
YOLO COUNTY GENERAL PLAN

ALTERNATIVES OVERVIEW AND ANALYSIS

The County of Yolo | September 8, 2006



DESIGN, COMMUNITY & ENVIRONMENT

YOLO COUNTY GENERAL PLAN ALTERNATIVES OVERVIEW AND ANALYSIS

This report presents an analysis of the four land use alternatives that have been developed as inputs to the Yolo County General Plan update.

The report first provides a synopsis of the alternatives, including a description of their key features and the amount and distribution of development under each. The report then analyzes the alternatives relative to three questions:

- ◆ *How do the alternatives compare to various ways the county could grow?* To analyze this question, this report assesses six “Growth Models” that could be used to accommodate new growth in unincorporated Yolo County, and it assesses the extent to which the alternatives cover each of these six models.
- ◆ *How do the alternatives compare to regional modeling and growth projections?* To assess this issue, this report compares the alternatives to regional growth projections promulgated by the Sacramento Area Council of Governments (SACOG), and to growth projections developed by Bay Area Economics (BAE) for the Yolo County General Plan Update.
- ◆ *Are current development proposals from the private sector encompassed in the alternatives?* To address this question, this report catalogs 16 major development proposals in the county. This report also looks at recent sales of agricultural land of more than 100 acres to provide an indication of where future development pressures may occur.

A. Summary of Key Findings

This section provides an executive summary of the key findings of this report. For more information on each finding, please refer to the remainder of the report.

- ◆ **Town Infill.** The alternatives do not include as much infill inside the county’s unincorporated towns as could be accommodated if funds were provided to provide additional infrastructure. While the alternatives include significant growth at the existing towns’ edges, they do not fulfill the towns’ potential for infill inside of town footprints.

- ◆ **Cooperative Development with Cities.** All of the alternatives assume development inside of the county's cities, and such development is particularly emphasized in Alternative 1. However, it is not clear whether the alternatives assume that city growth would occur at the edges of the existing cities or as infill, nor do the alternatives distinguish the extent to which city-centered growth might occur in cooperation with and to the benefit of the county.
- ◆ **Development Locations.** The alternatives generally focus new development on the communities of Dunnigan, Esparto, Knights Landing, Madison and Monument Hills, which generally appear to be the unincorporated communities in the county with the most potential to accommodate new growth. However, the alternatives do not include similar development in the town of Yolo, even though Yolo has infrastructure and development conditions that are similar to the other five communities.
- ◆ **Job Growth.** The alternatives generally assume that job growth is primarily a function of local residential growth. While accurate as a broad rule of thumb, this assumption does not fully allow for an exploration of other means of economic growth that are not residentially based.
- ◆ **Quantity of Growth.** Alternatives 2, 3 and 4 all include significantly more growth in the unincorporated county than the number of residential units projected by SACOG, keeping in mind that SACOG bases its projections in part on current policy constraints in the county. None of the alternatives include as much development in the unincorporated county as projected by BAE if policy constraints were to be relaxed. BAE projects up to 15,000 new units by 2030 if development restrictions were relaxed; the most intensive alternative is Alternative 3, with 10,081 units.
- ◆ **Reflection of Private Development Proposals.** The County has been made aware of a number of private development proposals that would require changes to existing land use designations. The properties involved are located throughout the county, within or at the edges of the unincorporated communities, at the edges of the cities of Davis and

Woodland, and in rural agricultural locations far from existing unincorporated communities. These proposals represent more than double the amount of development shown in the most intensive alternative, which is Alternative 3, and significantly more than market demand.

B. Overview of the Alternatives¹

This section summarizes the four land use alternatives developed in the previous phase of the General Plan update. These include the three alternatives that were presented in the January 2005 Land Use and Circulation Conceptual Alternatives report and a fourth alternative that was developed subsequently.

Table 1 summarizes housing growth for each alternative. Table 2 looks at potential job-generating land use by alternative. Table 3 summarizes the land use under each alternative. Figures 1 through 4 map the four alternatives.

The alternatives differ in the amount of growth in the unincorporated county, but they assume that total growth in the entire county will be fixed, with 29,000 new housing units from 2005 through buildout. The alternatives assume that more growth in the unincorporated county would result in less growth in the incorporated cities.

Each of the first three alternatives includes progressively more growth in the unincorporated county, from 2,696 housing units and 4,063 jobs in Alternative 1 to 10,081 units and 11,495 jobs in Alternative 3. Alternative 4, which was developed later, includes a medium level of growth, similar to Alterna-

¹ Information summarizing Alternatives 1, 2 and 3 is taken from *Yolo County General Plan Land Use and Circulation Conceptual Alternatives*, January 2005. Information on Alternative 4 is based on the Yolo County Planning and Public Works Department, June 7, 2005, *Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update*, Staff Report to the Board of Supervisors.

TABLE I HOUSING GROWTH THROUGH BUILDOUT

	2005 Existing Units ^a	New Units			
		Alt 1	Alt 2	Alt 3	Alt 4
Clarksburg	179	22	22	22	22
Dunnigan	404	173	1,273	7,000	3,000
Esparto ^b	783	460	1,260	460	1,150
Knights Landing ^b	383	193	993	193	1,250
Madison	158	83	883	83	83
Monument Hills	618	25	150	25	450
Other Communities	535	123	123	123	123
Outside of Communities	4,816	1,617	821	2,175	900
Total Unincorporated County	7,876	2,696	5,525	10,081	6,978

^a 2005 existing units data for Clarksburg, Dunnigan, Esparto, Knights Landing, Madison and the total unincorporated county are based on SACOG projections reported for SACOG minor zones. The following minor zones were used: Clarksburg – 104100; Dunnigan – 114200 and 114210; Esparto – 115400 and 115420; Knights Landing – 114310 and 114400 and Madison – 115300. Data for other towns assumes 10 percent of the total existing units are in towns other than Clarksburg, Dunnigan, Esparto, Knights Landing, Madison and Monument Hills. Data for the total unincorporated county are the difference between total county projections and the sum of projections for the cities.

^b Since the 2005 projections were developed, approximately 652 new units have been approved or built in both Esparto and approximately 82 units have been approved or built in Knights Landing. These new units are not accounted for in the numbers for either 2005 or the alternatives. Units approved or built in Esparto since the 2005 projections were developed include the following.

Country West II	72 units	completed
Esperanza Estates	96 units	completed
Parker Place	72 units	completed
Capay Street Cottages	20 units	pending
Lopez Subdivision	72 units	approved
Orciouli Subdivision	180 units	pending
Parker Subdivision	80 units	pending
Storey Subdivision	73 units	pending

Units approved or built in Knights Landing include the Castle Homes Subdivision (68 units) and the Tim Snow Subdivision (14 units).

Sources: Compiled by DC&E from *Yolo County General Plan Land Use and Circulation Conceptual Alternatives*, January 2005, and Yolo County Planning and Public Works Department, June 7, 2005, *Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update*, Staff Report to the Board of Supervisors.

TABLE 2 **JOB-GENERATING GROWTH THROUGH BUILDOUT (IN ACRES)**

	Alt 1	Alt 2	Alt 3	Alt 4
Clarksburg	1	1	1	1
Dunnigan	108	184	536	230
Esparto	87	169	87	169
Knights Landing	12	50	12	50
Madison	1	27	1	27
Other Towns	5	5	5	5
Outside of Towns	77	42	77	420
Total Unincorporated County	291	478	719	902

Note: Job-generating uses include retail/services, industrial, public/quasi-public, office and lodging uses.

Sources: Compiled by DC&E from *Yolo County General Plan Land Use and Circulation Conceptual Alternatives*, January 2005 and Yolo County Planning and Public Works Department, June 7, 2005, *Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update*, Staff Report to the Board of Supervisors.

tive 2. All of the alternatives concentrate growth in the four largest unincorporated communities, Dunnigan, Esparto, Knights Landing and Madison. Growth in Dunnigan varies the most among the alternatives. All the alternatives include a similar, small level of housing development, approximately 145 units, in the communities of Capay, Clarksburg, Guinda, Yolo and Zamora. Alternatives 2 and 4 also include several hundred new units each in Monument Hills.

Job growth in all alternatives is assumed to be primarily a function of local residential growth; that is, job growth in the alternatives is generally calculated by multiplying assumed residential growth by certain employment generation factors and without assuming independent economic development

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TABLE 3 UNINCORPORATED COUNTY LAND BY LAND USE TYPE EXISTING AND ALTERNATIVES (IN ACRES)^a

	Alt 1		Alt 2		Alt 3		Alt 4	
	Existing	Increase (Decrease)	Total	Increase (Decrease)	Total	Increase (Decrease)	Total	Increase (Decrease)
Residential	10,995	8,183 ^b	19,178	8,981 ^b	19,976	11,775 ^b	22,770	3,624 ^b
Retail/Services	1,019	43	1,062	162	1,181	262	1,281	176
Office	3	15	18	9	12	50	53	8
Lodging	11	13	24	19	30	36	47	16
Industrial	6,083	139	6,222	188	6,271	225	6,308	460
Public/Quasi-Public	9,309	79	9,388	100	9,409	144	9,453	282
Total Developed Non-Residential	16,425	289	16,714	478	16,903	717	17,142	902
Total Developed	27,420	8,472	35,892	9,459	36,879	12,492	39,912	4,526
Agricultural/Open Space	580,404	(8,165) ^c	572,239	(9,152) ^c	571,252	(12,185) ^c	568,219	(4,219) ^c
Vacant	1,158	(307) ^c	851	(307) ^c	851	(307) ³	851	(307) ^c
Other ^d	9,173	0	9,173	0	9,173	0	9,173	0
Total Unincorporated County	618,155	0	618,155	0	618,155	0	618,155	0

