residential uses total twenty-six (26) acres. Zoning in Guinda contains a minimum area requirement to accommodate areas for septic and well due to the lack of sewer and water.

### RUMSEY:

Rumsey has little residential development and reflects an agricultural service center and some public facilities.

## Data Sources

Due to the rural nature of the Capay Valley little available quantitative information exists. The Capay Valley is located entirely within Census Tract 115, which also includes Esparto and surrounding areas. More specifically, the Capay Valley is located in Census Block Groups 1 and 2 and in Census Zones 115000, 115010, 115100, and 115110. In addition, the Capay Valley Community profile utilizes data from the 1982 Capay Valley General Plan, 1990



and 2000 Census prepared by the United States Census Bureau. Other sources include, but are not limited to: Sacramento Area of Council of Governments (SACOG) Projections, Datum Populous, Department of Finance, Housing Surveys, various Yolo County public and private agencies, and Yolo County Planning and Public Works, Planning and Building data.

### Demographic Characteristics

The most recent available population characteristics for age distribution, educational level, ethnicity, employment characteristics, and housing data comes from the 1975 Special Census. This census was prepared by the State Department of Finance with the assistance of the Yolo County Planning Department.

The age distribution data in the 1975 Special Census indicates a high proportion of the residents of Capay are under the age of 21 (27%) and a significant proportion of the residents are over the age of 65 (18%). The age distribution of Guinda shows a similar trend to Capay, with 31 percent of the population under the age of 21 and 26 percent over the age of 65. Due to changes in taking Census Data between the U.S. Census, State Department of Finance, and the County, no projections of future population are included from past Census reports.

**Table HCP-1: Population in the Capay Valley Planning Area**

Year	Change	Number Change		Annual Change
2000	1,076	72	3.6%	1.34%
2005	1,116	40	7.9%	1.58%
2010	1,211	95	8.0%	1.6%
2015	1,321	110	8.7%	1.74%
2020	1,387	66	4.8%	.96%

(Source: 1990 & 2000 Census; 2001 Datum Populous)

Despite an estimated annual increase of just over one percent throughout the entire Capay Valley, the population statistics reveal that populations in the town centers of Brooks, Capay, Guinda and Rumsey have declined since 1990 as follows:

**Table HCP-2: Population within the Capay Valley Communities**

Town	1990	2001	2004
Brooks	7	6	6
Capay	107	91	78
Guinda	68	59	51
Rumsey	38	31	26
Total	220	187	161

### AGE OF POPULATION

The unincorporated Yolo County age has remained relatively constant since 1980. The median age in 2000 was 29.9 years. In comparison, the state of California has a median population age of 33.3 years with a national median age of 35.4 years.

According to the 2000 Census, 46.7 percent of the population in the Capay Valley is more than 44 years of age. The 45-54 age group experienced the largest numeric growth between 1990 and 2000 adding 44 persons or 2.7 percent. In the same period, the 25-34 age group

decreased by 30 persons or 3.8 percent, which implies strong out-migration of younger populations. Table HCP-3 below compares Capay Valley's age trends between 1990 through 2000.

**Table HCP-3: Age Of Population - Capay Valley**

Age Group	1990 Num.	1990 % of CV	2000 Num.	2000 % of CV
Less than 5 years	63	6.3%	64	5.9%
5-9 years	60	6.0%	67	6.2%
10-14 years	49	4.9%	58	5.3%
15-19 years	48	4.8%	59	5.4%
20-24 years	33	3.3%	39	3.6%
25-34 years	140	14%	110	10.2%
35-44 years	160	16%	173	16%
45-54 years	183	18.3%	227	21%
55-59 years	45	4.5%	59	5.4%
60-64 years	64	6.4%	66	6.1%
65-74 years	93	9.3%	80	7.4%
75-84 years	48	4.8%	46	4.2%
More than 85	14	1.4%	28	2.6%
Total	999	100%	1,076	100%
Median Age	39.5		41.9	

