

# YOLO COUNTY SUMMIT



**YOLO COUNTY BOARD OF SUPERVISORS  
AND THE CITY COUNCILS OF DAVIS,  
WEST SACRAMENTO,  
WINTERS, AND WOODLAND**

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# YOLO COUNTY SUMMIT

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## SUMMIT MEETING AGENDA

- 7:00 Introductions
- 7:10 Public Comments
- 7:25 Review of local land use, demographics, and economics
- 7:45 Presentation on General Plan Update process and outline of three Alternatives and optional concepts
- 8:00 Summary of SACOG poll results and comparison with adopted Regional Blueprint
- 8:15 Moderated discussion among elected officials regarding land use and economic issues as they relate to the General Plan
- 8:45 Informal and non-binding input by elected officials as to their preferred Alternative
- 9:00 Adjournment

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# YOLO COUNTY SUMMIT

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## MISSION STATEMENT

The goal of the Yolo County Summit is to provide an opportunity for elected decision makers to meet and freely discuss issues of mutual concern regarding land use and economics, to constructively address the challenges that we commonly face and develop a joint process for providing creative solutions and their implementation.

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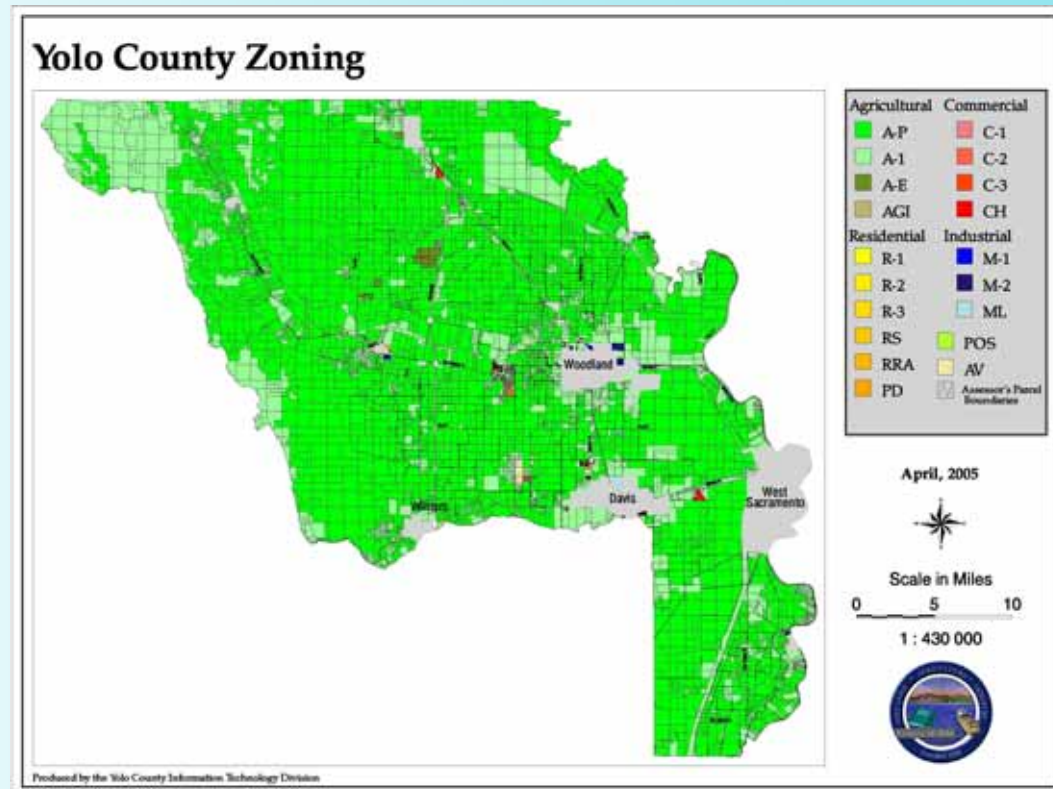


## LAND USE

# YOLO COUNTY SUMMIT

## Zoning Patterns within Yolo County

Source: Yolo County GIS



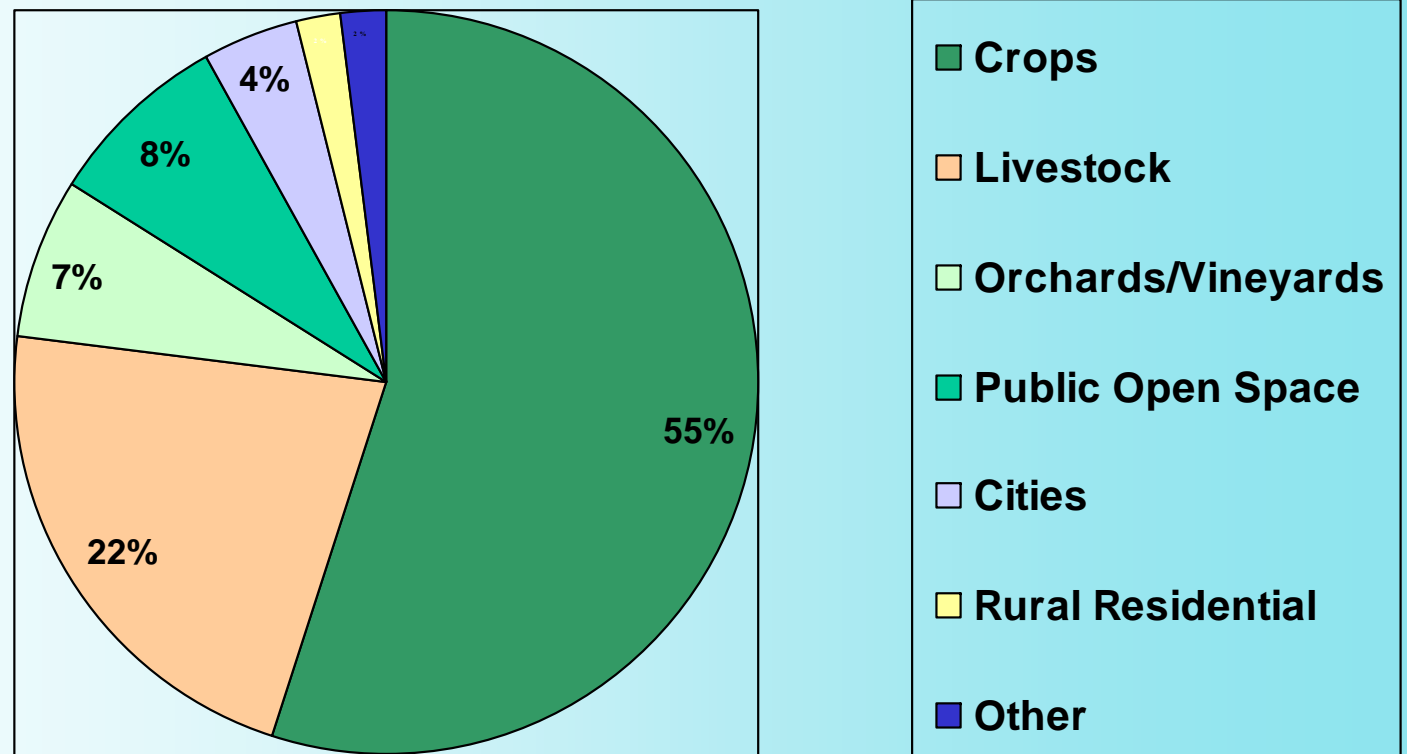
About 67% of the unincorporated area is in Williamson Act contracts, the third highest percentage in the State.



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## Land Use Patterns within Yolo County

Source: Yolo County GIS



Over 92% of all land within Yolo County is currently used for agriculture and open space.

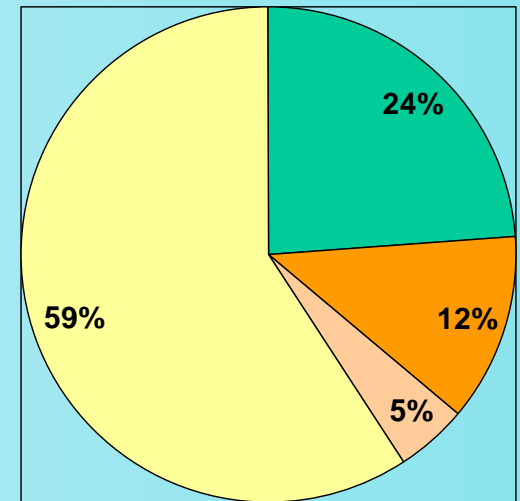
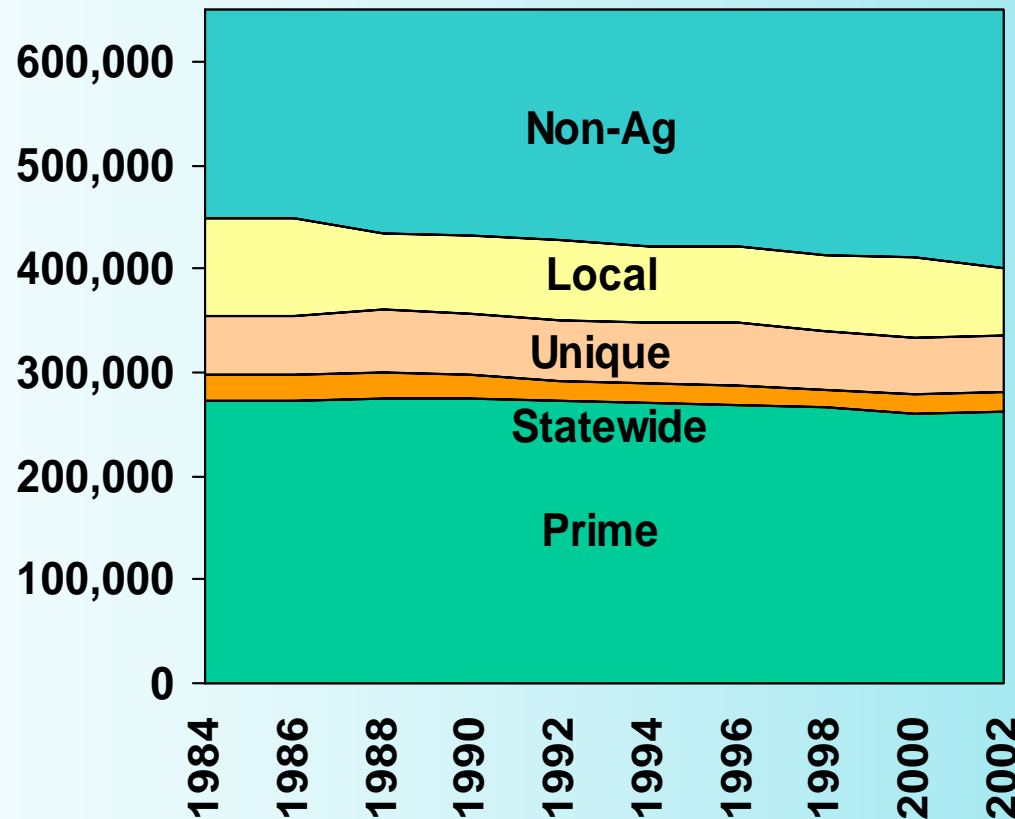


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## Agricultural Land Conversion 1984 – 2002

Source: California Department of Conservation



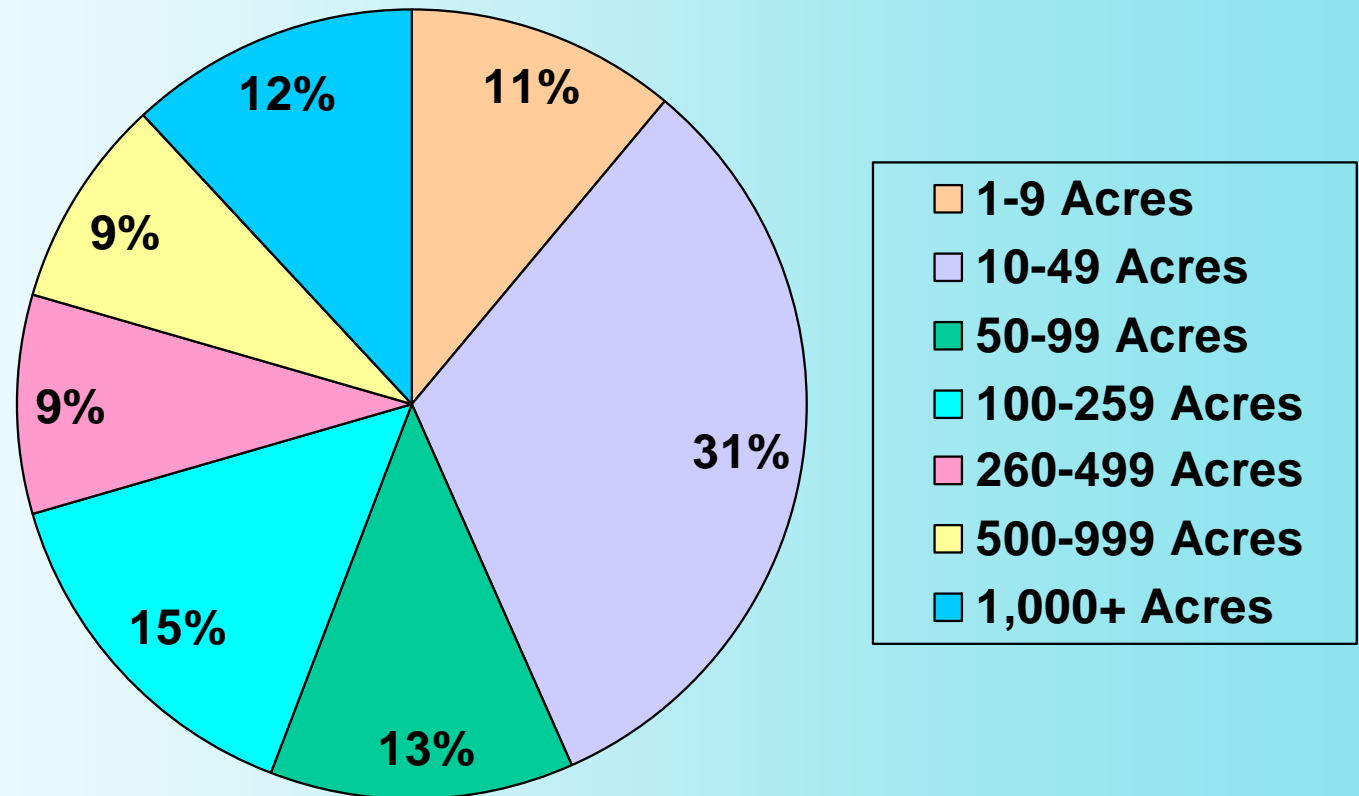
Over the past 20 years, about 47,000 acres of farmland have been converted to non-agricultural uses, or 3.67 square miles annually.

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## Yolo County Farm Size - 2002

Source: US Department of Agriculture



The total number of farms decreased from 830 to 758, between 1997 and 2002.

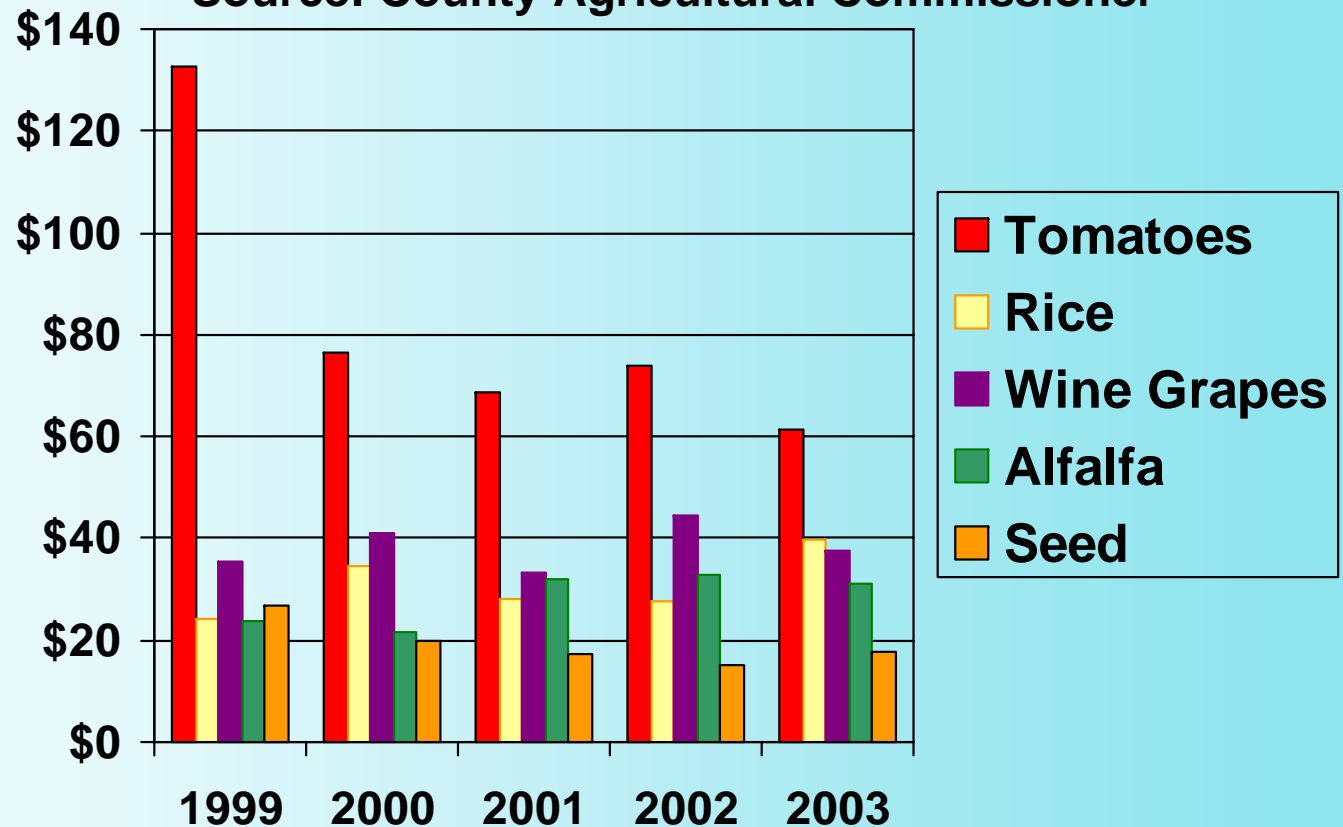


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## Yolo County's Top 5 Crops by Value 1999-2003 (in millions)

Source: County Agricultural Commissioner



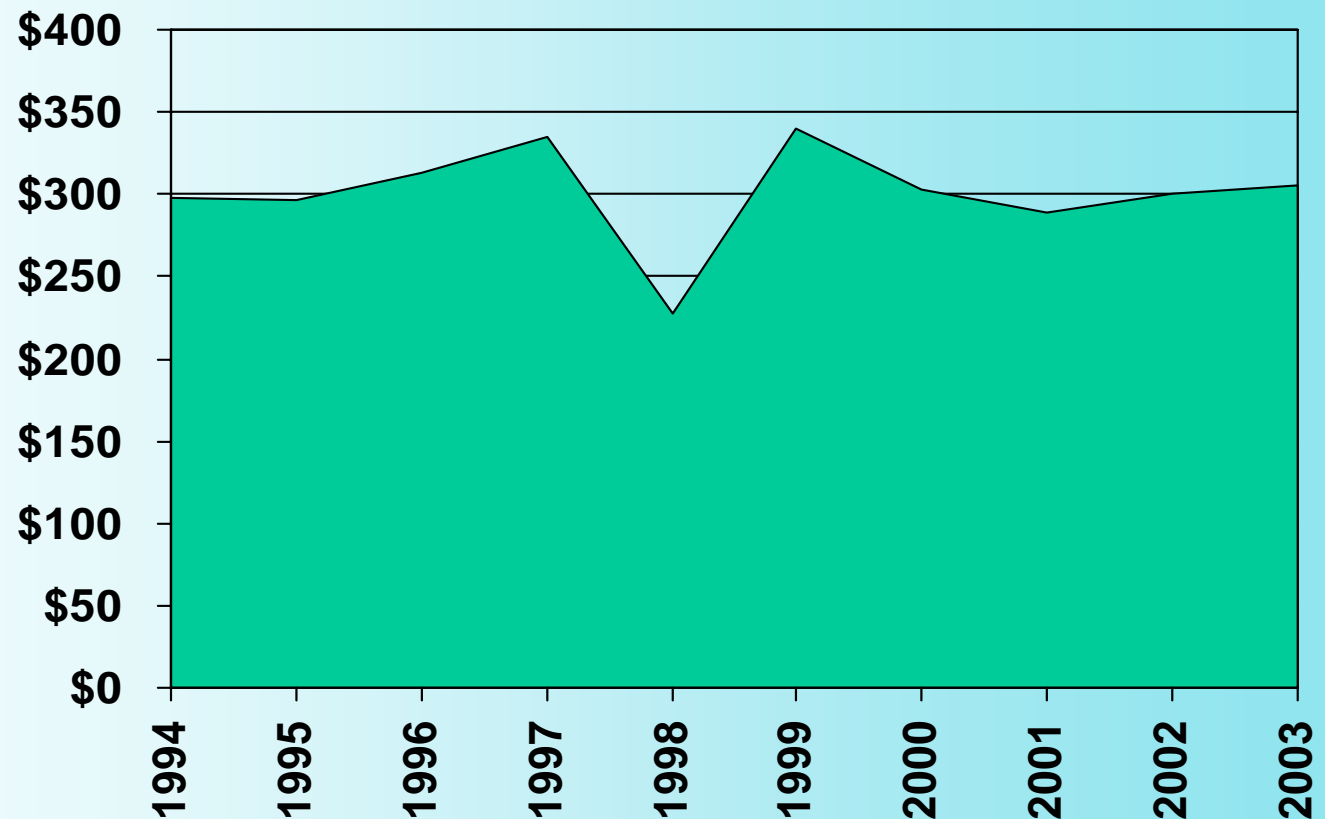
Other commodities in the top 10 for this period include wheat, walnuts, almonds, organics, and cattle.