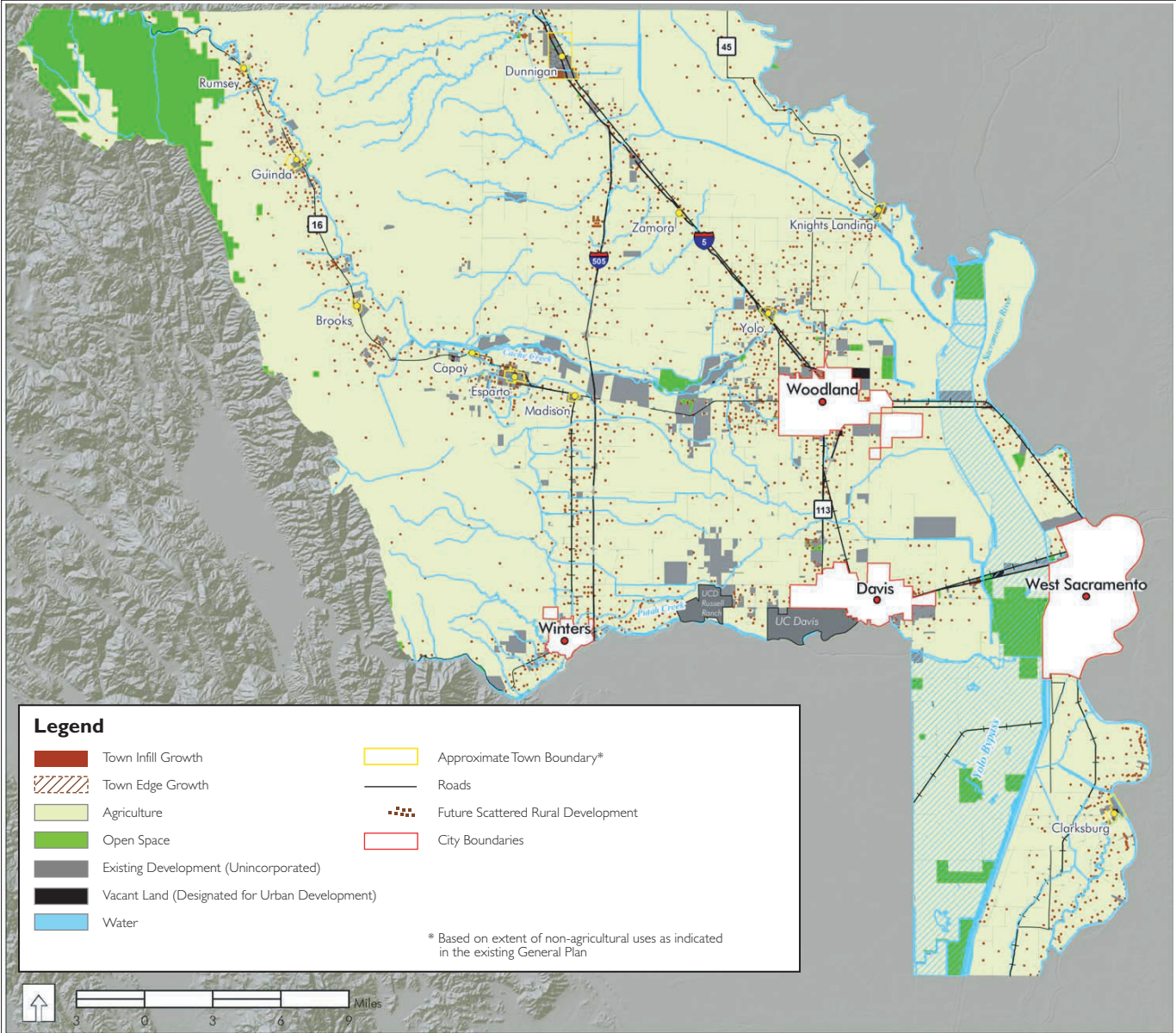
^a Existing land uses were derived by aggregating County Assessor land use data by parcel.

^b Most of the residential land use under each alternative is associated with scattered rural development of one unit on parcels zoned agriculture, with an average density of one unit per 4.6 acres in Alternatives 1 and 3, and one unit per 9.2 acres in Alternative 2.

^c According to County Assessor land use data by parcel, there are 307 acres of vacant land in the unincorporated communities. New development was first allocated to these vacant parcels and then to agricultural land.

^d Other includes parcels whose existing land use was identified as roads, unknown or water.

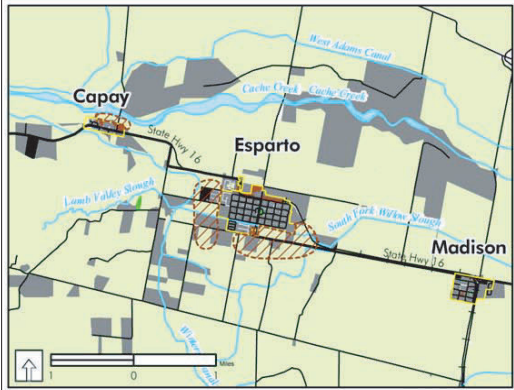
Sources: Compiled by Design, Community & Environment, 2006, based on EDAW, 2005, *Yolo County General Plan Land Use and Circulation Conceptual Alternatives* and Yolo County Planning and Public Works Department, June 7, 2005, *Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update*, staff report to the Board of Supervisors.



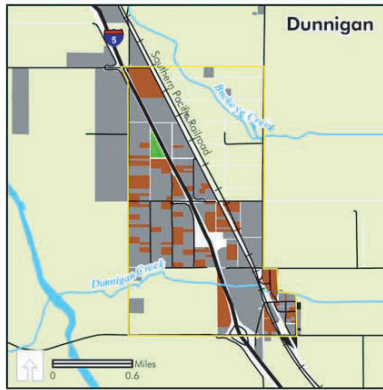
Legend

	Town Infill Growth		Approximate Town Boundary*
	Town Edge Growth		Roads
	Agriculture		Future Scattered Rural Development
	Open Space		City Boundaries
	Existing Development (Unincorporated)		
	Vacant Land (Designated for Urban Development)		
	Water		

* Based on extent of non-agricultural uses as indicated in the existing General Plan



Capay: 27 Housing Units Added > 0 Acres Non-Residential Added
Esparto: 460 Housing Units Added > 86 Acres Non-Residential Added
Madison: 83 Housing Units Added > 0.5 Acres Non-Residential Added



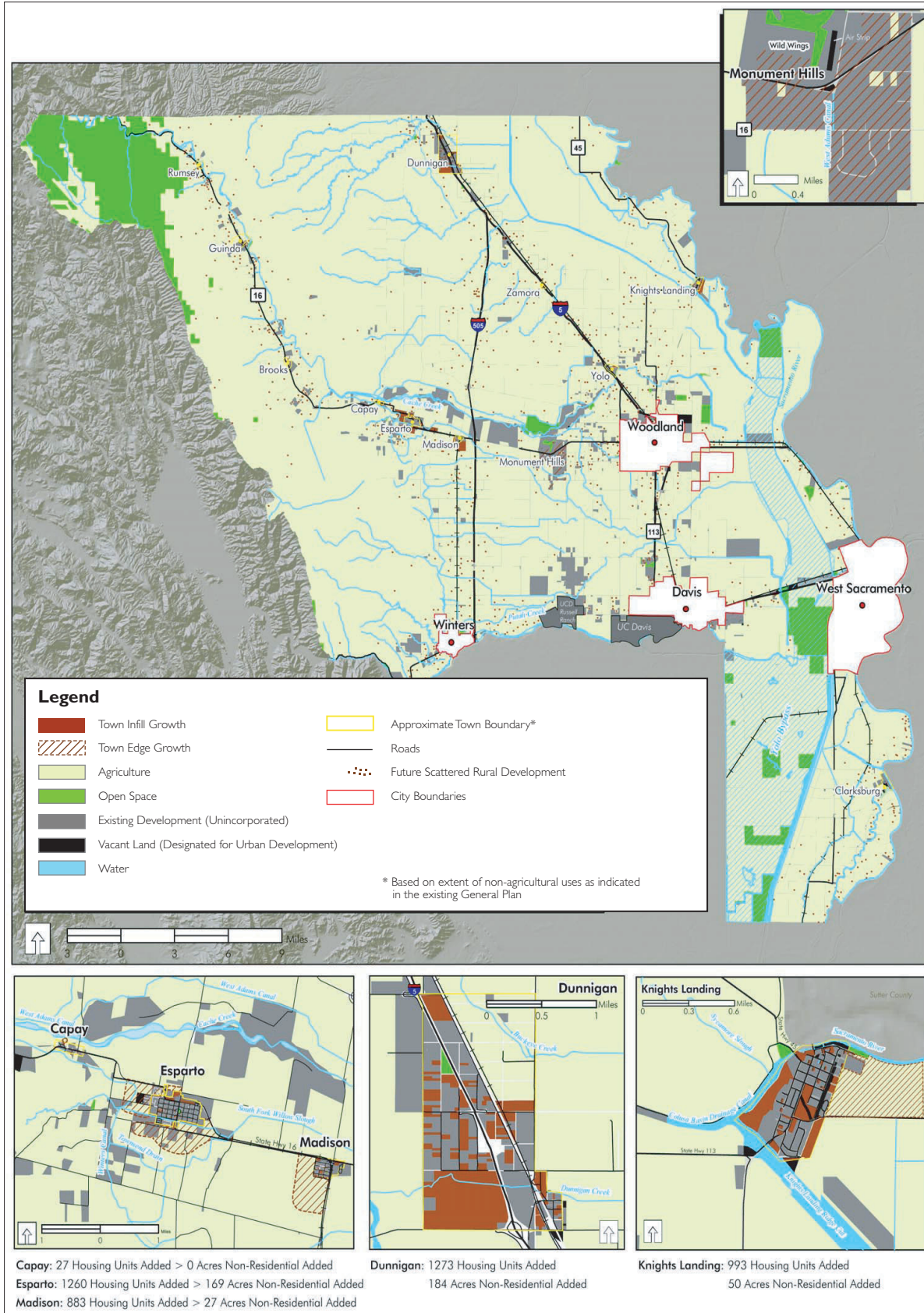
Dunnigan: 173 Housing Units Added
 187 Acres Non-Residential Added



