

Final Report

Yolo County Economic Opportunities

The Economics of Land Use



Prepared for:

Yolo County

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1. Executive Summary

Yolo County represents a unique area with a diverse range of communities, economic activities, institutional assets, and regional interactions. While much of the economic growth and industrial activity in Yolo County is driven by the incorporated cities, the unincorporated county also drives vital parts of the regional economy. This report focuses on the economic opportunities available to the unincorporated county areas.

The individual unincorporated communities in Yolo County support a broad range of economic activities and a diversity of socioeconomic groups. These communities are Clarksburg, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Monument Hills, UC Davis, and Yolo.

Labor Force Conditions

- Yolo County's educational attainment broadly aligns with statewide trends, with the incorporated cities having a slightly higher educational attainment than the unincorporated communities.
- The county's labor force participation was slightly lower than the statewide average. In addition, nearly 90 percent of the active labor force in the county resided in the incorporated cities. Unincorporated Yolo County generally had a lower labor force participation rate, with the highest participation in Esparto and the lowest in Guinda.
- The unemployment rate in Yolo County has been generally lower than the statewide average, with higher unemployment in the unincorporated county than the incorporated cities.
- The occupational distribution of Yolo County's labor force showed a large concentration of workers in management, business, science, and arts-related occupations, with the unincorporated areas showing a higher concentration of the labor force in natural resources, construction, and maintenance workers (including agriculture).
- The distribution of the labor force by industry shows a high proportion of workers in education/health care, agriculture, and public administration. Compared to the incorporated cities, the unincorporated areas had a higher concentration in agriculture and manufacturing. The labor force also varies widely between the different unincorporated communities.

- The household income for Yolo County was slightly lower than the statewide average, while the unincorporated county had a higher mean income than the incorporated cities. In the unincorporated communities, the income widely varied.
- The household sizes in Yolo County generally followed a similar pattern as the state.
- Monthly housing costs in Yolo County were lower than the statewide average. While most communities in unincorporated Yolo County had lower housing costs than the incorporated cities, some individual communities such as Clarksburg and Monument Hills had higher average housing costs than the cities.

Agricultural Economics Issues

- Yolo County's agricultural economy is dominated by almond, tomato, and grape wine production. Altogether, the production value reached a new peak in 2021 at \$811 million. Over the past decade, Yolo County crop production has transitioned more to fruit and nut crops and away from field crops.
- The crop acreage has seen a gradual decline in harvested acreage over the past decade, with field crops seeing a large decline, while fruit and nut crop acreage more than doubled.

Employment Context

- Yolo County encompasses a multifaceted economy that presents unique opportunities. In general, the unincorporated areas cover a narrower range of economic activity that has a high concentration of jobs in distribution and agriculture. The unincorporated county also has concentrated tourism activity around the Capay Valley and Clarksburg and education in UC Davis.
- The unincorporated county comprises about one-quarter of the overall Yolo County employment, with about half of the jobs in the unincorporated county coming from educational services because of the presence of UC Davis. Agriculture and transportation and warehousing activity is spread across nearly all of the unincorporated communities.
- Job growth in Yolo County showed the incorporated cities growing at a much higher rate than the unincorporated county. Between 2011 and 2021, the unincorporated areas added about 1,200 jobs, with most of the growth occurring in construction, manufacturing, transportation and warehousing, and agriculture.
- The traded clusters in Yolo County largely were concentrated in education, agriculture, distribution, water-based logistics, and specific manufacturing

niches. The unincorporated areas were less focused on manufacturing while adding hospitality and tourism.

- Projected growth for Yolo County over the next decade is expected to average around 1.3 percent annually, which is a slight decline over recent trends. The unincorporated areas are projected to grow at a slightly lower rate of 1.2 percent annually, which would represent an increase over the recent trends.
- Sectors of opportunity for unincorporated Yolo County largely center on four key areas of activity: education, agriculture, distribution, and hospitality. Agriculture and distribution represent broader geographic opportunities for the unincorporated areas. Potential tie-ins include food processing and agricultural services, as well as wine production and transportation-related services that would complement warehousing activity.

Strategic Assets (Strengths)

- UC Davis represents a significant asset that concentrates thousands of students, faculty, and staff and generates research and other economic spin-off activities that have great potential to the Yolo County economy as it expands and diversifies.
- The agricultural economy is a major asset for the unincorporated county.
- Visitor-serving assets include resort activity in the Capay Valley, recreational opportunities, and wineries in Clarksburg.
- Manufacturing activity in the incorporated cities present diversification and supplier base expansion for the unincorporated county.
- Yolo County is a diversified transportation hub that includes a deep-water port, general aviation airport, and distribution and warehousing facilities. For the unincorporated areas, Dunnigan has expansion potential with its well-connected roadways.

Liabilities (Weaknesses)

- The spread-out distances between Yolo County's unincorporated economic centers hamper the ability to implement more place-based economic development initiatives.
- Transportation infrastructure limitations include roadways not designed for large traffic volumes and sizable stretches that are in poor condition. Flood plains in the unincorporated areas also limit expansion opportunities.
- The socioeconomic conditions in the unincorporated county vary considerably. Areas such as Dunnigan, Madison, and Knight Landing have low labor force participation and household incomes and more crowded housing conditions.

New Market Opportunities

- Aspiration sectors for Yolo County include more diverse manufacturing, professional and information services, health care, and amusement and recreation.
- Beverage manufacturing and tourism present opportunities to tie activity patterns together and spur further growth in the unincorporated areas.

Land Supply: Economic Development and Placemaking Opportunities

- Industrial development is well positioned for growth in portions of Woodland in particular. For unincorporated Yolo County, Dunnigan presents the best opportunity for industrial development. Because of its transportation access, growth in Dunnigan can also provide opportunities to nearby residents in the Capay Valley and Knight Landing. The unincorporated area zoning is amenable to a lot of complementary industrial uses.
- Agriculture-related tourism is a major untapped opportunity in the Capay Valley, but the area has issues with transportation infrastructure and a lack of viable activities and options for visitors and locals. A viable district could be formed that celebrates organic produce. Brooks also has “good bones” that can accommodate tourism expansion. Other destinations that could be integrated into a broader tourism initiative include Winters and Clarksburg.
- UC Davis presents economic development opportunities such as technology transfer and other research and development opportunities in the unincorporated county.

Implementation Considerations

- Because of Yolo County’s reputation for innovation in agricultural research, the unincorporated area has opportunities for expansion of related industrial development, including major support facilities.
- It is recommended that Yolo County further evaluate community development opportunities for Dunnigan that take advantage of the community’s assets.
- Other place-based initiatives for unincorporated Yolo County can improve the diversity and resilience of the county economy, with fiscal benefits.
- Further study might need a more basic approach to strengthening communities that have high public assistance dependency and limited labor force participation. This would include localized opportunities for services and affordable housing, and developing a community development funding approach that can address public service needs.

