

Chapter 2. Yolo County Profile

This chapter presents a review of Yolo County and the operating environment in which YOLOBUS and YOLOBUS Special operate. It includes information on current and projected population and employment density, major employers in the county, and other relevant demographic data. This chapter also summarizes major planned or proposed developments and information on commute to work data for Yolo County residents.

Community Profile

Located in northern California's central valley, Yolo County is geographically diverse, with a strong agricultural and historic heritage. The eastern two thirds of Yolo County consist of rich and relatively flat agricultural land and is where the four cities in the County are located: Woodland, Davis, West Sacramento and Winters. About 85% of the population of Yolo County live in one of these four cities. In contrast, the western third of Yolo County is mostly rural consisting of rolling hills and steep uplands, forming the eastern side of the inner coastal range.

A number of major transportation corridors traverse Yolo County, including two major interstate highways: I-80 that connects Sacramento with the Bay Area (about 80 mile to the west) and I-5 that connects Yolo County with northern California, the Sacramento International Airport and Sacramento. Highway 113 is a short 11-mile freeway that connects I-80 and I-5 between Davis and Woodland. Ten miles to the west and parallel to Highway 113 is I-505, which bisects the county between Winters and Dunnigan. In addition to major roadways, the Amtrak Capitol Corridor offers up to 24 trains daily between Sacramento and the Bay Area with one Yolo County station located in Davis.

Woodland

Located approximately 20 miles northwest of downtown Sacramento, eight miles west of the Sacramento International Airport and seven miles north of Davis, Woodland is Yolo County's second largest city, with a 2000 population of

49,151. Woodland has a rich agricultural and historic heritage and as the Yolo County Seat, is home to many County services.

Woodland is also a growing community, with a number of recently completed developments and proposals in the pipeline, especially in the southeast part of the city. By 2015, SACOG projects the population of Woodland will be approximately 60,415, an increase of 23% over the 2000 population.

Davis

Located in southwest Yolo County near the Solano County line, Davis is approximately 12 miles west of Sacramento, eight miles south of Woodland and about five miles northeast of Dixon. Davis is Yolo County's largest city with a 2000 urban area population of 66,022. Davis is also home to the county's largest employer and activity center – the University of California at Davis (UC Davis). As a nationally and internationally esteemed university, UC Davis is closely tied to the City of Davis, both economically and in how the city has grown over the years. The 5,310-acre UC Davis campus, consists of four “units” and is adjacent to the Davis city limits.

Several major developments are planned for Davis over the next decade, including a new neighborhood on the UC Davis West Campus. Still, the population of Davis is not expected to increase dramatically over the next decade. According to SACOG projections, the population of the City of Davis is expected to increase to 67,240, an 11% increase over the 2000 city population. By contrast, UC Davis has major plans for expansion over the next ten years. Between 2000 and 2015/16, the total on-campus population at UC Davis is expected to grow from approximately 40,000 to 49,000 faculty, staff and students.

West Sacramento

Incorporated in 1987, West Sacramento is Yolo County's newest city with a 2000 population of 31,615. Located directly across the river from downtown Sacramento, West Sacramento is home to the Port of Sacramento and the Sacramento Deep Water Channel, which provide a major employment attraction

for the city. In addition, West Sacramento is home to Raley Field, which hosts games for the Sacramento River Cats, the Oakland A's AAA team.

West Sacramento is in the midst of a major economic boom, including new development in the Southport area (south of the Deep Water Channel) and infill development adjacent to downtown Sacramento. By 2015, SACOG projects that the population of the city will increase by approximately 80% to 57,730 residents.

Winters

Located in southern Yolo County along the Solano County line, Winters is Yolo County's smallest city with a 2000 population of 6,125. As the gateway to Lake Berryessa, Winters maintains a small-town character with a strong and diverse economy. Several small developments are planned for Winters over the next 10 years. By 2015, SACOG projects that the population will increase by approximately 73% to 10,610.

Rural Communities

Several smaller communities are located east of I-505 along Highway 16, including Madison, Esparto, Capay and Brooks. Esparto is the largest of these communities with a population of about 1,800. Located about eight miles west of Esparto in the Capay Valley (along Cache Creek) is the Cache Creek Casino and Resort. Employing approximately 2,600 people, Cache Creek is northern California's largest Indian gaming resort.