Knights Landing: 193 Housing Units Added
 12 Acres Non-Residential Added

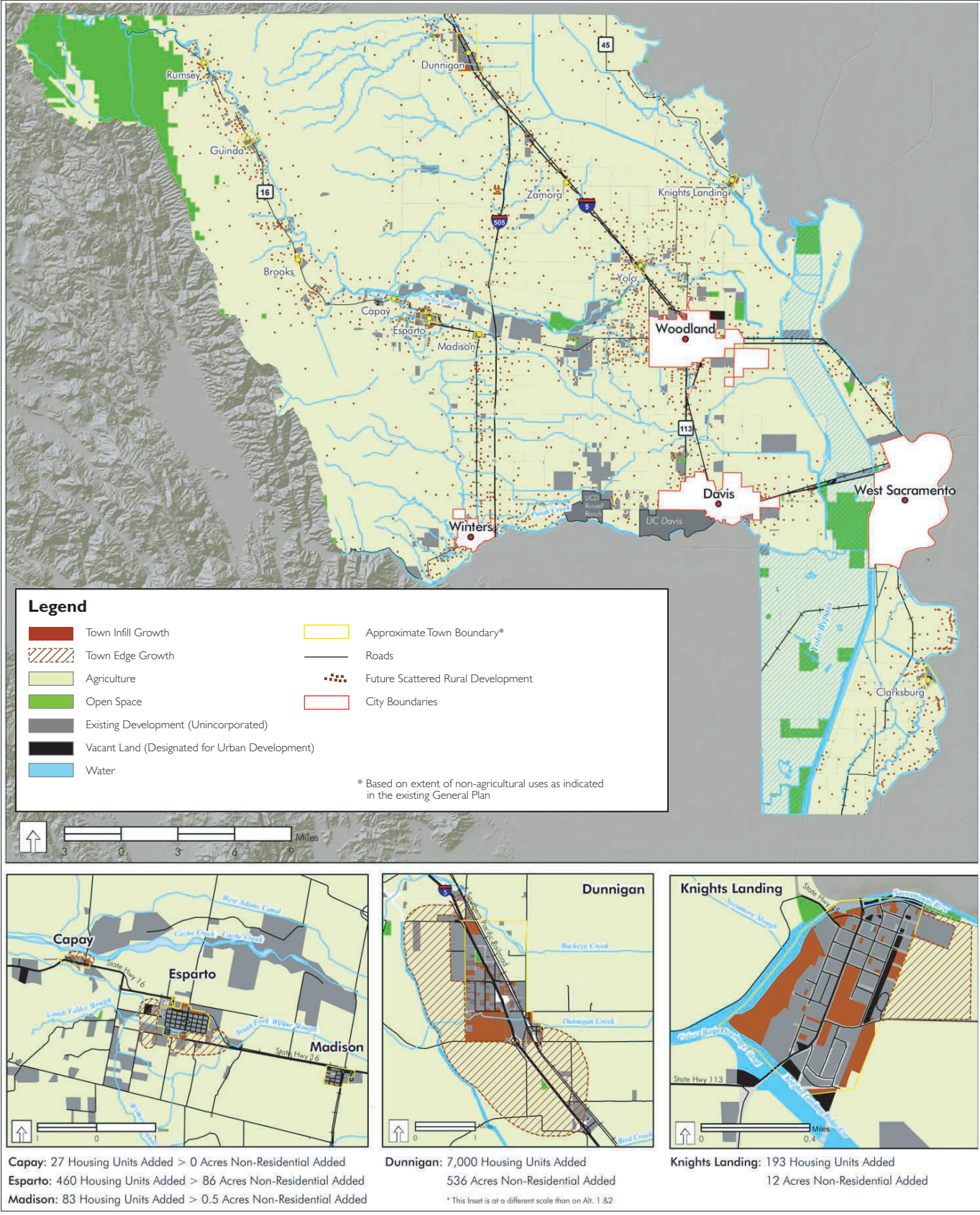
Source: EDAW, 2006. Yolo County General Plan Land Use and Circulation Conceptual Alternatives.

FIGURE I
ALTERNATIVE I



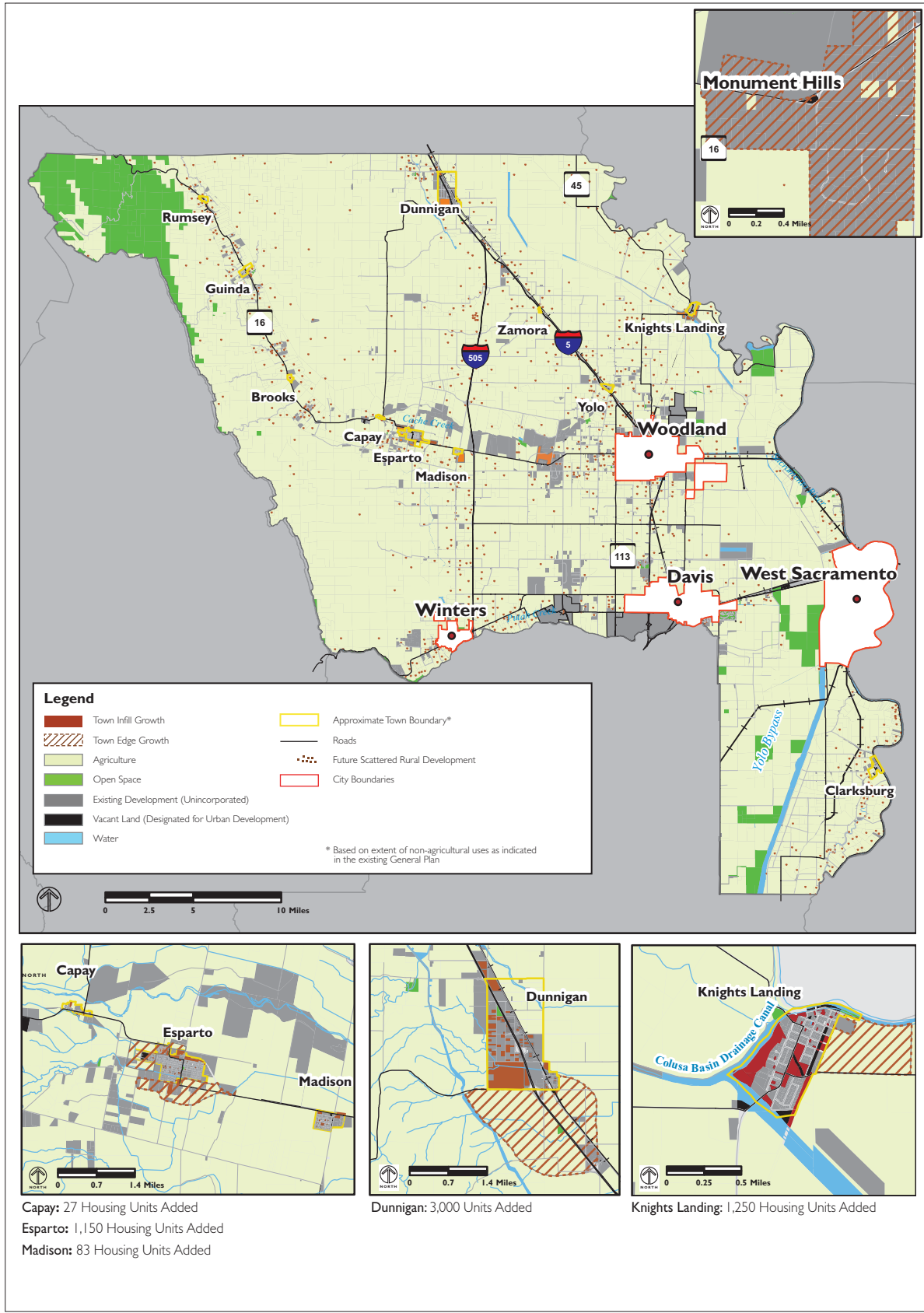
Source: EDAW, 2006. Yolo County General Plan Land Use and Circulation Conceptual Alternatives.

FIGURE 2
ALTERNATIVE 2



Source: EDAW, 2006. Yolo County General Plan Land Use and Circulation Conceptual Alternatives.

FIGURE 3
ALTERNATIVE 3



Source: Created by DC&E based on EDAW, 2006. *Yolo County General Plan Land Use and Circulation Conceptual Alternatives.*

FIGURE 4
ALTERNATIVE 4

activity. This assumption does not fully allow for an exploration of common economic development options that are not residentially based, such as business attraction efforts, and permit-streamlining of zoning and design-review regulations.

1. Alternative 1: City-Focused Growth

Alternative 1 focuses most development in the county in the incorporated cities, consistent with existing County policy. Among the alternatives, it allocates the smallest proportion of total county growth, only about 10 percent, to the unincorporated county with the remaining 90 percent focused in the cities. As is the case in all of the alternatives, this alternative does not distinguish whether the growth in the cities would occur on newly annexed land or through infill, nor does it distinguish the extent to which city growth might occur in cooperation with and to the benefit of the county.

In Alternative 1, 40 percent of the unincorporated county's new units would be located in the unincorporated communities, and the remaining 60 percent of new units would be scattered rural residential development.

Alternative 1 was intended to represent what would be expected if no major changes were made to land use designations, densities, policies or other aspects of the 1983 General Plan. However, Alternative 1 does include some new development in Esparto on lands that are currently designated for agricultural use.² It is also important to note that Alternative 1 represents an expression of existing trends, as opposed to a verbatim representation of buildout of the existing General Plan. It therefore differs from the existing General Plan itself.