### RACE AND ETHNICITY

Although the population in the Capay Valley has remained relatively constant, its diversity in ethnicity has increased. According to the 2000 Census, persons of Spanish origin make up 123 persons, or 7.8 percent of the population. This is an increase of 123 persons or 6.9 percent over the 1990 Census counts. Asian origin individuals also increased 16 persons accounting for 1.4 percent of the population in the Capay Valley. Conversely, the total white population declined from 882 persons or 88.2 percent to 878 persons or 81 percent during the past decade. Other race classifications remained relatively constant. Table HCP-4 provides a current breakdown of the ethnic makeup of unincorporated Yolo County. Despite increases in Hispanic and Asian origin, Yolo County remains predominately White at 81 percent of the county population.

**Table HCP-4: Ethnicity In Yolo County - Unincorporated Yolo County**

Ethnicity	1990 Percent	1990 Number	2000 Percent	2000 Number
White	88.2%	882	81%	878
Black	3.8%	38	2.1%	23
American Indian, Eskimo, or Aleut	2.7%	27	2.6%	29

Asian or Pacific Islander	.70%	7	2.1%	23
Other*	4.5%	45	11.4%	123
*Includes all of the above categories of race.				

**INCOME AND POVERTY**

Currently, 62.1 percent of the area households are estimated to earn over \$40,000 annually, while 27.0 percent are estimated to earn under \$25,000 annually. Also, the amount of households in the lower income ranges (less than \$15,000) is estimated to be decreasing. On the other hand, the amount of households in the upper income ranges (more than \$60,000) is estimated to be dramatically increasing. For example, the proportion of households in the \$0 – \$9,999 income range has decreased from 11.9 percent to 10.8 percent between 1990 and 2001. At the same time, the proportion of households in the \$60,000 plus income range has increased from 16.6 percent to 32.4 percent between 1990 and 2001.

However, the number of households considered to be Very Low and Low Income by the Department of Housing and Urban Development (HUD) is increasing. In the 1990 Census, the median income for Yolo County was \$28,866. At that time, 30.6 percent of the households earned less than 80 percent of the AMI. By 2001, approximately 45.4 percent of area households earn less than 80 percent of the HUD designated Yolo County Area Median Income (\$57,000) annually, which translates to 11 households.

**Table HCP-5: Income Groups**

	Income Group	% of County Median	Income Range(S)	% of Markets Households	
<b>2000 Census Median Household Income for Yolo County: \$57,000</b>					
	Very Low Income	Less Than 50%	Less Than \$28,500	468	(39%)
1990	Low Income	50% – 80%	\$28,500-\$45,600	481	(40%)
	Moderate Income	80% – 120%	\$45,600-\$68,000	175	(15%)
	Above Moderate	More Than 120%	More Than \$68,000	83	(6.9%)
<b>2004 Area Median Household Income for Yolo County: \$60,200</b>					
	Very Low Income	Less Than 50%	Less Than \$30,100	536	(36%)
2000	Low Income	50% – 80%	\$30,100-\$48,160	278	(19%)
	Moderate Income	80% – 120%	\$48,160-\$72,240	392	(27%)
	Above Moderate	More Than 120%	More Than \$72,240	268	(18%)
<b>Source: 2000 Census Tract 115</b>					

## EMPLOYMENT AND UNEMPLOYMENT

~~According to the Capay Valley Visions Web site, "The Capay Valley region employment is largely agriculturally based, with the exception of the school district and Cache Creek Casino. The largest employer in the area is the casino, with approximately 1,500 employees in 2002. Conventional and organic farms are major employers year round in the planning area.~~

~~RH Phillips Winery, north of Esparto, and reportedly the 25th largest winery in the U.S. in terms of wine production, employs slightly more than 100 people. Several of the organic farms in the valley employ 20 to 30 workers, nearly year round. Other area employers in farming, the gravel industry, retail and office services, and manufacturing, generally employ fewer than 10 individuals.~~

