

Table 1: 2030 Yolo County General Plan
Summary Land Use Table

2030 General Plan Land Use Categories	Acreage	% of Unincorp Total	% of Countywide Total
OS Open Space	52,969	8.4	8.1
AG Agriculture	544,723	87.7	83.3
PR Recreation	866	0.1	0.1
Residential	3,088	0.5	0.5
RR Residential Rural (1du/5ac to <1du/ac)	1,602		
RL Residential Low (1du/ac to <10du/ac)	1,280		
RM Residential Medium (10du/ac to < 20du/ac)	179		
RH Residential High (\geq 20 du/ac)	27		
Commercial	651	0.1	0.1
CG Commercial General	532		
CL Commercial Local	119		
IN Industrial	1,049	0.2	0.2
PQ Public	7,001	1.1	1.1
SP Specific Plan	3,285	0.5	0.5
Other (roadways, railroads, highways)	8,592	1.4	1.3
Unincorporated Subtotal	621,224	100.0	95.1
City of Davis	6,355	--	1.0
City of West Sacramento	14,723	--	2.3
City of Winters	1,629	--	0.2
City of Woodland	9,618	--	1.5
Incorporated Subtotal	32,325	--	4.9
COUNTYWIDE TOTAL	653,549	--	100.0

Table 2: 2030 Yolo County General Plan Summary of Unincorporated Land Use by Community Area (in acres)

Area	OS	Agric	Rec	R-Rural	R-Low	R-Med	R-High	C-Gen	C-Local	Indus	Public	SPlan	Other	Totals
Community Areas¹	24055.8	117133.3	565.5	1543.9	748.0	112.8	26.9	500.9	100.7	202.5	404.0	2936.6		148330.9
Capay Valley (Total)	23853.2	78613.2	300.1	62.6	71.1			116.4	15.2		6.7			103038.5
Capay					23.3				3.5					26.8
Guinda					47.8				11.7		1.8			61.3
Rumsey								0.9			0.3			1.2
Tribal ⁵			300.1	62.6				115.5			4.6			482.8
Remainder	23853.2	78613.2												102466.4
Clarksburg (Total)	1.1	34869.0			85.8	1.1			12.5	119.7	37.0			35171.2
Town				45.0	85.8	1.1			12.5	119.7	33.6			297.7
Remainder	1.1	34869.0									3.4			34873.5
Dunnigan (Total)		927.6	0.5		20.8	56.3		324.8	22.8	19.1	5.7	2312.0		4017.1
Town			0.5	327.5	20.8	56.3		324.8	22.8	19.1	5.7	2312.0		3089.5
Remainder		927.6												927.6
Esparto (Total)	47.0	2723.5	1.1		283.3	35.6	23.3	35.0	24.5		152.6			3364.8
Town	47.0	7.4	1.1	38.9	283.3	35.6	23.3	35.0	24.5		152.6			648.7
Remainder		2716.1												2716.1
Knights Landing	6.9		2.2		94.7	4.9	3.6	1.4	12.7	10.0	71.5	211.5		419.4
Madison					21.0	14.0		5.1	6.0	15.5	19.3	413.1		494.0
Monument Hills	147.6		261.6	1069.9	88.8				2.7		99.6			1670.2
Yolo					69.6	0.9		18.2	4.3	23.4	9.4			125.8
Zamora					12.9					14.8	2.2			29.9
Other Areas⁴	1789.3		301.0	58.2	531.5	65.9		31.1	17.7	846.4	6589.6	348.3		10579.0
Outlying	1709.0				123.0	13.6		15.1			1125.3	348.3		3334.3
Cache Creek	1709.0													1709.0
County Airport					123.0						488.2			611.2
Elkhorn												348.3		348.3
Davis Migrant Cntr						13.6								13.6
DQ University											637.1			637.1
I-505/CR 14								15.1						15.1
Davis Area	11.4		261.8		408.5	19.9			3.4	405.4	5332			6442.4
Covell/Pole Line										383.7				383.7
Binning Farms					36.3						1.7			38.0
No Davis Meadows	9.8		89.9		87.8					19.3	0.6			207.4
Patwin Road					39.1						34.0			73.1
UC Davis											4351.6			4351.6
Jury Industrial									2.4					2.4
Royal Oak MHP						14.4								14.4
Willow Bank	1.6				77.4									79.0
El Macero			171.9		167.9	5.5								345.3
Chiles Road									3.4					3.4
County Landfill											944.1			944.1