As shown in Table 1, this alternative would result in an estimated 2,696 new housing units in the unincorporated county. Most of the units (1,617 units) would be in scattered rural areas. Of the 1,054 new units in the unincorporated

² Based on a comparison of Alternative 1, as shown in Figure 1 of this report and Figure 4 in the Town of Esparto General Plan.

rated communities, 86 percent would be concentrated in the communities of Esparto, Dunnigan, Knights Landing and Madison. Each of these four communities would grow by about 50 percent.

In Alternative 1, new housing development in the unincorporated communities is assumed to occur at densities similar to existing development. Land use changes would occur on a total of 8,472 acres, which would include 8,183 acres of residential development and 291 acres of non-residential development, of which 845 acres would be in and around the unincorporated communities. This alternative is projected to include 3,240 new jobs.

2. Alternative 2: Town-Focused Growth

Alternative 2 focuses unincorporated county growth in existing communities, with the intention of supporting economic development and improved infrastructure in those areas. This alternative would involve more growth in the unincorporated county than Alternative 1 and would concentrate that growth in the communities of Dunnigan, Esparto, Knights Landing and Madison. Over 85 percent of new development in unincorporated areas would be in existing communities and 94 percent of this growth would be in Dunnigan, Esparto, Knights Landing and Madison. This alternative would also allow for 150 new housing units in the Monument Hills area, by increasing residential densities from a five-acre minimum lot size to a 2.5-acre minimum.³

Densities would be increased from the existing average density of roughly five units per acre⁴ to eight units per acre. Additional restrictions would be placed on homes in the rural agricultural areas, reducing by half the number of new scattered rural units compared to that projected in Alternative 1. Of the four communities receiving significant growth under Alternative 2, Madison

³ *Yolo County General Plan Land Use and Circulation Conceptual Alternatives*, January 2005, page 9.

⁴ This existing density is documented in the Yolo County Planning and Public Works Department, June 7, 2005, *Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update*, staff report to the Board of Supervisors.

would grow the most in proportion to its existing size, adding over five times the amount of housing that exists today.

Alternative 2 would allow for about 5,525 new housing units, almost twice as much housing growth outside the four cities as in Alternative 1. This alternative is also predicted to result in about 6,630 new jobs in the unincorporated area.

New development under this alternative would occur on 9,459 acres of land, including 8,981 acres of residential land and 478 acres non-residential land. Of this, 1,866 acres, or one-fifth, would be in and around the existing unincorporated communities.

3. Alternative 3: Dunnigan New Town

The key characteristic of Alternative 3 is the concentration of growth in and around the community of Dunnigan. The intent of this alternative is to protect larger and more productive farmland in the south and central areas of the county, to create a more balanced geographic distribution of population, and to create additional opportunities within the regional economy.

This alternative would allow more new residential development than Alternatives 1 or 2, almost four times that projected in Alternative 1 and twice that of Alternative 2. Approximately 7,000 new residential units would be built in Dunnigan, about 70 percent of all new housing in the unincorporated county. Most of the remainder of the growth would occur as scattered rural residential development, with 881 units (only nine percent of new development) occurring in the other unincorporated communities.

Today, Dunnigan has a very small, older residential core, a larger area of 1-acre rural residential development, a mobile home park, and highway commercial development, all on individual wells and septic systems. Under this alternative, Dunnigan would become a town of roughly 18,000 residents with a diverse mix of land uses, including 536 acres of retail and services, industry,

office space and lodging, and full public services. This alternative assumes Dunnigan would remain unincorporated until at least 2025.

Under Alternative 3, growth in unincorporated areas would include 10,081 housing units and 11,428 jobs. Changes in use would occur on 12,494 acres of land, including 11,775 acres of residential land and 719 acres of non-residential land. Of this, 2,299 acres would be in and around existing unincorporated communities, with most of this in Dunnigan.

4. Alternative 4: Rural Sustainability⁵

Alternative 4 was developed after Alternatives 1 through 3 to respond to interest expressed during the General Plan public workshops in spreading growth among several unincorporated communities, increasing the level of economic development, and further restricting housing in the rural agricultural areas.

According to the Planning Department's June 7, 2005 Staff Report to the Board of Supervisors, Alternative 4 is focused on six broad areas of sustainability: agriculture, communities, economics, natural resources, services and transportation. This alternative has many of the characteristics of Alternative 2, in that some growth would be shifted away from the cities and would be concentrated in the larger unincorporated communities.

Alternative 4 has the following primary characteristics:

- ◆ 3,000 new units of housing would be developed in Dunnigan, compared to 1,200 units in Alternative 2 and 7,000 units in Alternative 3.
- ◆ No additional housing would be developed in Madison, but highway service commercial development would be significantly increased.

⁵ The description of Alternative 4 is taken from *Recommended Preferred Alternative for the Comprehensive Yolo County General Plan Update*, Yolo County Planning and Public Works Department, June 7, 2005 Staff Report to the Board of Supervisors, page 4.

- ◆ Knights Landing would receive 1,250 units, more than in any other alternative.
- ◆ Additional highway service commercial development would occur in the community of Yolo.
- ◆ Industrial business parks would be developed at the former Spreckels site and near Winters.
- ◆ Monument Hills would be increased in density from one home per 5 acres to one home per 1.5 acres, which is a greater density increase than that envisioned in Alternative 2.
- ◆ A commercial and industrial business park would be located at Elkhorn.

Most new homes under this alternative would be built in the three communities of Dunnigan, Esparto and Knights Landing, where the density of development would be increased from the existing average density of roughly five units per acre to a target of eight units per acre. Density in the rural agricultural areas would be limited to one primary residence per 80 acres, resulting in a total amount of scattered residential development that is about half that projected under Alternative 1, or approximately 900 new units.

Growth would occur as a combination of infill development on vacant and underutilized parcels in the unincorporated communities and development that would convert farmland at the edges of these communities. Approximately 45 percent of growth in Esparto would be infill development, and about 7 percent of Dunnigan growth and 15 percent of Knights Landing growth would be infill.⁶

The total amount of new development assigned to the unincorporated county would include just under 7,000 new homes and 8,374 new jobs. Changes in

⁶ These percentages were developed by DC&E based on GIS mapping of town infill and town edge growth for Alternative 2 (which was a rough starting point for Alternative 4) and a calculation of infill potential using County Assessor data and field reconnaissance.

use would occur on 4,526 acres of land, including 3,624 acres of residential land and 902 acres of non-residential land.

5. Other Components Considered in the Alternatives

The *Land Use and Circulation Conceptual Alternatives* report states that 23 additional elements may be part of one or more of the alternatives. The exact extent to which these elements would be included in any individual alternative is not specified.

Among these elements are the following five, which refer to specific land use changes:

- ◆ A small commercial center with limited local-serving retail and services in Monument Hills.
- ◆ A mixed-use hotel/conference center/housing and retail development in the Elkhorn area near the intersection of Road 22 and Interstate 5.
- ◆ Possible retail development within the commercial area near Chiles Road and Interstate 80.
- ◆ Highway service commercial uses at selected interchanges along Interstates 5 and 505.
- ◆ Agricultural industrial uses north of Woodland along County Road 18C (the Spreckels Industrial Park) and in Dunnigan near Interstate 5.

No sizes are given for any of these elements.

The remaining 18 additional elements referenced in the report are policy-based and will be considered later in the General Plan update process.

C. Types of Development in the Alternatives

This section compares the four alternatives to six “Growth Models” that might occur in Yolo County. The consultant team has identified six generic

“Growth Models” that reflect the spectrum of possible ways in which the county could grow. These Growth Models serve as a useful tool for analysis, since they provide a means to conceptualize county growth in general, and also provide a lens through which to view the alternatives relative to their general approaches to development. This section describes each of these Growth Models, and it then compares the alternatives to them.

The six Growth Models include the following:

- ◆ Scattered Rural Development.
- ◆ Scattered Suburban Development.
- ◆ Town Infill.
- ◆ Town Edge Development.
- ◆ New Towns.
- ◆ City Edge Development.

To further inform this discussion, the consultant team has estimated the capacity for new residential development in the county under each Growth Model. This information is summarized in Table 4. As shown in the table, any of these growth scenarios, with the exception of town infill, could itself accommodate the amount of residential development projected by SACOG for unincorporated Yolo County. Infill in existing unincorporated communities could, by itself, accommodate 70 percent of SACOG’s projected growth for unincorporated Yolo County.

1. Scattered Rural Development

This Growth Model consists of development of single-family homes and individual businesses on parcels that are currently zoned for agriculture in areas of the county outside existing communities. Approximately 92 percent of the county is zoned agriculture. Current agricultural zoning allows one primary and one ancillary house on any legal lot of record, regardless of size, and much of the agriculturally-zoned land in the county allows agricultural industry.

There are approximately 4,700 Assessor Parcels that are zoned agriculture in the unincorporated county outside existing communities that are not currently developed with a home and which could potentially be developed with a single-family home under the existing agricultural zoning.⁷ This would yield a maximum of 4,700 units. Of this number, about 3,100 would be within one mile of a major road and would be more likely to be developed.

Although a total of 4,700 units could be developed in this way, it is possible that the number might be less during the General Plan planning horizon. In recent years, the County has approved approximately 100 units per year in the rural agricultural areas. This would amount to a total of 2,300 units over the 23 years through 2030. However, this rate has recently accelerated to a rate of about 200 or more per year.⁸ A rate of 200 units per year would result in development of almost all of the 4,700 potential units by 2030.

Under this Growth Model, scattered agricultural industrial development could also occur throughout the county. The amount of such development would depend on economic conditions and on economic development efforts that might be implemented by the County or the private sector.