## COMMUNITIES IN THE CAPAY VALLEY

~~The unincorporated town of Esparto is the largest community along Highway 16 west of Woodland. The town has recently been increasing in population as new housing subdivisions have been built. According to SACOG estimates, the Esparto region is expected to continue to grow at an annual rate of about 1.6 percent from 2000 to 2020, adding some 1,440 residents for a total increase of about 37 percent.~~

~~The Rumsey Rancheria, home of the Rumsey Band of the Wintun Indian Tribe, is located near Brooks in the Capay Valley, 15 miles west of Woodland. The rancheria was relocated here in 1942 from its original site near Rumsey. Tribal lands in federal trust consist of three parcels: a 56-acre site at the intersection of State Highway 16 and County Road 75A, a 118-acre parcel along the highway two miles south, and 83.5 acres behind the 118-acre parcel.~~

~~The 56-acre site is being has been developed into permanent homes and community facilities for tribal members. The 118-acre parcel was developed into an Indian Bingo operation in the 1980's and now provides a full-spectrum casino, hotel, and parking.~~

~~The number of households residing in the Capay Valley area increased from an estimated 358 to 491, an increase of approximately one percent. A one percent increase in the number of households despite a lesser population growth of just under 1 percent would indicate that the Capay Valley's housing growth over the past decade has been more than adequate to meet the housing needs within the valley.~~

## HOUSEHOLD SIZE

~~Between 1990 and 2000, one-person households increased by 17.4 percent, or an addition of 180 households. Conversely, two through four-person households decreased by 85 households or 2.0 percent. Presently, more than half (56.7 percent) of the households are one or two person households in Unincorporated Yolo County. Further, large households such as five or more person per household comprise 11.4 percent of the area and three and four person households constitute 31.9 percent of the households. Larger households (five or more persons) increased by 1.2 percent during the same period. By 2005, with a substantial increase in population, all household size categories are anticipated increasing. The exception is household for five or more persons per household size that is anticipated to decrease by 4.6 percent.~~

The average household size in the Capay Valley in 2000 is lower than the county average at 2.47 persons per household. The Capay Valley's average remained constant from the previous decade at 2.23 percent. This slight decline is consistent with the ten-year trend of declining household sizes as predicted by SACOG. This trend suggests that an adequate supply of households are being provided within the Capay Valley. Average household size and as determined by SACOG for the Capay Valley are shown in the following table for both 2000 and 2005.

The difference in change between population and household growth implies that households are slightly decreasing in size over the next five years. In 1990, the average household size 2.88 persons.

**Table HCP-6: Persons Per Household**

Household Size	Number	1990	Percent	Number	2000	Percent
1 person	85		24%	131		27%
2 Person	148		41%	189		38%
3 Person	49		14%	55		11%
4 Person	47		13%	64		13%
5+ Person	29		8%	52		11%
<b>TOTAL</b>	<b>358</b>		<b>100%</b>	<b>491</b>		<b>100%</b>
<b>Average Household Size</b>		<b>2.88</b>			<b>2.47</b>	

**HOUSING UNIT TYPES**

According to the 1990 Census, 77 of the housing units were single family in 1990. At the same time, 6 multifamily units (2 or more units per structure) existed in the community. The Survey identified 93 single family dwellings and 6 multifamily dwellings in Capay in 1990. Larger multiple family dwellings (5+ or more) do not exist in the Capay Valley.

According to the 1990 Census, of the 6,612 housing units in the unincorporated County, 4,677 (70.7 percent) of the housing units were single family and 923 were mobile homes in 1990. At the same time, 1,012 multifamily units (2 or more units per structure) existed in the community.

According to the 2000 Census, currently 69.7 percent (4,847 units) of the housing units in the unincorporated portion of Yolo County are single family dwellings, 904 were mobile homes (13.0 percent), while 1,000 are multifamily units (14.3 percent). The figure below illustrates the breakdown of housing units by type in the unincorporated County.