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## Yolo County Total Crop Value (in millions)

Source: County Agricultural Commissioner

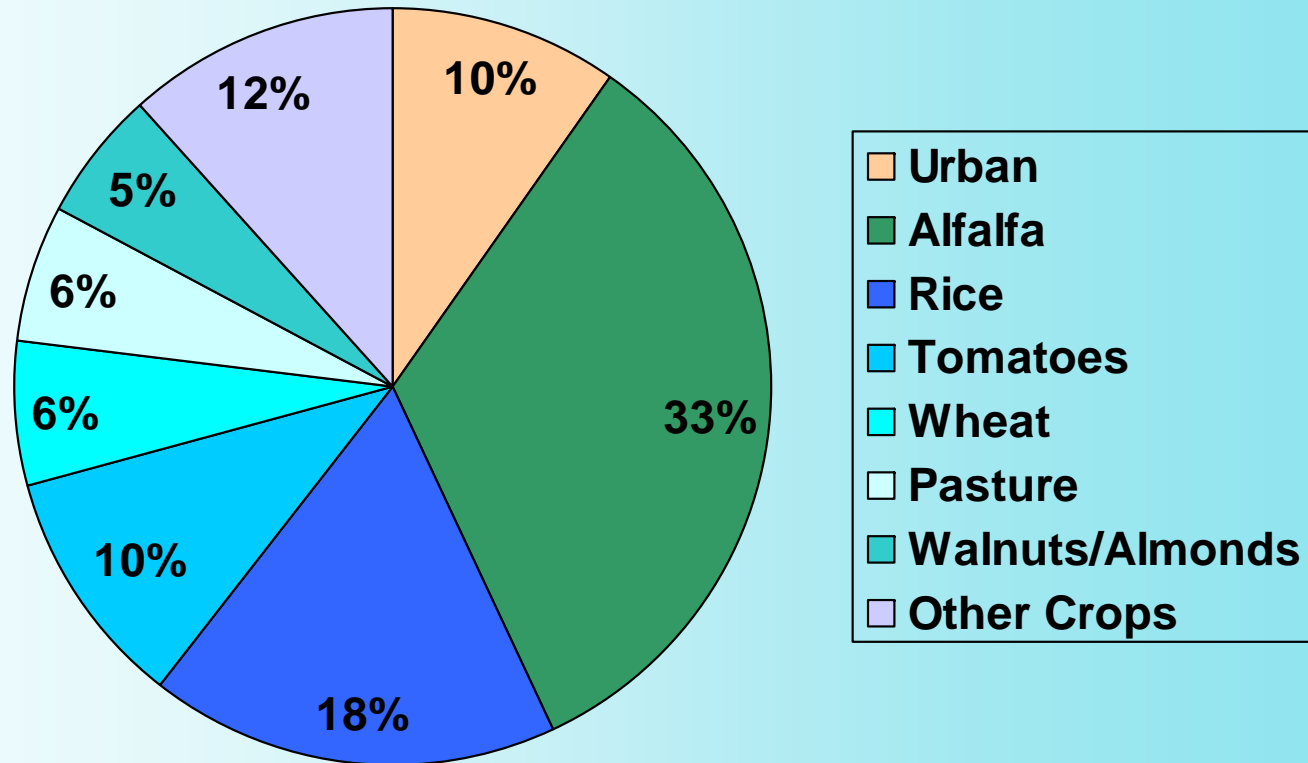


The Hunt-Wesson cannery in Davis closed in 1999; the Del Monte-Contadina cannery in Woodland closed in early 2000.

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## Yolo County Water Usage - 2003

Source: County Agricultural Commission and California Department of Water Resources



Percentages are approximate, with significant overlap between categories. The same water may be used for environmental, farm, urban, and recharge purposes.



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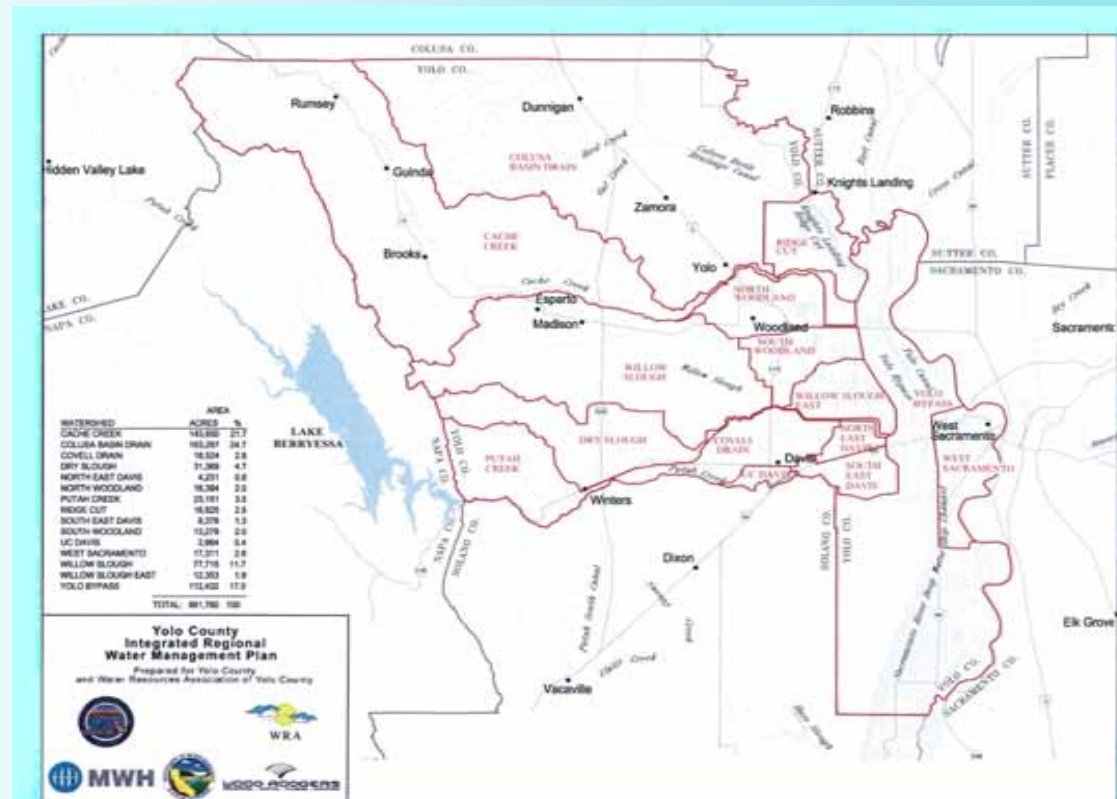


WOODLAND



## Yolo County Principal Watersheds

Source: Water Resources Association and Yolo County



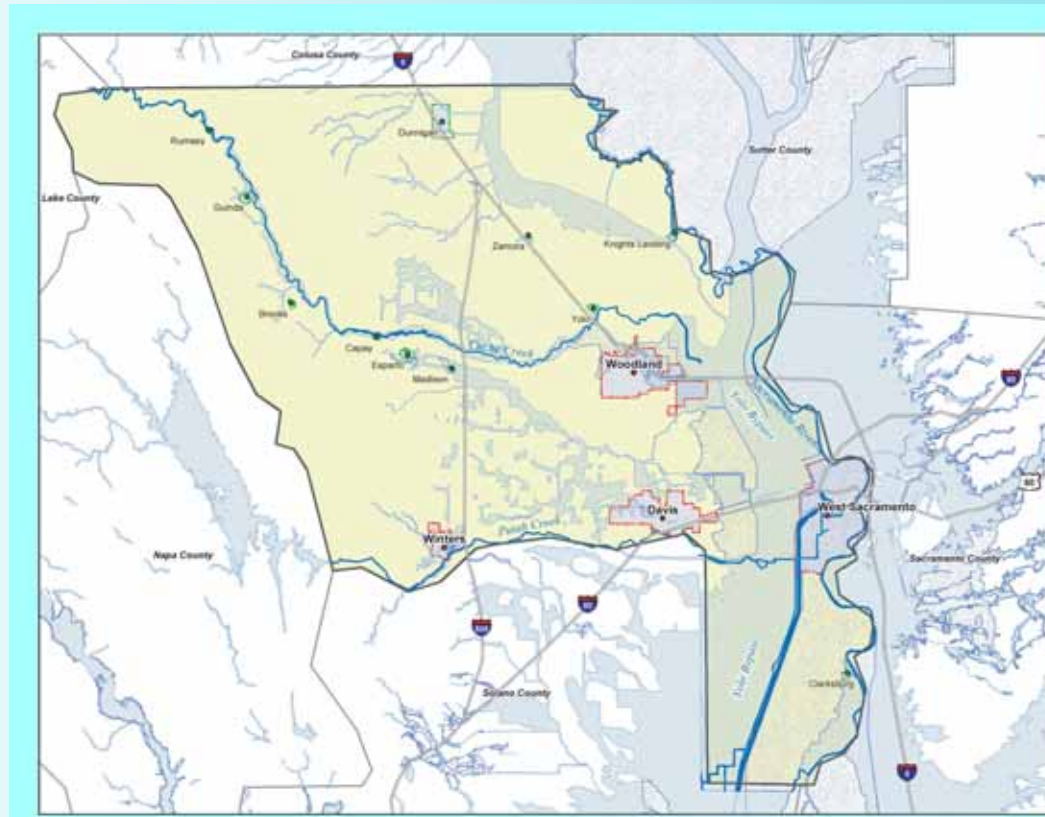
The Colusa Basin Drain watershed is the largest in Yolo County. Together with the Cache Creek basin, they account for nearly half of the County area.

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## Yolo County Floodplains

Source: Federal Emergency Management Agency

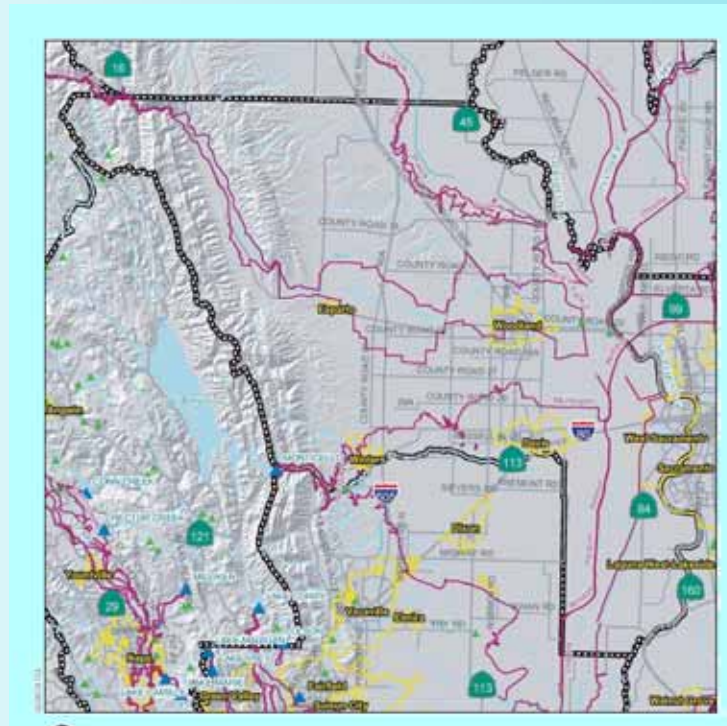


Yolo County has 157,688 acres of land within the 100-year floodplain, which accounts for 24.3% of the total area.

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## Yolo County Dam Failure Inundation

Source: Yolo County Office of Emergency Services



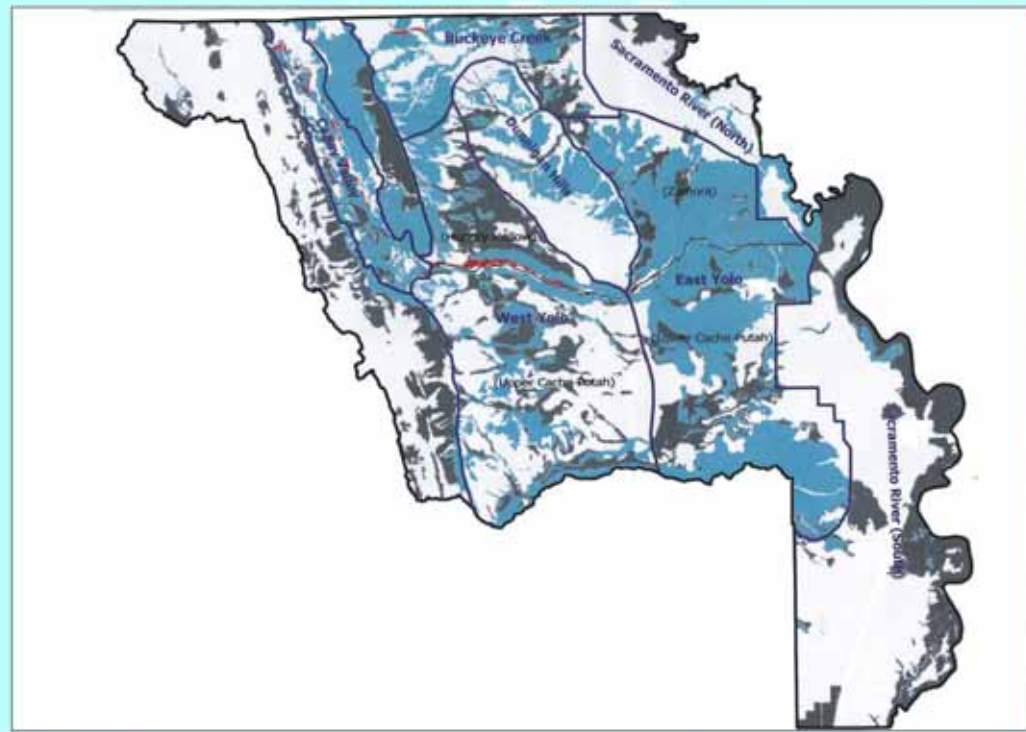
Yolo County is subject to flooding from failure of five different dams: Indian Valley (Cache Creek); Monticello (Putah Creek); Nimbus (American River); Oroville (Feather River); and Shasta (Sacramento River).

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## Yolo County Infiltration Areas and Groundwater Subbasins

Source: California Department of Water Resources



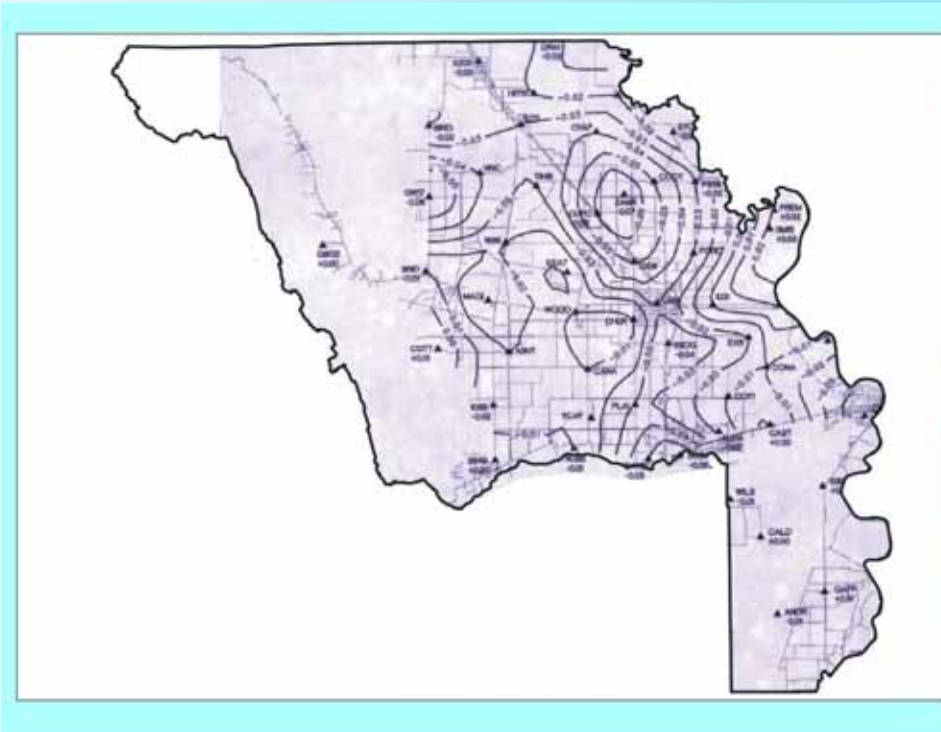
Yolo County aquifers have an estimated groundwater storage capacity of 14 million acre-feet, 46% of which lies within the Yolo Subbasin.

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## Measured Land Subsidence in Yolo County

Source: California Department of Water Resources



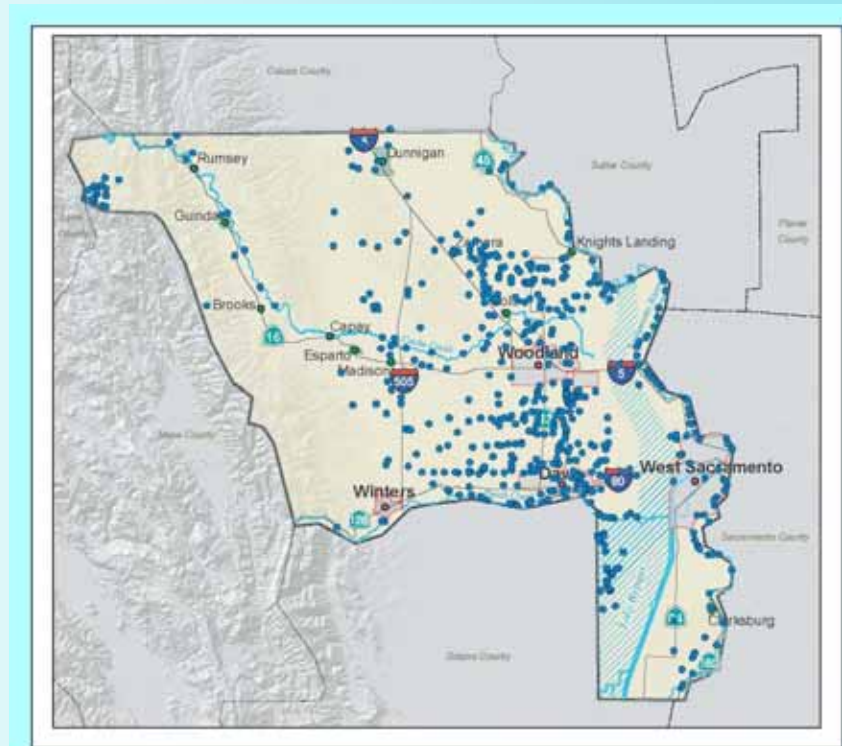
As much as 4 feet of subsidence has occurred between the communities of Zamora and Knights Landing, the highest amount in Northern California.



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## Distribution of Special Status Plants and Wildlife in Yolo County

Source: California Department of Fish and Game



Special status species in Yolo County include 39 plants, 37 wildlife, and 10 fish. Yolo County includes critical habitat for Colusa grass, Solano grass, fairy shrimp, tadpole shrimp, winter-run Chinook salmon, and delta smelt.