North of Woodland along Yolo County's border with Colusa County is the community of Dunnigan, and northeast of Woodland along the Sacramento River is the community of Knights Landing.

Population and Employment

In 2000, the population of Yolo County was 168,660, an increase of 19% compared to the 1990 population of 141,092. According to estimates from the US Census, Yolo County's population in 2004 was approximately 183,000. By

2015, SACOG projects the population of Yolo County will increase to 227,130, a growth rate of 35% in 15 years.

Employment in Yolo County has been growing steadily over the past several decades and more growth is expected. Because of its location between Sacramento and the Bay Area, and the presence of the Sacramento Deep Water Channel, Yolo County has become an important manufacturing and distribution center for northern California. In addition, UC Davis continues to expand its academic and research facilities. According to SACOG projections, Yolo County’s employment base is expected to increase from 93,367 in 2000 to 140,628 in 2015, an annual growth rate of approximately 3.4%.

Figure 2-1 presents the major employers in Yolo County, as compiled by the California Employment Development Department.

Figure 2-1 Top 15 Employers in Yolo County

| Employer | City/Community | Number of Employees (Range) |
|-------------------------------------|-----------------|-----------------------------|
| University Of California at Davis | Davis | 10,000+ |
| Pacific Coast Producers | Woodland | 1,000-4,999 |
| Target | Woodland | 1,000-4,999 |
| Woodland Healthcare | Woodland | 1,000-4,999 |
| Cache Creek Casino/Resort | Brooks | 1,000-4,999 |
| C & S Wholesale Grocers Inc | West Sacramento | 500-999 |
| Dade Behring Microscan Inc | West Sacramento | 500-999 |
| John Wesley Winery/RH Phillips Inc. | Esparto | 500-999 |
| MTS Inc./Tower Records | West Sacramento | 500-999 |
| Raley's/Raley's Inc | West Sacramento | 500-999 |
| University-Ca Large Animal | Davis | 500-999 |
| Bel Air Markets | West Sacramento | 250-999 |
| Fedex Freight West | West Sacramento | 250-999 |
| Fleetwood Homes | Woodland | 250-999 |
| George Aoki Farms Inc | Woodland | 250-999 |

Source: California Employment Development Department

Population and Employment Density

While the population and employment data by community is important, it is equally important to examine population and employment density. Taking this analysis one step further, population and employment densities were combined to determine where the demand for transit service is likely to be the highest. For each Transportation Analysis Zone (TAZ) boundary, population and employment densities were calculated and combined into a population and employment index. This population and employment index was used to create the low to high density range, as shown in Figures 2-2 and 2-3. The population and employment data for 2005 and 2015 is based on SACOG projections.

As shown in Figure 2-2, it is not surprising to see 2005 population and employment density the highest in Davis, Woodland and West Sacramento, with low or very low density in other parts of the county. The highest population and employment density areas are in Davis (on the UC Davis campus and in downtown Davis), in several central neighborhoods in Woodland and in West Sacramento directly across the river from downtown Sacramento.

When comparing 2005 with 2015 data (Figure 2-3), the major growth areas in Yolo County are in West Sacramento and Woodland, with some areas of Davis. In Woodland, the major growth areas are in the southeast part of the city, south of Gibson Road and between County Roads 101 and 102. This area is expected to add more population and employment density over the next decade. In West Sacramento, the Southport area is projected to have significant growth, followed by the central neighborhoods around Raley Field. In Davis, growth is expected to continue mostly through infill development. Although several major developments are proposed in areas that are still considered “very low density,” the size of the area used to calculate density (the TAZ) is still large enough to make overall density in these areas low. Growth in other areas of the county can be seen in Winters, Esparto and to some degree, in Knights Landing, even though densities are either low or very low. It should be noted that the Cache Creek Casino and Resort does not show up in these density maps because of the large size of the TAZ in that area.

Another way to evaluate demographic information is to isolate certain segments of the population that may warrant a higher level or different type of transit service. The different segments that were evaluated include seniors (over 65 years old), youth (under 18 years old), households with no vehicle and persons with disabilities. Using 2000 Census data, a density index was calculated for each segment based on the square mile area of Census Block Groups in the County. The density index was then used to create a density range, from high density to low density. Figures 2-4 through 2-7 present densities for this demographic data in Yolo County.