**Table HCP-7: Housing Units By Type — 2001**

Single Family	405	83.5 %	436	80%
2-4 Units	8	1.6%	8	1.5%
5 + Units	0	0	0	0
Mobile Homes	72	14. * %	100	1.4%
Total	485	100%	544	100%
Source: Census Tract	115			

~~Calculations based on the 1990 and 2000 Census statistic indicate that there were 342 more housing units in the unincorporated area of Yolo County in 2000 than 1990. Single family units increased by 3.6 percent (170 units) over the ten-year period, while multifamily units only increased by only 1.2 percent (12 units). Mobile homes decreased over the ten-year period by 19 units.~~

## HOUSING UNIT CONDITION

Approximately, 16 percent of the housing units in the Capay Valley were vacant in 1990. By 2000, this number had decreased to 13 percent. As the community's housing supply appears to be increasing, the proportion of vacant units is decreasing. The following table estimates the Capay Valley's vacancy rates in 1990 and 2000.

**Table HCP-8: Housing Units By Status**

Status	1990	1990	2000	2000
	Number	Percent	Number	Percent
Vacant	16	13.0%	13	1.3%
Occupied	359	48.9%	498	50%
Owner Occupied	265	36.0%	364	36.0%
Renter Occupied	94	12.0%	128	12.7%
Total	734	100%	1003	100%
Census Tract 115				

Generally, housing conditions can also be described by the age of the units, exempting diligent maintenance. Since building codes change with time and technology, the older housing units are most likely to be substandard or in marginal condition. Approximately, 32.5 percent of the housing stock was built before 1950 and 15.0 percent was built between 1950 and 1959. Also, 42.5 percent of the housing stock was built between 1970 and 1990.

**Table HCP-9: Housing Units Built By Year**

Time Period	Total Units	Percent
1939 or earlier	281	19%
1940-1949	117	7.9%
1950-1959	214	14.5%
1960-1969	202	14%
1970-1979	231	16%
1980-1989	62	4.2%
1990-1999	203	14%
1999-2000	21	1.4%
Source: Census Tract 115		

An important statistic to measure the affordability of rental housing units in the Capay area is "overpayment". Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income. According to the 1990 Census, 37.3 percent (16 households) of the renter households were in overpayment situations and 22.3 percent (9 households) of owner households were overpaying for shelter in Capay.

**Table HCP-10: Households Overpaying — 2000**

Type	30-34%	35%+
Owner	27 households	9 households
Renter	30 households	16 households
Total	57 households	25 households

## VACANCY RATES

Vacancy rates are an excellent indicator of existing housing need. The difference between current vacancy rates and the optimal vacancy rates is a good measure of whether the market is responding to overall housing needs. Optimal vacancy rates differ between rental housing and for-sale housing. For rental housing, a 4 or 5 percent vacancy rate is considered necessary to permit rental mobility. For sale housing, a 2 percent vacancy rate is generally considered the threshold to permit ordinary mobility. If vacancy rates are below these accepted levels, residents will have a difficult time finding appropriate units and competition for units will drive up housing prices.

The vacancy rates in unincorporated Yolo County and surrounding areas remained relatively constant from 1990 to 2000. Overall, the county and incorporated cities have had low vacancy rates. As the following table indicates, with the exception of West Sacramento, all of the jurisdictions within the county have vacancy rates that suggest that the countywide supply was below the optimal vacancy rate and therefore made housing mobility more difficult.

## SUBSTANDARD HOUSING INDICES

Without physical inspection, substandard housing indices can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the Capay area, the percentage of overcrowded units is 7.5 percent, equal to that of the County. Also, none of the units lack complete plumbing facilities. In the County, 0.5 percent lacked complete plumbing facilities.