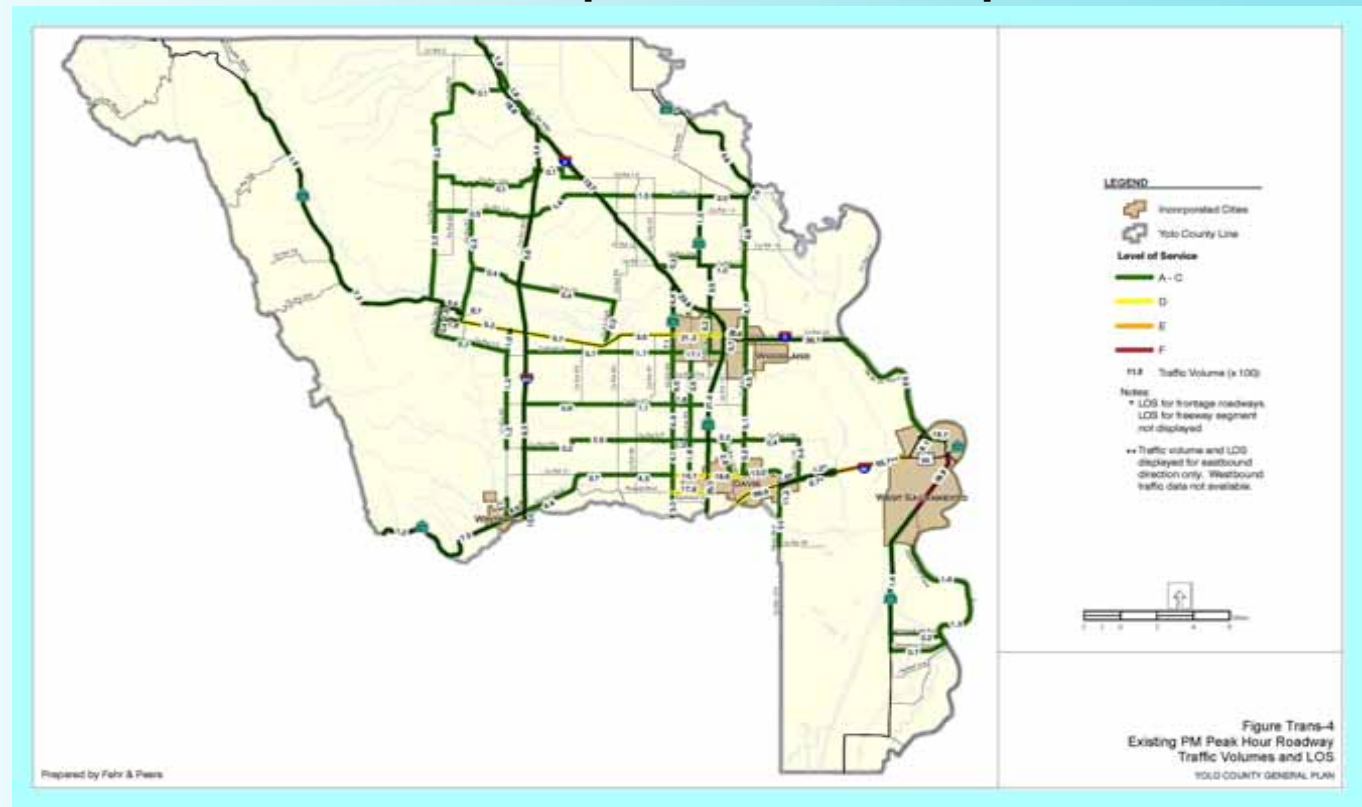


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## Yolo County Traffic Volumes

Source: County Planning and Public Works Department and California Department of Transportation



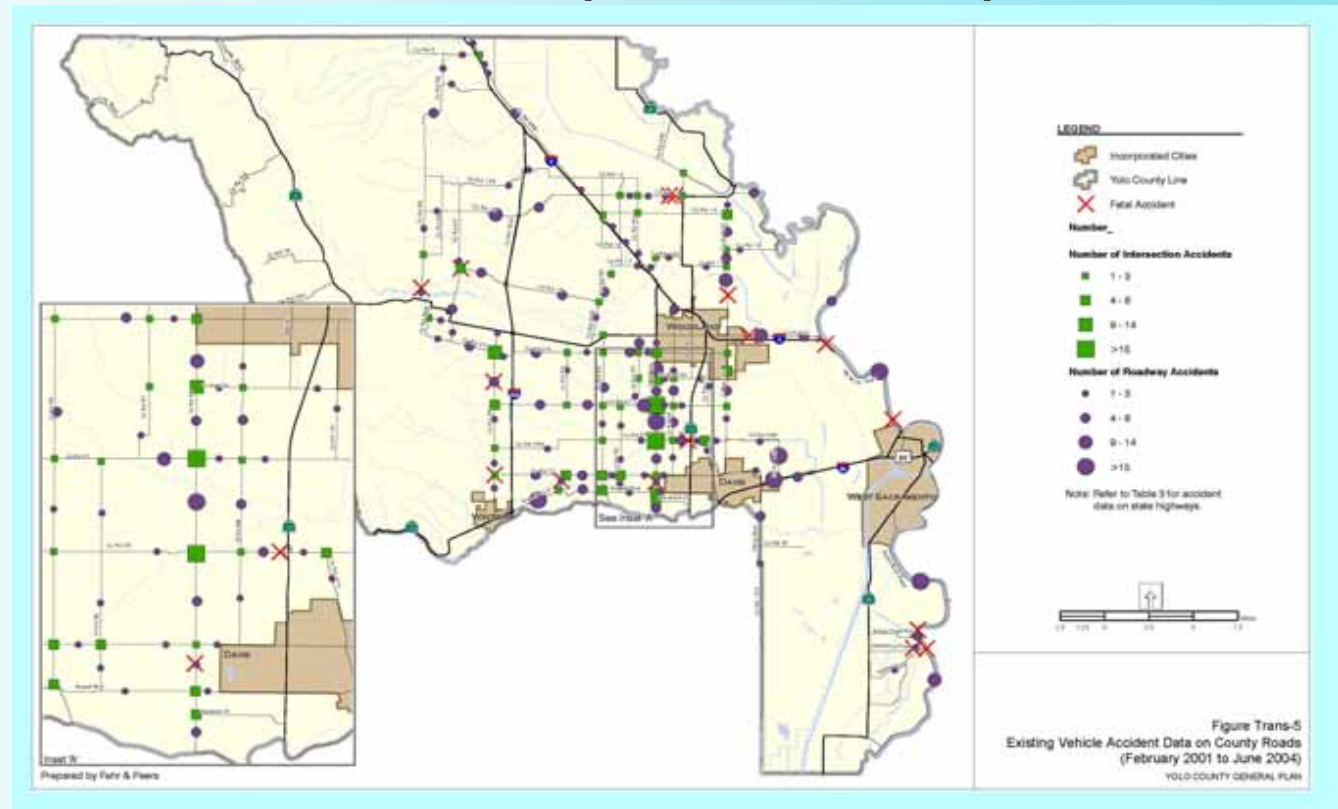
The busiest highway segments are I-80 (Davis), I-80 (Causeway), and I-5 (Causeway). The busiest County roads are Road 102; Road 98; and Russell Boulevard.

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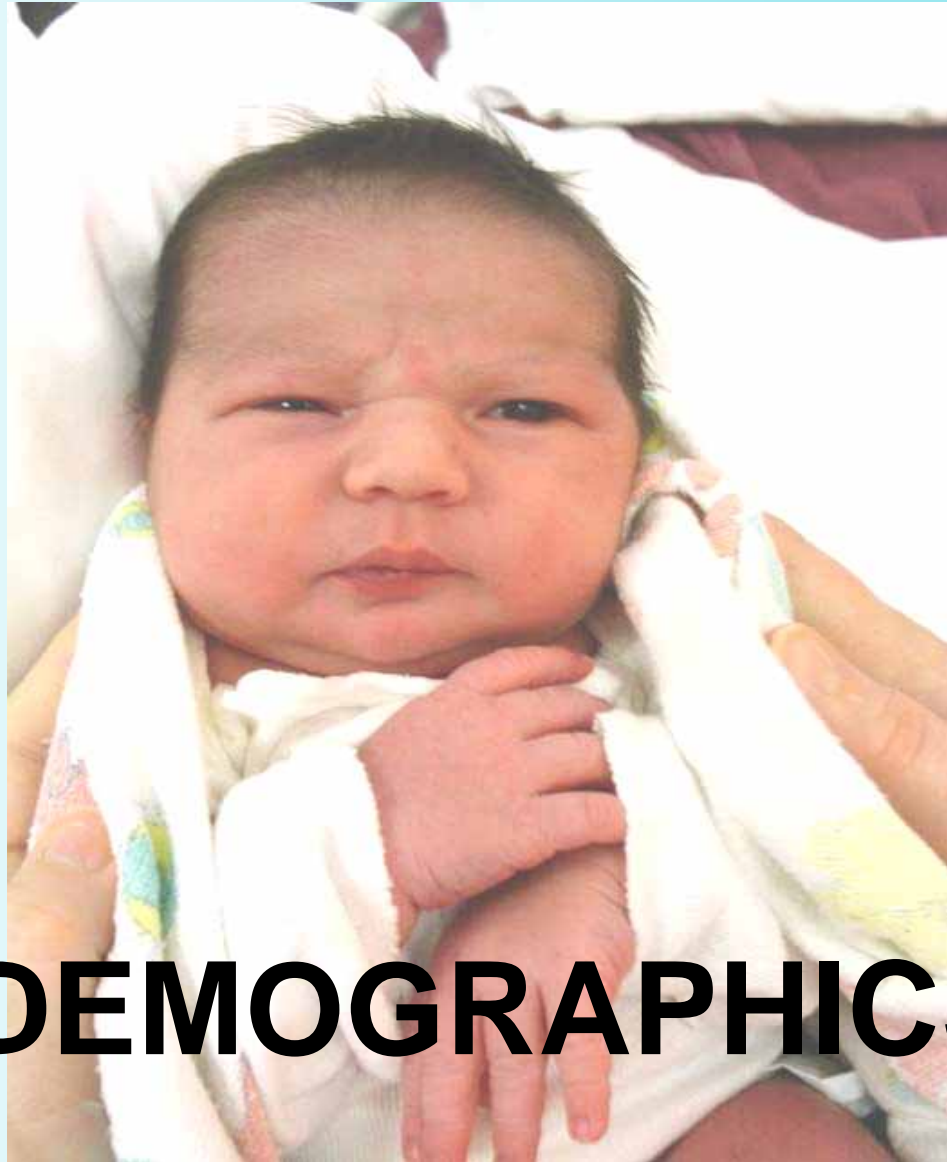
## Yolo County Traffic Accidents

Source: County Planning and Public Works Department and California Department of Transportation



Among County roads, Road 98 has had the most overall accidents over the past three years. Road 14 and the Clarksburg area have had the most fatalities.

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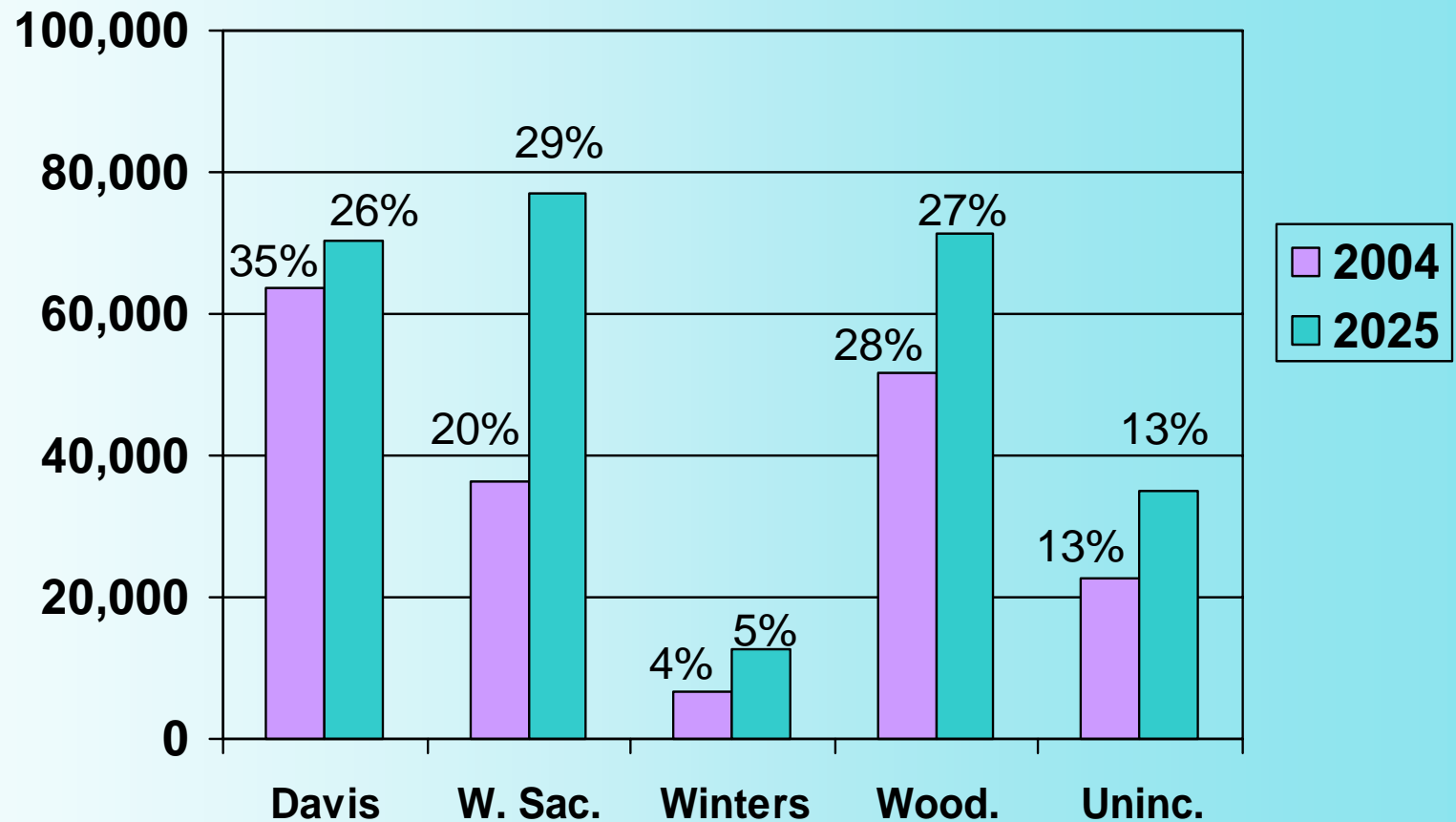
# DEMOGRAPHICS

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## Population Comparison 2004 – 2025

Source: SACOG and California Department of Finance



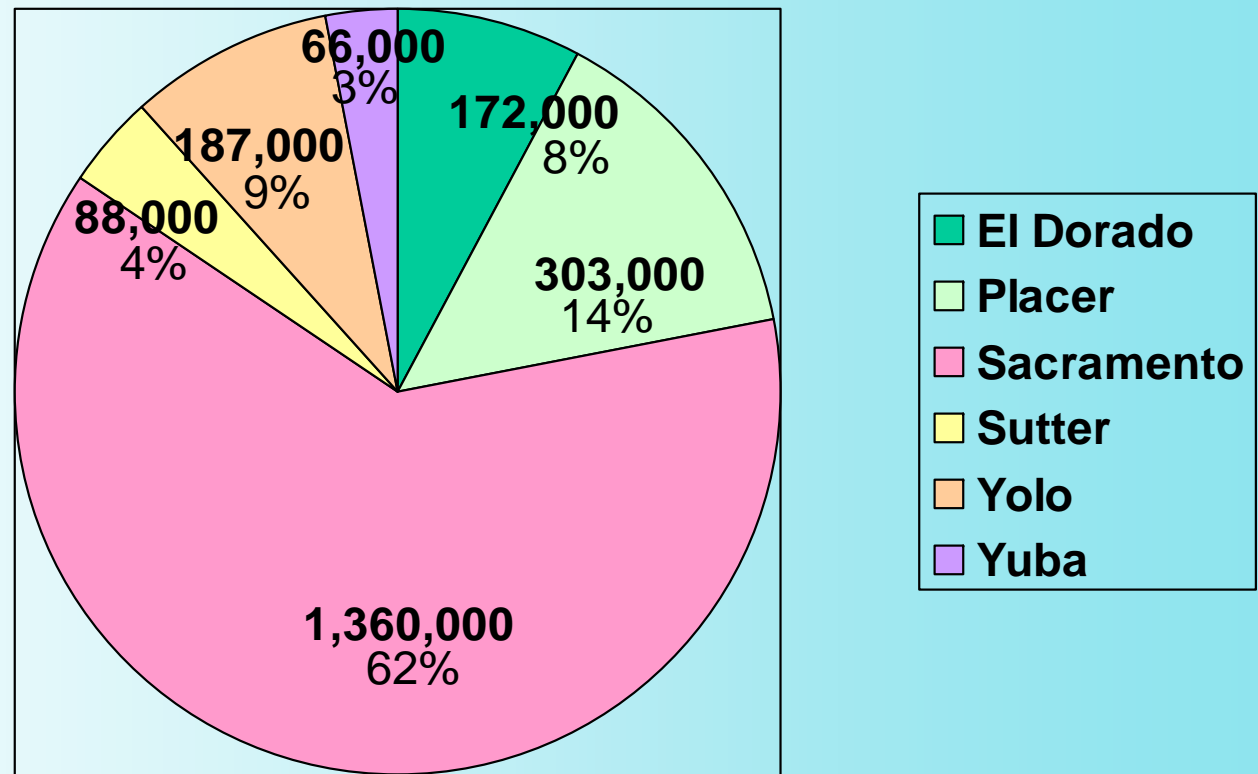
Over the next 20 years, West Sacramento will become the largest city in Yolo County.

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## Population Comparison within SACOG Region 2004

Source: SACOG and California Department of Finance



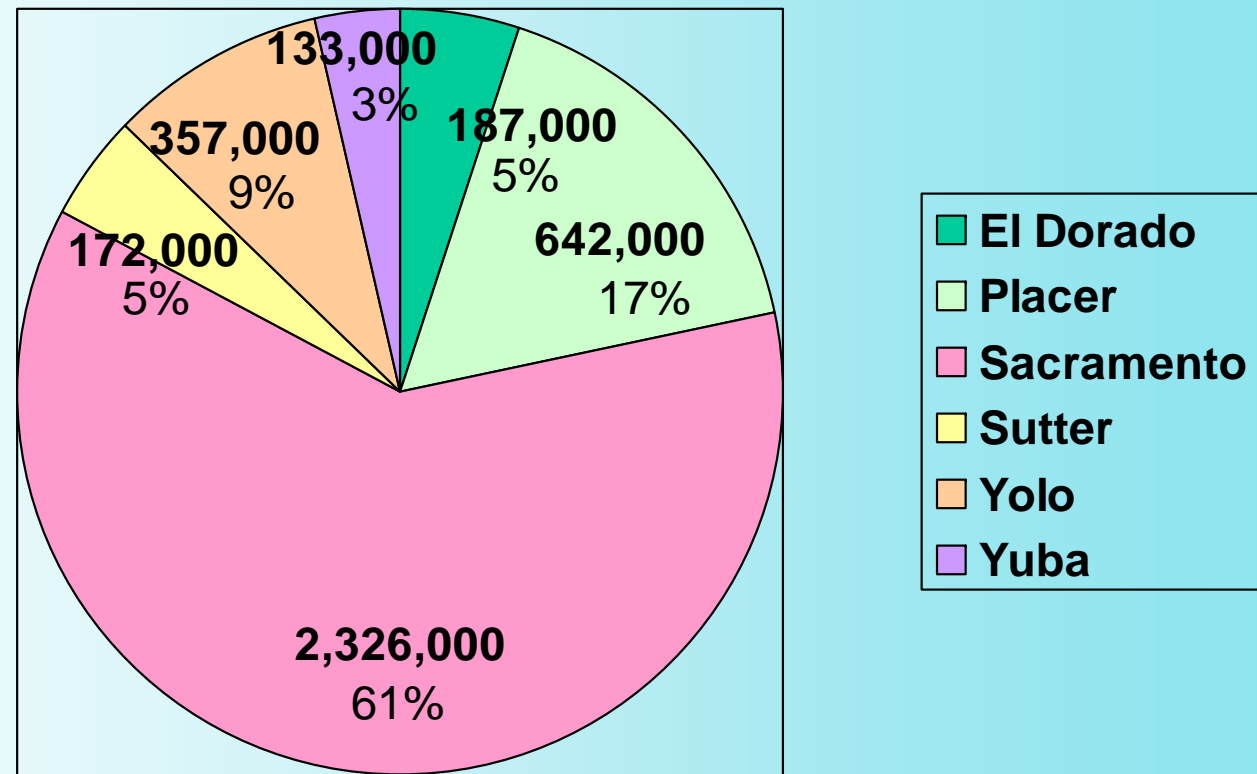
Currently, Yolo is the third largest county within the SACOG region.