2. Introduction

Yolo County serves many key roles as an integral part of the Sacramento regional economy. With a deep-water port in West Sacramento and distribution activity, the county is an important logistics hub for the northernmost areas in California. The presence of the University of California, Davis (UC Davis) serves as an engine for numerous spinoff activities through the university's renowned research, technology transfer, and education roles. In addition, the county has numerous economic niches in manufacturing.

Although much of the economic growth and industrial activity in Yolo County is driven by the incorporated cities, the unincorporated county drives some vital parts of the regional economy as well. Unincorporated Yolo County has a thriving agricultural economy, with logistics and manufacturing activity. In addition, Yolo County is a regional center for visitor-serving activity, with attractions connected to food and beverages.

Even though the information includes the incorporated cities, the focus of this report is on the unincorporated county. The report presents base data about Yolo County and how the dynamic and varied nature of its economic geography interacts. It provides economic indicators and information about key factors that determine the potential opportunities for Yolo County.

The report takes advantage of data assets that can isolate the unincorporated county from the incorporated cities and identify trends that are unique to the unincorporated county communities. The final section discusses the opportunities and liabilities that directly affect Yolo County's ability to engage in economic development activities. It is intended to provide strategic guidance on the opportunities available to Yolo County for the short and longer term.

It should be noted that the limited scope of this project is not at the same level as what would normally be included in a Comprehensive Economic Development Strategy, as defined by the US Economic Development Administration. This report identifies how Yolo County potentially can position strategic assets that can contribute to an improved economic future.

Community Profiles

Yolo County serves a broad range of different economic functions and includes a diversity of communities and subareas that support many different socioeconomic groups (see **Map 1**). This section introduces the unincorporated areas of Yolo County by summarizing the general economic and demographic characteristics of the unincorporated Census Designated Places (CDPs). The summary indicators are shown in **Table 1**.

Clarksburg CDP

Clarksburg has a strong concentration of activity with wineries and other agriculture-related industries. The community has a population of just more than 300 residents aged 16 and over, of which, nearly 91 percent participate in the labor force. The job base in Clarksburg includes more than 400 positions, which means that the community's jobs-housing balance leans toward the jobs-rich side.

The community has a mean income of more than \$140,200, which is well above the countywide average of \$109,800. The Census data also shows no households receiving cash public assistance income or food stamp/Supplemental Nutrition Assistance Program (SNAP) benefits.

The educational attainment in Clarksburg is high for high school equivalency but below the countywide average for bachelor's degrees or higher. The Census data shows all of the population aged 25 and over with a high school diploma or equivalent, compared to around 88 percent countywide. About 29 percent of Clarksburg's working age population has a bachelor's degree or higher, compared to 43 percent for Yolo County.

The median housing cost in Clarksburg is substantially higher than the countywide average. Clarksburg's proportion of large households (4 persons or more) is nearly identical to Yolo County's and does not show any housing units with more than 1.0 occupants per room.

Dunnigan CDP

Dunnigan largely serves as a bedroom community with an employment base primarily centered on distribution activity that accounts for about two-thirds of the total jobs. The community has a population of 865 residents aged 16 and over. Fewer than 45 percent of this population participates in the labor force, which ranks below the 61 percent labor force participation for the county. With fewer than 500 households and 264 jobs, Dunnigan's jobs-housing balance is housing-rich.

Map 1. County Community Profiles

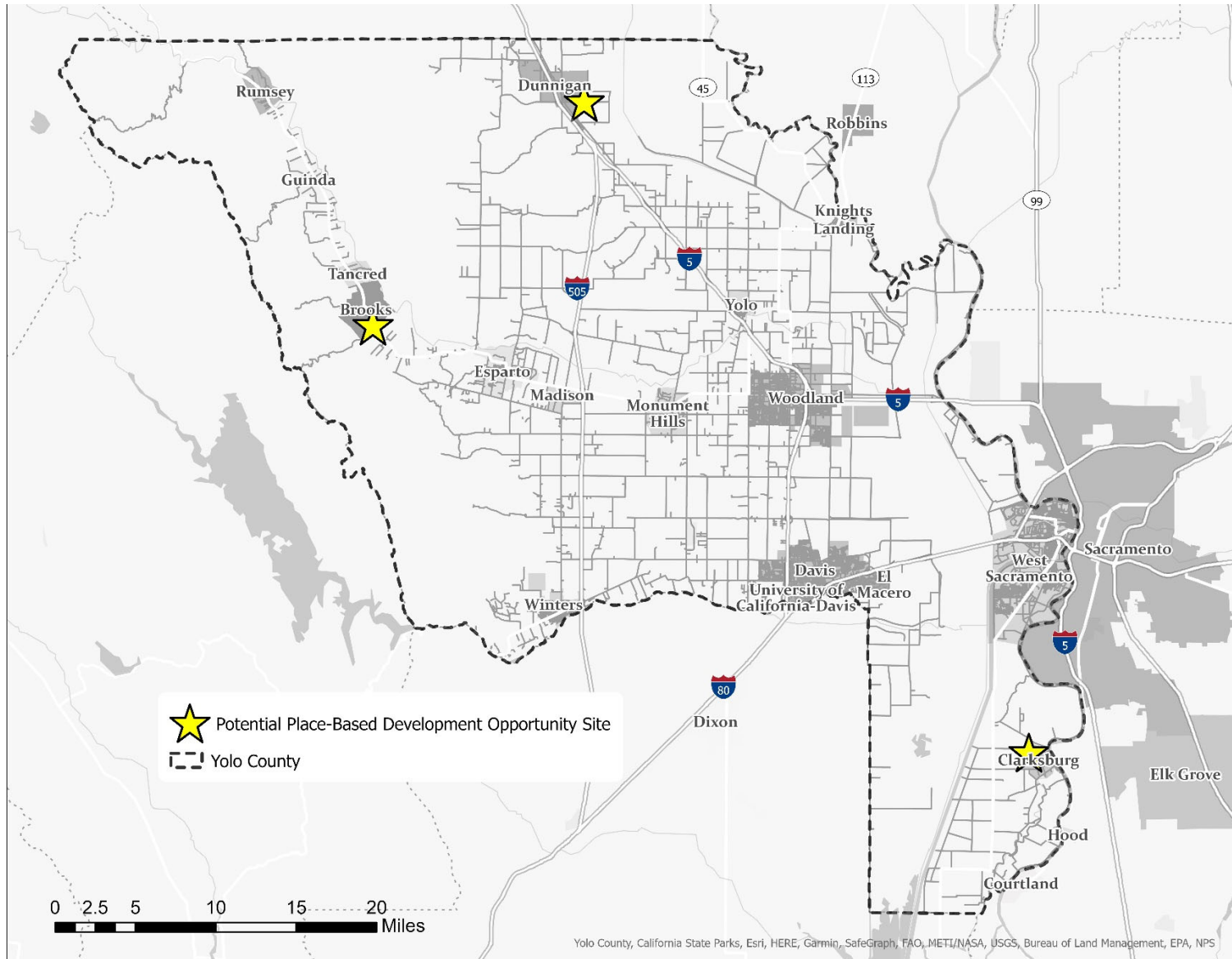


Table 1
Summary of Economic Indicators
Yolo County and Unincorporated Communities