## HOUSING TENURE

Tenure is one of the primary factors used in calculating the demand for rental units in a community. In 1990, 31.0 percent of the households were renters in Capay and that proportion has decreased over the last eleven years. Currently, there are 11 renters (29.7 percent) in the area.

Housing tenure is a prime indication of the affordability of housing. Since 1990, household tenure has remained relatively constant and is anticipated to change little over the next five years. In 1990 there were 3,828 owner-occupied housing units, which accounts for 61.1 percent of households in the unincorporated County area. At the same time, 2,435 housing units were renters accounting for 38.9 percent. In 2000, owner-occupied figures increased by 112 or 2 percent. Conversely, the number of renters declined by 10 units or .04 percent. In 2005, it is anticipated that the number of owner-occupied units will increase to 4,668 or 61.4 percent while rental units will be 2,934 or 38.5 percent. The following table shows housing tenure in Yolo County through 2005 as projected by SACOG.

Table HCP-11: Households By Tenure

Tenure	1990		2000		2005 Projected	
	Number	Percent	Number	Percent	Number	Percent
Renter	2,435	38.9	2,424	38.4	2,934	38.5
Owner	3,828	61.1	3,940	63.2	4,668	61.4

\*Based on Tract 115 Statistics.



## HOUSING AFFORDABILITY

~~The cost of housing in California has become an increasingly critical issue during the past several decades. During this time, the statewide housing market has experienced dramatic price increases fluctuations. Historically, due to the vast amount of undeveloped land available in the Central Valley, housing has remained relatively affordable in comparison to the Bay Area and Southern California regions. In the past decade however, housing prices in the Central Valley have escalated dramatically. Housing affordability is determined by the relationship between household income and housing costs. This section focuses on that relationship and quantifies the number of households in Yolo County for whom housing costs are unaffordable to households.~~

~~The 2000 Census indicated that the Madison-Esparto-Capay Valley area had an unusually high vacancy rate, about 8%. The area also had an unusually large percentage of owner occupied units, over 73%. In 1999, the census showed that most monthly rents were between about \$ 450 and \$ 900 per month. The census reported that most for sale housing in 1999 was priced between about \$150,000 and \$175,000, although there are significant numbers of homes valued much higher as well.~~

~~However, between 2001 and 2004, the resale price of an average home in the Brooks, Capay, Guinda, Rumsey area almost doubled from about \$325,000 to \$628,000. By 2004, average rents for a two bedroom apartment in the area ranged between \$750 and \$900.~~

~~According to the California Association of Realtors (CAR), the median price of an existing, single family detached home in California during September 2001, was \$276,960, a 12.3 percent increase over the \$246,530 median price for September 2000. The percentage of households in California able to afford a median-priced home as of August 2001 was estimated at 32 percent.~~

~~In the Sacramento Region, the median price of an existing single family detached home during September 2001, was \$175,550, a 19 percent decrease of \$216,558 from September 2000. The percentage of households in Sacramento able to afford a median-priced home as of August 2001 was 49 percent or 17 percent better than the State.~~

~~According to the Yolo County Association of Realtors, the median price of an existing single family detached home during March 2001, was \$173,500 or 1 percent less than the Sacramento median price and 60 percent of the California median price. The percentage of households in Yolo County able to afford a median-priced home is about 42 percent of the County's Population.~~

~~Over the past few years, according to the California Association of Realtors, the median priced home in Yolo County was \$149,708 in 1998; \$159,036 in 1999; and, \$163,413 in 2000 respectively. During this period an 8.4 percent increase had occurred. Updated information however, indicates that the figures obtained from the California Association of Realtors are considerably low.~~

~~Based upon recent sales in the Parker Place residential subdivision in Esparto during 2001 and 2002, home prices have ranged from \$194,950 for a 1,633 sq. ft. single story, 3 bedroom, 2 bath to \$238,950 for a two story 5 bedroom, 3 bath home. These recent figures are believed to be a more accurate representation of home prices within the county.~~

