



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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TO: **SUPERVISOR MARIKO YAMADA**, Chair,
and Members of the Board of Supervisors

FROM: **JOHN BENCOMO**, Director
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HEIDI TSCHUDIN, General Plan Project Manager
Planning and Public Works Department

DATE: July 17, 2007

SUBJECT: Authorize Mapping Assumptions for the General Plan Preferred Land Use Alternative. (No general fund impact.)

RECOMMENDED ACTION

Authorize use of the attached mapping assumptions for the “new growth areas” previously adopted by the Board of Supervisors during their March 27, 2007, meeting, as well as the “community growth boundaries” and “agricultural district boundaries” included within the adopted General Plan Preferred Land Use Alternative.

FISCAL IMPACTS

The cost for the General Plan Update is a general fund item. The staff and consultant team are operating under scopes of work and budgets approved by the Board of Supervisors in previous actions. At present the General Plan Update process has a total budget of \$1,065,223 of which about 75 percent or approximately \$801,081 has been expended.

The County has previously been awarded a grant of \$221,000 from the Sacramento Area Council of Governments (SACOG) for preparation of the Circulation Element. In addition, the General Plan cost recovery fees collected on building permits has accrued \$446,120 to date. Thus, the actual cost to the General Fund for the General Plan Update is significantly less than the number shown in the above budget total.

REASON FOR RECOMMENDED ACTION

Based on direction from the Board and supplemental analysis by the County’s professional planning team, the staff has prepared parcel-based recommendations for each area of the County where new growth would occur under the General Plan Preferred Land Use Alternative. These maps will be extensively used in the development of the Draft General Plan, Draft EIR, and fiscal analysis. The conclusions reached in the analyses may vary substantially, depending on the precise parcels, acreage, physical characteristics, and location of the growth areas authorized by the Board.

BACKGROUND

On March 27, 2006 the Board of Supervisors took final action to adopt a Preferred Land Use Alternative for the General Plan. The General Plan team is now tasked with using the Preferred Land Use Alternative to prepare maps and text for the Draft General Plan, and begin preparation of the Environmental Impact Report (EIR). The resulting Draft General Plan and accompanying Draft EIR will be released for public review, with staff making appropriate revisions based on the input received on this item, before presenting them for consideration to the Planning Commission and Board of Supervisors next year.

Within the Preferred Land Use Alternative, the Board took several actions that have the effect of identifying new acreage for commercial and industrial (economic) development over the next 25 years. In a few cases the Board also identified new acreage where residential development may be allowed as well. Based on the Board's direction, the staff has prepared parcel-based recommendations for each area of the County where this potential new growth would occur. Once confirmed by the Board, these maps will be used to develop the Draft General Plan Land Use Diagram.

The maps and exhibits for the draft General Plan must satisfy the requirements of State General Plan law and the State General Plan Guidelines. Among other things they must be based on assessor parcels and other actual physical features and/or legal boundaries. As noted above, these maps will subsequently be used extensively in the development of the Draft General Plan and Draft EIR and it is, therefore, very important that the Board confirm the preliminary mapping for these areas before they are put into use.

The Planning Commission and Board of Supervisors will have the ability to make further refinements to the Draft General Plan throughout the update process. However, as the process continues to get more specific, changes later in the process (particularly to mapping) may result in the need to revise and/or recirculate various documents, such as the Draft EIR.

DISCUSSION OF MAPPING RECOMMENDATIONS

The table in **Attachment A** provides a numeric representation of the Preferred Land Use Alternative. Wherever new residential units or non-residential acreage is shown, the staff has provided a detailed map showing recommended mapping for the specific change. The discussion below documents the analytical justification for each of the recommendations. The staff recommends that the Board of Supervisors address each item separately by way of adopting the staff recommendation and/or directing specific changes.

1) CLARKSBURG

Preferred Alternative: 100 acres of new agricultural industrial uses.

Recommended Property: APN: 034-200-05 and -06, and 043-210-01 (see **Attachment B**).

Brief Description: This property totals approximately 103 acres comprised of approximately 28 acres at the southwest quadrant and approximately 75 acres at the southeast quadrant of State Route 84 (Jefferson Boulevard) and Willow Point Road.

Soils: Nonprime. Class III; Storie Index 38 to 39.

Flooding: Zone B: 500-year floodplain. However, the site is protected by levees along the Sacramento River and Yolo Bypass.