The alternatives each include some scattered rural growth in unincorporated areas outside existing communities, with 971 units in Alternative 2, 1,350 units in Alternative 4, 1,642 units in Alternative 1 and 2,200 units in Alternative 3. Only Alternative 3 accommodates the number of scattered rural units being built in the county under historical trends, and the number of units could be more than shown in any of the alternatives if recent trends continue.

⁷ Assessor Parcels are not the same as individual legal parcels. However, the number of legal parcels is not known and Assessor Parcels provide the best approximation of potential scattered rural development. Also, whereas the zoning allows one primary and one ancillary home per parcel, it is unlikely that two homes would be developed per lot and only one home was assumed.

⁸ Bencomo John, Director, Yolo County Planning and Public Works Department. Personal communication with Ricardo Bressanutti, DC&E, May 31, 2006. 2004 and 2005 numbers of permits include some tract homes.

TABLE 4 HOUSING GROWTH POTENTIAL BY GROWTH MODEL

	Available Land (acres)	Potential New Units
Scattered Rural Development	not applicable ^a	4,700 ^b
Scattered Suburban Development	unknown ^c	unknown ^c
Town Infill	368 ^d	2,200 ^e
Town Edge Development	2,379 ^f	14,300 ^g
New Towns	not applicable ^h	5,000-10,000 per town ⁱ
City Edge Development	19,500 ^j	117,000 ^k

^a The entire agricultural area of the county could theoretically be available for Scattered Rural Development, but actual development would only occur on a portion of each parcel.

^b Based on one unit per parcel on the approximately 4,700 agricultural parcels in the county that currently do not support a residential unit.

^c There is no way to predict how much of the County's agricultural land could be proposed for development under this Growth Model.

^d Based on DC&E's review of assessor's parcel information and aerial photos, and on ground reconnaissance in each unincorporated community.

^e Based on an average assumed density of approximately six units per acre.

^f Based on DC&E measurements of undeveloped land within ½ mile of Dunnigan, Esparto, Knights Landing and Madison.

^g Based on approximately six units per acre on 2,379 acres of land.

^h One or more new towns could theoretically be developed in many parts of the county, so the amount of available land cannot be calculated.

ⁱ This presumed town size is based on discussions with individuals throughout the county.

^j Based on DC&E measurements of undeveloped land with ⅓ mile of the spheres of influence of Davis, Winters, West Sacramento and Woodland, but not including areas in Solano County, Sacramento County or the Yolo Bypass.

^k Based on six units per acre on 19,500 acres of land.

Source: Design, Community & Environment, 2006.

2. Scattered Suburban Development

Under this Growth Model, the County would allow some existing land to be subdivided to create suburban residential developments and employment centers. This type of growth could be accommodated on scattered sites throughout the county.

The potential for such development is very large, but is difficult to estimate an exact amount since there is no way to know how much land might be allowed to convert. With over 580,000 acres of existing agricultural and open space land, there could theoretically be very large areas of subdivisions, although the county would probably not allow this to occur.

Alternatives 2 and 4 include 150 and 450 units, respectively, in Monument Hills that follow this Growth Model. Alternative 4 also includes industrial and commercial growth in Elkhorn and the Spreckels Industrial Park that follows this Model. Alternatives 1 and 3 do not include development that follows this Growth Model.

3. Town Infill

In this Growth Model, the County would encourage development to occur on vacant and underutilized sites within the boundaries of its existing communities. This would place growth in areas already designated for development, help to revitalize existing communities, and avoid potential land use conflicts with both agriculture and the county's incorporated cities. However, this Growth Model also requires new infrastructure, piecemeal development on relatively small parcels of land, and coordination among large numbers of existing land owners.

There remain considerable vacant and underutilized infill parcels within the county's unincorporated communities that might accommodate this Growth Model. According to records from the County's existing land use data, there

are 307 vacant acres in 11 existing communities in the county.⁹ For this study, reconnaissance-level field surveys were performed to verify the vacant parcels and to identify and add the underutilized parcels, which added approximately 61 acres more in Clarksburg, Dunnigan, Esparto, Knights Landing and Madison, for a total of 368 acres.

DC&E used a simplified average density of six units per acre¹⁰ applied to the total number of acres of vacant and underutilized parcels to calculate that the county's existing unincorporated communities could fit approximately 2,200 infill units on existing vacant and underutilized parcels. This would include about 2,000 units in the communities of Clarksburg, Dunnigan, Esparto, Knights Landing and Madison, with about 1,200 infill units in Dunnigan alone. Job growth could also be accommodated on these infill parcels. However, residential and job-generating infill could only occur if infrastructure in these communities were improved.

All of the alternatives include some development that fits this Growth Model, primarily within the communities of Dunnigan, Esparto, Knights Landing and Madison. None of the alternatives includes the number of units or jobs that could be accommodated through infill if infrastructure in the existing communities were improved; however, there are significant cost implications associated with improvements to existing infrastructure. Also, none of the

⁹ The County Assessor uses hundreds of use codes and descriptions which it applies to each of the thousands of parcels in Yolo County. The Planning and Public Works Department uses an aggregated list of some 60 land use categories. These Assessor and Planning use classifications were further aggregated, for purposes of the General Plan update, into 17 existing land use categories, one of which is "Vacant." The 11 unincorporated communities for which vacant land was calculated include Capay, Clarksburg, Dunnigan, El Macero, Esparto, Guinda, Knights Landing, Madison, Rumsey, Yolo and Zamora.

¹⁰ Infill densities could be higher or lower than six units per acre. This average density was selected because it represents a mix of housing types including single-family homes, duplexes and small mixed-use projects that might be built in the county's existing communities.

alternatives include significant growth in the town of Yolo, even though Yolo has infrastructure and development conditions that are similar to those found in the four communities that are targeted for development in the alternatives.

4. Town Edge Development

This Growth Model relies on growth at the edges of existing unincorporated communities. This Growth Model assumes new development next to (and not inside of) existing unincorporated communities. This Growth Model allows a single developer to acquire and develop a relatively large parcel, without the need for coordination among many existing property owners. However, it generally requires conversion of agricultural lands.

Since all of Yolo County's unincorporated communities are surrounded by agricultural lands, there is considerable potential for this type of development. Some of this land is outside the existing developed extent of these communities but within the existing General Plan community boundaries and is designated for urban uses. However, the "town edges" analyzed here also include land outside the General Plan's defined community boundaries.

If the 2,379 acres of land within ½-mile of the existing community boundaries of Dunnigan, Esparto, Knights Landing and Madison were developed with residences at a density of six units per acre, approximately 14,300 housing units could be accommodated. As much as 30 million square feet of commercial development could be accommodated in this area at a typical development intensity of 0.30 FAR.¹¹ The edges of Clarksburg could not be similarly developed, because Clarksburg is within the Delta Protection Zone. It should be noted that no proposals for this intensity of development exist; these numbers are shown here for illustrative purposes only.

This development scenario is explored in depth in the alternatives, particularly in Alternative 2 and to a lesser extent in Alternative 4. In these alterna-

¹¹ The "Floor Area Ratio" (FAR) is the ratio of building size to lot size on an individual parcel. An FAR of 0.30 is typical in new retail and business park development.

tives, town edge development is shown in Dunnigan, Esparto, Knights Landing and Madison. As noted above, there is no similar development shown at the edge of the town of Yolo, even though it has similar infrastructure and development conditions to the other four communities that are targeted in the alternatives.

5. City Edge Development

This Growth Model would allow new development in currently unincorporated areas at the edges of the incorporated cities of Davis, West Sacramento, Winters and Woodland. Such development could occur solely under the auspices of the county, or it could occur under cooperative arrangements with the cities.

The county has many policies that discourage city-edge development under sole county control, such as the policies of the Davis Area General Plan and provisions in redevelopment pass-through agreements. LAFCO requirements for out-of-area service agreements to extend municipal services outside of city limits also discourage this type of development. However, it might be possible for the County to enter into cooperative agreements with its cities to allow for city-edge development that provides benefits to both the county and the cities. This Growth Model would focus development on areas that are adjacent to existing population centers and services, thereby minimizing service costs and maximizing demand for new uses.

There are approximately 19,500 acres of land within a $\frac{2}{3}$ -mile band around the cities' spheres of influence, not including Yolo bypass lands, developed lands, and other land not available for development. This would provide considerable opportunities for residential and job generating growth. For example, a residential density of six units per acre would yield approximately 117,000 housing units on this land.

None of the four alternatives explicitly includes development on incorporated lands at the edges of the incorporated cities. However, all of the alternatives include development under the auspices of the cities; Alternative 1 has

the most of this type of development. While some of this city development might occur as infill, some might also occur at the cities' existing edges, either through annexation or under cooperative agreements with the County.

6. New Towns

This Growth Model would concentrate growth into one or more new towns. Under this scenario, the county would work jointly with local landowners and developers to focus development in a single area, and to create a new community that is large enough that it could provide a full range of services and jobs for its residents.

This Growth Model has already received some attention from policymakers and developers, with Dunnigan as its focus. The Dunnigan Hills Landowner Group has prepared *A Vision for Dunnigan*, a plan for between 7,500 and 10,000 homes at varying densities and 14,400 jobs, on approximately 5,700 acres. The SACOG Blueprint also considered a new town in Yolo County south of Dunnigan. Other developers and owners have proposed up to 2,600 new units in Monument Hills. When combined with existing development in the Monument Hills area, this could also constitute a new town. However, current development concepts for Monument Hills would follow the Suburban Subdivision Model unless they provided a fuller range of services and jobs.