Summary Indicator	Yolo County	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Population, 16 and Over	176,406	307	865	2,622	70	706	394	1,135	8,404	243
Employment	105,393	414	264	612	127	259	147	476	14,245	221
Percent in Labor Force	61.2%	90.9%	44.9%	72.1%	12.9%	47.5%	28.4%	63.4%	28.4%	61.7%
Households	75,471	154	484	1,081	33	296	166	527	1,494	105
Median Household Income	\$78,386	-	\$40,875	\$87,837	-	\$40,583	\$42,696	250,000+	\$23,125	\$85,170
Mean Household Income	\$109,841	\$140,264	\$77,645	\$120,478	\$111,442	\$42,294	\$36,907	\$372,035	\$36,000	\$74,386
Households with Cash Public Assistance Income	4.5%	0.0%	2.5%	6.3%	0.0%	7.8%	0.0%	0.0%	3.6%	0.0%
Households With Food Stamp/SNAP Benefits	10.9%	0.0%	9.1%	15.1%	51.5%	32.4%	20.5%	6.3%	8.0%	0.0%
Educ. Attainment - High School (or Equivalent)	87.6%	100.0%	73.9%	80.3%	100.0%	48.5%	37.1%	92.3%	100.0%	52.4%
Educ. Attainment - Bachelor's Degree or Higher	43.1%	29.3%	23.8%	20.6%	37.1%	7.6%	0.3%	54.2%	72.3%	7.9%
Housing Units with 4 Persons or More	28.4%	28.6%	21.7%	45.7%	51.5%	40.2%	31.3%	36.8%	28.6%	21.0%
Housing Units with Over 1.0 Occupants Per Room	6.4%	0.0%	2.1%	10.1%	0.0%	14.9%	0.0%	0.0%	8.6%	0.0%
Median Monthly Housing Cost	\$1,591	\$2,478	\$709	\$1,523	-	\$934	-	\$2,495	\$1,325	\$452

Dunnigan's median income of around \$40,900 is only about half of the countywide average, while the mean income of \$77,600 also is well below the Yolo County average. Compared to Yolo County, Dunnigan has a lower percentage of households receiving cash public assistance and food stamps/SNAP benefits.

The educational attainment for Dunnigan shows about 74 percent of the population aged 25 and over with a high school diploma or equivalent and around 24 percent with a bachelor's degree or higher.

The community's housing indicators show a very low median housing cost of around \$700, with only 2.1 percent of housing units with more than 1.0 occupants per room. Also, about 22 percent of households have 4 or more persons. The cost and overcrowded housing indicators are all lower than the average for Yolo County.

Esparto CDP

Esparto has a large population compared to other unincorporated communities in Yolo County, with more than 2,600 residents aged 16 and over. The largest concentrations of jobs come from distribution and educational services. The labor force participation rate of 72 percent is higher than the 61 percent countywide average. With around 600 jobs and 1,100 households, the jobs-housing balance in Esparto leans towards housing-rich.

Esparto's median household income (\$87,800) and mean household income (\$120,500) are higher than Yolo County. About 6.3 percent of Esparto households receive cash public assistance income, and 15.1 percent receive food stamp/SNAP benefits, which are both higher than the overall percentages for Yolo County.

The educational attainment for the population aged 25 and over shows about 80 percent with a high school diploma or equivalent and about 21 percent with a bachelor's degree or higher. Both of these indicators are below the countywide average.

Esparto's housing indicators show a median housing cost just below that for Yolo County. However, Esparto also shows nearly 46 percent of households with 4 or more persons and 10 percent of housing units with more than 1.0 occupants per room. This would indicate that some of Esparto's above-average income is due to larger households with more workers.

Guinda CDP

Guinda has a small population with fewer than 100 persons aged 16 and over. Only 13 percent of the population participates in the labor force. The community supports more than 100 jobs, and the employment base is largely centered on agriculture and distribution activity. This would indicate that the community's job base is largely disconnected from the labor force.

The community has a mean household income of more than \$111,400, which is slightly above the countywide average. The Census data shows 0.0 percent of households receiving cash public assistance income, but 51.5 percent of households receiving food stamp/SNAP benefits.

The community also has a 100 percent high school diploma or equivalent educational attainment, while the percentage of the population with bachelor's degrees or higher is slightly below the Yolo County average.

Guinda's housing indicators show a mixed trend, with 52 percent of the housing units with 4 or more persons, but none with more than 1.0 occupants per room.

Knights Landing CDP

Knights Landing is a housing-centered community with a job base centered on distribution and warehousing activity. Knights Landing has a population of around 700 residents aged 16 and over, with only about 48 percent participating in the labor force. The employment base supports a little more than 250 jobs that are spread across several different sectors. Compared to the household count of nearly 300, Knights Landing would be considered housing-rich.

The community has a median household income of \$40,600, which is about half of Yolo County's average. About 7.8 percent of households in Knights Landing receive cash public assistance, while 32.4 percent receive food stamp/SNAP benefits. Both of these indicators are higher than for the county as a whole.

The educational attainment in Knights Landing is far below the countywide average, with less than half the population aged 25 and over with a high school diploma or equivalent, and only 8 percent with a bachelor's degree or higher.

Knights Landing also shows large household sizes and more overcrowded housing conditions than the average for Yolo County. About 40 percent of households in Knights Landing have 4 persons or more, and nearly 15 percent of households have more than 1.0 occupants per room. The median housing cost is \$934.

Madison CDP

Madison is a housing-centered community with a job base primarily supported by distribution activity. Madison has a population of a little fewer than 400 residents aged 16 and over, and only 28 percent of those residents participate in the labor force. The employment base has around 150 jobs, which is lower than the household total of fewer than 170.