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## Population Projection under SACOG Blueprint Plan - 2050

Source: SACOG



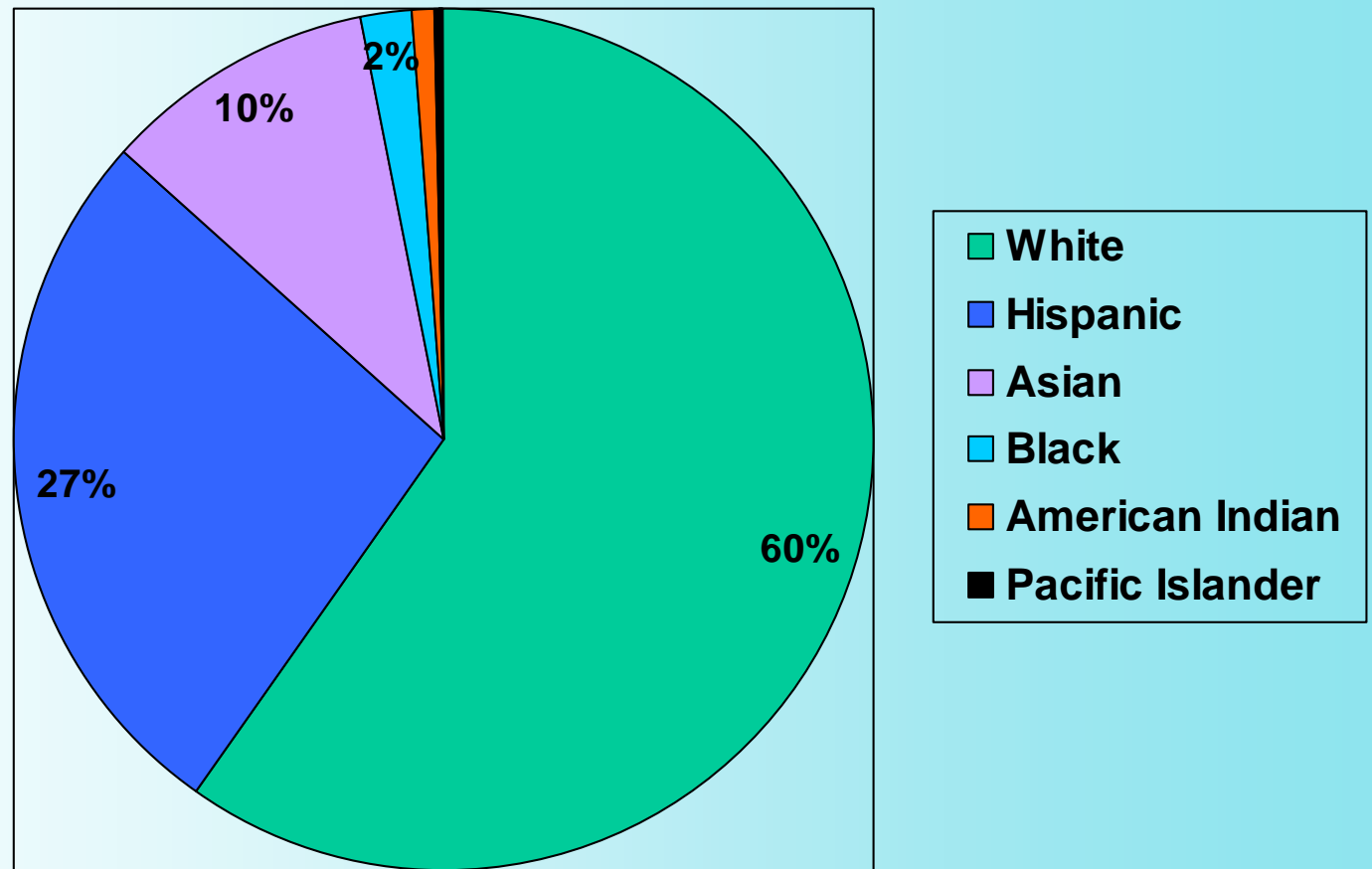
Yolo's share of population within the SACOG region is projected to remain the same over the next 50 years.

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## Yolo County Ethnicity – 2000

Source: California Department of Finance



Currently, Whites make up a majority of residents, while Hispanics and Asians make up about a third of the population.

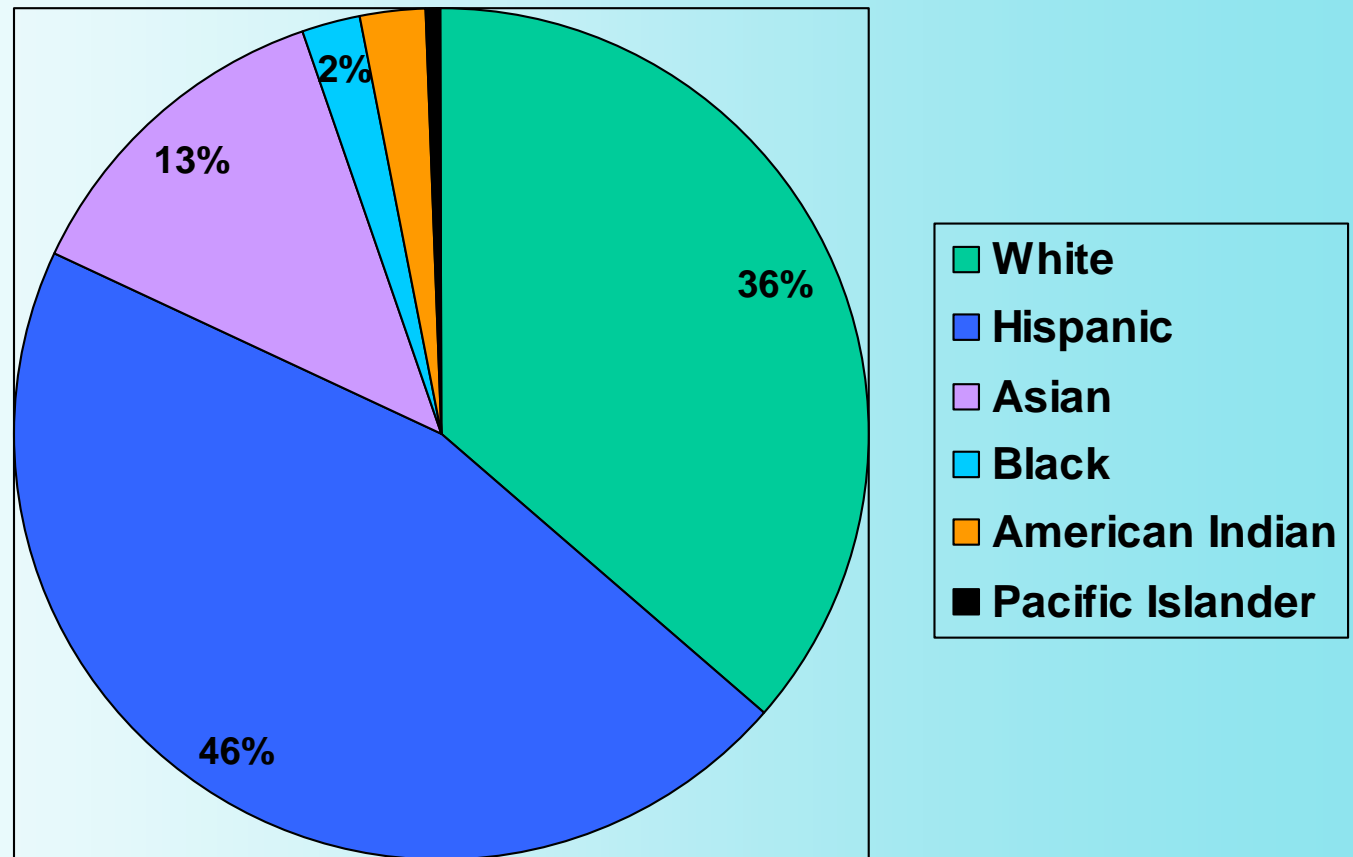


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## Yolo County Ethnicity – 2030

Source: California Department of Finance



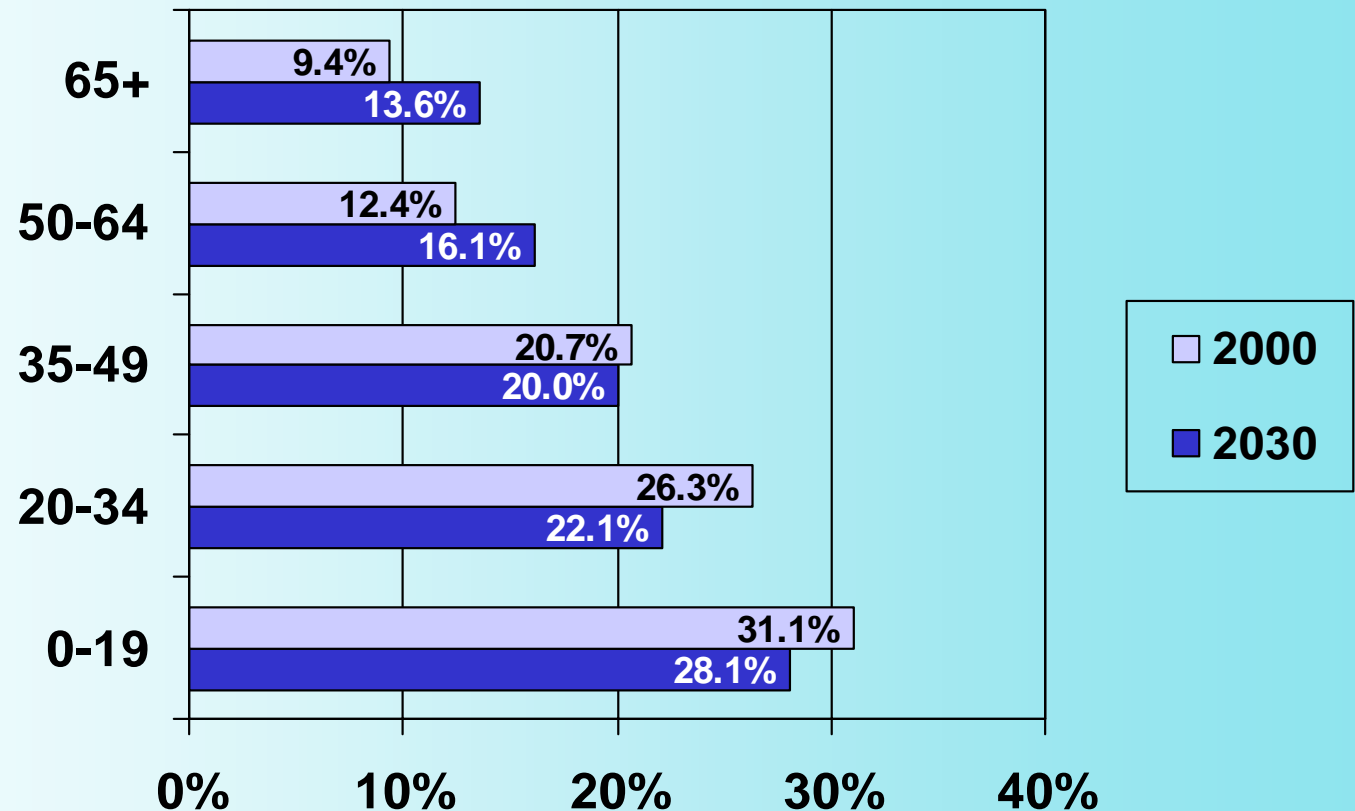
Hispanics will become a near majority within Yolo County, with Whites and Asians forming most of the other half.

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## Age Distribution 2000 - 2030

Source: California Department of Finance



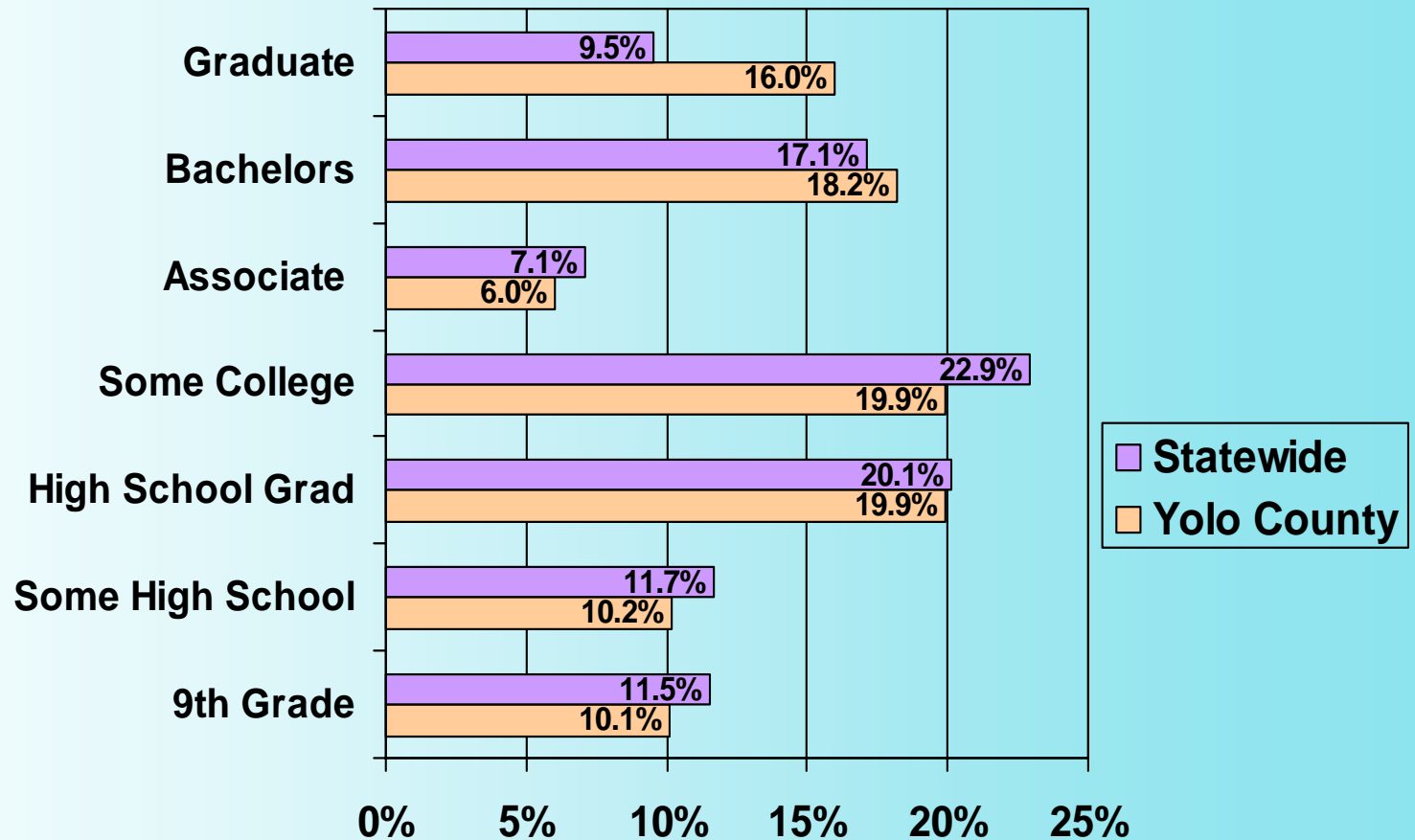
The percentage of school children and young adults will decline, while the numbers of older adults and seniors will increase.

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## Yolo County Education Distribution

Source: US Census - 2000



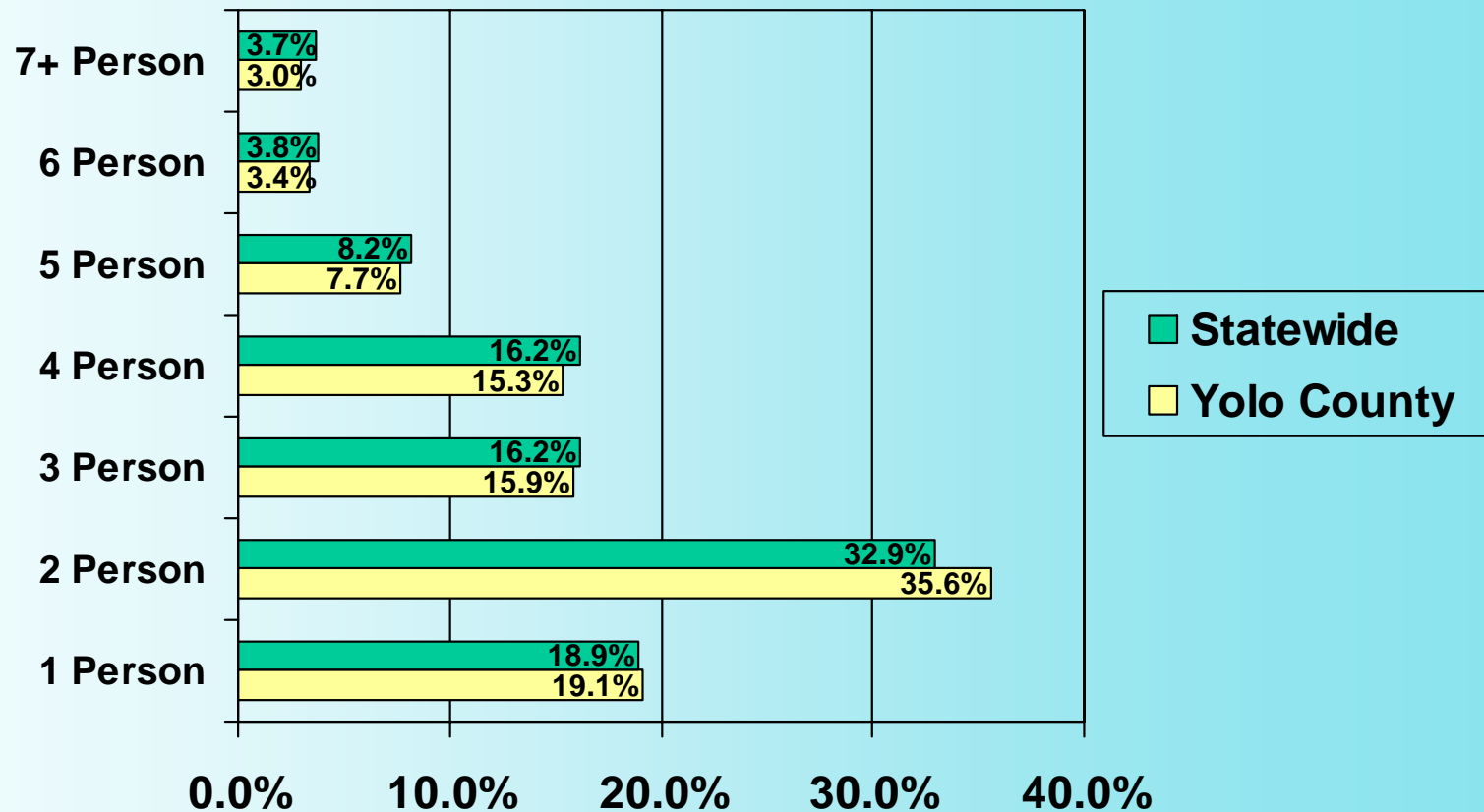
In general, Yolo County has a better educated workforce than the rest of California.

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## Yolo County Household Size

Source: US Census - 2000



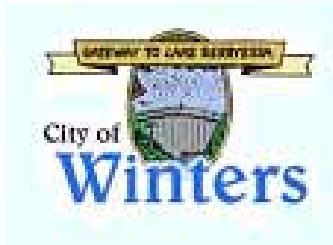
Nearly 55 percent of all households in Yolo County have two people or less.