This Growth Model would focus development in a single area, with the intent of minimizing the need for dispersed urban services. A new town could also be sited on non-prime land (as is the case in the Dunnigan Hills and Monument Hills), with the intent of minimizing the impacts of urbanization on farmland. A new town could also provide many services and jobs that scattered development does not offer. However, this Growth Model would also require establishment of entire new municipal service systems. New towns would also have the potential for incorporation (which could take financial benefits away from the County). Under this Model, there would also be a need for a framework to provide urban services in each new town.

Alternative 3 encompasses this Growth Model, since it includes a new town in and around Dunnigan with 7,000 new residential units. Alternatives 2 and 4 also envision substantial growth in Dunnigan, with 1,300 and 3,000 units, respectively. The potential for new towns in other locations is not explored in the alternatives.

D. Quantity of Development in the Alternatives

This section compares the quantity of growth in the alternatives to SACOG growth projections and to less constrained development projections completed by BAE for the General Plan Update.

1. SACOG Projections

The SACOG is responsible for developing population, housing and employment projections for use in its programs, including the Metropolitan Transportation Plan (MTP), housing needs allocation plan and ozone attainment plan. SACOG has developed the projections using census data, local general plans, State Department of Finance estimates, projections by the Center for the Continuing Study of the California Economy and private vendor employment data. These projections are informational only and are not “binding” on the County. They are helpful for long-range planning and provide a useful point of comparison for purposes of this analysis. The most recent set of these projections was adopted in 2004. The projections extend in five-year increments from 2005 to 2025.

The *Sacramento Region Blueprint: Transportation/Land Use Study* was a two-year public process recently led by SACOG which evaluated alternative growth scenarios and identified a 2050 scenario that reflects public preferences and smart growth principles. The Blueprint preferred scenario, adopted by SACOG in 2004, promotes more efficient and sustainable development and more transit choices as an alternative to past patterns of growth.

The next set of population, housing and employment projections prepared by SACOG, which is currently under development, is expected to be based on the Blueprint preferred scenario. The Blueprint-based projections will become the new basis used by SACOG in its various programs, such as making choices in the MTP about what transportation projects support the region's preferred growth scenario. The SACOG Land Use and Housing Committee is currently preparing new Blueprint-based land use allocations for housing and jobs growth for 2032 for consideration by the SACOG Board of Directors. This report uses the most recent draft of the committee's 2032 projections, prepared March 29, 2006.

Table 5 compares the 2004 SACOG projections of new residential growth with the new draft Blueprint-based projections for Yolo County. As shown on the table, the Blueprint-based projections do not include numbers for the county's unincorporated communities, but it is possible to compare the new Blueprint-based projections to the 2004 projections for the unincorporated county as a whole and for each of the county's cities.

a. 2004 Projections

The most recent set of SACOG projections, adopted in 2004, extend in five-year increments from 2005 to 2025. Projections for 2030, the horizon year for the Yolo County General Plan update, were extrapolated by BAE using the projected average annual growth rate between 2005 and 2025.

In 2004, SACOG projected that total Yolo County population (including cities) will grow at an average of 1.7 percent annually, while growth in the unincorporated county will average around 1.2 percent. SACOG projected Dunnigan will grow by over seven percent annually, and that Esparto, Knights Landing and Madison will also grow between 1.9 and 3.5 percent, faster than the rest of the unincorporated county at 0.6 percent.

Table 6 compares the 2004 SACOG projections of housing and job growth with that for each of the four alternatives. As shown in the table, the alternatives differ from the SACOG projections, as follows:

TABLE 5 **SACOG 2004 AND BLUEPRINT HOUSING GROWTH PROJECTIONS (NEW RESIDENTIAL UNITS)**

	2004 Projections (2005-2030) ^a	Draft Blueprint Based Projections (2002-2032) ^b
Clarksburg	8	NA
Dunnigan	1,571	NA
Esparto	464	NA
Knights Landing	532	NA
Madison	118	NA
Other Unincorporated	661	NA
Total Unincorporated County	3,354	3,100
Davis	3,220	6,700
West Sacramento	20,186	29,800
Winters	2,505	2,700
Woodland	9,619	9,900
Total county	38,915	53,700

Notes: NA = Not available.

^a Data for 2030 are extrapolated by BAE using the projected average annual growth rate between 2005 and 2025.

^b March 29, 2006 draft SACOG Land Use & Housing Committee 2032 growth allocation.

TABLE 6 **COMPARISON OF THE ALTERNATIVES WITH SACOG 2004 HOUSING GROWTH PROJECTIONS (NEW RESIDENTIAL UNITS)**

	SACOG Projections ^a	Alternative			
		1	2	3	4
Clarksburg	8	22	22	22	22
Dunnigan	1,571	173	1,273	7,000	3,000
Esparto	464	460	1,260	460	1,150
Knights Landing	532	193	993	193	1,250
Madison	118	83	883	83	83
Other Unincorporated	661	1,787	1,116	2,345	1,473
Total Unincorporated County	3,354	2,696	5,525	10,081	6,978

^a Data for 2030 are extrapolated using the projected average annual growth rate between 2005 and 2025.

- ◆ Alternative 2 includes development in Dunnigan that is similar to that projected by SACOG. The other alternatives differ from the SACOG projections for Dunnigan.
- ◆ Alternatives 2 and 4 include development in Esparto that is similar to that projected by SACOG. Alternatives 1 and 3 include more development in Esparto than projected by SACOG.
- ◆ Alternatives 1, 3 and 4 include a small amount of development in Madison that is similar to that projected by SACOG. Alternative 2, which includes development at the edge of Madison, differs from the SACOG 2004 projections.
- ◆ The total amount of development in unincorporated Yolo County is higher in Alternatives 2, 3 and 4 than in the SACOG projections.

b. Draft Blueprint-Based Projections

SACOG's new Blueprint-based projections, which are still in draft form, differ from the 2004 projections in several respects:

- ◆ As a whole, Yolo County is projected in the Blueprint-based projections to grow at a slower rate than the rest of the region.
- ◆ Yolo County is projected in the Blueprint-based projections to grow more quickly than was projected in SACOG's 2004 projections. This additional growth is projected to occur exclusively in the cities, with West Sacramento growing the most.
- ◆ Under the Blueprint-based projections, the unincorporated county is projected to grow less than projected by SACOG in 2004. The total projected growth in the unincorporated county is 3,354 units in the 2004 projections and 3,100 units in the Blueprint-based projections
- ◆ Table 7 compares the Blueprint-based projections of housing growth with growth shown in each of the four alternatives. Blueprint projections are not available at this time for geographies smaller than the entire unincorporated county, so it is difficult to draw more detailed comparisons with the alternatives. However, Table 7 shows that overall Blueprint projections include less housing growth than Alternatives 2, 3 or 4.

2. Market-Oriented Growth Projections

The current SACOG projections described above are reflective of Yolo County's current General Plan and development policies, which are relatively restrictive in regard to urbanization in Yolo County. SACOG's projections do not give a clear idea of how much growth might occur in the unincorporated county under less restrictive policies.

In order to understand how much residential development might be built in the county under more market-oriented conditions, BAE analyzed growth patterns in other nearby counties, particularly Colusa, Sutter and Yuba. BAE's full report is entitled Yolo County General Plan Update: Supplemen-

TABLE 7 **HOUSING GROWTH
 BLUEPRINT PROJECTIONS AND ALTERNATIVES**

	Blueprint (2032)	Alternatives			
		1	2	3	4
Total Unincorporated County	3,100 ^a	2,696	5,525	10,081	6,556

^a Excludes a projected 1,500 units on the University of California Davis campus.
 Source: March 29, 2006 draft SACOG Land Use & Housing Committee 2032 growth allocation.

tal Background Information, and is being published simultaneously with this report. BAE’s work shows that up to 15,000 new units might be constructed in unincorporated Yolo County through 2030 if policy conditions were more similar to those in Colusa and Sutter counties.

None of the alternatives includes this amount of new residential development. Alternative 3, which includes the most development, includes about 10,000 new units.

E. Accommodation of Current Development Proposals in the Alternatives

This section examines recent land development proposals and large sales of agricultural land in Yolo county, and compares them to the four alternatives.

1. Major Development Proposals

The County has recently seen a number of speculative development proposals that would require changes to existing land use designations which have emerged in conjunction with the General Plan Update process. Those proposals that had been presented either to the Board of Supervisors or in a formal meeting with County staff as of May 1, 2006 are listed in Table 8 and are mapped in Figure 5.