Winters Area	68.9		25.1			32.4								126.4
El Rio Villa						32.4								32.4
Putah Creek RV	68.9		25.1											94.0
Woodland Area			14.1	58.2				16.0	14.3	441.0	132.3			675.9
Spreckels			14.1							160.3				174.4
North Woodland				9.7			16.0	10.6	124.5					160.8
Willow Oak				48.5				3.7	11.6	3.5				67.3
East Woodland									144.6	128.8				273.4
Other⁶													8592.0	8592.0
Unincorporated Remainder Area	26123.8	427590.0									7.4			453721.2
Totals	51968.9	544723.3	866.5	1602.1	1279.5	178.7	26.9	532.0	118.4	1048.9	7001.0	3284.9	8592.0	621223.1

NOTES:

- 1) Community area boundaries as defined in adopted community and area general plans (excluding the Cache Creek Area Plan, Davis Area Plan, or Woodland Area Plan).
- 2) Deleted
- 3) Deleted
- 4) Other non-agriculturally designated areas throughout the County
- 5) Tribal trust land (housing and casino)
- 6) Roadways, railroads, highways.
- 7) Minor differences in total due to rounding.

Source: Yolo County Information Technology Department, Planning and Public Works Department, TSCHUDIN CONSULTING GROUP; December 22, 2008

Table 3: 2030 Yolo County Incorporated Area – General Plan Designated Land Use by Community Area (in acres)

Community Areas	Residential¹	Jobs and Services²	Agric and OS	Totals
Capay Valley ³	133.7	438.4	102466.4	103038.5
Clarksburg	131.9	169.2	34870.1	35171.2
Dunnigan	1540.6	1319.9	1156.6	4017.1
Esparto	381.1	213.2	2770.5	3364.8
Knights Landing	151.2	209.8	58.9	419.9
Madison	160.0	246.9	87	493.9
Monument Hills	1158.7	363.9	147.6	1670.2
Yolo	70.5	55.3	0	125.8
Zamora	12.9	17.0	0	29.9
Subtotals	3740.6	3033.6	141557.1	148331.3
Other Areas	Residential¹	Jobs and Services²	Agric and OS	Totals
Outlying ⁴	136.6	1465.4	17113	3334.0
Davis Area ⁵	428.4	6002.6	11.4	6442.4
West Sac Area ⁶	0	0	0	0
Winters ⁷	32.4	25.1	68.9	126.4
Woodland Area ⁸	58.2	617.7	0	675.9
Subtotals	655.6	8110.8	1812.3	10578.7
Remaining Unincorporated	0	7.4	453713.8	453721.2
Rdwys, Rail, Hwys	0	8592.0	0	8592.0
Totals	4396.2	19743.8	597083.2	621,223.2

Notes:

- 1) Residential = Res Rural, Res Low, Res Medium, Res High, and Specific Plan residential (see note below).
- 2) Jobs and Services = Commercial General, Commercial Local, Industrial, Public and Quasi-Public, Parks and Recreation, Other, and Specific Plan jobs and services (see note below).
- 3) Includes land uses in the towns of Capay, Guinda, Rumsey, and Tribal lands.
- 4) Cache Creek Open Space, County Airport, Elkhorn, Davis Migrant Center, DQ University, I-505/CR14.
- 5) Covell/Pole Line Road, Binning Farms, North Davis Meadows, Patwin Road, Jury Industrial, UC Davis, Royal Oaks MHP, Willow Bank, El Macero, Chiles Road, and the County landfill. 6) None
- 7) El Rio Villa and Putah Creek Recreational Vehicle Park. 8) Spreckels, North Woodland, Willow Oak, and East Woodland. 10) Minor differences in total due to rounding.

*Specific Plans aggregated as follows:

- Dunnigan (2312 total): 1136 res, 947 jobs/serv, 229 OS/AG.
- Elkhorn (348 total): 325 jobs/serv, 23 OS/AG.
- Knights Landing (212 total): 48 res, 112 jobs/serv, 52 OS/AG.
- Madison (413 total): 125 res, 201 jobs, 87 OS.