Senior and Youth Density

Figure 2-4 reveals that all three large cities (Woodland, Davis and West Sacramento) have pockets where seniors (age 65 and over) are concentrated. Because of the high number of college students at UC Davis, West Sacramento and Woodland have slightly higher concentrations of seniors compared to Davis. Also, seniors tend to be concentrated in the central neighborhoods of each city where goods and services are conveniently available. Outside of the three cities, there are small concentrations of seniors in Esparto, Winters (south of Grant Avenue) and in Knights Landing.

Figure 2-5 shows the concentration of youth population (under 18 years old) throughout the county. In Davis, the youth population tends to be concentrated on the outskirts of the city, in east Davis and west of Highway 113. In Woodland, youth densities are located in the northwest corner of the city, in several central neighborhoods and in the neighborhoods north of County Fair Mall. In West Sacramento, youth and seniors tend to be located in the west and north part of the city.

Density of Households with No Vehicle

Another way of estimating transit potential is to locate concentrations of households with no automobiles. Figure 2-6 shows that zero-vehicle households are heavily concentrated in West Sacramento (north of Highway 50) and in Woodland west of College Street south of Beamer and north of Gibson. In Davis, areas with a higher incidence of households with no vehicle include

the neighborhood northeast of downtown (south of Covell and west of L Street), and between Anderson and Highway 113 south of Covell and north of Russell. And although relatively low density, Knights Landing also has a slightly higher incidence of households with zero-vehicles than other rural communities in the county.

Density of Persons with Disabilities

Finally, it is important to know if there are areas in the county that have a disproportionate concentration of persons with disabilities. Isolating only the segment of the population who claim to have a “go-outside-home disability,” Figure 2-7 shows where persons with disabilities are concentrated throughout the county. The highest concentrations of persons with disabilities are in West Sacramento, Davis and Woodland. However, West Sacramento, especially the area north of Highway 50, has a high density of persons with mobility limitations. Likewise, concentrations of Woodland residents with a disability are located in the central neighborhoods, especially west of College Street, south of Beamer and north of Gibson.

Figure 2-2 2005 Combined Population & Employment Densities

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Figure 2-3 2015 Combined Population & Employment Densities

INSERT FROM GIS (SEAN)

Figure 2-4 Senior Population Density 65 Years and Older (2000)

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Figure 2-5 Youth Population Density Under 18 Years Old (2000)

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Figure 2-6 Density of Households with No Vehicles (2000)

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**Figure 2-7 Density of Persons with Disabilities over 16 Years Old
(2000)**

INSERT FROM GIS (SEAN)

Journey to Work

Sample data from the 1990 and 2000 US Census provides an understanding of home-based work patterns for Yolo County residents. Comparing 1990 and 2000 data shows how these patterns are changing as the region grows. Figures 2-8 through 2-12 present a summary of these data for the four incorporated cities in Yolo County (Woodland, Davis, West Sacramento and Winters) as well as for residents living in the unincorporated areas of the County.

Figure 2-8 shows that over half (56%) of Woodland residents work locally in Woodland and 80% work in Yolo County. Only 10% of Woodland residents work in the City of Sacramento and surrounding suburbs in the Sacramento region. The number of Woodland residents who commute to West Sacramento increased by 144% over the 10 year period, followed by Roseville (124% increase), Dixon (93% increase) and unincorporated areas in Sacramento County (84%). Although Woodland residents tend to work close to home, these changing patterns indicate they are increasingly traveling further to reach their jobs.

Figure 2-8 Top 10 Journey to Work Destinations

| Woodland Residents | | | |
|----------------------------------|---------------|---------------|--------------------|
| Place of Work | 2000 | % of Total | Change (1990-2000) |
| Woodland | 11,510 | 55.6% | 1.8% |
| Remainder of Yolo County * | 2,680 | 13.0% | 57.2% |
| Sacramento | 1,835 | 8.9% | 26.3% |
| Davis | 1,440 | 7.0% | 9.2% |
| West Sacramento | 795 | 3.8% | 144.6% |
| Remainder of Sacramento County | 320 | 1.5% | 83.9% |
| Arden-Arcade (Sacramento County) | 215 | 1.0% | 17.5% |
| Dixon | 185 | 0.9% | 92.7% |
| Roseville | 155 | 0.7% | 124.6% |
| Vacaville | 140 | 0.7% | 4.5% |
| Total | 20,688 | 100.0% | 14.6% |