Factors Considered:

- Location on Willow Point Road allows direct link to Sugar Mill and to Sacramento County via South River Road and the Freeport Bridge. The site also keeps traffic out of downtown Clarksburg.
- Location on Jefferson Boulevard allows direct link north into West Sacramento and towards Interstate 80. This roadway is also State Route (SR) 84 and is a designated truck route.
- Portions of the property east of Jefferson Boulevard are already in use as utility yards for existing farm compounds, while the portion west of Jefferson Boulevard has been fallow for several years, thereby minimizing impacts to soils and loss of active agriculture.
- Specific location in heart of Clarksburg agricultural area and in proximity to many grape growers and operating wineries.

2) DUNNIGAN

Preferred Alternative: 2,000 acres of new primary land use designation of "Specific Plan"¹ to ultimately allow for approximately 230 acres of commercial and industrial and 5,000 to 7,500 new homes as may be approved through the Specific Plan process.

Recommended Property: APN: 051-160-01, -02, and -03; 052-010-06; 052-020-01, -02, -05, -06, and -08; 052-030-05, -16, and -17; 052-060-01, -02, -12, and a portion of -13; 052-070-06, -09, -10, -13, -15, and -16; 052-050-01; and 052-030-03, -04, and -07 (see **Attachment C**, new acreage and specific plan overlay boundary).

Brief Description: This property totals approximately 1,995 acres extending generally from the Hardwood Subdivision on the north to the existing commercial development on County Road 8 to the south, and from County Road 99W on the east to the Tehama-Colusa Canal on the west.

Soils: Soil types are varied over such a large area. In general, soils north of County Road 6 are nonprime, categorized as Class III and IV, with a Storie Index ranging from 25 to 63. Soils south of County Road 6 to south of County Road 8 are generally considered prime, categorized as Class II, with a Storie Index ranging from 51 to 73. The hill areas east of the Tehama Colusa Canal are nonprime, Class III and IV soils, with a Storie Index of 29 to 62.

¹ A primary designation of "Specific Plan" would restrict any development from moving forward on the subject property until such time as a specific plan is processed and approved by the County, or the land use designation is otherwise amended. A "Specific Plan Overlay" designation would preserve the underlying land use designation for purposes of near-term development. Development consistent with the underlying designation could move forward, however, the property would be subject to possible future changes in land use and/or development requirements associated with any future adopted Specific Plan.

Flooding: Zone A, 100-year floodplain, is limited to the channel of Dunnigan Creek. The remainder of the proposed growth area is Zone C, outside the 100-year floodplain.

Factors Considered:

- The proposed area includes both sides of Interstate 5, thus maximizing opportunities for highway commercial development. Also borders the existing railroad to the east for potential industrial development.
- Provides access to two Interstate 5 interchanges at County Roads 6 and 8.
- Connects existing developed areas, including Old Town, the Hardwood Subdivision, and the County Road 8 interchange.
- Creates foothill development opportunities for “view” homes.
- Maintains a compact and contiguous community design.
- Focuses on lower quality soils.
- Location is a gateway to Yolo County along Interstate 5.
- Avoids designated critical tiger salamander habitat.
- Approximately half of the area is currently not within a Williamson Act contract, with most the remainder under non-renewal.

(Note: Specific Plan Overlay¹ to be added over entire existing Dunnigan Area General Plan boundary.)

3) ESPARTO

Preferred Alternative: No new development acreage was added – 75 acres already within the general plan and designated for industrial use would be redesignated for mixed commercial and residential uses.

Recommended Property: APN: 049-110-01, 02, 03, 06, -18, -19, and -20 (see **Attachment D**).

Brief Description: This property totals approximately 75 acres located in the southeast area of town south of State Route 16 and east of County Road 86A.

Soils: Prime. Class II; Storie Index 65 to 72.

Flooding: The easternmost portion of the property along Willow Slough is considered Zone A, within the 100-year floodplain. The remainder of the property is designated as Zone C, outside the 100-year floodplain.

Factors Considered:

- Already specifically considered by Board of Supervisors in their action on Preferred Land Use Alternative.
 - The property has been zoned for industrial use for the past ten years, but due to its remote location from urbanized areas, it has not attracted any potential tenants.
 - The property fronts on Highway 16 providing visibility for commercial uses.
 - Allows for new residential development to access County Road 86A to help redirect vehicle traffic away from Highway 16.
 - Locates development adjacent to existing development to the north.
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4) KNIGHTS LANDING

Preferred Alternative: No new development acreage was added -- 145 acres already within the general plan and designated for a mix of uses would be redesignated "Specific Plan"¹. The Specific Plan Overlay¹ would be added over the entire Knights Landing Area General Plan boundary.