~~To afford a median priced home of \$220,000 assuming a 10 percent down payment; taxes, and insurance of \$173 a month, a monthly mortgage of \$1,500 would be required. At \$1,500 per month, not to exceed 30% of income; 30-year fixed-rate loan at 7.50 percent would require an annual income of at least \$49,992 per year. This equates to approximately 42 percent of the households in unincorporated Yolo County who would qualify. Consequently, it is assumed that 58 percent of the households would be left out of the housing ownership market and thus forced to seek rental accommodations.~~

~~From 1990 through 2000, Yolo County did not have many residential development proposals. During this period virtually all of the building permit activity occurred by individual housing projects undertaken by private property owners. Consequently, although the land inventory was sufficient to accommodate the 1989 Regional Housing Needs Plan allocations, actual building permits fell substantially short of the targeted goals. During the last decade, Yolo County averaged 53 residential building permits annually. Despite low interest in residential development in the past, developer interest has risen dramatically, particularly west of Woodland and in the Esparto community.~~

~~Since 2000, several subdivision projects have been completed or approved in Esparto, although no subdivisions of any significant size have been completed in the Capay Valley because of lack of public services (sewer, water).~~

### ~~Households With Special Needs~~

~~Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of the six groups identified in State housing element law (Government Code, Section 65583(a)(6)). Specifically, these groups include: senior households, persons with disabilities, large households, female single-headed households, homeless, and farm workers. Where possible, estimates of the population or number of households in the Capay Valley accounting for each group are quantified.~~

### ~~SENIOR HOUSEHOLDS~~

~~Senior households are defined as households with one or more persons over the age of 65. Senior households may live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. In this case, a senior household may have difficulty staying in their home community or near family. The purpose of this subsection is to determine the level of living options for senior populations. In 1990, there were 1,897 seniors, which represented 8.8 percent of the total population in the unincorporated County. Between 1990 and 2000, the number of senior households increased 19 percent, which is much higher than the rate of the general household growth. By 2005, the senior population is expected to increase an additional 576 persons, an increase of 27.1 percent.~~

~~In the 1990 Census, there were 1,088 senior households in the unincorporated County. This number increased in the 2000 Census by 253 reaching a total of 1,341 senior households. Interestingly, while the senior population increased during the 1990 to 2000 time period, the percent change of senior households increased almost twice as much. This would indicate a decreasing senior household size. In 1990, the average senior household size was 1.74 persons per household. By the 2000 Census, this number had decreased to 1.55 persons per household and by 2005 senior households are expected to decrease to 1.54 persons per household.~~

Most likely, the demand for senior housing options will increase as the baby boom generation ages.

### DISABLED

The term "disabled" refers to a disability (physical, mental, or sensory), which prevents or precludes a person from doing work either in or outside the home. The number of disabled persons in a community has important implications for providing certain social services, in the removal of barriers to facilities, and in developing housing, which has specialized access for disabled residents.

The 1990 Census provides information on whether persons 16 years of age or older have a work disability, mobility limitation or a self-care limitation. In 1990, approximately 8.4 percent of Yolo County's population 16 years through 64 years of age had a work-related disability, mobility limitation and/or self-care limitation. Persons 65 years of age and older accounted for approximately 10 percent of Yolo County's disabled population.

According to the 2000 Census, 14.7 percent (3,155 persons) of the unincorporated Yolo County population had some type of disability. Further, there were 4,889 incidences of disability type (for persons over the age of five) in the unincorporated County. Of the total incidences of disability type, 11.7 percent were sensory, 21.9 percent were physical, 13.1 percent were mental, 7.4 percent were self-care, 19.3 were considered go outside the home disabilities and 26.6 were employment disabilities. Disability types are not mutually exclusive and many persons have more than one type of disability. See Table 13 for a complete listing of disabilities by age group.