* Includes the UCD Campus

Source: US Census Bureau, Census Transportation Planning Package

Figure 2-9 presents journey to work destinations for West Sacramento residents. Unlike Woodland, only about one in three (35%) of West Sacramento residents work locally. Because of its proximity and huge employment draw, just over half (51%) of West Sacramento residents work in neighboring Sacramento County, with the majority in the City of Sacramento. Only 10% of West Sacramento workers commute to Davis, Woodland or other communities in Yolo County. Comparing these data from 1990 to 2000, the most significant change is that an increasing percentage of West Sacramento residents are working in Davis and Woodland.

Figure 2-9 Top 10 Journey to Work Destinations

| West Sacramento Residents | | | |
|----------------------------------|---------------|---------------|--------------------|
| Place of Work | 2000 | % of Total | Change (1990-2000) |
| West Sacramento | 3,945 | 35.0% | 3.1% |
| Sacramento | 3,900 | 34.6% | 14.6% |
| Remainder of Sacramento County | 530 | 4.7% | 40.6% |
| Davis | 390 | 3.5% | 52.9% |
| Woodland | 380 | 3.4% | 61.0% |
| Remainder of Yolo County * | 345 | 3.1% | 12.7% |
| Arden-Arcade (Sacramento County) | 325 | 2.9% | 43.2% |
| Rancho Cordova | 285 | 2.5% | 37.0% |
| North Highlands | 125 | 1.1% | 17.8% |
| Folsom | 90 | 0.8% | 91.5% |
| Total | 11,257 | 100.0% | 1.9% |

* Includes the UCD Campus

Source: US Census Bureau, Census Transportation Planning Package

As shown in Figure 2-10, over a third (38%) of Davis residents (not including the UC Davis Campus, which is outside of the City limits) work in Davis. Another 22% of Davis residents work in unincorporated areas of Yolo County – presumably the majority of which are commuting to the UC Davis Campus. The third largest work destination for Davis residents is Sacramento (17%) followed by Woodland (4.8%). Only 3% of Davis residents commute to West Sacramento for work, less than those commuting suburbs of Sacramento (Rancho Cordova, Arden-Arcade, etc.). Approximately 6% of Davis residents work somewhere in the nine-county Bay Area, the majority of which work in Solano County (4%). Over the 10 year period (1990 to 2000), the percent of Davis residents who

work in Rancho Cordova, West Sacramento, and smaller communities in Yolo and Sacramento Counties has increased dramatically (all grew more than 130%).

Figure 2-10 Top 10 Journey to Work Destinations

| Davis Residents | | | |
|----------------------------------|---------------|---------------|--------------------|
| Place of Work | 2000 | % of Total | Change (1990-2000) |
| Davis | 11,660 | 38.4% | 2.0% |
| Remainder of Yolo County* | 6,795 | 22.4% | 186.5% |
| Sacramento | 5,150 | 16.9% | 5.5% |
| Woodland | 1,460 | 4.8% | 42.7% |
| West Sacramento | 860 | 2.8% | 130.6% |
| Remainder of Sacramento County | 530 | 1.7% | 227.2% |
| Rancho Cordova | 420 | 1.4% | 228.1% |
| Arden-Arcade (Sacramento County) | 390 | 1.3% | 78.1% |
| Vacaville | 360 | 1.2% | 74.8% |
| Fairfield | 340 | 1.1% | 61.9% |
| Total | 30,386 | 100.0% | 28.7% |

* Includes the UCD Campus

Source: US Census Bureau, Census Transportation Planning Package

Figure 2-11 shows journey to work data for Winters residents. About 2/3 of Winters residents work in Yolo County, half of which work locally in Winters. Because of its proximity, just over a quarter (26%) of Winters residents work in Solano County, with Vacaville being the biggest draw. Only 7% of Winters residents commute to Sacramento County. Although the number of workers is small, there is an enormous increase in the percentage of Winters residents commuting to West Sacramento.