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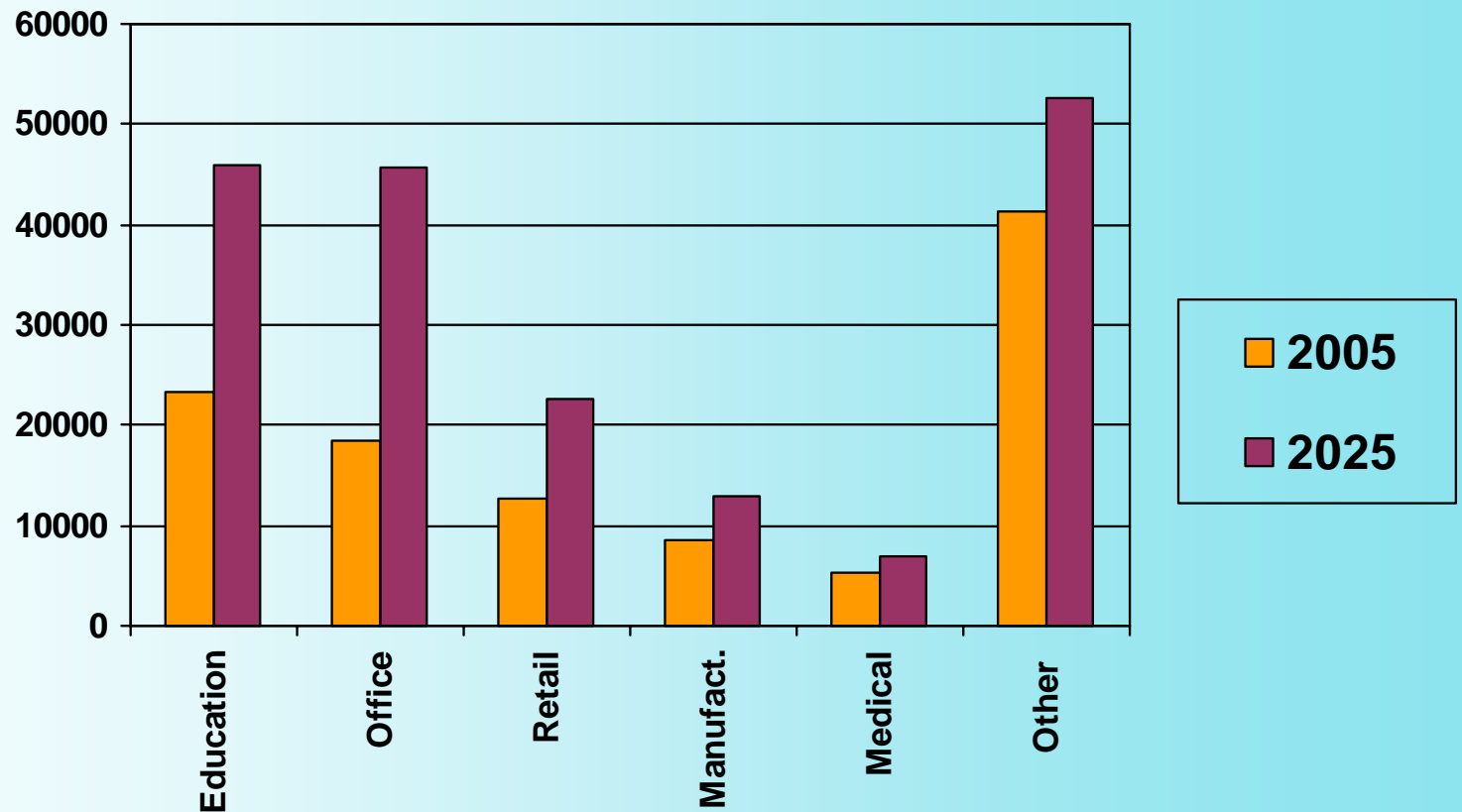
# ECONOMICS

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## Yolo County Employment Comparison Of 2000 And 2025

Source: SACOG



Over the next 20 years, the greatest job growth will occur in office work, which will nearly match education as the largest employment sector in Yolo County.

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## Yolo County Top Employers - 2005

Source: California Employment Development Department

<u>Business</u>	<u>Number of Employees</u>	<u>Location</u>
UC Davis	10,000+	Davis
Cache Creek Casino	1,000-4,999	Brooks
Pacific Coast Producers	1,000-4,999	Woodland
Raley's Inc.	1,000-4,999	West Sacramento
Target Inc.	1,000-4,999	Woodland
Woodland Healthcare	1,000-4,999	Woodland
Yolo County	1,000-4,999	Woodland
C & S Wholesale Grocers	500-999	West Sacramento
Dade Behring Microscan	500-999	West Sacramento
MTS Inc. (Tower Records)	500-999	West Sacramento
R.H. Phillips Winery	500-999	Esparto

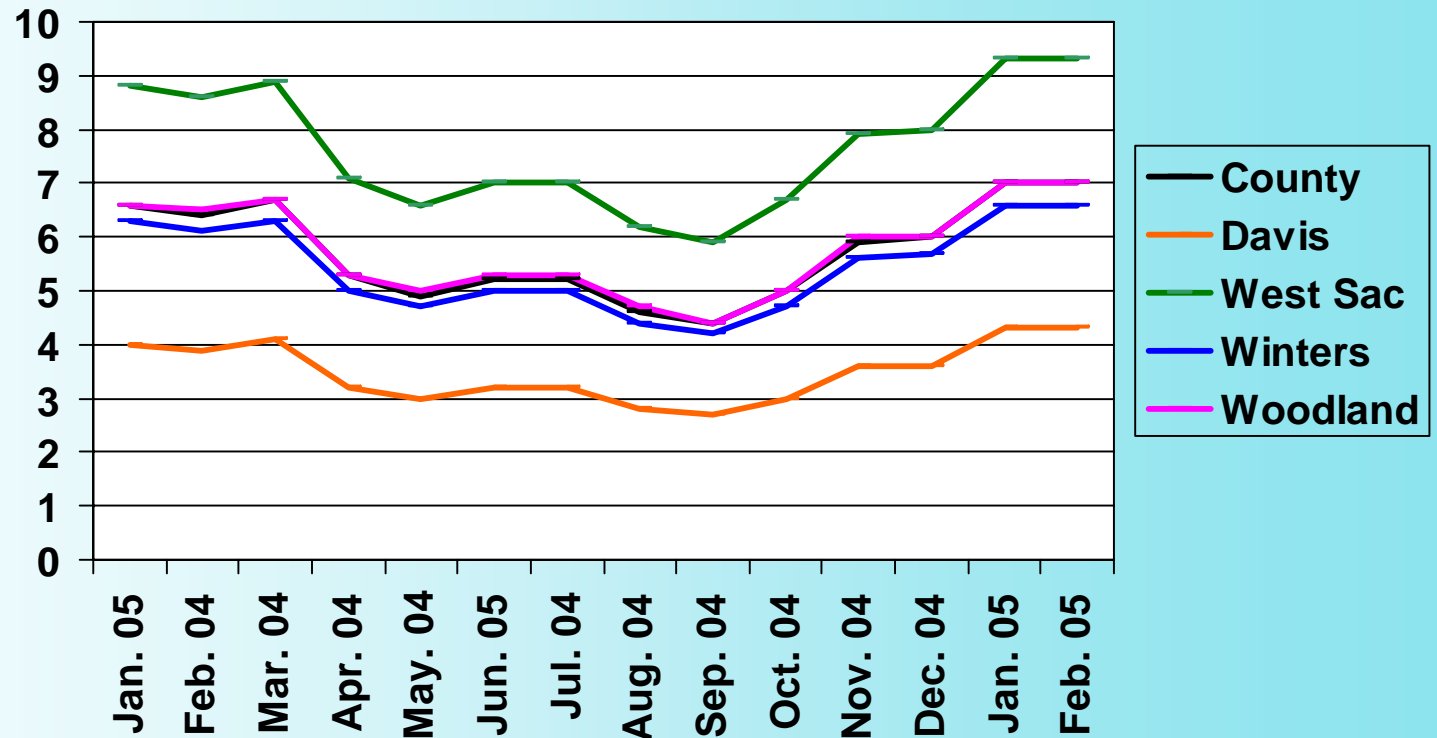
UC Davis is as large as the next ten employers combined.

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## Yolo County Unemployment Rate 2004 - 2005

Source: California Employment Development Department



Davis runs consistently 2% below the County average, while West Sacramento runs consistently 2% higher.

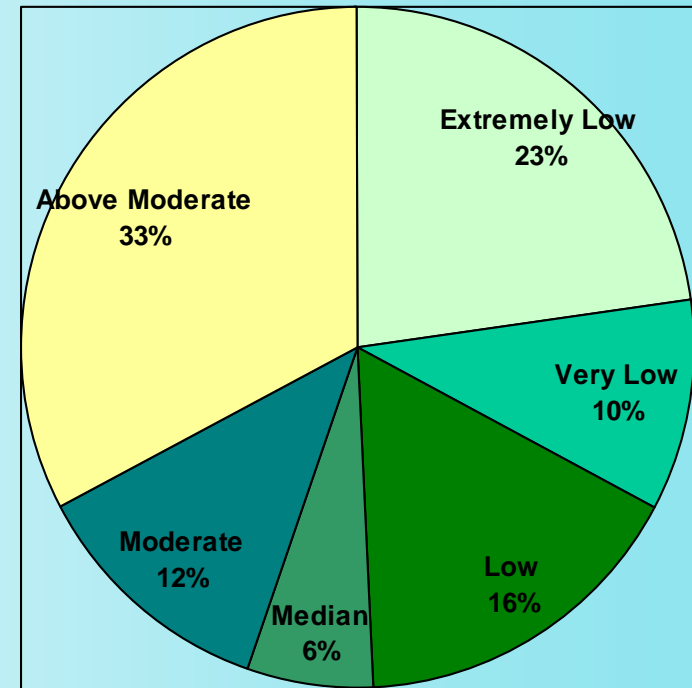


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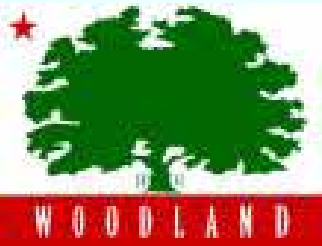
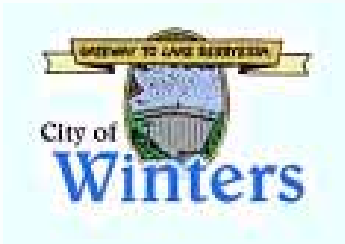
## Yolo County Affordable Housing 2005 Income For A Family Of Four

Source: California Housing and Community Development Department and Onboard LLC



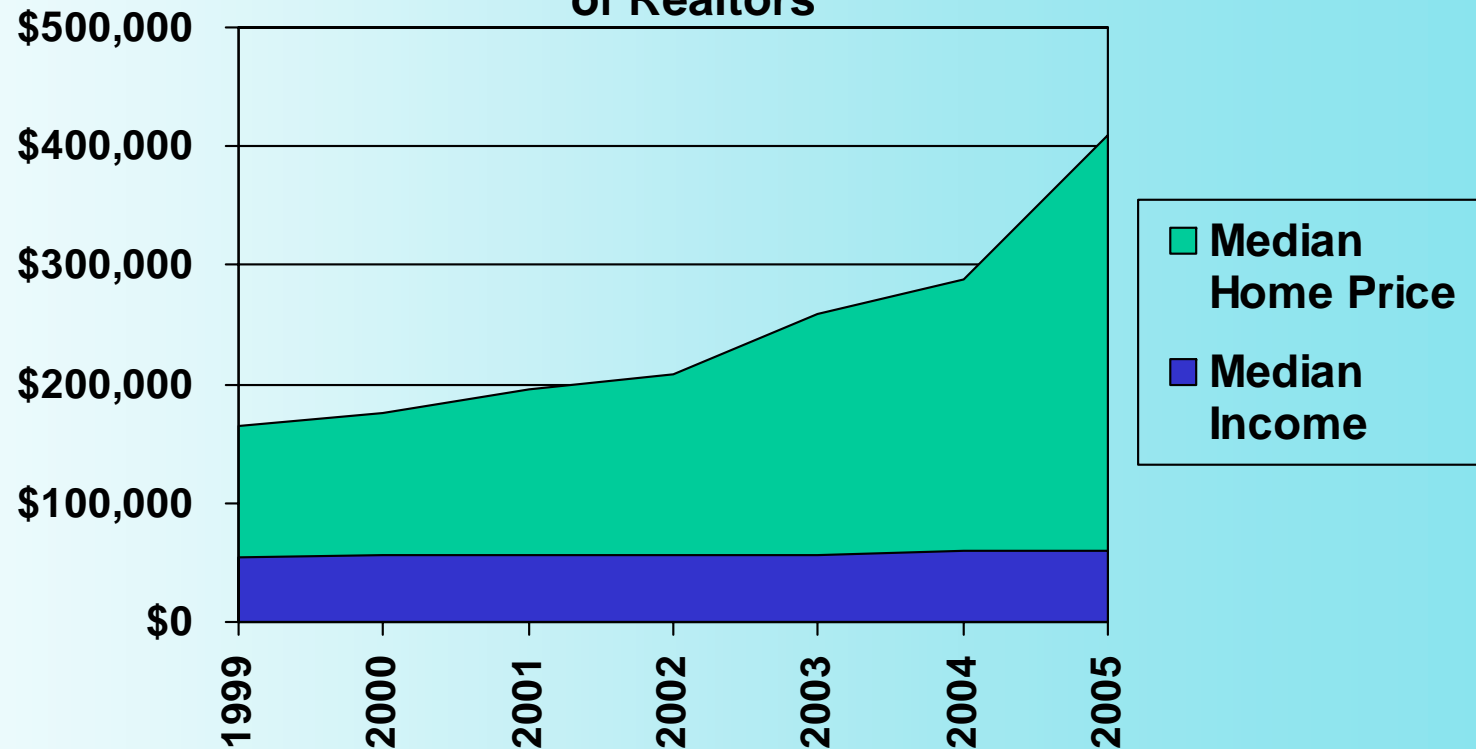
Approximately 2/3 of all households in Yolo County may qualify for affordable housing.

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## Yolo County Median Home Prices and Median Income 2000 -- 2005

Source: California Housing and Community Development Department and California Association of Realtors



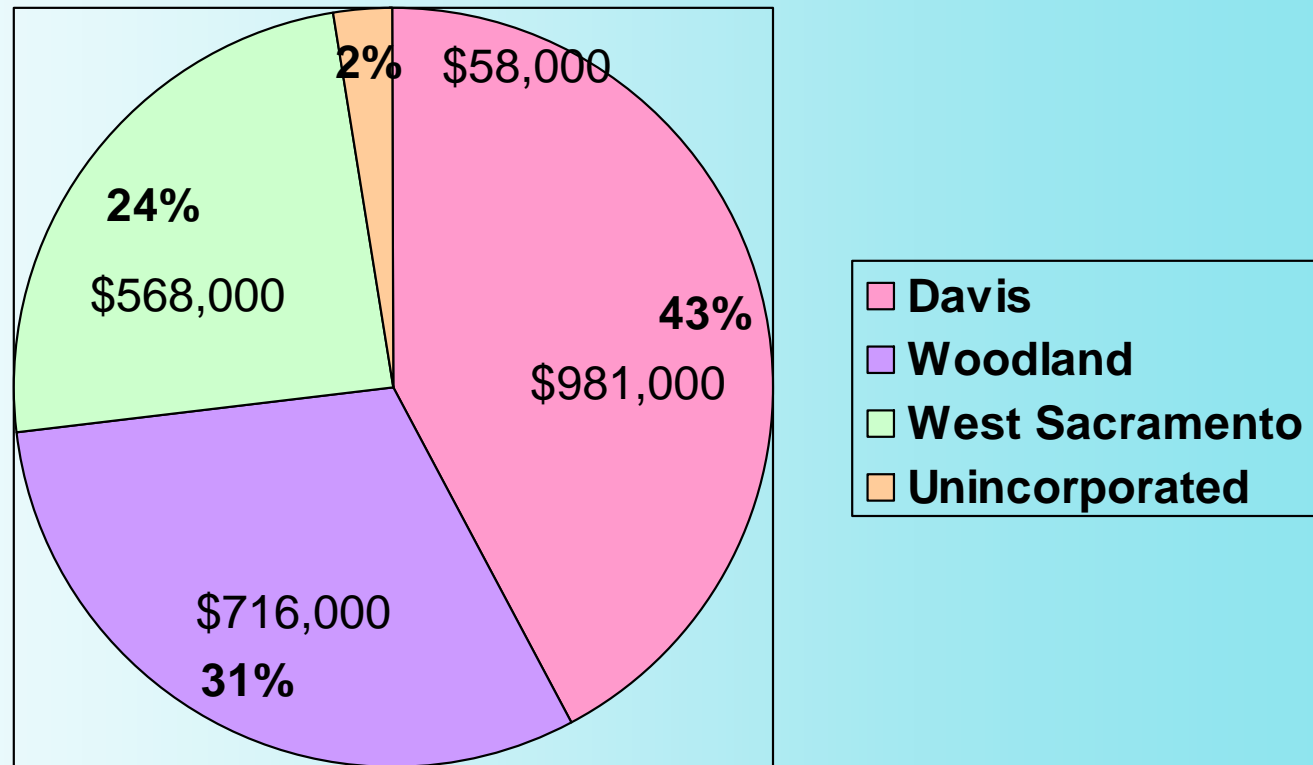
The median home price has gone up nearly 250% in the past 6 years, while median income has increased only 10%.

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## Yolo County Transient Occupancy Tax - 2004

Source: California Travel and Tourism Commission



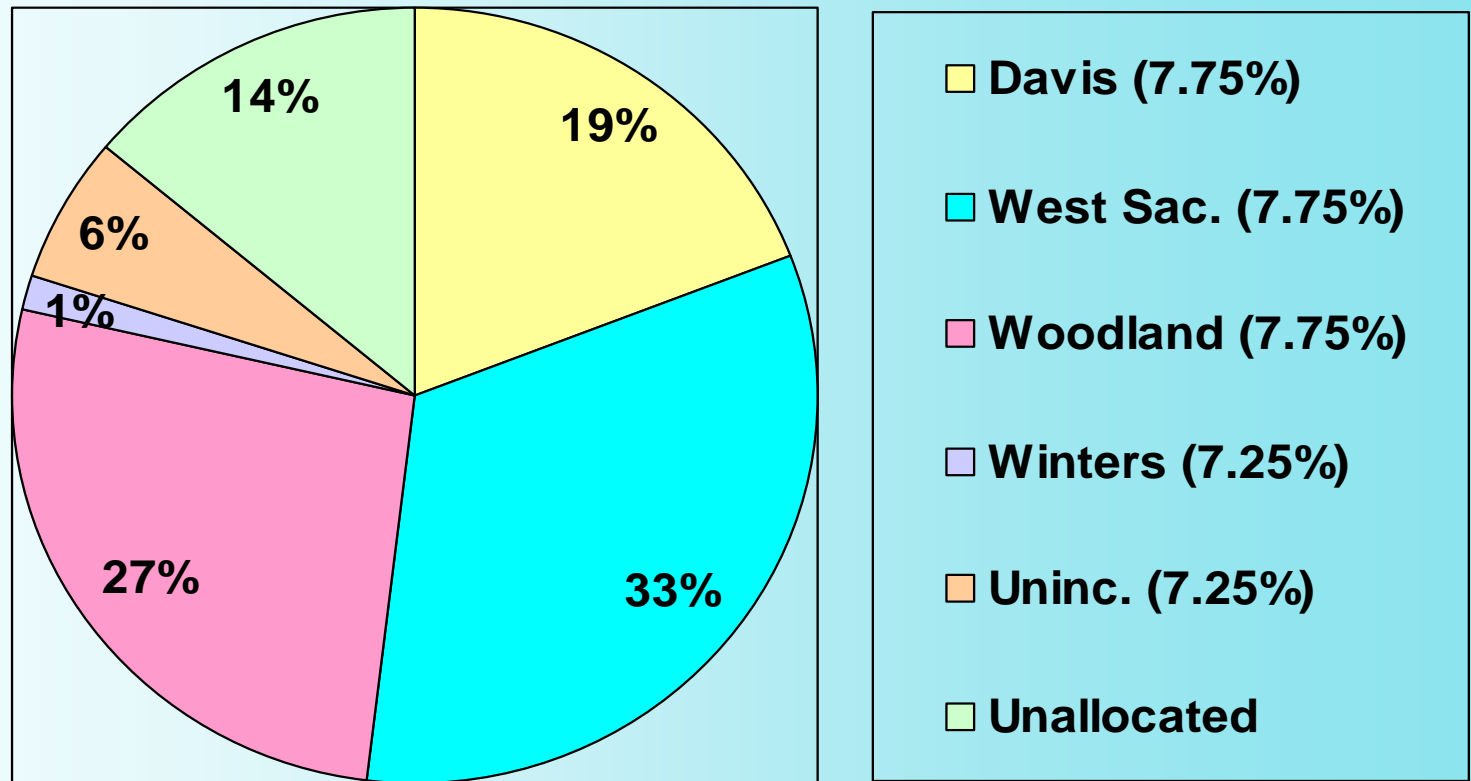
In 2003, 1.1% of all earnings in Yolo County was generated by tourism, which ranked last among California counties.