The median income of about \$42,700 and mean income of around \$36,900 are significantly lower than Yolo County's average. The Census data indicates no households receiving cash public assistance, while the 20.5 percent receiving food stamp/SNAP benefits is higher than for Yolo County.

The educational attainment for Madison is lower than half the average for Yolo County, with 37 percent of the population aged 25 and over with a high school diploma or equivalent, and fewer than 1 percent with a bachelor's degree or higher.

About 31 percent of households have 4 persons or more, while no households have more than 1.0 occupants per room.

Monument Hills CDP

Monument Hills serves as an affluent housing-centered community with a job base largely built around utility activities and distribution. Monument Hills has a population of more than 1,100 residents aged 16 and over. About 63 percent of these residents participate in the labor force, which is close to the 61 percent participation rate for Yolo County. The employment base consists of fewer than 500 jobs, with nearly 80 percent of them in utilities or distribution. The number of households is slightly higher than the number of jobs.

The household income for Monument Hills is the highest of all the CDPs in Yolo County, with a mean household income of just more than \$372,000, which more than triples the mean income for Yolo County. The Census data indicates that no households receive cash public assistance income, and about 6.3 percent of households receive food stamp/SNAP benefits.

The educational attainment for Monument Hills shows more than 92 percent of the population aged 25 and over with a high school diploma or equivalent, while 54 percent have a bachelor's degree or higher.

About 37 percent of households have 4 persons or more, and no households have more than 1.0 occupants per room. The median housing cost in Monument Hills was a little lower than \$2,500 during the 2017 to 2021 period.

UC Davis CDP

UC Davis is an unusually situated geographic area because it incorporates the university campus and surrounding land areas outside of the Davis city limits. The characteristics of this CDP reflect an unusual mix of university-related activity and residency patterns. The population totals about 8,400 residents aged 16 and over, while the job total of more than 14,200 positions far exceeds the 1,500 households in UC Davis.

The household income levels for UC Davis are comparatively low; however, the percentages of households with cash public assistance income or food stamp/SNAP benefits remains below the countywide average.

In addition, the educational attainment for the population aged 25 and over shows 100 percent receiving a high school diploma or equivalent, and more than 72 percent receiving a bachelor's degree or higher.

About 29 percent of households have 4 persons or more, while around 9 percent of households have more than 1.0 occupants per room. It should be noted that the household data does not include students living in group quarters, such as university dormitories or co-operative housing. The median housing cost was \$1,325 for the period between 2017 and 2021.

Yolo CDP

Yolo is a comparatively small community, with a little more than 200 residents aged 16 and over, while the job base is nearly the same. The Yolo labor force participation rate of 62 percent is nearly the same as the participation rate for the county. Most of the jobs in Yolo are concentrated in distribution or utilities. With a little more than 100 households, the jobs-housing ratio leans more towards jobs.

The median household income in Yolo of \$85,200 is higher than the countywide median income, while the mean income of \$74,400 is lower than the Yolo County average. Yolo does not show any households receiving cash public assistance income or food stamp/SNAP benefits.

The educational attainment for Yolo is lower than for Yolo County, with 52 percent of residents aged 25 and over with a high school diploma or equivalent, and only about 8 percent with a bachelor's degree or higher.

About 21 percent of households have 4 persons or more, while no households have more than 1.0 occupants per room. Between 2017 and 2021, the median monthly housing cost in Yolo was a little more than \$450.

3. Economic Base Analysis

Labor Force Conditions

Educational Attainment

Yolo County's educational attainment generally aligns with statewide trends, as shown in **Table 2**. While the percentage of the population aged 25 and over with at least a high school diploma or equivalent in Yolo County closely tracks with California, the percentage with graduate or professional degrees is markedly higher in Yolo County.

The incorporated city with the highest educational attainment is Davis, with more than 97 percent of the population aged 25 and over with a high school diploma or equivalent. The cities with the lowest percentage are West Sacramento and Woodland. However, their percentages are less than 1 percentage point lower than California as a whole.

The incorporated cities generally have a slightly higher educational attainment than the unincorporated communities. The unincorporated communities that have at least 90 percent of the population aged 25 and over with a high school diploma or equivalent are Clarksburg, Guinda, Monument Hills, and UC Davis. Communities with a high school educational attainment of lower than 60 percent are Knights Landing, Madison, and Yolo.

Labor Force Participation

As a whole, Yolo County had a total labor force that averaged nearly 108,000 workers during the 5-year period between 2017 and 2021, as shown in **Table 3**. This labor force participation represented about 61.1 percent of the total population aged 16 and over and was slightly below the statewide average of 63.9 percent. About 89.6 percent of the total labor force in Yolo County lived in the incorporated cities, leaving a labor force of about 11,200 workers in the unincorporated county.

The incorporated cities had a labor force participation rate of about 63.2 percent, while unincorporated Yolo County had a notably lower participation rate of 48.0 percent. This means that more than half of the population aged 16 and over in the unincorporated county was not in the labor force.

For the incorporated cities, the labor force participation ranged from 58.1 percent in Davis to 73.0 percent in Winters.

Table 2
Educational Attainment, Population Aged 25 and Over
Yolo County, Incorporated and Unincorporated Places

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
Population 25 years and over	26,797,070	127,688	114,212	9,219	35,284	34,494	4,732	39,702
Educational Attainment								
Less Than 9th Grade	8.7%	6.8%	6.5%	8.7%	1.3%	7.8%	9.7%	9.8%
High School, No Diploma	7.1%	5.6%	5.4%	7.3%	1.6%	8.2%	4.9%	6.5%
High School Graduate (or Equivalent)	20.4%	17.7%	17.7%	17.7%	5.3%	20.2%	26.8%	25.5%
Some College, No Degree	20.5%	19.7%	19.4%	21.5%	10.6%	24.4%	23.5%	22.5%
Associate's Degree	8.0%	7.1%	7.2%	6.4%	4.1%	9.0%	12.3%	7.8%
Bachelor's Degree	21.9%	22.1%	22.2%	20.5%	32.9%	18.5%	13.4%	17.1%
Graduate or Professional Degree	13.4%	21.0%	21.4%	17.8%	44.2%	11.9%	9.4%	10.8%
High School Graduate or Higher	84.2%	87.6%	88.0%	84.1%	97.1%	84.0%	85.4%	83.7%
Bachelor's Degree or Higher	35.3%	43.1%	43.6%	38.4%	77.1%	30.4%	22.8%	27.9%