Figure 2-11 Top 10 Journey to Work Destinations

| Winters Residents | | | |
|----------------------------|--------------|---------------|--------------------|
| Place of Work | 2000 | % of Total | Change (1990-2000) |
| Winters | 800 | 31.3% | 48.7% |
| Remainder of Yolo County * | 320 | 12.5% | 42.2% |
| Vacaville | 295 | 11.6% | 1.3% |
| Davis | 200 | 7.8% | 18.0% |
| Woodland | 185 | 7.2% | 25.9% |
| Sacramento | 135 | 5.3% | 62.7% |
| West Sacramento | 135 | 5.3% | 610.5% |
| Fairfield | 95 | 3.7% | 11.8% |
| Remainder of Solano County | 75 | 2.9% | 27.9% |
| Vallejo | 70 | 2.7% | 180.0% |
| Total | 2,554 | 100.0% | 34.4% |

* Includes the UCD Campus

Source: US Census Bureau, Census Transportation Planning Package

Figure 2-12 shows journey to work data for residents of Yolo County who live outside of the four incorporated cities. About 80% of these residents who work in Yolo County, about half work outside of the incorporated cities. About 19% of Yolo County residents (who live outside of the four incorporated cities), work in Woodland, followed by 13% who work in Davis and 9% work in Sacramento.

Figure 2-12 Top 10 Journey to Work Destinations

| Remainder of Yolo County Residents | | | |
|---|--------------|---------------|--------------------|
| Place of Work | 2000 | % of Total | Change (1990-2000) |
| Remainder of Yolo County * | 3,435 | 42.2% | 21.3% |
| Woodland | 1,545 | 19.0% | 4.9% |
| Davis | 1,060 | 13.0% | 18.1% |
| Sacramento | 765 | 9.4% | 37.9% |
| West Sacramento | 250 | 3.1% | 19.0% |
| Remainder of Sacramento County | 200 | 2.5% | 270.4% |
| Winters | 135 | 1.7% | 12.3% |
| Vacaville | 115 | 1.4% | 19.8% |
| Arden-Arcade (Sacramento County) | 110 | 1.4% | 243.8% |
| Remainder of Solano County | 80 | 1.0% | 38.5% |
| Total | 8,135 | 100.0% | -0.3% |

* Includes the UCD Campus

Source: US Census Bureau, Census Transportation Planning Package

Growth in the County

Yolo County is poised for significant growth over the next decade. Numerous developments are planned or have recently been built that will likely have an impact on transit services, or increase demand for YOLOBUS. In particular, West Sacramento will grow rapidly, with over 15,000 housing units planned for construction. Most of this growth is slated for the Southport area, as well as some infill development in central West Sacramento surrounding Raley Field. In addition to the growth expected in West Sacramento, Woodland, Winters and the Esparto area are all expecting major developments. Although growth in Davis is expected to be relatively slow over the next 10 years, there are several major developments as well as expansion plans for the UC Davis campus. The following is a summary of specific developments that are planned or proposed in the County over the next ten years or beyond.

West Sacramento

Numerous residential, mixed-use, commercial, and industrial developments are planned for West Sacramento. Much of the residential growth will occur in the Southport area, including the Southport Business Park, a 672 acre mixed-use project; the Newport Estates Subdivision, a 270 acre mixed-use project; Bridgeway Island, a 310 acre development with single-family residential homes; and Bridgeway Lakes, a 217 acre development with single-family homes. Riverpoint Retail, which is the site of the new IKEA West Sacramento home furnishings store, is also where a Super Wal-Mart and Home Depot have been proposed. Mixed-use developments are planned for West Sacramento's riverfront area, combining office space, retail, restaurants, high-density housing, and parks.

Davis

Several major developments are planned in Davis, particularly in north Davis and on the UC Davis campus. Some apartment complexes in Davis have been recently completed or planned; two in north Davis, two along the I-80 corridor and several south of I-80 along Cowell Boulevard. In addition to growth in the City of Davis, UC Davis has several major expansion plans, including a new

neighborhood on the West Campus and an office and research development on the South Campus. A new transit center is underway in the Central Campus that would replace the existing Silo Terminal.