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## Yolo County Transactions Subject to Sales Tax - First Quarter 2004

Source: California Employment Development Department



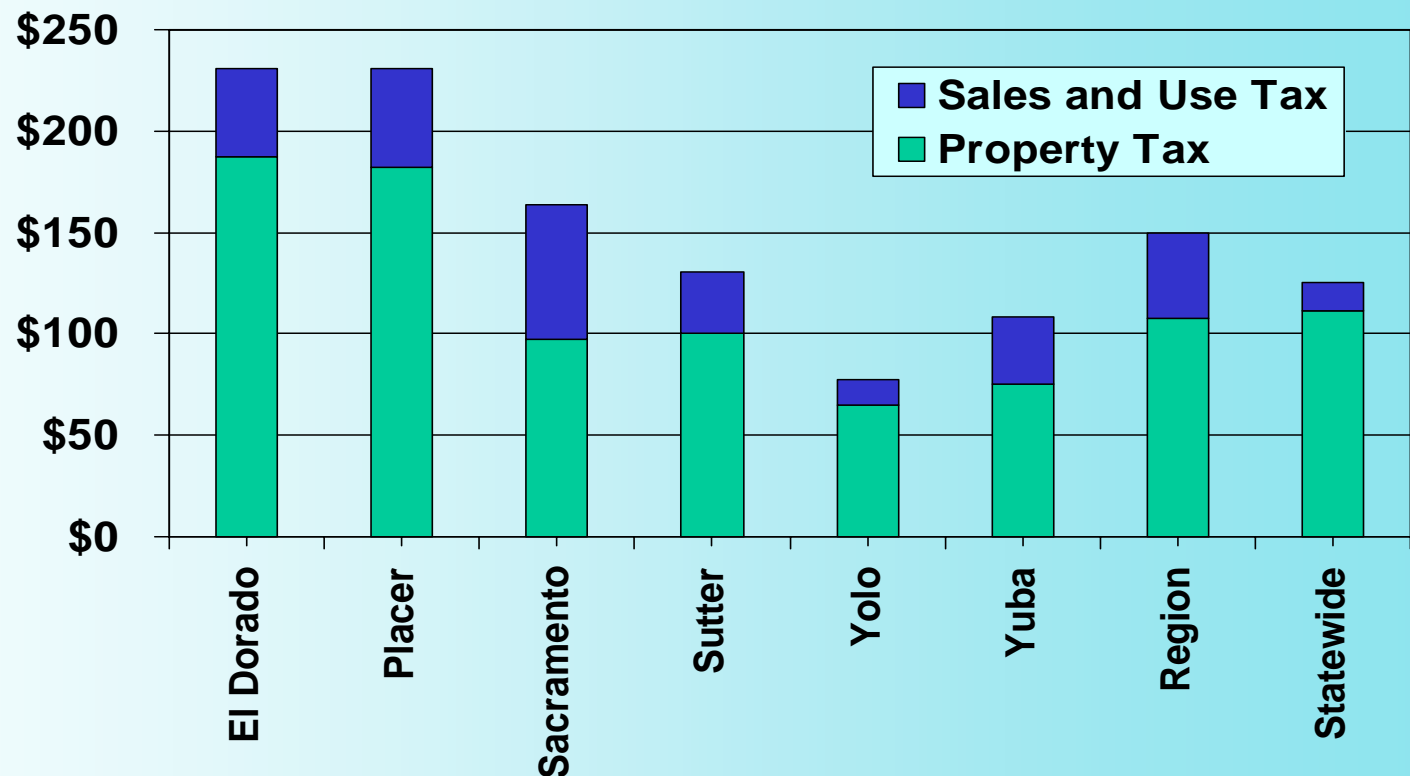
The cities account for 80% of sales taxable transactions within the County.

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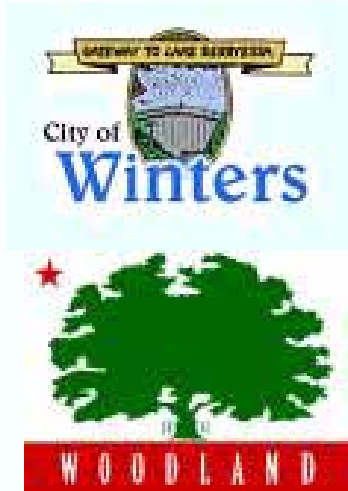
## Comparison of Per Capita Property and Sales Tax Revenue 2000-2001 (in millions)

Source: Community Services Planning Council Inc.



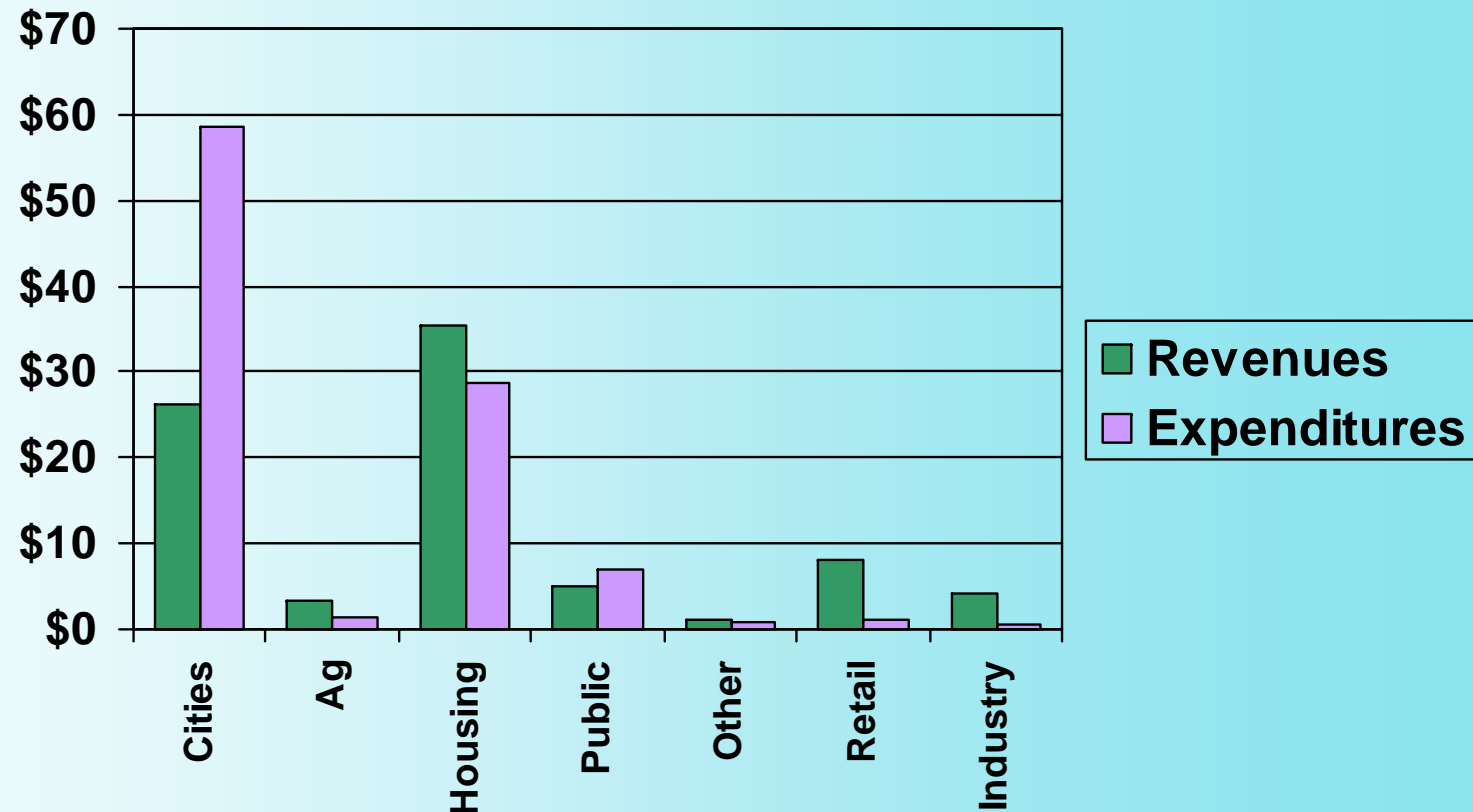
Yolo County has the lowest per capita tax base in SACOG at 52% of the regional average, and is only 62% of the State average.

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## 2005 Yolo County Revenues and Expenditures by Land Use (in millions)

Source: Applied Development Economics



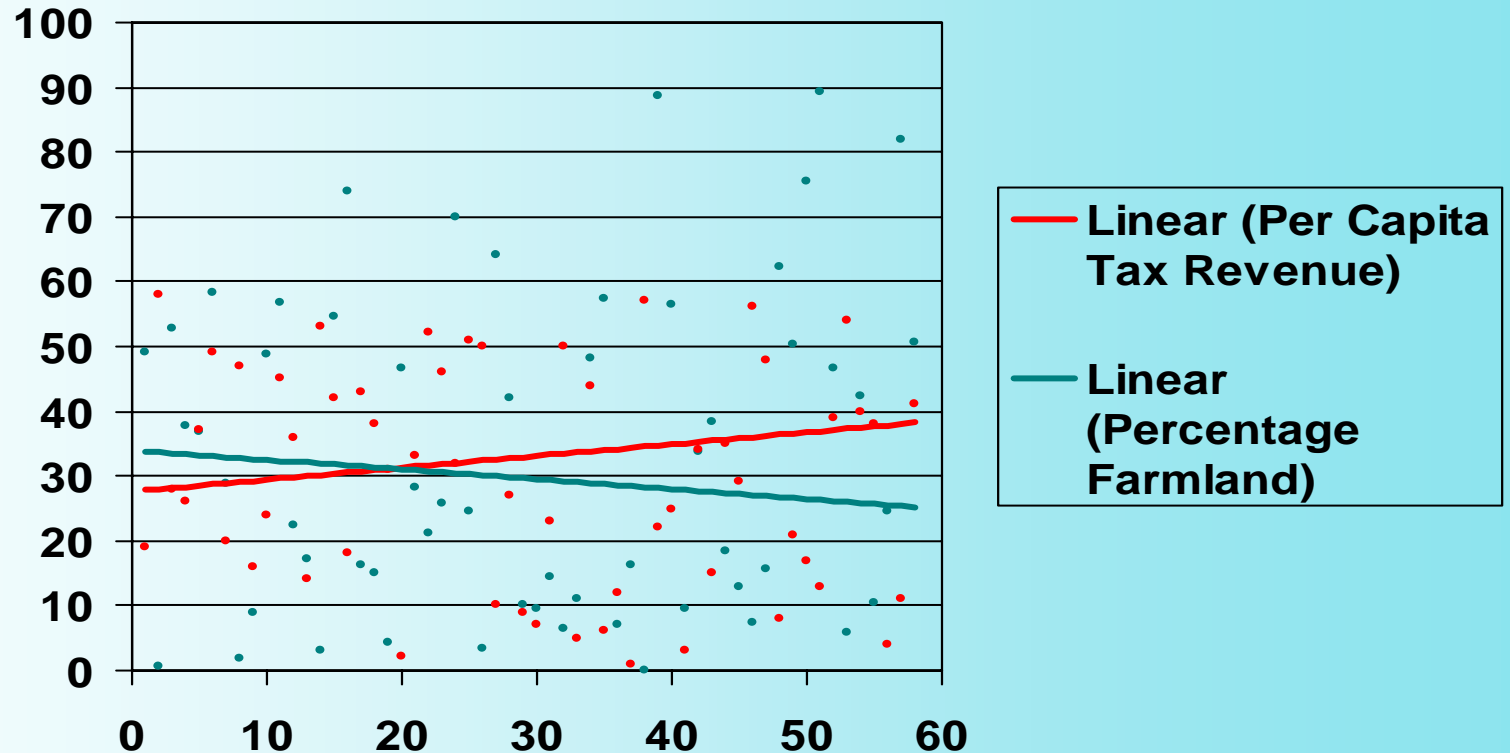
Industrial uses bring in 8 times more revenue than require expenditures. Revenue from retail is nearly 7 times larger than expenditures.

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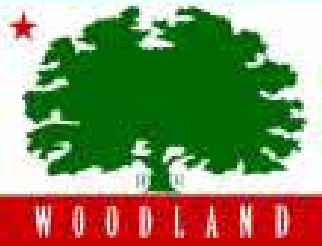
## Comparison of Amount of Farmland and Per Capita Tax Revenues for all California Counties - 2000

Source: California Institute for County Government



No County with more than 70% farmland had per capita revenues that ranked above the State average of \$1,066.

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## GENERAL PLAN



# YOLO COUNTY SUMMIT

## General Plan Update Process

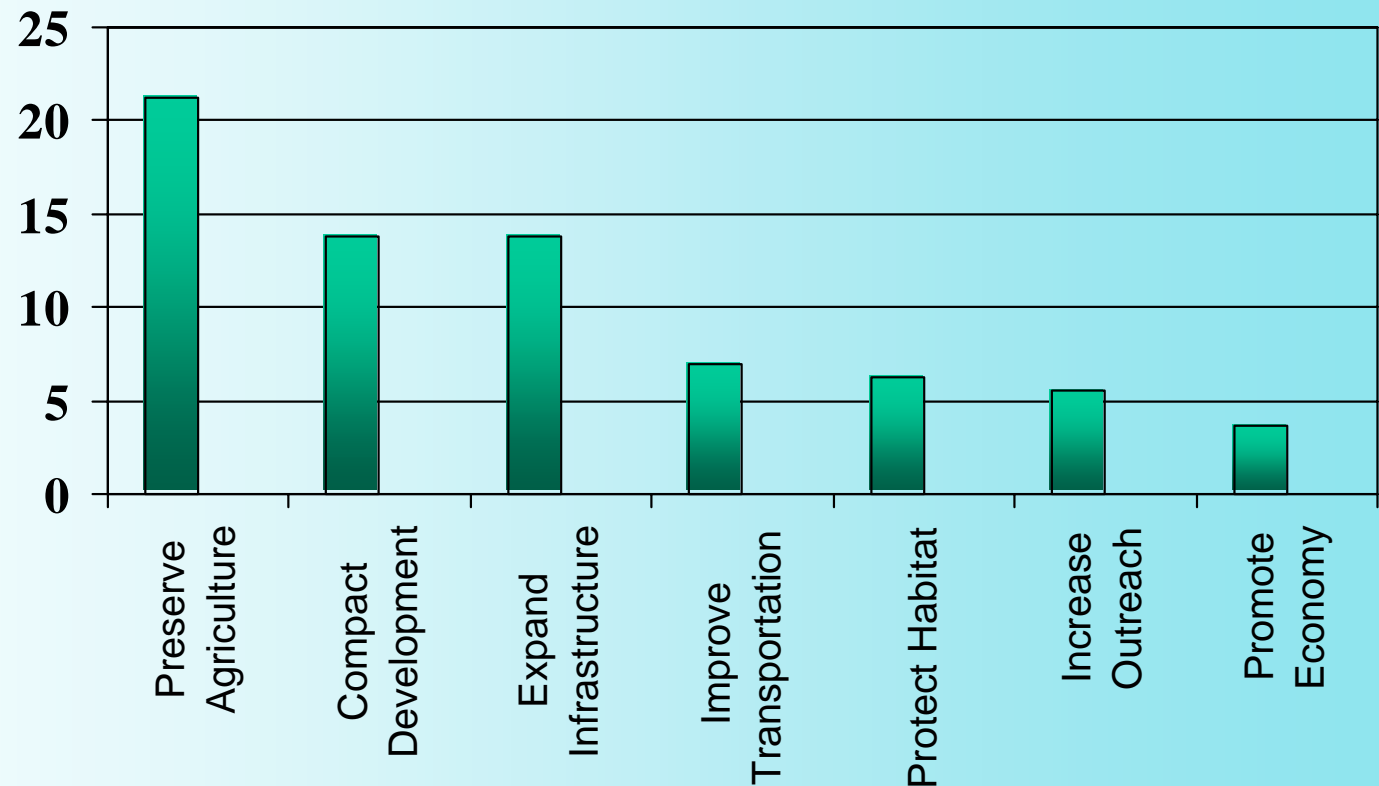


Project Initiation	May, 2004
Board/Plan Commission Workshop No. 1	May, 2004
Hold Five Community Workshops	August, 2004
Draft Visions, Principles, and Issues	September, 2004
Board/Plan Commission Workshop No. 2	September, 2004
Hold Four City Workshops	October, 2004
Alternatives Development	January, 2005
Hold Four Community/City Workshops	March, 2005
Hold County/City Summit	April, 2005
Board/Plan Commission Workshop No. 3	May, 2005
Draft General Plan	August, 2005
Board/Plan Commission Workshop No. 4	September, 2005
Draft EIR	October, 2005
Board/Plan Commission Workshop No. 5	November, 2005
Final EIR	February, 2005
Final General Plan	February, 2005
Plan Adoption	March, 2005

# YOLO COUNTY SUMMIT



## Summary Of Comments From First Nine Public Workshops



The 3 most frequent individual comments were: (1) Restrict rural homes; (2) Preserve prime farm land; and (3) Improve services.

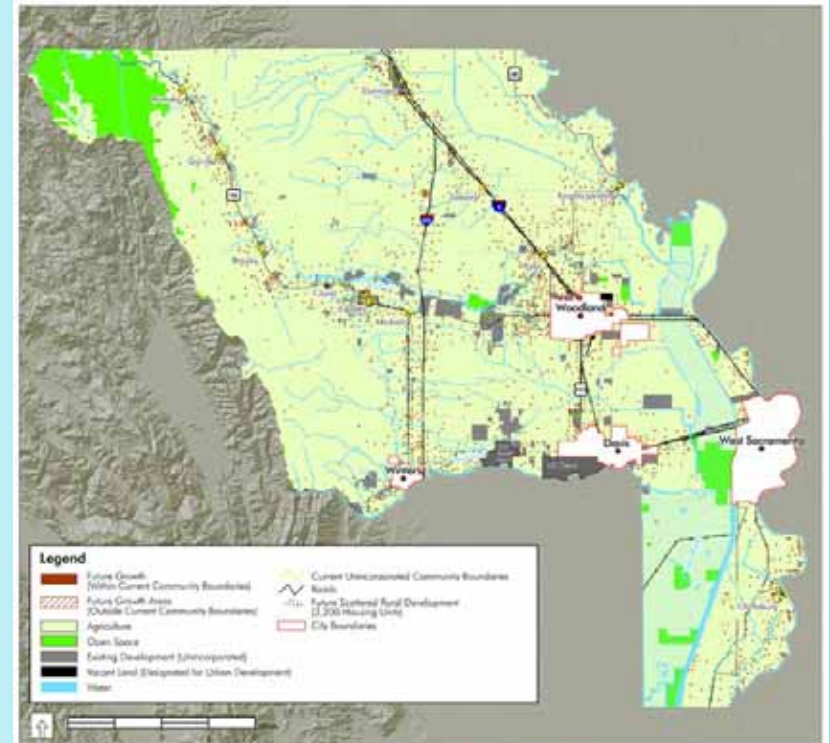
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## Alternative 1 – City Focused

Land use patterns are based on existing land use policies, with limited in-fill growth within existing towns (60%) and continuing rural residential development (40%). About 86% of new growth would occur within the cities.

Growth in the unincorporated area would occur at a 2.0% annual rate through 2025, similar to the region.

This is considered the “No Project” alternative under CEQA.



# YOLO COUNTY SUMMIT

## Alternative 2 – Town Focused

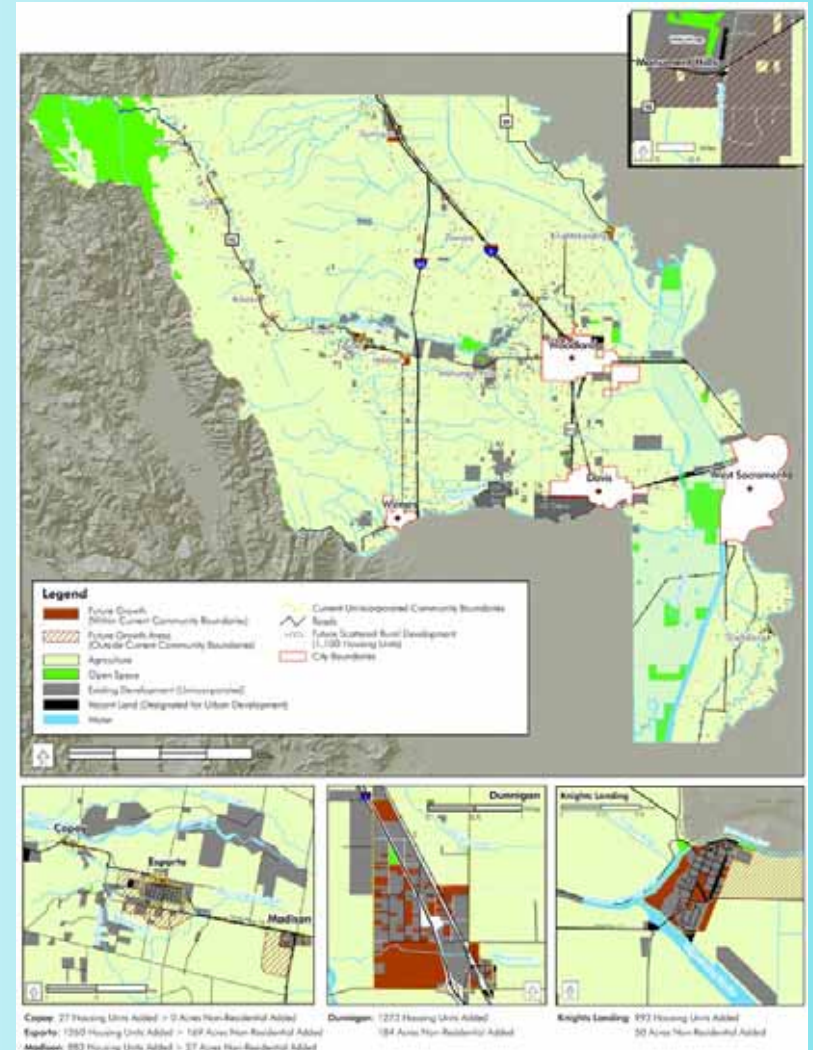
More growth would be allowed within the existing towns, compared to Alternative 1, to promote economic development and infrastructure improvements, as follows:

- Dunnigan: 1,200 new homes
- Esparto: 800 new homes
- Knights Landing: 800 new homes
- Madison: 800 new homes
- Monument Hills: 150 new homes

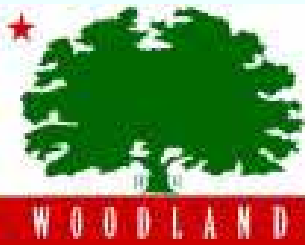
Additional restrictions would be placed on rural residential development. Overall growth would occur at a 3.75% annual rate.