TABLE 8 DEVELOPMENT PROPOSALS REQUIRING A LAND USE CHANGE

Id	Name	Community (in or near)	Acres	Industrial Floor Area	Commercial Floor Area	Units		Description	Alt 1	Alt 2	Alt 3	Alt 4
						(Low)	(High)					
1	Dunnigan Creek Village 1	Dunnigan	198	-	182,952	373	373	94 ac. residential (373 units), 14 ac. commercial, 4 ac. park, 57 ac. detention basin.	N	Y	Y	Y
2	Pacific Urban Development	Dunnigan	54	-	411,642	77	88	GPA from Highway Commercial for 11 ac. residential (7-8 DU/ac.), and 31.5 ac. commercial uses, 6.2 ac. detention basin/creek, and 4.3 ac. streets.	Y	Y	Y	Y
3	Tim Lewis Communities Subdivision	Dunnigan	94	-	-	200	200	GPA for 200 units and open space.	N	N	Y	N
4	Dunnigan Hills	Dunnigan	5,770	3,724,380	6,141,960	10,000	10,000	3,200 ac. residential (10,000 units at 3.1 DU/ac.), 470 ac. commercial, 285 ac. industrial, 455 ac. public (major roads, civic, schools), 1,360 ac. parks/open space.	N	partial	Y	partial
5	Deterding GPA	Esparto	77	137,214	26,136	450	450	GPA from Light Industrial (M-1) to 450 units (including apartments), 2 ac. highway commercial, 10.5 ac. light industrial, 7 ac. parks/open space (community swimming pool), 7 ac. detention basin.	partial	Y	partial	Y
6	Dunmore Subdivision	Madison	286	-	26,136	800	1,500	800-1500 units, 2 ac. neighborhood commercial, school, park, fire station, community center, detention basins and open space agricultural/highway buffer.	N	partial	N	N
7	Swanston Ranch Subdivision	I-505	1,597	-	-	2,500	2,500	GPA for 2,500 units plus commercial.	N	N	N	N
8	The Vineyards at Cache Creek Ranch	Monument Hills	1,124	-	-	1,200	1,600	400 ac. villages, 27 ac. relocated Woodland Stallion Station, 662 ac. vineyards/open space/roads, 138 ac. pasture.	N	N	N	N
9	Patterson Subdivision	Monument Hills	346	-	-	450	1,000	GPA for 450 units (staff report says 1,000), village commercial and nine-hole golf course.	N	N	N	N
10	Spreckels Industrial Park	Woodland	156	1,006,236	-	-	-	GPA for industrial uses.	N	N	N	Y
11	Eikhom Business Park	I-5	240	1,568,160	1,568,160	-	-	Hotel/conference center, restaurants and retail, plus distribution facilities and office/research space in a later phase.	N	N	N	Y
12	Turner Subdivision	Woodland	94	-	-	40	40	GPA for 40 two-acre rural residential units.	N	N	N	N
13	Oeste Ranch Subdivision	Davis	591	-	-	2,000	2,000	GPA for 2,000 senior units, commercial, community facilities and open space.	N	N	N	N
14	Parlin Development Company	Davis	209	-	-	-	-	High-density and age-restricted homes and a small mixed use area.	N	N	N	N
15	Mace-Covell Gateway	Davis	421	-	588,060	1,500	1,500	GPA for over 1,500 units and 45 ac. commercial.	N	N	N	N
16	Pomeroy Subdivision	Davis	135	-	-	150	150	GPA for 150 units, dedication of a conservation easement, open space and trails.	N	N	N	N
TOTAL			11,392	6,435,990	8,945,046	19,740	21,401					

Notes:

Industrial and commercial floor area assumes a 0.3 FAR.

Y = Yes, included in this alternative.

N = No, not included in this alternative.

Partial = A portion of this proposal is included in the alternative, but the alternative does not include as much development as in the proposal.

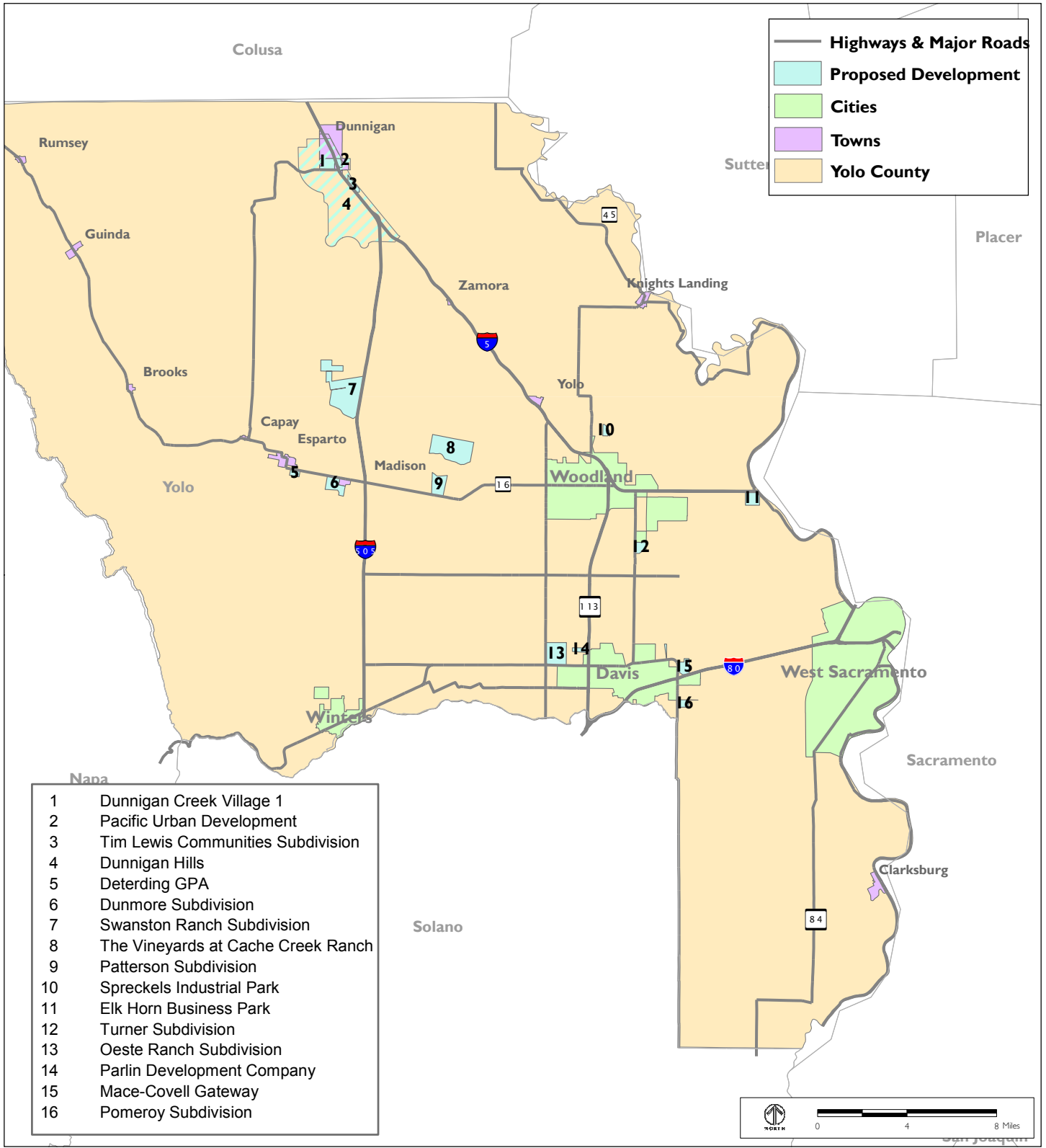


FIGURE 5

**DEVELOPMENT PROPOSALS
REQUIRING LAND USE CHANGES**

Most of these proposals are for residential developments, although some also include commercial and industrial uses. Three of the proposals consist of age-restricted (senior) housing. As shown in Figure 5, the proposals are located throughout the county, within or at the edges of existing unincorporated communities, at the edges of the cities of Davis and Woodland, and in rural agricultural locations.

These proposals include a total of up to 21,401 units and 15.4 million square feet of commercial and industrial floor area on 11,400 acres. This level of development is more than double the amount of development shown in the most intensive alternative, which is Alternative 3.

None of the development proposals listed in Table 8 were specifically included in the alternatives. The alternatives are not parcel-based or project-based, but rather show conceptual growth patterns based on general themes. This is consistent with past planning practice in the county which has been policy-driven and allows for unbiased evaluation of planning concepts without influence from individual property owners.

Despite the fact that the alternatives were not intended to reflect specific proposals, it is possible to evaluate whether or not the proposals would be potentially contained within one or more of the alternatives. Table 8 identifies which of the projects might reasonably be considered to be included in the various alternatives. Generally, projects that are within or at the edges of existing communities could be considered to be included in the alternatives, while projects at the edges of the incorporated cities and in the rural agricultural areas not near any existing communities are generally not reflected in the alternatives. In particular:

- ◆ The alternatives generally reflect existing development proposals in Esparto and Madison.
- ◆ A large development proposal in Knights Landing and a proposed new town in Dunnigan are partially reflected in the alternatives.

- ◆ The alternatives do not reflect development proposals in Monument Hills or at the periphery of the city of Davis.

2. Large Land Transfers

The County has recently seen a number of land sales that have suggested that speculative land purchases may be going on. To document this trend, County staff summarized recent land sales, and DC&E and BAE analyzed these sales for this report.

Table 9 presents sales of agricultural land of more than 100 acres that occurred in 2005. The property size and sales price of this land may be an indication of an intent to develop the land for more lucrative urban uses. The sales price per acre ranged from \$648 to \$280,230, with a median price of \$9,954. Many of these sales prices appear to exceed what would be expected if continued agricultural use were intended.¹² For example, one sale of 526 acres encompassing all four quadrants of the Interstate 505/county Road 12A interchange resulted in a price per acre of \$19,008. This is near the representative location of a Yolo County “new city” in the Blueprint project preferred scenario map.

Figure 6 shows the location of these properties classified by sales price per acre. As shown, the land transfers are scattered throughout the rural agricultural areas of the county, most outside of the existing unincorporated communities. Some are adjacent to or near towns, or near major road corridors or in the general Monument Hills area, which may or may not suggest some interest in development. There is no clear pattern beyond that the very highest values occur at the edges of the incorporated cities. A cluster of higher value land transfers occurred south of the Monument Hills area.