Affected Property: APN: 056-160-14, -21, -23, -26, and -27 (see **Attachment E**, infill property and specific plan overlay boundary).

Brief Description: This property totals approximately 145 acres located east of the existing town to the west, between the Sacramento River and County Road 116.

Soils: Prime. Class I; Storie Index 77 to 90.

Flooding: Zone C: outside the 100-year floodplain. However, the site is protected by levees along the Sacramento River, Colusa Basin Drain, and Knights Landing Ridge Cut.

Factors Considered:

- Already specifically considered by the Board of Supervisors in their action on the Preferred Land Use Alternative.
 - Maintains a compact and contiguous community design.
 - Provides opportunities for levee improvements along the Sacramento River, as well as associated waterfront recreation.
 - Located away from existing industrial uses and wastewater treatment facility to the south.
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5) MADISON

Preferred Alternative: 230 acres of new primary land use designation of "Specific Plan"¹ to ultimately allow for approximately 23 acres of highway commercial and 80 to 1,000 new homes as may be approved through the Specific Plan process.

Recommended Property: APN: A portion of 049-100-03, all of 049-100-23, and a portion of 049-090-11 (see **Attachment F**, new acreage and specific plan overlay boundary).

Brief Description: This property totals approximately 225 acres comprised of approximately 35 acres south of State Route 16 between Interstate 505 and the existing sewer ponds for highway commercial, and approximately 190 acres west and south of existing town, west of County Road 89 for residential component.

Soils: Prime. Class II; Storie Index 50 to 65.

Flooding: The southwest quadrant of State Route 16 and Interstate 505 is designated as Zone A, within the 100-year floodplain. The area west of Madison, located immediately south of State Route 16, is also shown as Zone A. The majority of the growth area located west and south of town are Zone C, outside of the 100-year floodplain.

Factors Considered:

- Places highway commercial on the same side of Interstate 505 as the existing town, allowing for easy access between homes and jobs.
- Clusters growth with the town, preserving agricultural land and ensuring integration of new development with existing neighborhoods and infrastructure.
- Allows for new residential development to access County Road 89 to help redirect vehicle traffic away from Highway 16.
- Locates new residential neighborhoods largely outside of the 100-year floodplain, while maintaining community cohesion.
- Avoids the major drainage channel south of sewer ponds.
- Provides buffer for between the existing sewer ponds and new residential areas.

(Note: Specific Plan Overlay¹ to be added over existing town, the Migrant Center, and the sewer ponds.)

6) MONUMENT HILLS

Preferred Alternative: 3 acres of new commercial use.

Recommended Property: APN: 025-440-11 (see **Attachment G**, new acreage and specific plan overlay boundary).

Brief Description: This property totals approximately 3 acres bounded by County Road 23A, County Road 94B, and State Route 16.

Soils: Class IV; Storie Index 25.

Flooding: Zone C; outside of the 100-year floodplain.

Factors Considered:

- Already specifically considered by Board of Supervisors in their action on Preferred Land Use Alternative.
 - Located at County Road 94B and State Route 16, the main intersection of the Monument Hills community.
 - Bordered on all sides by public roadways, to provide easy access.
 - Located on Highway 16, across from the Yolo County Flood Control and Water Conservation District office and the Watts-Woodland Airport. May also serve visitors to the Cache Creek Nature Preserve.
 - Property is not suitable for farming or other agricultural use due to size and adjoining uses.
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7) YOLO

Preferred Alternative: 13 acres of new highway commercial uses.

Recommended Property: APN: 025-250-18 and 025-390-01 (see **Attachment H**).

Brief Description: This property totals approximately 13 acres at the northeast quadrant of Interstate 5 and County Road 17, between County Road 99W and the freeway.

Soils: Prime. Class I; Storie Index 81 to 100.

Flooding: Zone C; outside the 100-year floodplain.

Factors Considered:

- Already specifically considered by Board of Supervisors in their prior action on Preferred Land Use Alternative.
- Located adjoining the existing Jehovah's Witnesses Kingdom Hall.
- Located along Interstate 5, near the County Road 17 interchange, which provides access to a major regional roadway.
- Located along frontage access County Road 99W, which provides accessibility.

- Property is landlocked which restricts its ability to be successfully farmed or used for other purposes.
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8) ZAMORA

Preferred Alternative: 16 acres of new agricultural commercial uses.