WOODLAND



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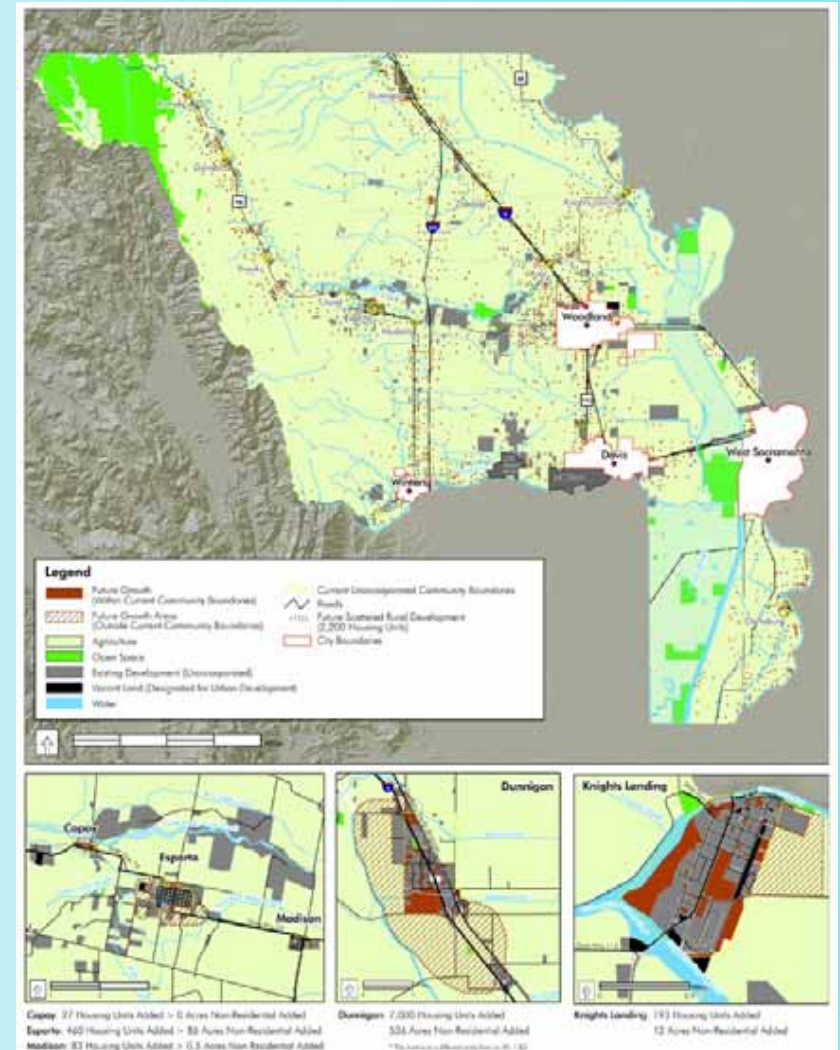


## Alternative 3 – New City

This scenario is the same as Alternative 1, with the creation of a new city in Dunnigan. A total of 7,000 new homes would be added to Dunnigan, along with 190 acres of commercial development and 350 acres of industrial development.

It is expected at some point in the 20-year plan period that Dunnigan would incorporate into the fifth city in Yolo County.

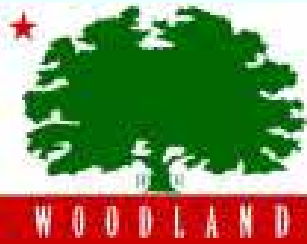
Under this alternative, overall growth would occur at a 5.25% annual rate.



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## Optional Concepts

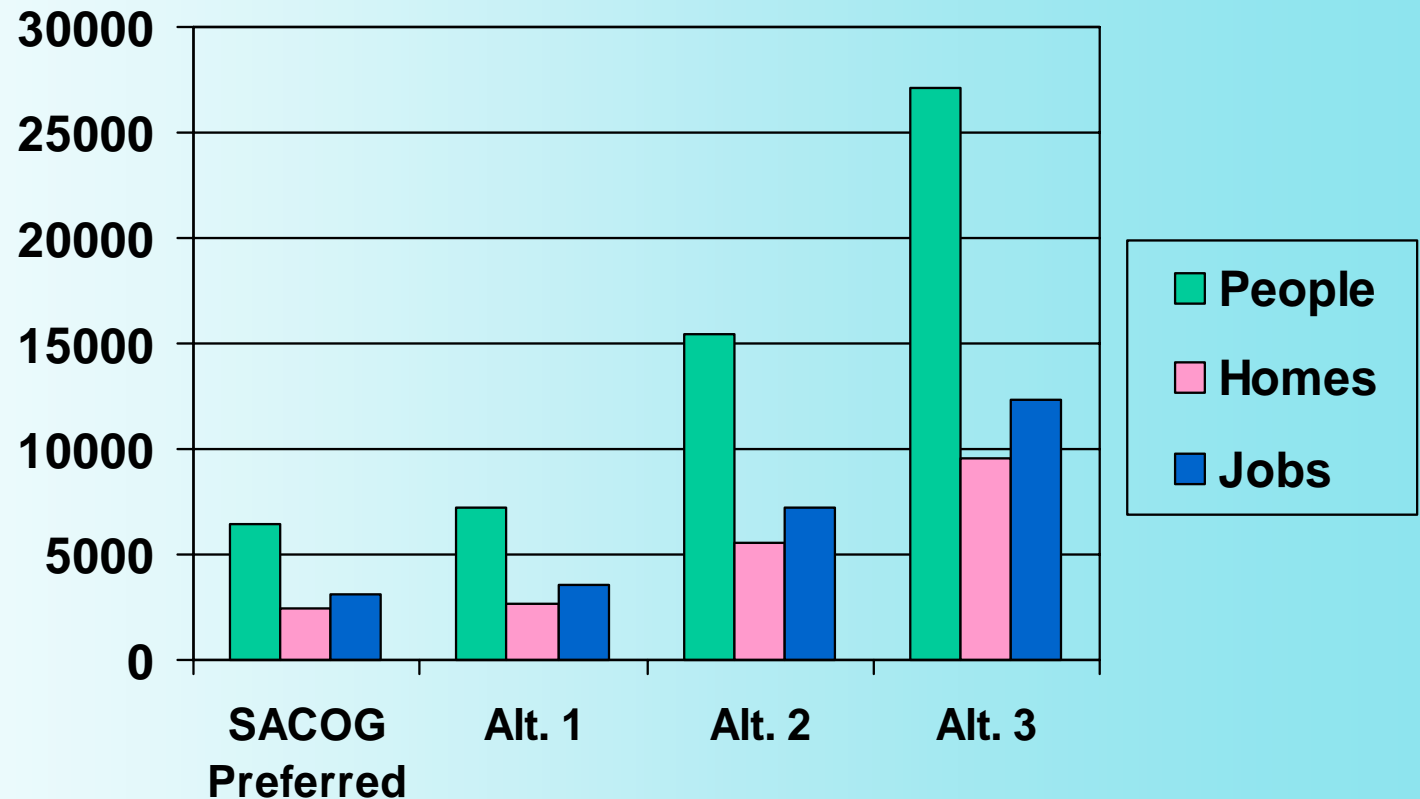
The draft alternatives also contain several “optional concepts” which can be incorporated into any of the individual scenarios. These concepts include the following:

1. Provide new industrial development near Woodland and Dunnigan.
2. Identify limit lines and green buffers between cities and towns.
3. Create an Area Plan for the Yolo Bypass.
4. Designate land at the Elkhorn area for a hotel/conference center.
5. Locate highway commercial centers along I-5 and I-80.
6. Allow transfers of development rights and require clustering to address housing development in the rural area.
7. Specify preferred areas for agricultural and habitat easements.

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## Comparison of County Alternatives and SACOG Preferred Plan

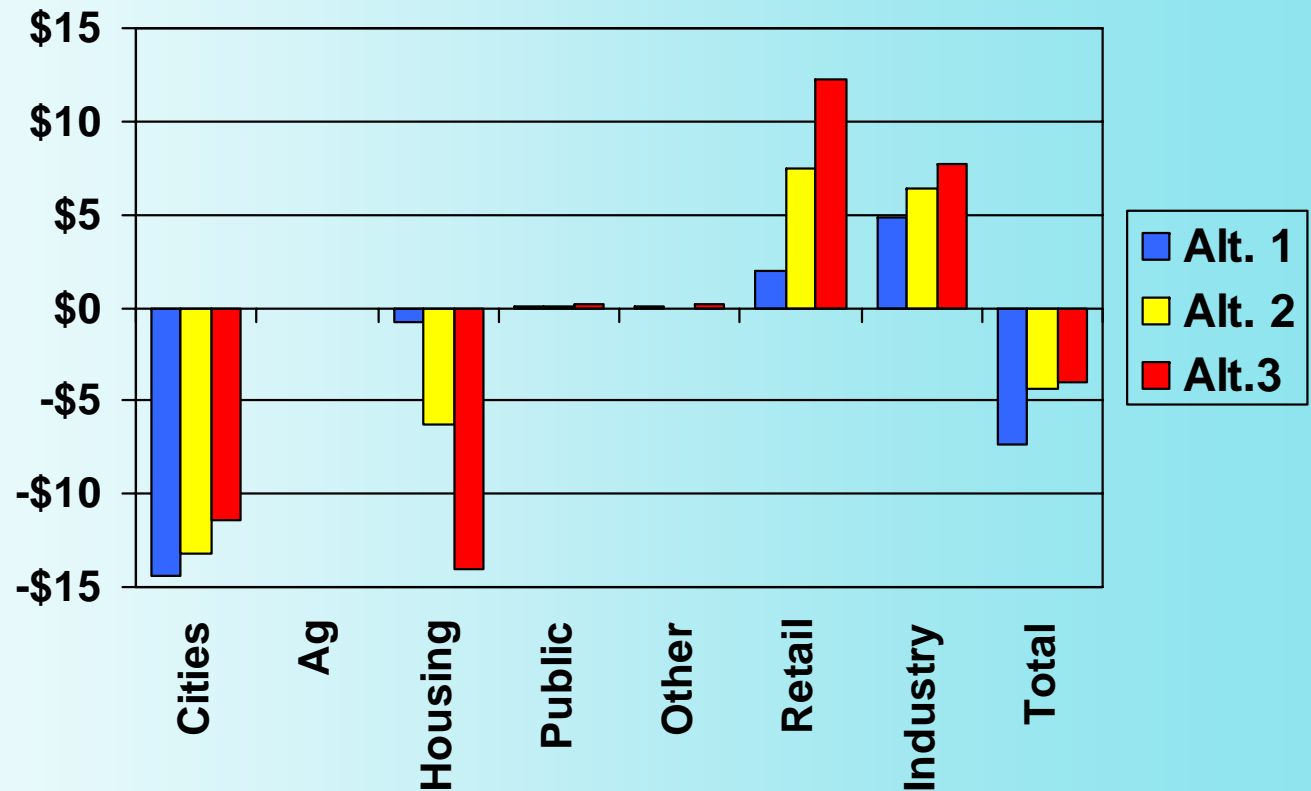


The chart shows how many new people, homes, and jobs would be added to the existing numbers in 2005.

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## Yolo County Net Cost by Land Use for the Three Alternatives

Source: Applied Development Economics



Alternative 3 would result in the lowest structural deficit over the next 20 years, reducing it from -\$7.3 million to -\$4 million.



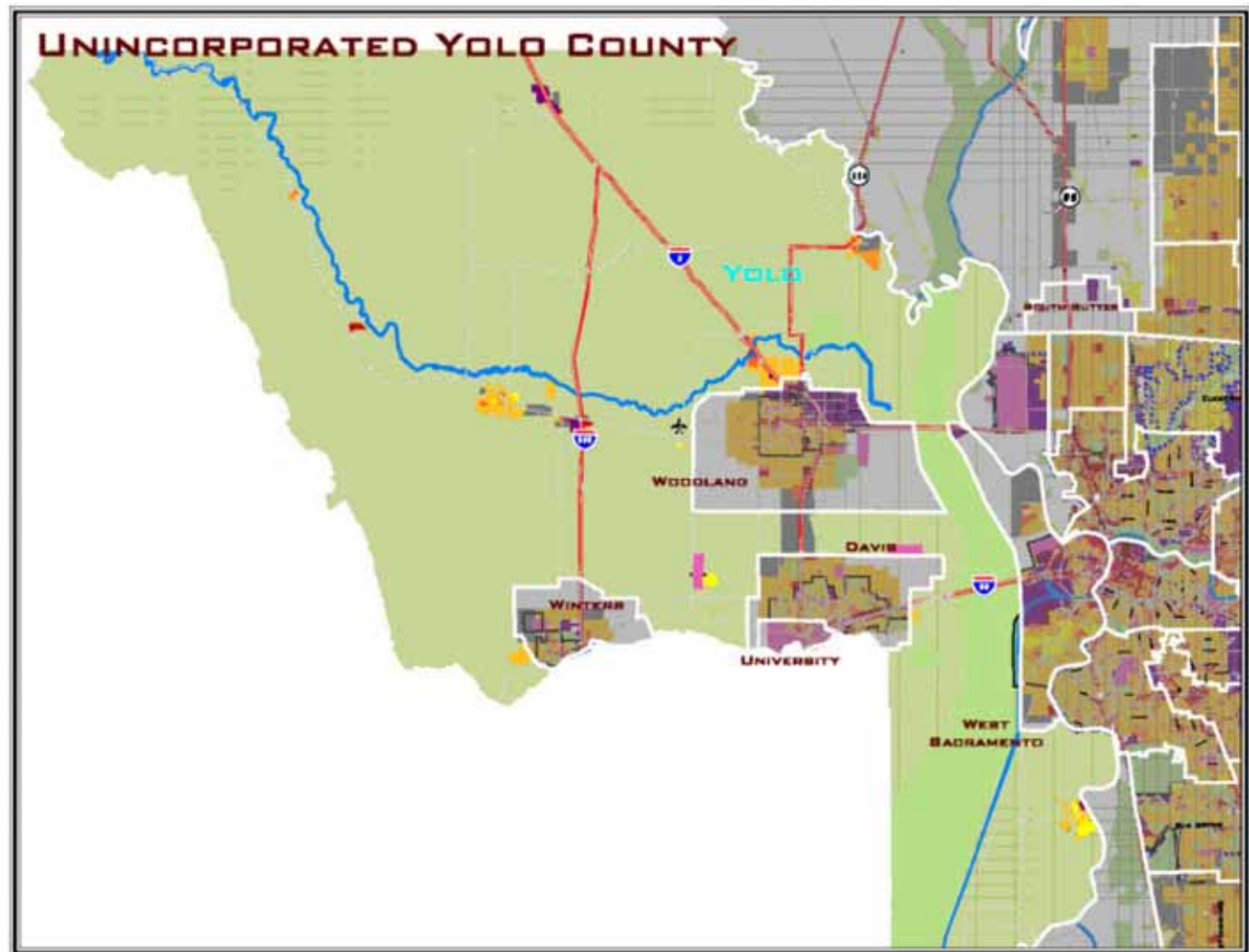


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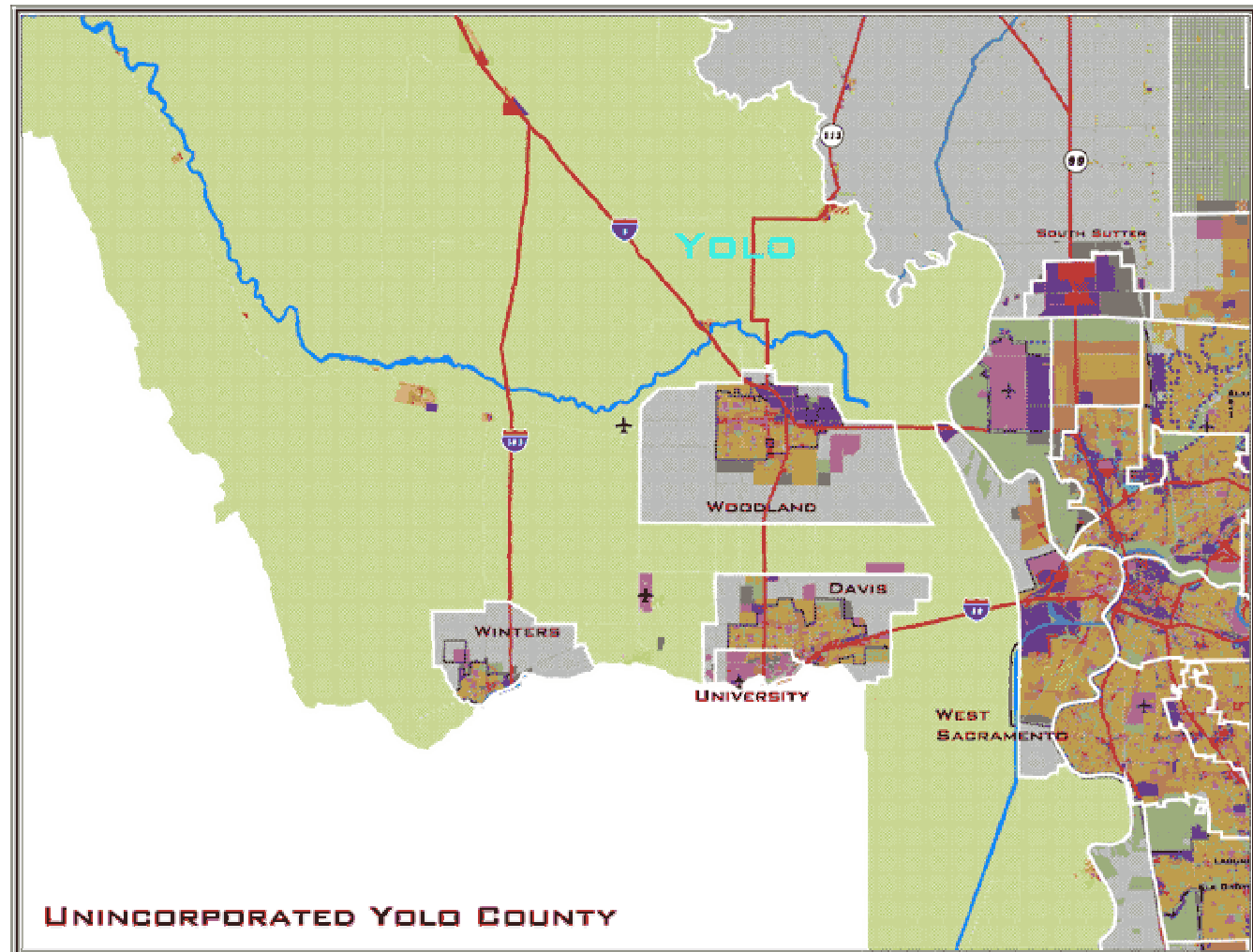
# YOLO COUNTY SUMMIT

## Blueprint Base Case Alternative



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## Blueprint Preferred Alternative

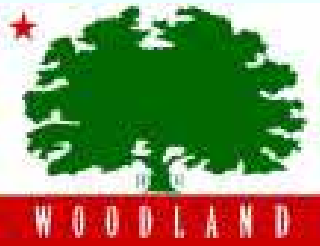


	<b>Land Consumption</b>	<b>Balance of Jobs and Housing</b>	<b>Urban Form</b>
<b>Base Case</b>	100 acres of land /year through 2050	350 dwelling units and 150 jobs per year through 2050	6.1 dwelling units per acre growth through 2050
<b>Blueprint</b>	40 acres per year through 2050	100 dwelling units and 115 jobs per year through 2050	5.0 dwelling units per acre growth through 2050
<b>Alternative 1</b>			
Year: 2025 Acres: 950 Dwelling Units: 1,400 Jobs: 5,800	38 acres a year through 2025.	28 dwelling units and 230 jobs per year through 2025.	1.7 dwelling units per acre.