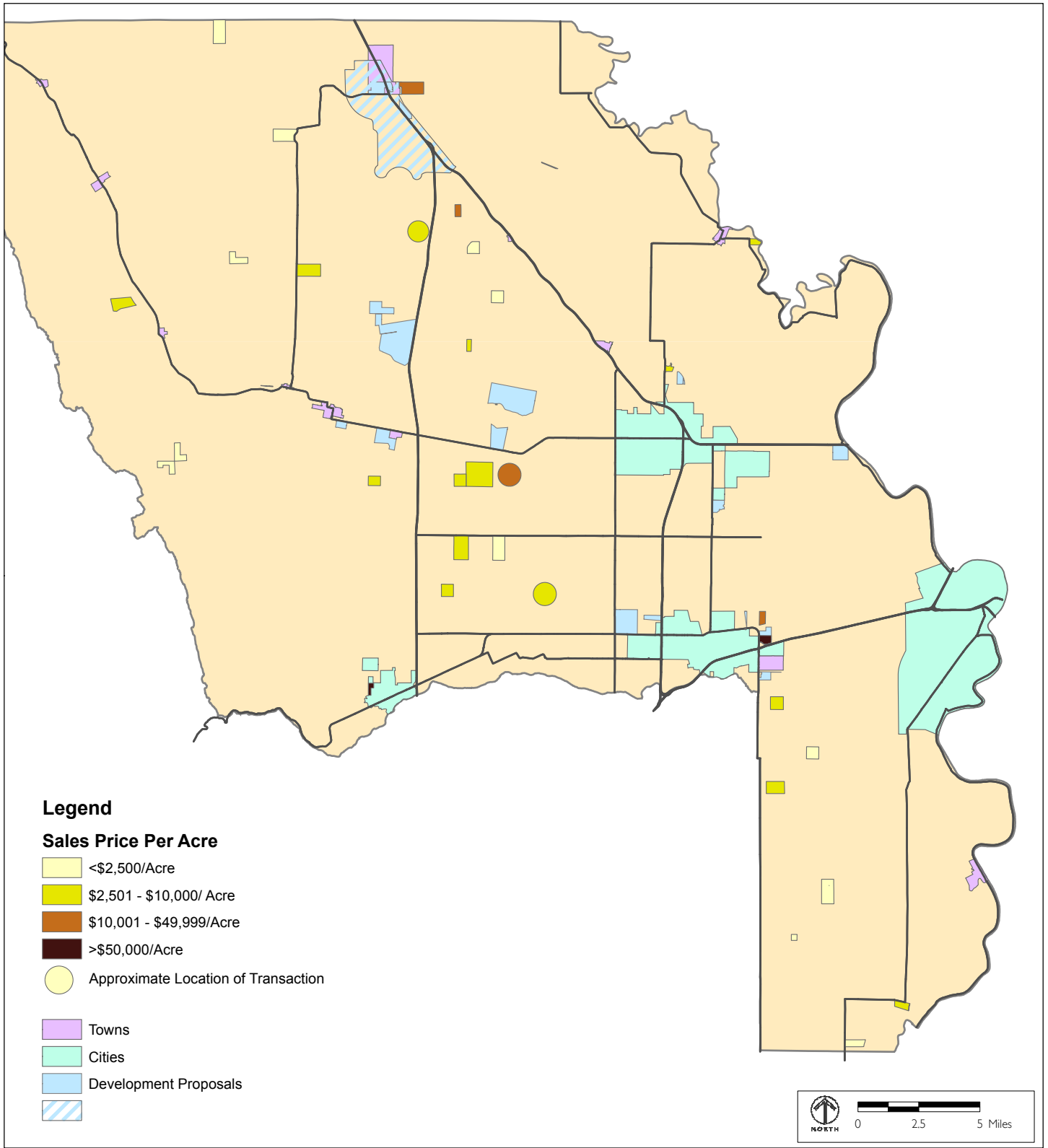
Relative to the alternatives, there is no clear correlation between these land transfers and the scenarios presented in the alternatives. Recent land sales

¹² Kowta, Matt, Bay Area Economics. Personal communication with Riccardo Bressanutti, DC&E, August 3, 2006.

TABLE 9 2005 SALES OF AGRICULTURAL LAND OF MORE THAN 100 ACRES

SALE DATE	OTHER PARCELS	SALE PRICE	%	CL I	CL II	CL III	CL IV	OTHER	GROSS ACRES	S/A CRE LAND	LAND \$	IMP \$	MISC IMP\$	TREES	TREES/CROPS	MISC \$	REMARKS	ZONING
12/2/2005	3 others	\$3,000,000	100%				1242	rice	1242.24	\$2,462	\$3,000,000						rice land in the bypass; east of CR 152	AP
12/1/2005	60-020-16	\$950,000	100%				262		270.24	\$3,515	\$950,000						CR 70; 9 years left on nonrenewal	APNR
11/29/2005	6 others	\$200,000	100%					hunting	168.24	\$1,189	\$200,000						Hwy 16 frontage; Ramsey Canyon	AI
11/28/2005	6 others	\$10,185,000	100%				X	speculative	\$25.99	\$19,263	\$10,185,000		\$0				Cr 12 & L-505; four way interchange	AI
11/10/2005	14 others	\$4,275,000	100%				44	2238	289.00	\$1,550	\$4,203,250						2 AP contracts / 2 E.L.; CR 12 to CBD	AP
11/9/2005	14 others	\$672,000	100%				220	20	240.00	\$2,753	\$660,650						CR 105 near CR 38; outside of bypass	AI
11/8/2005	6 others	\$200,000	100%					rangeland	306.71	\$648	\$200,000						2600' part end of CR 1	AP
11/7/2005	6 others	\$385,000	100%					rangeland	160.00	\$2,406	\$385,000						hilly topo; about 3 miles to road	AI
11/2/2005	49-020-12	\$450,000	100%				54	46	100.00	\$4,500	\$450,000						CR 17 (dirt)	AP
11/2/2005	6 others	\$720,000	100%				141	12	160.00	\$4,503	\$720,000						CR 24 west of CR 93	AP
11/2/2005	6 others	\$3,150,000	100%				547	142	698.67	\$4,599	\$3,127,300						CR 24 west of CR 93	AP
10/28/2005	48-130-2731	\$1,200,000	100%				111		111.00	\$8,427	\$84,500	\$274,900					CR 85 off of Hwy 16	AP
10/25/2005	61-140-0104	\$1,137,000	100%					rangeland	640.00	\$1,777	\$1,137,000						end of CR 14 - flat to foothills	AP
9/30/2005	6 others	\$245,000	100%					bypass	148.40	\$1,482	\$220,000	\$25,000					ditch club	AP
9/27/2005	6 others	\$10,000,000	100%				526	LISTING	\$26.09	\$19,008	\$10,000,000						L-505 & CR 12A	AI
9/2/2005	6 others	\$220,000	100%					rangeland	141.45	\$1,558	\$220,000						estimate 6 miles to paved road	AI
8/26/2005	2 others	\$1,800,000	100%				125	Not Market	125.25	\$6,082	\$760,300	\$1,039,700					Best Ranch Rd (aka CR 18A) & Hwy 113	3 AP contr
8/15/2005	2 others	\$4,000,000	100%				722		800.00	\$5,538	\$3,960,000						off CR 104 south of Davis	AP
8/4/2005	5 others	\$1,040,000	100%				X		779.29	\$3,589	\$2,720,700						between Rigel Cut and Sue River	AP
6/29/2005	4 others	\$4,732,086.21	70.524%					partner buyout	1079.64	\$5,598	\$4,066,171						CR 20 & CR 94B (Station Station)	AI
6/28/2005	7 others	\$1,000,000	100%				122	38	166.74	\$6,462	\$1,000,000						8 antiquated subdiv lots; no certs of compliance	AI
6/27/2005	6 others	\$1,950,000	100%				X	speculative	206.50	\$9,393	\$1,939,700						CR 96; AP containing contract	AP
6/7/2005	6 others	\$575,000	100%				83		113.60	\$4,616	\$510,500	\$48,500					hilly topo	AP misc
5/4/2005	6 others	\$259,650	100%				113		144.27	\$1,800	\$259,650						Morse Rd & Courtland Rd	AP
4/22/2005	6 others	\$1,050,000	100%				156		156.00	\$4,858	\$742,100	\$230,000					CR 1314, west of L5	AI
4/8/2005	50-020-14	\$1,019,760	100%				32	128	160.00	\$1,875	\$300,000						CR 29A; high power lines thru parcel	AP
4/5/2005	3 others	\$2,500,000	8.50%				44	2005	101.69	\$289,230	\$2,500,000						CRP contract; CR 15 & CR 93	AP
4/1/2005	2 others	\$1,234,980	100%				389		309.70	\$3,261	\$1,224,480	\$77,600					CR 25 west of CR 89; sold 12/03 5892,500 proposed Winters Highlands subd; est 2007	AP
3/17/2005	2 others	\$6,840,750	100%				298	85	390.90	\$17,500	\$6,840,750						CR 27 & CR 92D	AP
3/15/2005	51-250-07	\$1,566,522	100%				126	188	147.86	\$16,595	\$1,566,522						CR 30B & CR 104A	AI
3/4/2005	3 others	\$480,000	62.749%				145	156	0	172	\$40,850	\$211,700					Springdale retention / wildlife habitat ponds several antiquated lots & farmland	AI
2/1/2005	7 others	\$1,800,000	100%				56	421	1141	150	\$1,573,050	\$211,700					CR 106 & CR 36	AP
1/25/2005	4 others	\$1,025,000	100%				1494		1494.00	\$666	\$1,025,000						CR 85 & CR 10	AP
1/21/2005	2 others	\$397,367	16.35%				630		600.15	\$1,905	\$190,367	\$83,600					CR 41 north of Ramsey	AP
1/11/2005	41-010-16	\$1,200,000	100%				273		\$2,148	\$503,100	\$50,000						CR 92d	AP
1/6/2005	61-130-12	\$1,200,000	100%				152	328	480.00	\$2,504	\$1,177,700						Ryer Ave (Stearns County line)	AP
TOTAL		\$83,297,715						option	101.86	\$50,000	\$5,093,000						CR 14 & CR 86	AP
									1874.58								NE corner Mace Blvd & CR 32A	AP

Source: Yolo County Senior Appraiser's Office, 2006.



Source: Mapped by DC&E based on data presented in Table 9.

FIGURE 6
2005 LAND SALES OVER 100 ACRES

suggest that there could be additional development proposals forthcoming, particularly around Davis and Monument Hills.

YOLO COUNTY
GENERAL PLAN UPDATE
DRAFT ALTERNATIVES EVALUATION