Recommended Property: APN: 055-150-01 and -02 (see **Attachment I**).

Brief Description: This property totals approximately 16 acres at the southeast quadrant of Interstate 5 and County Road 13, between County Road 99W and the freeway.

Soils: The property is mostly prime, with Class I and II soils, and a Storie Index ranging from 72 to 100.

Flooding: Zone C; outside of the 100-year floodplain.

Factors Considered:

- Already specifically considered by Board of Supervisors in their prior action on Preferred Land Use Alternative.
 - Located along Interstate 5, near the County Road 17 interchange, which provides access to a major regional roadway.
 - Located along frontage access County Road 99W, which provides accessibility.
 - Property is landlocked which restricts its ability to be successfully farmed or used for other purposes.
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9) ELKHORN PROPERTY

Preferred Alternative: 100 acres of new commercial and industrial uses. *(NOTE: The Board of Supervisors may wish to consider directing staff to remove from the Preferred Alternative consideration of industrial use of this property as this may be inconsistent with the envisioned conference center type use. The Board of Supervisors may also wish to consider directing staff to designate this property for a Specific Plan, similar to the approach applied to the Spreckles property [see Item 17].)*

Recommended Property: APN: 057-170-04 (portion); and 057-210-02, -04, -07, -08, -09, -11, -16, -17, and -18 (see **Attachment J**).

Brief Description: This property totals about 105 on the north side of Interstate 5, along both sides of County Road 22, adjoining the river.

Soils: Mostly non-prime, with Class III soils and a Storie Index of 69. There are small portions of prime soils (Class II; Storie Index of 65) to the north and along the riverfront.

Flooding: Zone A; within the 100-year floodplain. The site is protected by levees along the Sacramento River and Yolo Bypass.

Factors Considered:

- Location is a gateway to Yolo County along Interstate 5.
 - Provides frontage along Interstate 5 for highway exposure.
 - Includes extensive riverfront property for design opportunities and linkage to existing and planned marinas.
 - Focuses on non-prime agricultural soils, minimizing impacts on prime agricultural land to the north.
 - Property has railroad access.
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10) INTERSTATE 505/COUNTY ROAD 14

Preferred Alternative: 15 acres of new highway commercial or agricultural commercial uses.

Recommended Property: Northern portion of APN: 054-180-05 (see **Attachment K**).

Brief Description: This property totals approximately 15 acres of a larger parcel at the southwest quadrant of Interstate 505 and County Road 14.

Soils: Nonprime. Class III; Storie Index 41.

Flooding: Zone C; outside the 100-year floodplain.

Factors Considered:

- Situated on flat terrain within a relatively hilly area.
 - Located on the same property as the existing paintball facility which allows for consolidation of development and minimizes expansion into agricultural area.
 - Allows for future infrastructure to be consolidated in one quadrant.
 - Avoids area drainages.
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11) INTERSTATE 505/COUNTY ROAD 27

Preferred Alternative: 20 acres of new highway commercial uses.

Recommended Property: Portion of APN: 050-100-26 (see **Attachment L**).

Brief Description: This property totals approximately 13 acres of a larger parcel at the northwest quadrant of Interstate 505 and County Road 27.

Soils: Prime. Class I and II; Storie Index 50 to 81.

Flooding: Zone C; outside the 100-year floodplain.

Factors Considered:

- Follows existing cropping patterns/field divisions.
 - Location has least impact to agricultural operations adjoining that intersection.
 - Other three quadrants are planted in rice which has a different cropping pattern and would require fill.
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12) INTERSTATE 505/STATE ROUTE 128 (WINTERS)

Preferred Alternative: 96 acres of new agricultural industrial and/or agricultural commercial uses.

Recommended Property: APN: 038-070-09 and -10 (see **Attachment M**).

Brief Description: This property totals approximately 96 acres at the southeast quadrant of I-505 and SR 128 (Grant Avenue).

Soils: Prime. Class I; Storie Index 81 to 100.

Flooding: The area located within the Putah Creek channel is designated as Flood Zone A, within the 100-year floodplain. The remainder of the property is shown as Zone C, outside of the 100-year floodplain.

Factors Considered:

- Gateway to Yolo County along Interstate 505.
 - Recommended quadrant is out of the Williamson Act; the northeast quadrant remains under contract.
 - Location is at the intersection of two major highways.
 - Includes existing walnut processing facility.
 - Property resides between the City of Winters and the El Rio Villa housing center to the east.
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13) DAVIS EDGE – RESIDENTIAL (NORTHWEST QUADRANT)

Preferred Alternative: Special Study Area Overlay in area north of Covell Blvd and west of State Route 128 (known as the Northwest Quadrant) for revenue generating opportunities and special needs housing (e.g. seniors).