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Population 25 years and over	263	802	2,209	70	621	348	1,004	1,007	126
Educational Attainment									
Less Than 9th Grade	0.0%	20.3%	5.4%	0.0%	26.4%	42.0%	2.9%	0.0%	32.5%
High School, No Diploma	0.0%	5.7%	14.4%	0.0%	25.1%	21.0%	4.8%	0.0%	15.1%
High School Graduate (or Equivalent)	16.7%	18.5%	20.5%	0.0%	22.5%	21.3%	8.1%	4.1%	25.4%
Some College, No Degree	30.8%	21.7%	33.8%	50.0%	17.1%	8.0%	17.4%	19.6%	0.0%
Associate's Degree	23.2%	10.0%	5.5%	12.9%	1.3%	7.5%	12.6%	4.1%	19.0%
Bachelor's Degree	17.9%	20.9%	15.0%	14.3%	4.3%	0.3%	30.7%	31.3%	0.0%
Graduate or Professional Degree	11.4%	2.9%	5.5%	22.9%	3.2%	0.0%	23.5%	41.0%	7.9%
High School Graduate or Higher	100.0%	73.9%	80.3%	100.0%	48.5%	37.1%	92.3%	100.0%	52.4%
Bachelor's Degree or Higher	29.3%	23.8%	20.6%	37.1%	7.6%	0.3%	54.2%	72.3%	7.9%

Source: US Census American Community Survey (2017 to 2021 five-year sample)

Table 3
Employment Status and Labor Force Participation, Population Aged 16 and Over
Yolo County, Incorporated and Unincorporated Places

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
Population 16 years and over	31,499,704	176,406	153,112	23,294	58,847	40,998	5,537	47,730
Employment Status								
In labor force	63.9%	61.2%	63.2%	48.0%	58.1%	66.5%	73.0%	65.6%
Civilian labor force	63.4%	61.0%	63.0%	47.9%	57.9%	66.5%	72.8%	65.2%
-Employed	59.3%	57.6%	59.6%	44.7%	54.1%	62.6%	70.7%	62.3%
-Unemployed	4.1%	3.4%	3.4%	3.2%	3.8%	3.9%	2.1%	2.8%
Armed Forces	0.5%	0.2%	0.2%	0.1%	0.2%	0.0%	0.2%	0.4%
Not in labor force	36.1%	38.8%	36.8%	52.0%	41.9%	33.5%	27.0%	34.4%
Civilian labor force	19,980,462	107,620	96,457	11,163	34,072	27,257	4,029	31,099
Unemployment Rate	6.5%	5.6%	5.5%	6.7%	6.5%	5.9%	2.9%	4.3%

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Population 16 years and over	307	865	2,622	70	706	394	1,135	8,404	243
Employment Status									
In labor force	90.9%	44.9%	72.1%	12.9%	47.5%	28.4%	63.4%	28.4%	61.7%
Civilian labor force	90.9%	44.9%	72.1%	12.9%	47.5%	28.4%	63.4%	28.2%	61.7%
-Employed	68.1%	42.9%	69.9%	12.9%	35.3%	28.4%	63.4%	24.6%	61.7%
-Unemployed	22.8%	2.0%	2.1%	0.0%	12.2%	0.0%	0.0%	3.6%	0.0%
Armed Forces	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
Not in labor force	9.1%	55.1%	27.9%	87.1%	52.5%	71.6%	36.6%	71.6%	38.3%
Civilian labor force	279	388	1,890	9	335	112	720	2,369	150
Unemployment Rate	25.1%	4.4%	3.0%	0.0%	25.7%	0.0%	0.0%	12.9%	0.0%

Source: US Census American Community Survey (2017 to 2021 five-year sample)

For the unincorporated CDPs, the labor force participation ranged from 12.9 percent in Guinda to 72.1 percent in Esparto. The communities with less than half of the population aged 16 and over participating in the labor force were Dunnigan, Knights Landing, Madison, and UC Davis.

Unemployment Rate

The 5-year average from 2017 through 2021 indicates that Yolo County had an unemployment rate of 5.6 percent during that time, which was lower than the 6.5 percent statewide unemployment rate over that period, as shown in **Table 3**. Unincorporated Yolo County had an average unemployment rate of 6.7 percent, while the incorporated cities had an unemployment rate of 5.5 percent. The incorporated city with the lowest unemployment rate was Winters at 2.9 percent, while Davis had the highest unemployment rate with 6.5 percent.

Among the unincorporated CDPs, the unemployment rate was highest in Clarksburg and Knights Landing, which each had unemployment rates above 25 percent. Esparto, Guinda, Madison, and Monument Hills had unemployment rates of 3.0 percent or lower.

Commute

About 66 percent of Yolo County workers drove alone to work, which is lower than the statewide average of 70.1 percent over the 5-year period between 2017 and 2021, as shown in **Table 4**. Workers that live in unincorporated Yolo County had a lower average of driving alone (63.5 percent) than those who live in the incorporated cities (66.3 percent). In addition, unincorporated Yolo County had a significantly higher proportion of workers that walked to work or used other means of transportation. In all likelihood, this reflects the influence of the UC Davis campus, whose CDP shows only 18.5 percent of workers driving to work alone and nearly 10 percent walking to work and 42 percent commuting to work through other means (including cycling). In addition, the incorporated cities had a higher proportion of workers who worked from home.

Countywide, the mean travel time to work was 24 minutes, which was less than the 29.5-minute average for California. The mean commute time for the unincorporated county was 26.2 minutes, compared to the lower 23.7-minute average commute time for workers that reside in the incorporated cities.

For the incorporated cities, the commute times range from 22.6 minutes for Davis residents to 27.5 minutes for workers living in Winters. For the unincorporated CDPs, Dunnigan and the UC Davis CDP each had average commute times of fewer than 20 minutes, while Madison had an average commute time of nearly 31 minutes.