Woodland

The City of Woodland is experiencing significant growth in the eastern section of the city, including the Eaglewood Apartments, a 156-unit apartment complex that is currently under construction, and the proposed Stonehaven Subdivision, which would create 86 single-family homes. Gateway is a proposed retail development proposed on the east side Co. Rd. 102, south of I-5. Proposed retailers include Costco and Target. Spring Lake is housing development south of Gibson between Co. Rd. 102 and East St.

Winters

New residential development is planned in the City of Winters in the western part of the city. It includes the Callahan Estates Subdivision, 120 single-family homes and the proposed Winters Highlands Subdivision, consisting of 378 single-family homes and 64 multi-family residential units.

Yolo County

Several large housing developments are proposed in the Esparto area. If all residential developments are approved and constructed near Esparto, the area would have an additional 450 housing units. New housing is also proposed at the Wild Wings development, along Highway 16 west of Woodland and some residential development is planned in Knights Landing.

Figure 2-13 graphically displays recent and planned developments in Yolo County. It shows the approximate location of these developments, presenting a visualization of where growth is occurring in the County. The projects are in various stages of the development review process, from conceptual to under construction. As a result, there is no guarantee that each project will actually be completed. Figure 2-14 lists all of the developments, including project details and location.

**Figure 2-13 Recent and Planned Major Developments in Yolo County
(Map)**


INCLUDE MAP FROM GIS (CHRISTINE)

Figure 2-14 Recent and Planned Major Developments in Yolo County (List)


| Residential and Mixed-Use Developments | | | |
|--|-------------------------------|--|-----------------|
| Map # | Name of Development/Project | Project Details | Location |
| 1 | Stonehaven Subdivision | 86 single family homes and 4 new elementary schools | Woodland |
| 2 | Eaglewood Apartments | 156 apartment units | Woodland |
| 3 | Winters Highlands Subdivision | 378 single-family units and 64 multi-family units | Winters |
| 4 | Callahan Estates | 120 single-family lots | Winters |
| 5 | Creekside Estates | 40 unit subdivision | Winters |
| 6 | Hudson Ogando | 65 single-family lots | Winters |
| 7 | Oriciouli | 175 housing units | Yolo County |
| 8 | Storey | 65 housing units | Yolo County |
| 9 | Lopez | 70 housing units | Yolo County |
| 10 | Parker | 60 housing units | Yolo County |
| 11 | Esperanza | 95 housing units | Yolo County |
| 12 | Wild Wings | 340 housing units | Yolo County |
| 13 | White | 65 housing units | Yolo County |
| 14 | Sugar Mill | 75-150 housing units | Yolo County |
| 15 | Howald | 700 housing units | Yolo County |
| 16 | Capitol Place Apartments | 192 apartment units | West Sacramento |
| 17 | Metro Place | 44 single family homes, 10 live/work units, 4 apartments | West Sacramento |
| 18 | Ironworks at the Triangle | 180 single family units, 16 apartments | West Sacramento |
| 19 | Southport Gateway | 357 single family units | West Sacramento |
| 20 | Riva Condominiums | 282 units | West Sacramento |
| 21 | Parella I and II Subdivisions | 252 single family homes | West Sacramento |
| 22 | Newport Estates Subdivision | 270 acre mixed-use project - 866 single family lots | West Sacramento |
| 23 | River Ranch | 176 single-family lots | West Sacramento |
| 24 | Linden West | 100 single-family lots | West Sacramento |
| 25 | Linden South | 85 single-family units | West Sacramento |


MAP SYMBOL:



| Residential and Mixed-Use Developments | | | MAP SYMBOL:  |
|--|-----------------------------|--|---|
| Map # | Name of Development/Project | Project Details | Location |
| 26 | Parlin Ranch Subdivision | 312 single-family homes | West Sacramento |
| 27 | Pheasant Hollow Subdivision | 134 single-family homes | West Sacramento |
| 28 | Lindenwood | 176 residential units | West Sacramento |
| 29 | Rivermont Subdivision | 122 residential lots | West Sacramento |
| 30 | Bridgeway Lakes 2 | 487 single-family homes | West Sacramento |
| 31 | Brideway Lakes | 610 single-family homes | West Sacramento |
| 32 | Bridgeway Island | 1,277 single-family units, elementary school | West Sacramento |
| 33 | The Classics | 329 residential lots | West Sacramento |
| 34 | Savannah Apartments | 228 units | West Sacramento |
| 35 | The Rivers | 250 acre mixed-use development - 1,139 single and multi-family units | West Sacramento |
| 36 | One Riverfront Plaza | 170 apartment units, 530,00 sq. ft. office, 50,000 sq. ft. retail, restaurants | West Sacramento |
| 37 | Raley's Landing | 218 apartment units, 945,000 sq. ft. office, 46,000 sq. ft. of retail, 428 room hotel | West Sacramento |
| 38 | Triangle Specific Plan | Up to 5,000 high density residential units, up to 7,000,000 sq. ft. of office and commercial | West Sacramento |
| 39 | Southport Bluff | 60 acres mixed use | West Sacramento |
| 40 | Southport Business Park | 672 acres mixed industrial use, high density residential, and commercial | West Sacramento |
| 41 | Covell Village | 1,475 residential units, office, hotel, athletic club, retail, restaurants, school | Davis |
| 42 | Olive Drive Apartments | 123 units | Davis |
| 43 | Cantrill Apartments | 132 units | Davis |
| 44 | Moore Village | 59 units | Davis |
| 45 | Wildhorse Apartments | 78 units | Davis |
| 46 | Da Vinci Court | 51 units | Davis |

| Commerical and Industrial Developments | | | MAP SYMBOL: ▲ |
|--|-------------------------------------|---|-----------------|
| Map # | Name of Development/Project | Project Details | Location |
| 1 | Woodland Gateway | 55 acres. Proposed retail center to include Costco and Target | Woodland |
| 2 | Gibson Plaza Shopping Center | 112,774 sq. ft. | Woodland |
| 3 | Hampton Inn & Suites | 70 hotel rooms | Woodland |
| 4 | Matmor Park | 110,175 sq. ft. | Woodland |
| 5 | Clark Pacific | 100,000 sq. ft. | Woodland |
| 6 | Stoops (Pacific Urban) | 50 acres | Yolo County |
| 7 | Capay Hills (Cache Creek Casino) | 200-acre championship golf course and facilities | Yolo County |
| 8 | RH Phillips Winery expansion | 100,000+ sq. ft. warehouses and processing facilities, restaurant and outdoor concert venue | Yolo County |
| 9 | Spreckels (Sugarland Farms) | 160 acres | Yolo County |
| 10 | Sugar Mill (Stanich Investment) | 44 acres | Yolo County |
| 11 | Riverside Center | 60 acres available land (business park and professional office) | West Sacramento |
| 12 | Riverpoint Retail | 82 acres zoned community commercial | West Sacramento |
| 13 | IKEA West Sacramento | 20 acres, 265,000 sq. ft.. | West Sacramento |
| 14 | Riverpoint Plaza | 8 acres, site of new 104 room Extended Stay America | West Sacramento |
| 15 | Southport Town Center/Nugget Market | 30 acres, 290,000 sq. ft. commercial | West Sacramento |
| 16 | Seaway International Trade Center | 258 acres water-related industrial zoning | West Sacramento |
| 17 | Target store | 136,000 sq. ft. plus additional retail on street | Davis |

| Public Developments | | MAP SYMBOL:  |
|---------------------|---|---|
| Map # | Name of Development/Project | Location |
| 1 | Approx. 17 new courtrooms and parking structure | Woodland |
| 2 | New elementary school | Woodland |
| 3 | New county building | Woodland |
| 4 | New Yolo County juvenile hall facility | Woodland |
| 5 | New Yolo County health facility | Woodland |
| 6 | Yolo County landfill expansion | Yolo County |
| 7 | New High School (Esparto Unified) | Yolo County |
| 8 | New Yolo County library | West Sacramento |
| 9 | New Yolo County library | Winters |
| 10 | Capay Park | Yolo County |
| 11 | New Yolo County library | Davis |
| 12 | New West Sacramento High School | West Sacramento |
| 13 | City Hall/Civic Center | West Sacramento |

| UC Davis Developments | | MAP SYMBOL:  |
|-----------------------|-----------------------------------|--|
| Map # | Name of Development/Project | Project Details |
| 1 | Research Park Master Plan | 38-acre development with office and laboratory space |
| 2 | New Hutchison Terminal | New transit terminal on UC Davis campus |
| 3 | UC Davis Neighborhood Master Plan | Housing, classroom, retail, elementary school |

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