Recommended Property: APN: 036-010-03 (portion); 036-020-11, -12, -13, -14, -15, -16, -17, -18, and -19; 036-060-02, -04, -05, -31, and -33 (see **Attachment N**).

Brief Description: This property totals approximately 650 acres wrapped around the Sutter-Davis Hospital at the northwest quadrant of Covell Boulevard.

Soils: Soil types are varied. In general, the west and southeast portions of the area are prime, with Class I and II soils, and a Storie Index of 50 to 100. The central and north areas are nonprime, with Class III and IV soils, and a Storie Index of 10 to 35.

Flooding: Most of the proposed growth area is designated as Zone A, within the 100-year floodplain. Portions of the northern and western areas are shown as Zone C, outside the 100-year floodplain.

Factors Considered:

- Consistent with the “Northwest Quadrant” as originally explored by the City of Davis in 1994.
- Follows parcel lines that would extend from the existing northerly and westerly boundaries of the City.
- Adjoins the existing Binning Tract to the north, allowing for the possible extension of services.
- Allows for an alternative use to the 20-acre parcels currently intended for rural residential development.

14) DAVIS EDGE – NON-RESIDENTIAL (INTERSTATE 80 “INNOVATION” CORRIDOR)

Preferred Alternative: Special Study Area Overlay along I-80 corridor for life science, biotechnology, and related research uses, plus commercial at two locations and development of proposed Pacific Flyway Center.

Recommended Property: Various APNs (see **Attachment O**) including: a) 13 acres at the northeast quadrant of the Mace Boulevard/Interstate 80 interchange, south of County Road 32A – APN: 033-630-11 and -12; b) 30 acres at the northwest quadrant of the Chiles Road/Interstate 80 interchange – APN: 033-020-32, -33, -52, -56, and -57; 033-120-01, -02, and -17; and 033-300-04; and c) 1,477 acres south of Interstate 80, between the existing City limits to the west and the Yolo Bypass to the east -- APN: 033-020-07, -09, -13, -27, -29, -37, -38, -54, -55, -58, -59; 033-290-20, 22, -23, -27, -28, 34, -35, -39, -44, -45, -94, -95, and -96; 033-300-18, -19, -20, and -21.

Brief Description: Property totals approximately 1,520 acres primarily on the south side of Interstate 80, generally located between the City of Davis and the Yolo Bypass levee.

Soils: Prime. Class I and II; Storie Index 46 to 90.

Flooding: The majority of the area is designated as Flood Zone B, within the 500-year floodplain. This area is protected by levees along the Yolo Bypass. Western portions of the growth area are shown as Zone C, outside of the 100-year floodplain.

Factors Considered:

- Includes existing California Department of Fish and Game facility and adjoins the California Department of Forestry nursery. Also includes existing City leased soccer fields and the proposed Pacific Flyway Center for the adjoining Vic Fazio Wildlife Area, which allows for many public/private partnership opportunities.
- Extends from the City limits to the bypass levee creating maximum freeway frontage and exposure.
- Includes two freeway interchanges, as well as frontage along Chiles Road, providing for local and regional access.
- The properties are located outside of the 100-year floodplain and are not within any Williamson Act contract.
- Centrally located between the cities of West Sacramento and Davis, along an inter-regional freeway.
- Avoids lands north of I-80 which fall within floodplain.

15) DAVIS EDGE – NON-RESIDENTIAL (NORTH CENTRAL AREA)

Preferred Alternative: Special Study Area Overlay on 383 acres of commercial and mixed uses at the northwest corner of Covell Boulevard/Pole Line Road for revenue producing uses and opportunities and coordinated planning with the adjoining Hunt-Wesson cannery property within the city.

Recommended Property: APN: 035-970-33 (see **Attachment P**).

Brief Description: Property totals approximately 383 acres of new commercial and mixed uses at the northwest corner of Covell Boulevard/Pole Line Road.

Soils: The northern portion of the property is nonprime, with Class IV soils and a Storie Index of 14 to 34. The remainder of the property is prime, with Class I and II soils, and a Storie Index of 73 to 100.

Flooding: Portions of the northern area of the property are designated as Zone A, within the 100-year floodplain. The remainder of the property is shown as Zone C, outside the 100-year floodplain.