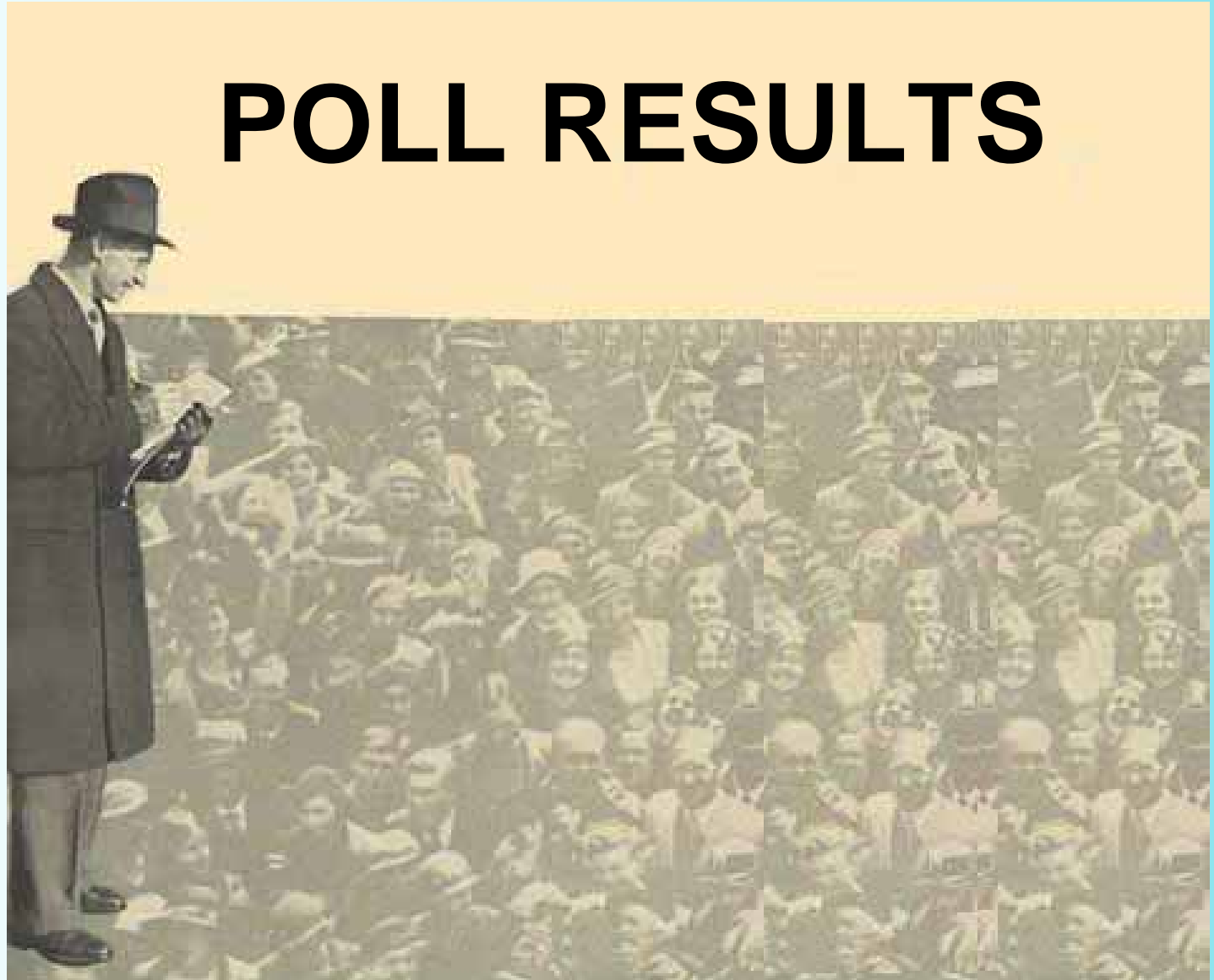
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<b>Blueprint</b>	40 acres per year through 2050	100 dwelling units and 115 jobs per year through 2050	5.0 dwelling units per acre growth through 2050
<b>Alternative 2</b>			
Year: 2025 Acres: 1,400 Dwelling Units: 4,700 Jobs: 7,200	56 acres per year through 2025.	190 new dwelling units and about 300 new jobs per year.	3.3 dwelling units per acre.

	<b>Land Consumption</b>	<b>Balance of Jobs and Housing</b>	<b>Urban Form</b>
<b>Base Case</b>	100 acres of land /year through 2050	350 dwelling units and 150 jobs per year through 2050	6.1 dwelling units per acre growth through 2050
<b>Blueprint</b>	40 acres per year through 2050	100 dwelling units and 115 jobs per year through 2050	5.0 dwelling units per acre growth through 2050
<b>Alternative 3</b>	56 acres a year through 2025.	312 new dwelling units and 500 new jobs per year through 2025.	5.1 dwelling units per acre.
Year: 2025 Acres: 1,400 Dwelling Units: 7,800 Jobs: 12,400			

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## POLL RESULTS



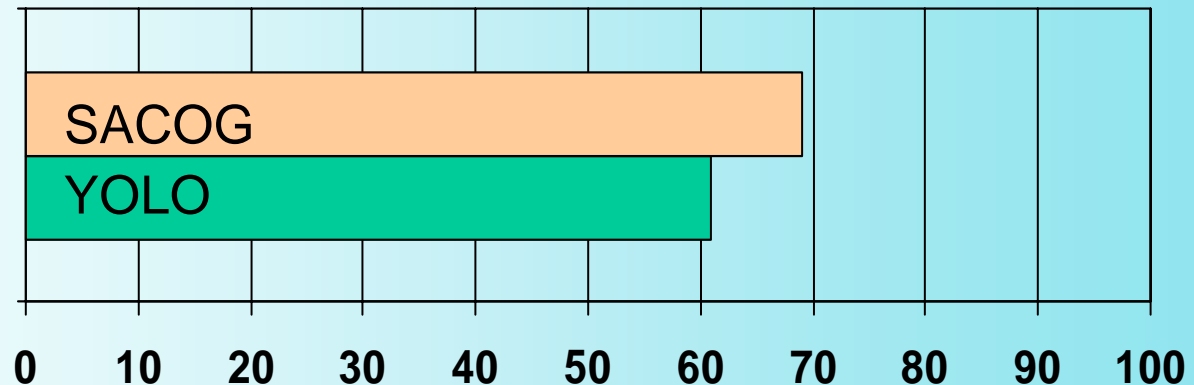
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## Polling Results from Regional Blueprint for Yolo County

Source: SACOG

1. Do you believe that your community will grow rapidly in the next 10 years?





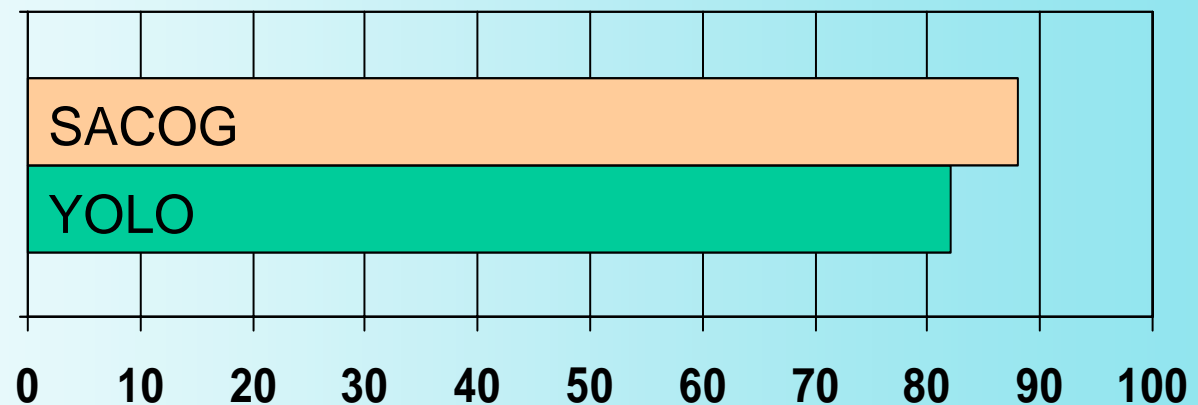
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## Polling Results from Regional Blueprint for Yolo County

Source: SACOG

2. Do you believe that the region will grow rapidly in the next 10 years?



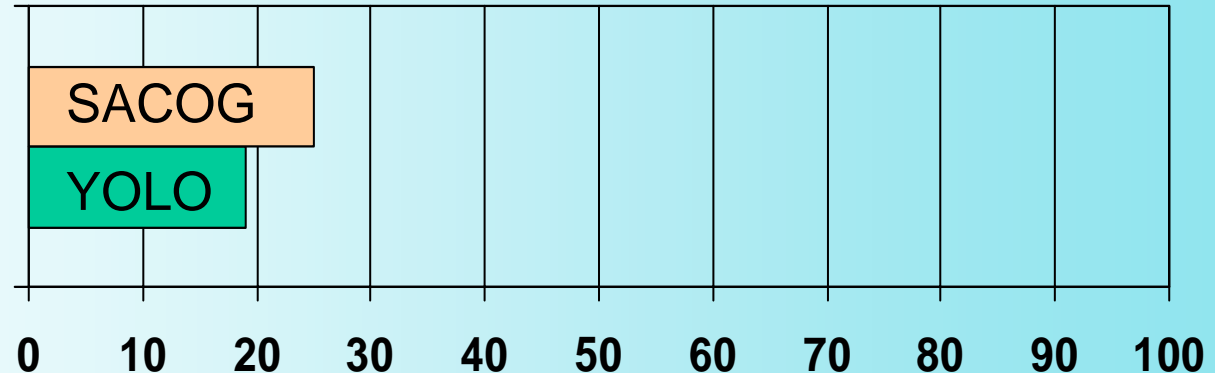
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## Polling Results from Regional Blueprint for Yolo County

Source: SACOG

3. Do you believe that growth in the Sacramento area is a good thing for quality of life in the next 50 years?



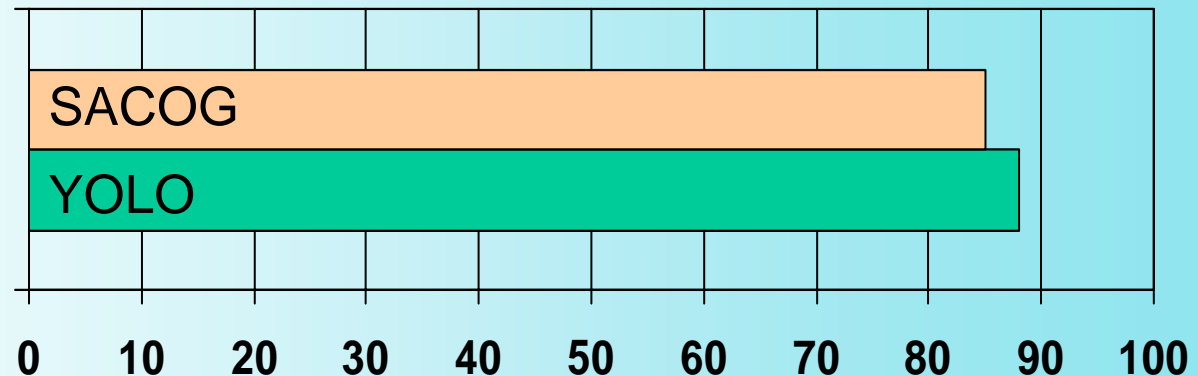
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## Polling Results from Regional Blueprint for Yolo County

Source: SACOG

4. Do you believe that a comprehensive plan for your community should be the top priority?



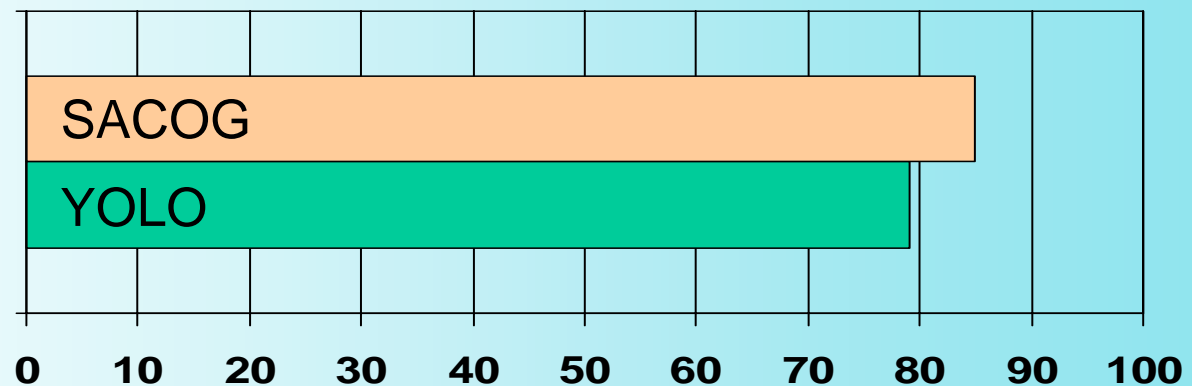
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## Polling Results from Regional Blueprint for Yolo County

Source: SACOG

5. Do you believe that that local governments should work together for a regional strategy/vision rather than independently?



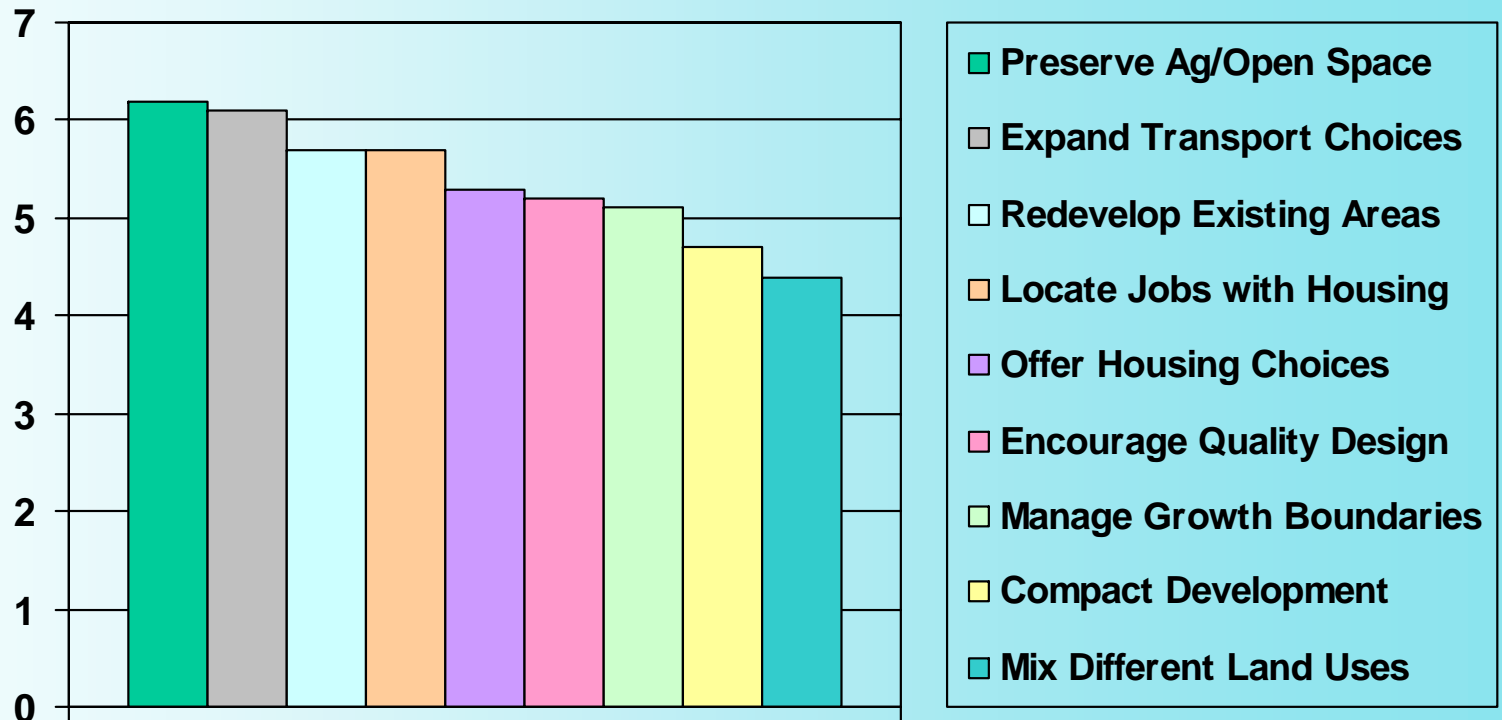
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## Polling Results from Regional Blueprint for Yolo County

Source: SACOG

6. What impact will implementation of the following principles have on the overall quality of life? (7="Very Positive", 1="Very Negative")



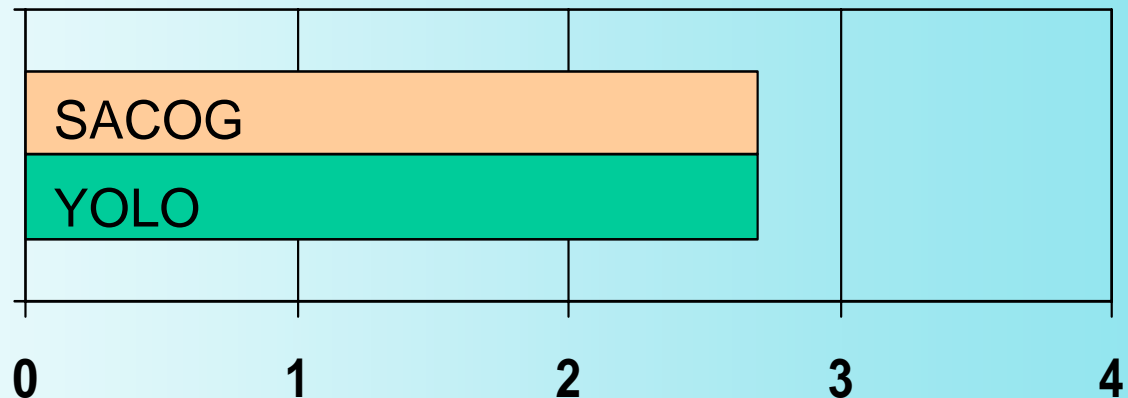
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## Polling Results from Blueprint for Yolo County

Source: SACOG

7. How much confidence do you have in your local government's ability to implement the growth principles discussed above? (1="None", 4="A Great Deal")



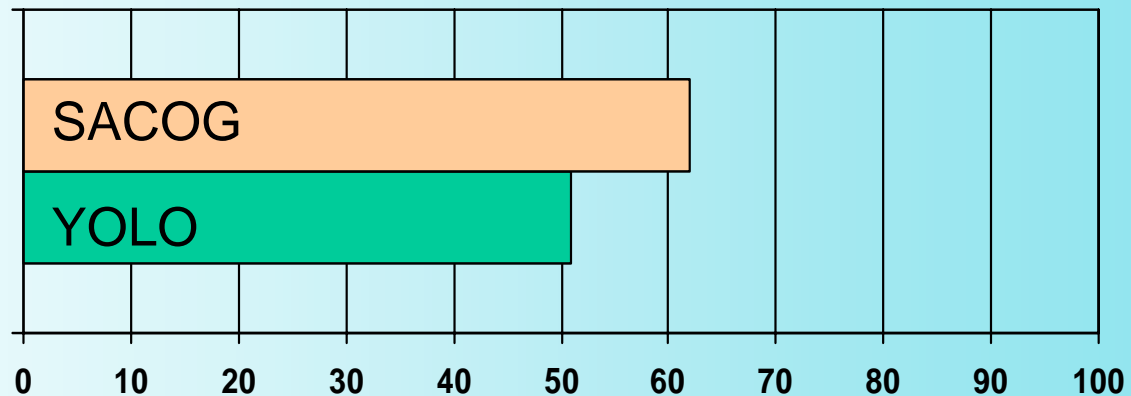
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## Polling Results from Blueprint for Yolo County

Source: SACOG

8. If growth is effectively managed, consistent with the principles that are important to you, is growth a good thing?



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## DISCUSSION QUESTIONS



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## Discussion Question Number 1

Thinking about the interests of all of the citizens of Yolo County as a whole, what do you like and dislike the most about each of the three scenarios that has been presented?

- Alternative 1 – City Focused Growth
- Alternative 2 – Town Focused Growth
- Alternative 3 – New City (Dunnigan)
- Alternative 4 – Blueprint Scenario

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## Discussion Question Number 2

Thinking about the interests of the citizens in either your city or your supervisorial district, what do you like and dislike the most about each of the three scenarios?

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## Discussion Question Number 3

Are there new growth scenarios, or modifications to one of the existing scenarios, that you would like to see considered in subsequent phases of the County's General Plan process?

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## Discussion Question Number 4

Turning to fiscal issues at the County, do you think you have enough information to form an opinion on whether the County's ability to sustain its current level of service provision is at risk due to its fiscal condition?

If no, what additional information would you need?

If yes, do you think the County's fiscal situation is serious enough that it threatens its ability to maintain current service levels?

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## Discussion Question Number 5

What County services are most important to maintain, or conversely, are there any County services that you think should be curtailed or eliminated?

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## Discussion Question Number 6

Do you have ideas for maintaining current service levels through greater efficiencies or new partnerships in delivering the services?

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## Discussion Question Number 7

Do you have ideas for maintaining current service levels through new revenue sources?

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## Discussion Question Number 8

What about the idea of the County becoming more active in developing unincorporated land for urban uses as a means to improve its fiscal situation? Do you think that this would help the County's fiscal situation?

From your city's/district's perspective, what are the major pros and cons of this approach?

Are there ways that this could work?



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**THANK YOU  
FOR YOUR PARTICIPATION**