### LARGE HOUSEHOLDS

The U. S Department of Housing and Urban Development (HUD) defines a large family as a household consisting of five or more persons. The needs of larger families are often not addressed in the housing market, especially in the multi-family market. Consequently, larger rental families with lower incomes may have difficulty locating affordable rental units with three or more bedrooms. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses.

In 1990, 14.1 percent of the households in the unincorporated Yolo County resided in five or more persons per household. At the same time, the State had 14.5 percent of their households comprise five or more persons.

In the County, the proportion of five or more person households has been decreasing. For example, in 1990, 14.1 percent of the persons were in five or more person households. By 2005, 11.2 percent of the population is expected to reside in five or more person households.

According to the 2000 Census, there are 501 large owner households and 2,833 owner housing units with three or more bedrooms in the unincorporated County and 395 large renter households and 496 rental units with three or more bedrooms. This would indicate that there adequate supply of larger housing units to accommodate the large households in the County. The large households constitute 13.9 percent of the total households in the unincorporated County.

## OVERCROWDING

One way for households to cut housing and utility costs is to add members to the household who can contribute to paying for these costs. This can lead to overcrowding with resulting impacts on County services; lower overall quality of life; and, accelerate the decline of the housing stock.

The Census Bureau defines an overcrowded dwelling unit as one that has more than one person per room, not counting kitchens and bathrooms. The amount of overcrowded housing is an indication of unmet housing need, since the lack of affordable housing typically forces people to live in small units or "double up" by sharing housing with other individuals or family members.

Table HCP-12: Household Sizes - Capay Valley

Household Size	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1 Person	101	28%	30	23%
2 Persons	150	41%	42	32%
3 Persons	39	11%	16	12.3%
4 Persons	43	12%	22	17%
5 Person	21	5.6%	10	7.6%
6 Person	7	2%	4.0	3%
7+ Person	3	.80%	6	4.6%
Total	364	100%	130	100%
Source: 2000 Census				

9.0 percent of the total renter households in the unincorporated County were considered overcrowded and 4.2 percent of the owner households were overcrowded in 1980. In 1990, the proportion of overcrowded housing units increased slightly in the renter households, while the owner households with overcrowded conditions decreased. According to the 2000 Census, the proportion of overcrowded housing units increased substantially between 1990 and 2000. Overcrowded rental units increased by 6.7 percent and owner units by 5.3 percent during the ten year time period.

## FAMILIES WITH FEMALE HEAD OF HOUSEHOLD

(Female head of household Census Tract 11 5 (160) by total households (1.1 %)

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child.

In 2000, there were 540 female heads of households, and 321 female householders with children under the age of 18 years of age (14 percent of the householders w/ children). In all of Yolo County the percentage of households that were headed by females increased by nearly 60 percent from the last decade figure of 328 female headed households. Of the 4,998 female-headed households (county wide), 33 percent are classified below the poverty level. According to the California Statewide Plan, there are several factors, which characterize female-headed households:

1. ~~They (female headed households) have a low homeownership rate~~
2. ~~They tend to be younger.~~
3. ~~They tend to have children.~~
4. ~~They have low incomes and a high poverty rate.~~
5. ~~They are more often than not overcrowded.~~
6. ~~They pay high percentages of income for housing.~~

~~Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, recreation programs, youth services, medical facilities, or senior centers.~~

## HOMELESSNESS

It is very difficult to quantify the homeless population in a given community due to the lack of current data. According to the Sacramento Area of Council of Government's Housing Market Report figures, 1,100 homeless persons are estimated countywide. This represents less than 1 percent of the total county population and 6 percent of the Sacramento regional homeless person total of an estimated 18,200 homeless persons.

Yolo County conducted a homeless census in the spring of 2000, in an attempt to understand the magnitude and nature of homelessness in the County. The survey counted 297 homeless individuals: 214 adults and 83 children.