Table 4
Commute Characteristics, Population Aged 16 and Over
Yolo County, Incorporated and Unincorporated Places

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
COMMUTING TO WORK								
Workers 16 years and over	18,283,118	99,145	89,105	10,040	31,129	24,841	3,735	29,400
Mode of Transport to Work								
Car, truck, or van -- drove alone	70.1%	66.0%	66.3%	63.5%	51.9%	70.4%	73.9%	77.0%
Car, truck, or van -- carpooled	9.6%	8.5%	8.7%	6.6%	5.2%	12.2%	5.0%	9.9%
Public transportation (excluding taxicab)	4.1%	3.6%	3.5%	4.2%	7.1%	1.7%	0.0%	1.8%
Walked	2.4%	2.2%	1.8%	5.1%	3.0%	1.3%	0.9%	1.2%
Other means	2.4%	7.3%	6.9%	10.0%	14.8%	2.8%	5.9%	2.3%
Worked from home	11.4%	12.5%	12.7%	10.5%	17.9%	11.6%	14.3%	8.0%
Mean travel time to work (minutes)	29.5	24.0	23.7	26.2	22.6	24.8	27.5	23.6

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
COMMUTING TO WORK									
Workers 16 years and over	209	351	1,782	9	240	112	706	1,878	150
Mode of Transport to Work									
Car, truck, or van -- drove alone	77.5%	76.1%	74.7%	100.0%	92.1%	99.1%	83.1%	18.5%	100.0%
Car, truck, or van -- carpooled	0.0%	12.0%	18.7%	0.0%	7.9%	0.0%	5.9%	3.0%	0.0%
Public transportation (excluding taxicab)	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	15.0%	0.0%
Walked	0.0%	5.7%	0.0%	0.0%	0.0%	0.9%	0.0%	9.7%	0.0%
Other means	12.9%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	42.0%	0.0%
Worked from home	9.6%	6.3%	4.6%	0.0%	0.0%	0.0%	8.8%	11.8%	0.0%
Mean travel time to work (minutes)	28.3	17.4	27.0	-	25.5	30.8	24.0	15.6	-

Source: US Census American Community Survey (2017 to 2021 five-year sample)

Occupation

The occupational distribution of the labor force in Yolo County showed a large concentration of employed workers in management, business, science, and arts-related occupations, with 46.1 percent of the labor force in those occupations, as shown in **Table 5**. This is higher than the 41.1 percent in those occupations statewide. Much of this was driven by the high concentration of the labor force in Davis (64.1 percent) employed in these occupations.

The trends in the unincorporated and incorporated areas of Yolo County showed a similar distribution of labor force by occupation, except that the unincorporated areas had a higher concentration of labor force in natural resources, construction, and maintenance occupations that include agricultural workers. Also, the incorporated cities showed a higher concentration of workers in production, transportation, and material moving occupations.

For the incorporated cities, Winters had the highest concentration of workers employed in both natural resources/construction and production/transportation occupations. For the unincorporated CDPs, Dunnigan, Madison, and Yolo had more than 20 percent of the labor force employed in natural resources/construction occupations, while Knights Landing and Madison each had more than 20 percent of their labor force in production/transportation occupations.

Industry

The distribution of the labor force by industry showed Yolo County with a proportion of employed workers in the education/health care, agriculture, and public administration sectors well above the statewide average, as shown in **Table 5**. Yolo County's concentration of labor force was well below the statewide average in the information, financial services, professional services, and manufacturing sectors.

The incorporated cities in Yolo County generally had a higher concentration of the labor force in professional services than the unincorporated county. The unincorporated county labor force was more concentrated in agriculture and manufacturing.

Among the individual CDPs, the level of labor force concentration varied considerably:

- UC Davis had more than half of its labor force employed in the education/health care sectors.
- Dunnigan and Esparto had the highest proportion of labor force in agriculture.
- The highest proportions of labor force in construction were in Madison and Yolo.

- Knights Landing had the highest proportion of labor force in manufacturing.
- Clarksburg and Yolo had the highest proportion of labor force in wholesale trade.
- Clarksburg, Madison, and Yolo had the highest proportion of labor force for retail trade.
- The highest proportions of labor force in financial services were generally in Clarksburg and Monument Hills.
- Knights Landing, Dunnigan, Esparto, and the UC Davis CDP had the highest proportion of labor force in arts, entertainment, and hospitality sectors.

Income

The income distribution data showed Yolo County with a median household income of about \$78,400, which was lower than the statewide median of \$84,100, as shown in **Table 6**. The mean income shows a similar trend, with Yolo County averaging \$109,800 per household, compared to \$119,100 statewide. The unincorporated county had a higher mean household income of \$125,000, compared to \$108,000 for the incorporated cities.

For the incorporated cities, the median household income ranged from \$77,400 in West Sacramento to \$90,900 in Winters.

In the unincorporated CDPs, the median household income ranged from \$23,100 in the UC Davis CDP to more than \$250,000 in Monument Hills. The communities with a median household income below \$50,000 were Dunnigan, Knights Landing, Madison, and the UC Davis CDP. Clarksburg and Monument Hills had the highest proportion of households with annual incomes of at least \$200,000.

About 80 percent of Yolo County households had income from earnings, which was in line with the statewide average. Generally, the unincorporated county had a lower proportion of households with earnings and a higher proportion of households with social security and retirement income. The unincorporated CDPs with less than 60 percent of households with earnings income were Dunnigan, Knights Landing, and Madison. The unincorporated areas with at least 40 percent of households with social security income were Dunnigan, Guinda, Madison, and Monument Hills.

Table 5
Labor Force by Occupation and Industry
Yolo County, Incorporated and Unincorporated Places

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
Occupation								
Civilian employed population 16 years and over	18,676,721	101,603	91,183	10,420	31,859	25,657	3,914	29,753
Management, business, science, and arts occupations	41.1%	46.1%	46.2%	44.6%	64.1%	41.4%	28.2%	33.7%
Service occupations	17.7%	17.1%	17.0%	17.4%	13.4%	18.3%	18.2%	19.7%
Sales and office occupations	20.4%	16.7%	16.8%	16.4%	14.4%	18.2%	15.3%	18.3%
Natural resources, construction, and maintenance occupations	8.9%	9.2%	8.7%	13.1%	2.1%	10.6%	16.1%	13.2%
Production, transportation, and material moving occupations	11.9%	11.0%	11.2%	8.5%	6.1%	11.5%	22.2%	15.1%
Industry								
Civilian employed population 16 years and over	18,676,721	101,603	91,183	10,420	31,859	25,657	3,914	29,753
Agriculture, forestry, fishing and hunting, and mining	2.1%	3.7%	2.9%	10.9%	0.9%	1.6%	10.0%	5.1%
Construction	6.6%	6.1%	6.2%	5.2%	2.0%	8.5%	11.5%	8.2%
Manufacturing	9.0%	5.3%	5.1%	7.1%	4.5%	5.5%	3.8%	5.6%
Wholesale trade	2.7%	2.0%	2.1%	1.5%	0.9%	3.0%	4.3%	2.2%
Retail trade	10.3%	9.2%	9.2%	9.5%	6.5%	9.3%	12.1%	11.5%
Transportation and warehousing, and utilities	5.7%	5.7%	5.8%	4.2%	4.1%	8.2%	5.7%	5.5%
Information	2.9%	1.0%	1.1%	0.6%	1.2%	1.3%	0.7%	0.9%
Finance and insurance, and real estate and rental and leasing	5.9%	4.0%	4.1%	3.1%	3.0%	6.4%	3.1%	3.6%
Professional, scientific, and management, and administrative and waste management services	14.0%	11.1%	11.3%	9.3%	14.0%	11.2%	9.7%	8.8%
Educational services, and health care and social assistance	21.4%	29.5%	29.7%	27.9%	42.5%	18.4%	23.5%	26.4%
Arts, entertainment, and recreation, and accommodation and food services	9.8%	10.5%	10.5%	11.3%	11.1%	10.1%	7.1%	10.6%
Other services, except public administration	5.0%	3.9%	3.8%	4.9%	2.8%	4.7%	4.0%	4.1%
Public administration	4.6%	7.8%	8.2%	4.5%	6.5%	11.8%	4.2%	7.5%