Source: TSCHUDIN CONSULTING GROUP, December 23, 2008

Table 4: 2030 General Plan Land Use Table

(A) Area	(B) Est 2007 Pop ¹⁷	(C) Designated Res Ac ¹ Under 1983 GP	(D) Existing Res Units ²	New Residential				(H) Total Allowed Res Units ¹⁰ D+E+G	(I) Designated Comm and Industrial Acreage ^{1,9} Under 1983 GP	(J) Developed Comm and Industrial Acreage ¹⁵	New Commercial and Industrial		
				(E) Est Build- Out Units Under 1983 GP ³	(F) Designated Acreage Under 2030 GP ²⁵	Ac of Added New Growth in (F) ⁴	(G) Added New Units Under 2030 GP ⁴				(G) Est Build- Out Ac Under 1983 GP ¹⁵	(H) Designa ted Ac Under 2030 GP ²⁵	Ac of Added New Growth in (H) ^{4,9}
Capay Valley	1613	70.5	576	53	133.7	0	0	629	16.5	4.0	12.5	131.6	0
Clarksburg	496	101.4	177	22	131.9	0	0	199	137.0	134.0	3.0	132.2	0
Dunnigan	952	408.0	340	173	1540.6 ²³	1136	8108 ¹⁸	8621	276.2	26.2	250.0	816.7 ²³	450
Esparto	2534	355.9	905	985	381.1	36	521 ¹⁹	2396	129.3	6.0	123.3	59.5	-67 ⁶
Knights L	1064	152.4 ²²	380	993	174.2 ²³	0	420 ²⁰	1793	114.4 ⁵	11.0	103.4	62.1 ²³	0
Madison	384	26.9	137	83	160.0 ²³	125	1413 ²¹	1633	23.7	19.0	4.7	157.6 ²³	131
Mon Hills	1632	1258.6	583	25	1158.7	0	0	608	22.0 ⁸	6.0	16.0	2.7	3
Yolo	434	76.8	155	56	70.5	0	0	211	34.1	26.0	8.1	45.9	13
Zamora	39	14.3	14	14	12.9	0	0	28	1.9	1.0	0.9	14.8	0
Elkhorn	11	0	4	0	0	0	0	4	1.8	1.8	0	305.0	305
Co Airport	0	123.0	0	0	123.0	0	0	0	302.0	66.0	236.0	0	0
I-505/CR14	0	0	0	0	0	0	0	0	0	0	0	15.1	15
Davis Area ¹²	14106	615.2	882 ⁷	35 ¹⁶	428.4	0	0	917	389.5	4.0	385.5	408.8	0
WintrsArea ¹³		33.6	125	0	32.4	0	0	125	0	0	0	0	0
Wldd Area ¹⁴		48.2	55	0	58.2	0	0	55	422.9	126.3	296.6	471.3	69 ¹¹
RemainUninc orp Area		0	2930	1575 ¹⁶	13.6 ²⁴	0	0	4505	0	0	0	0	0
TOTALS	23265	3284.9	7263	4014	4419.2²³	1297	10462	21,724	1871.3	431.3	1440	2623.3	919

Source: Yolo County General Plan Team; revised 1/6/09 to account for mapping corrections and units from changes in density ranges.

Notes: 1/1983 Land Use Diagram (as amended), County GIS Database, July 5, 2008.

2/ Department of Planning and Public Works estimates based on 2007 County address data.

3/ Acreage from 2007 vacant residential land survey calculated at allowed density yields.

4/ Draft 2030 General Plan land use.

5/ Includes 38 ac of CL in Mixed Use designation.

6/ 36 of 79 acres designated IN changed to residential, 31 ac changed to OS, and remaining 12 acres of 79 changed to commercial.

7/ Does not include UC Davis units. UC Davis has 6,355 beds. At two beds per dwelling unit that equates to 3,178 units.

8/ The Watts-Woodland Airport and County Airport are designated "Airport" which equates to PQ. However the non-runway portions of these facilities function like a commercial or industrial land use. Therefore, the non-runway acreage has been included here.

9/ Except as noted in Footnote 8, this does not include AG or PQ which also allows some job-producing land uses similar to other commercial and industrial designations.

10/ Sum of columns D, E, and G.

11/ 91 acres redesignated from AG to IN by Board of Supervisors on 4/1/08. This is the remaining 69.0 acres of the 160.0 acre site.

12/ Includes the following subareas: Covell/Pole Line Rd, Binning Farms, No Davis Meadows, Patwin Rd, UC Davis, Jury Industrial, Royal Oak MHP, Willow Bank, El Macero, Chlies Rd, and Co Landfill.

13/ Includes the following subareas: El Rio Villa and Putah Creek RV Park.

14/ Includes the following subareas: Spreckels, North Woodland, Willow Oak, and East Woodland.

15/ Department of Planning and Public Works estimates based on 2007 aerials.

16/ This does not represent potential "full" build-out but rather a projection of future farm dwellings through 2030 based on past trends. Assumes an average of 70 rural residential units annually over 23 years. Arbitrary TAZ assignments were made for purposes of traffic impact assessment.

17/ State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2008. Sacramento, California, May 2008.

18/ 7,500 + 608 from density range changes.

19/ 590 – 69 from density range changes.

20/ From density range changes: 354 + 66.

21/ 1305 + 108 from density range changes.

22/ Includes 48 acres residential from 145 acres in Mixed Use.

23/ Includes acreage from SP land use assumptions.

24/ Davis Migrant Center.

25/ 2030 County GIS Database, December 19, 2008.