## FARM WORKERS

The State of California Employment Development Department (EDD) reported that in June 2000, 6,900 persons were directly employed in agriculture in Yolo County. According to SACOG there are 7,944 seasonal farm workers and 6,850 migrant farm workers. Without a doubt, Yolo County is heavily dependent on agriculture. Most of its 661,760 acres are in agricultural production. Consequently, farm worker and migrant worker housing needs are one of the more prevalent housing issues in the County due to the County's agriculture-based economy.

According to the SACOG Regional Housing Needs Plan (RHNP), estimating farm workers and those households associated with farm work within the State is extremely difficult. Traditional sources of population estimates, including the 1990 Census, have tended to significantly underestimate farm worker populations. According to the RHNP, a total of 26,236 farm worker related persons were residing in Yolo County.

## Community Services And Facilities

### SCHOOLS

In 2001-2002, the Esparto Unified School District had a total student enrollment of 916, with 623 in K-8 and 293 in high school. More than 50 percent of the district's students are from Hispanic-Latino backgrounds. About 42 percent of Esparto high school graduates went on to higher education in the year 2001.

The Esparto Unified School District has three schools within its 550 square mile jurisdiction. A combined elementary/middle school and the high school are in Esparto. A continuation school is located in Madison. The district also rents a bus yard facility in Esparto, owns land in the town of Guinda, and houses the district office at the high school in Esparto.

Esparto High School currently has approximately 303 students, 15 full and part-time teachers, and one counselor. Esparto High currently exceeds its capacity by 33 students. EUSD's long range school facility plans include constructing a new high school to accommodate all of the District's current and projected high school students.

Esparto Middle School has approximately 200 students and 10 teachers, and currently exceeds its capacity by 168 students. After the new high school is constructed and Esparto High vacates its current facilities, EUSD plans to move all of the middle school students to

~~the current high school site. As enrollment grows beyond this site's capacity, EUSD will eventually construct an additional middle school.~~

~~Esparto Elementary School has approximately 405 students and 22 teachers. In addition to the 405 current students, the facilities and staff at Esparto Elementary can accommodate approximately 120 new students. After Esparto Middle is moved to Esparto High's current facilities, EUSD plans to create a second elementary school at the middle school site. Additionally, projected enrollment growth over the next 25 years is sufficient to justify eventually constructing a third elementary school.~~

~~The Esparto Unified School District provides education to all children from grades K-12. Two schools are located in Esparto: Esparto Elementary for grades K through 8, and serving student in of 2004, and the Esparto High School for grades 9 through 12, serving students. The school district is governed by a five member Board of Trustees and managed by a superintendent who also serves as principal of the High School. All members of the Board of Trustees service for four-year terms and must reside within the 445 square miles served by the District.~~

~~Busing the students to Esparto from the Capay Valley or Dunnigan Hills areas accommodates approximately 74 percent of the students' needs for transportation for both schools. The six District buses travel approximately 461 miles daily.~~

~~Enrollment in the schools fluctuates seasonally during the 175 days of instruction. From May to October each year, the Madison Farm Labor Camp contributes students to the school system. Assistance in teaching these seasonal students comes from the Migrant Education program administered through Butte County as part of a Federal grant program. Also, a certain proportion of funds for are allocated for bilingual education through the Yolo County Office of Education.~~

~~Regarding class size and the number of teachers, approximately teachers and instructional aides serve in the Elementary School. Class size for both schools is maintained near 30 students per class. For the High School, teachers are assigned. According to the District Superintendent in September of 2004, the Elementary School could handle 125 more students and the High School between to more students on the existing campus facilities. The District recognizes the standard of one teacher and classroom for every 30 students in planning for future facilities.~~

#### LIBRARY

~~There are no library facilities in the Capay Valley.~~

#### CHURCHES

~~The Guinda Community Church is the only active church with facilities located in the Capay Valley Study Area. There are three churches located in Esparto serving the Capay Valley. The Esparto Baptist Mission is on Madison Street, and the Countryside Community Church, and St. Martin's Catholic Church are both located on Grafton Street.~~