Table 5
Labor Force by Occupation and Industry
Yolo County, Incorporated and Unincorporated Places

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Occupation									
Civilian employed population 16 years and over	209	371	1,834	9	249	112	720	2,064	150
Management, business, science, and arts occupations	59.8%	34.0%	32.9%	0.0%	18.5%	24.1%	52.9%	51.8%	16.0%
Service occupations	9.6%	28.0%	14.2%	100.0%	26.9%	1.8%	4.6%	28.6%	0.0%
Sales and office occupations	30.6%	2.4%	19.4%	0.0%	15.3%	26.8%	30.3%	12.8%	0.0%
Natural resources, construction, and maintenance occupations	0.0%	29.9%	19.2%	0.0%	7.6%	24.1%	5.8%	1.8%	66.7%
Production, transportation, and material moving occupations	0.0%	5.7%	14.2%	0.0%	31.7%	23.2%	6.4%	4.9%	17.3%
Industry									
Civilian employed population 16 years and over	209	371	1,834	9	249	112	720	2,064	150
Agriculture, forestry, fishing and hunting, and mining	0.0%	31.3%	16.2%	0.0%	0.0%	0.0%	10.7%	1.4%	0.0%
Construction	0.0%	0.0%	7.9%	0.0%	7.6%	24.1%	3.2%	0.7%	21.3%
Manufacturing	9.6%	2.7%	6.1%	0.0%	23.3%	0.0%	4.6%	0.3%	0.0%
Wholesale trade	13.4%	5.4%	1.0%	0.0%	0.0%	0.0%	0.0%	0.4%	14.7%
Retail trade	21.1%	7.8%	12.5%	0.0%	9.2%	26.8%	13.5%	5.6%	17.3%
Transportation and warehousing, and utilities	19.1%	3.0%	4.7%	0.0%	0.0%	0.9%	1.8%	1.1%	0.0%
Information	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
Finance and insurance, and real estate and rental and leasing	12.9%	0.0%	2.5%	0.0%	0.0%	0.0%	12.8%	2.3%	0.0%
Professional, scientific, and management, and administrative and waste management services	9.6%	5.7%	3.9%	100.0%	3.6%	0.0%	4.0%	5.2%	0.0%
Educational services, and health care and social assistance	14.4%	19.7%	21.8%	0.0%	21.7%	25.0%	31.1%	53.5%	16.0%
Arts, entertainment, and recreation, and accommodation and food services	0.0%	14.0%	13.2%	0.0%	29.7%	0.0%	5.8%	26.3%	0.0%
Other services, except public administration	0.0%	0.0%	4.7%	0.0%	4.8%	22.3%	5.7%	1.5%	30.7%
Public administration	0.0%	10.5%	5.7%	0.0%	0.0%	0.9%	6.8%	1.4%	0.0%

Source: US Census American Community Survey (2017 to 2021 five-year sample)

Table 6
Household Income Characteristics
Yolo County, Incorporated and Unincorporated Places

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
Income and Benefits (2021 Dollars)								
Total households	13,217,586	75,471	67,385	8,086	25,123	18,966	2,340	20,956
Income Distribution								
Less than \$10,000	4.6%	7.0%	6.8%	9.0%	11.2%	4.6%	8.5%	3.3%
\$10,000 to \$14,999	3.6%	4.4%	4.2%	6.2%	3.2%	6.9%	3.0%	3.2%
\$15,000 to \$24,999	6.2%	6.1%	6.2%	5.7%	6.1%	6.8%	4.1%	6.0%
\$25,000 to \$34,999	6.7%	6.5%	6.3%	8.4%	5.8%	6.9%	2.4%	6.9%
\$35,000 to \$49,999	9.4%	8.2%	8.0%	9.6%	7.0%	8.1%	3.6%	9.7%
\$50,000 to \$74,999	14.7%	15.5%	15.4%	16.6%	13.6%	14.1%	11.7%	19.0%
\$75,000 to \$99,999	12.3%	12.4%	12.7%	10.1%	9.9%	13.7%	20.7%	14.3%
\$100,000 to \$149,999	17.5%	16.5%	17.1%	11.8%	14.0%	18.5%	22.1%	19.0%
\$150,000 to \$199,999	9.9%	10.0%	10.2%	8.1%	10.8%	8.6%	14.4%	10.5%
\$200,000 or more	15.1%	13.2%	13.0%	14.5%	18.4%	11.9%	9.4%	8.1%
Median household income (dollars)	\$84,097	\$78,386	-	-	\$81,231	\$77,393	\$90,887	\$78,279
Mean household income (dollars)	\$119,149	\$109,841	\$108,021	\$125,006	\$119,855	\$102,399	\$119,481	\$97,643
Source of Income								
With earnings	81.0%	80.1%	80.6%	75.2%	78.6%	81.1%	80.3%	82.7%
Mean earnings (dollars)	\$119,297	\$105,515	\$104,704	\$112,767	\$112,254	\$105,205	\$128,235	\$93,109
With Social Security	27.8%	23.9%	23.1%	30.2%	19.4%	24.2%	22.3%	26.7%
Mean Social Security income (dollars)	\$20,505	\$20,482	\$20,117	\$22,807	\$23,056	\$17,447	\$17,096	\$20,023
With retirement income	19.4%	20.9%	20.5%	23.8%	21.2%	18.3%	20.8%	21.6%
Mean retirement income (dollars)	\$36,250	\$42,613	\$42,658	\$42,289	\$57,826	\$30,290	\$27,742	\$35,901
With Supplemental Security Income	6.0%	4.8%	4.9%	3.7%	2.3%	7.8%	5.3%	5.4%
Mean Supplemental Security Income (dollars)	\$10,586	\$10,333	\$10,349	\$10,155	\$9,559	\$11,406	\$3,647	\$10,095
With cash public assistance income	3.6%	4.5%	4.6%	4.2%	1.7%	6.9%	2.7%	6.1%
Mean cash public assistance income (dollars)	\$5,459	\$4,050	-	-	\$5,036	\$4,525	-	\$2,949
With Food Stamp/SNAP benefits in the past 12 months	9.5%	10.9%	10.9%	11.0%	6.7%	15.0%	4.4%	13.0%