Factors Considered:

- Already specifically considered by Board of Supervisors in their prior action on Preferred Land Use Alternative.
 - Existing General Plan designation of Industrial and existing zoning designation of Limited Industrial (ML).
 - Largest single available piece of industrially designated property within the County.
 - Adjoins the City limits and is adjoined by urban development on 3.5 sides.
 - Adjoins the vacant Hunt-Wesson Cannery property under consideration for residential development as a part of the City.
 - Property has railroad access.
 - Primary access along existing major arterial, County Road 102 (Pole Line Road).
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16) WINTERS EDGE – NON-RESIDENTIAL

See “Interstate 505/SR 128” above (**Attachment M**).

17) WOODLAND EDGE – NON-RESIDENTIAL

Preferred Alternative: 1) Woodland North -- Specific Plan¹ designation on 160 acres of Spreckles property for industrial or agricultural industrial uses; 2) Woodland East -- 30 acres of highway commercial along Interstate 5.

Recommended Property: 1) Woodland North property APN: 027-250-05 and -06, totaling approximately 160 acres (see **Attachment Q**); 2) Woodland East property APN: 027-390-02 and -03, totaling approximately 30 acres (see Attachment R)

Brief Description: Growth area totals approximately 190 acres, comprised of a 160-acre portion of the Spreckles property located at the northwest corner of County Road 18C and County Road 101; and 30 acres of highway commercial along Interstate 5 east of County Road 103, between County Road 22 and Interstate 5.

Soils: The Spreckles site has Class 1 soils with a Storie Index of 81 to 100. The western portion of the Interstate 5 site has Class II soils with a Storie Index of 81, while the eastern portion has Class IV soils with a Storie Index of 14.

Flooding: Zone A; within the 100-year floodplain. However, preliminary engineering and previous U.S. Army Corps of Engineer studies indicate the site may not be located within the 100-year floodplain.

Factors Considered for Woodland North Property:

- Already specifically considered by Board of Supervisors in their prior action on Preferred Land Use Alternative.
- Site was previously developed and operated as a sugar mill for processing of sugar beets into refined sugar.
- Results in minimum loss of agricultural land due to prior industrial use on much of the property.
- Adjoins the City of Woodland.
- Proximate to rail line, natural gas line, and State Route 113 (within 1,000 feet).

Factors Considered for Woodland East Property:

- Already specifically considered by Board of Supervisors in their prior action on Preferred Land Use Alternative.
- Property is adjoined by the settling basin to the north, the City of Woodland to the west, and Interstate 5 and the City Sewer Plant to the south.
- Location is highly visible from Interstate 5.
- Access off frontage road.

18) AGRICULTURAL DISTRICTS

Preferred Alternative: Establish agricultural districts in the Capay Valley and Clarksburg that emphasize the agricultural and tourism strengths of these areas. These districts may include tailored zoning requirements and/or marketing efforts.

Capay Valley: Approximately 67,000 acres coincident with boundaries of Capay Valley Area General Plan (see **Attachment S**).

Clarksburg: Approximately 35,500 acres coincident with boundaries of Clarksburg Area General Plan (see Attachment T).

19) GROWTH BOUNDARIES FOR EACH COMMUNITY

Preferred Alternative: Establish growth boundaries for each unincorporated community: Capay Valley (including Rumsey, Guinda, Brooks, and Capay); Clarksburg; Dunnigan; Esparto; Knights Landing; Madison; Monument Hills; Yolo; and Zamora.

Recommended Boundaries: Existing or designated growth areas of each town plus any new growth boundaries as identified through the General Plan Update process (see attachments where appropriate for each community).

ATTACHMENTS

All referenced General Plan documents are on file with the Clerk of the Board of Supervisors and available through the county's General Plan website at www.yolocountygeneralplan.org.

Attachment A – Preferred Land Use Alternative Summary Table

Attachment B – Clarksburg

Attachment C – Dunnigan

Attachment D – Esparto

Attachment E – Knights Landing

Attachment F – Madison

Attachment G – Monument Hills

Attachment H – Yolo

Attachment I – Zamora

Attachment J – Elkhorn

Attachment K – I-505/CR 14

Attachment L – I-505/CR 27

Attachment M – I-505/CR 128 (Winters)

Attachment N – Davis Northwest Quadrant

Attachment O – I-80 Innovation Corridor

Attachment P – Davis North Central

Attachment Q – Woodland North

Attachment R – Woodland East

Attachment S – Capay Valley Agricultural District

Attachment T – Clarksburg Agricultural District