

Attachment A Board of Supervisor's General Plan Preferred Land Use Alternative <sup>1</sup>							
(A) Area	(B) Estimated 2007 Population <sup>28</sup>	(C) Estimated Existing (2007) Residential Units <sup>27,28</sup>	New Residential Units		(F) Existing Commercial/ Industrial Acreage <sup>23</sup> (Estimated Existing Jobs <sup>26</sup> )	New Commercial/Industrial Acreage (Jobs) <sup>26</sup>	
			(D) Estimated Build-Out Under 1983 GP	(E) Added New Units Under 2030 GP		(G) Estimated Build-Out Under 1983 GP <sup>2</sup>	(H) Added New Acreage Under 2030 GP
Capay Valley <sup>3</sup>	1613 <sup>30</sup>	576 <sup>30</sup>	53	0	4 (2515) <sup>29</sup>	12 (192)	0 (0)
Clarksburg <sup>5</sup>	496	177	22	0	134 (207)	1 (16)	103 (1648)
Dunnigan	952	340	173	5000 to 7500	54 (85)	250 <sup>6</sup> (4000)	430 (6880)
Esparto <sup>21</sup>	2534	905	985	575	6 (261)	124 <sup>3a</sup> (1984)	-65 <sup>9b</sup> (-1040)
Knights Landing	1064	380	993 <sup>3a</sup>	130	11 (106)	100 <sup>8b</sup> (1600)	0 (0)
Madison	384 <sup>30</sup>	137 <sup>24</sup>	83	1305 <sup>10b</sup>	19 (68)	1 (16)	163 <sup>10a</sup> (2608)
Monument Hills	1632	583	25	0	24 (20)	11 (176)	3 <sup>11</sup> (48)
Yolo	434	155	56	0	26 (30)	3 (48)	13 <sup>19</sup> (208)
Zamora	39	14	14	0	1 (8)	1 (16)	16 <sup>12</sup> (256)
Elkhorn Property	11	4	0	0	0 (0)	0 (0)	345 <sup>18</sup> (5520)
County Airport	0	0	0	0	66 (10)	150 (2400)	0 (0)
I-505/CR14	0	0	0	0	15 <sup>17</sup> (4)	0 (0)	15 <sup>20</sup> (240)
Other Unincorp Area	11871	4240	1610 <sup>14</sup>	0	325 (27525 <sup>22</sup> )	903 <sup>15</sup> (6128)	256 <sup>16</sup> (4096)
Sub-totals	21030 pop	7511 units	4014 units	7010 to 9510 units	685 ac (30839 jobs)	1556 ac (16576 jobs)	1279 ac (20464 jobs)
<b>TOTALS</b>	<b>21030 pop</b>	<b>7511 units</b>	<b>11024 to 13524 units</b>	<b>685 ac (30839 jobs)</b>	<b>2835 ac (37040 jobs)</b>		

Source: Yolo County General Plan Team, updated January 17, 2008.

- Notes: 1/ Based on actions of Board of Supervisors taken through September 18, 2007.
- 2/ Updated estimates of remaining vacant commercial and industrial acreage provided by staff.
- 3/ Includes Guinda.
- 4/ Deleted.
- 5/ Does not include the Old Sugar Mill project. At the time the original four alternatives were developed the project was in process with no approvals. At the time of the BOS direction, the project had been remanded to the County by the Delta Protection Commission. The Old Sugar Mill project consists of 162 residential units and 77 acres of non-residential uses. These uses would fall under "Build-Out Under Existing GP".
- 6/ Prior estimates have been corrected. Includes Linse, Cordes, T. Mumma, J. Mumma, and truck travel center.
- 7/ Deleted.
- 8a/ Includes residential portion (107 ac) 145-acre Howald property which has a mixed use designation under the existing General Plan and was left out of Alternative 1 in error. Under the existing land use designation, the Howald property is projected to build-out with 800 units and 38 acres of non-residential.
- 8b/ Includes existing vacant commercial and industrial acres left out of Alternative 1 in error (50 ac "employee reserve"; 38 acres of commercial on Howald property, 10 ac bean plant site; 2 ac vacant downtown properties).
- 9a/ Includes 75 acre south of Hwy 16 as industrial. 9b/ 65 of 75 industrial acres changed to residential; remaining 10 acres changed to commercial.
- 10a/100 acre highway commercial and 60 ac agricultural industrial; 3.5-acre Feenstra and Cummings properties (existing Industrial changed to Commercial)
- 10b/30 units for de los Reyes property deducted from total.
- 11/ At CR 94B and SR 16.
- 12/ Agricultural Commercial at Bayliss property.
- 13/ Deleted.
- 14/ This does not represent potential "full" build-out but rather a projection of future rural residential units through 2030 based on past trends. Assumes an average of 70 rural residential units annually over 23 years. Arbitrary TAZ assignments will be made for purposes of traffic impact assessment.
- 15/ Corrected to include Covell property (383 ac) at NW corner Covell/Pole Line. 520 acs (no jobs) added for misc ag comm. and ag ind that may develop through 2030 per DM 11/13/07.
- 16/ 96 acres east of Winters at SE quadrant of I-505 and SR 128, plus 160 acres (central and eastern portions) of the Spreckels property north of Woodland. Does not include additional acreage for successful economic development efforts within each of the agricultural districts.
- 17/ About 15 acres of 96 acre paint ball site are developed.
- 18/ 365 acres at Elkhorn minus 20 acres assumed as Public/Quasi-public for infrastructure (drainage and sewage facilities).
- 19/ 3 acres Highway Commercial at I-5/CR 17.
- 20/ 15 acres at I-505/CR 14 or 1-505/CR 12A.
- 21/ Does not include the Orciuoli Subdivision or the Esparto General Plan Amendment both of which are pending projects that would fall under the category of Build-Out Under Existing GP.
- 22/ Assumes 4,208 jobs per 8/27/07 email from BAE to County, minus 15 jobs in Capay Valley, 20 jobs in Monument Hills, 30 jobs in Yolo, 8 jobs in Zamora; and plus 23,400 jobs at UCD.
- 23/ Yolo County Planning and Public Works Department data. Includes existing vacant and underutilized acreage. Does not include facilities such as agricultural processing plants and aggregate mining which generate jobs but are allowed in the Agricultural designation. Furthermore, there is employment associated with the Agricultural designation in general that is picked up in the jobs number but not the acreage number in this column. Hence the acreage numbers and the jobs numbers in this column are not necessarily linked.
- 24/ Excludes the seasonal migrant labor camp.
- 25/Yolo County General Plan Market and Fiscal Considerations, September 8, 2006, Table 2. Assumes 25,787 total jobs plus correction of 5,048 added jobs at the casino (848 assumed; 2,500 actual 2007) and UCD (20,004 assumed; 23,400 actual 2007). These additional 5,048 jobs are not accounted for in the SACOG modeling which was the basis for the Market and Fiscal Considerations document.
- 26/ Assumes 16 jobs per gross acre on average.
- 27/ Yolo County Planning and Public Works Department data. Breakdown by community provided by Planning staff based on County address data.
- 28/ Compares generally to DOF January estimates as follows: 2006 population 22,753; 2006 units 7,240; 2007 population 23,172; 2007 units 7,263. Differences appear to be related to estimates for UCD population and housing which are reported under "Other Unincorporated Area".
- 29/Assumes 2,500 jobs at casino and 15 additional jobs in Capay Valley.
- 30/ Includes 23 tribal homes and associated population of 64.