Table 6
Household Income Characteristics
Yolo County, Incorporated and Unincorporated Places

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Income and Benefits (2021 Dollars)									
Total households	154	484	1,081	33	296	166	527	1,494	105
Income Distribution									
Less than \$10,000	0.0%	6.0%	6.5%	51.5%	9.8%	0.0%	0.0%	26.1%	0.0%
\$10,000 to \$14,999	0.0%	2.5%	2.2%	0.0%	7.8%	15.1%	2.7%	15.7%	0.0%
\$15,000 to \$24,999	0.0%	13.2%	2.6%	0.0%	20.6%	16.3%	0.0%	9.2%	18.1%
\$25,000 to \$34,999	0.0%	26.9%	6.7%	0.0%	9.5%	16.3%	0.0%	11.3%	0.0%
\$35,000 to \$49,999	27.9%	11.8%	10.1%	0.0%	14.2%	30.7%	8.7%	8.7%	0.0%
\$50,000 to \$74,999	22.1%	19.2%	10.5%	0.0%	24.7%	17.5%	18.8%	18.0%	30.5%
\$75,000 to \$99,999	0.0%	3.7%	27.1%	27.3%	7.1%	0.0%	1.7%	3.2%	21.0%
\$100,000 to \$149,999	3.9%	6.8%	15.4%	0.0%	6.4%	4.2%	6.8%	4.3%	30.5%
\$150,000 to \$199,999	0.0%	6.2%	11.7%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%
\$200,000 or more	46.1%	3.7%	7.4%	21.2%	0.0%	0.0%	61.3%	1.5%	0.0%
Median household income (dollars)	-	\$40,875	\$87,837	-	\$40,583	\$42,696	250,000+	\$23,125	\$85,170
Mean household income (dollars)	\$140,264	\$77,645	\$120,478	\$111,442	\$42,294	\$36,907	\$372,035	\$36,000	\$74,386
Source of Income									
With earnings	96.1%	52.5%	83.5%	72.7%	57.4%	51.8%	77.6%	80.0%	72.4%
Mean earnings (dollars)	\$113,538	\$96,857	\$125,346	-	\$47,203	\$24,452	\$192,785	\$35,408	\$82,700
With Social Security	8.4%	49.2%	34.0%	48.5%	38.5%	67.5%	40.8%	3.1%	39.0%
Mean Social Security income (dollars)	-	\$22,061	\$19,132	-	\$15,398	\$28,236	\$25,922	-	-
With retirement income	25.3%	50.2%	18.7%	48.5%	18.9%	19.9%	30.2%	2.9%	30.5%
Mean retirement income (dollars)	\$65,382	\$15,745	\$21,297	-	\$16,325	-	\$93,239	\$31,436	-
With Supplemental Security Income	0.0%	7.2%	1.1%	0.0%	29.7%	4.2%	4.7%	2.1%	0.0%
Mean Supplemental Security Income (dollars)	-	-	-	-	\$12,253	-	-	\$6,490	-
With cash public assistance income	0.0%	2.5%	6.3%	0.0%	7.8%	0.0%	0.0%	3.6%	0.0%
Mean cash public assistance income (dollars)	-	-	\$9,063	-	-	-	-	\$1,500	-
With Food Stamp/SNAP benefits in the past 12 months	0.0%	9.1%	15.1%	51.5%	32.4%	20.5%	6.3%	8.0%	0.0%

Source: US Census American Community Survey (2017 to 2021 five-year sample)

Class of Worker

Countywide, Yolo County had about 65.7 percent of the labor force employed in the private sector. The 28.1 percent of the labor force employed in government jobs was roughly double the statewide proportion. Self-employment made up about 6.2 percent of the labor force in Yolo County, compared to 7.7 percent statewide, as shown in **Table 7**.

The incorporated cities had a higher proportion of the labor force employed by the government, while the unincorporated county had a higher proportion of the labor force in private-sector jobs and in self-employment.

For the incorporated cities, Davis had the highest proportion of the labor force in government jobs, while Winters had the highest proportion of private sector-employed labor force.

For the unincorporated CDPs, Clarksburg and Guinda had the highest proportion of the labor force employed in the private sector. The highest proportion of the labor force employed in government jobs was in the UC Davis CDP. The highest proportion of self-employment was in Monument Hills.

Household Size

The household sizes in Yolo County generally follow a similar pattern as the statewide averages, as shown in **Table 8**. About 21.4 percent of the households in Yolo County were 1-person households, while 28.4 percent of households had 4 or more occupants. These were both slightly lower than the state averages.

In addition, Yolo County showed 1.8 percent of households with 1.51 occupants or more per room. This provides an indicator of overcrowding and showed Yolo County with a lower percentage than the statewide average of 3.1 percent. The unincorporated areas had a higher proportion of households with 1.51 occupants or more per room than the incorporated cities. However, this remained below the statewide average.

Comparing the incorporated cities with the unincorporated county, the unincorporated county had 31.0 percent of households with 4 or more occupants, and 19.2 percent of households with 1 person.

With the incorporated cities, Winters had the highest proportion of households with 4 or more occupants with 35.1 percent of the total households. Davis had the lowest proportion of households with 4 or more occupants, and the highest proportion with 1 person. In addition, West Sacramento and Woodland each had more than 2.0 percent of households with 1.51 or more occupants per room.

Table 7
Class of Worker
Yolo County, Incorporated and Unincorporated Places

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
Class of Worker								
Civilian employed population 16 years and over	18,676,721	101,603	91,183	10,420	31,859	25,657	3,914	29,753
Private wage and salary workers	78.0%	65.7%	65.1%	71.0%	56.7%	70.0%	71.1%	69.1%
Government workers	14.1%	28.1%	28.9%	21.0%	37.8%	24.0%	22.8%	24.3%
Self-employed in own not incorporated business workers	7.7%	6.2%	6.0%	8.1%	5.5%	5.9%	6.1%	6.5%
Unpaid family workers	0.2%	0.1%	0.1%	0.0%	0.1%	0.1%	0.0%	0.1%

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Class of Worker									
Civilian employed population 16 years and over	209	371	1,834	9	249	112	720	2,064	150
Private wage and salary workers	89.0%	63.6%	75.4%	100.0%	76.7%	75.0%	56.3%	60.5%	100.0%
Government workers	0.0%	24.3%	21.3%	0.0%	18.5%	25.0%	20.1%	36.7%	0.0%
Self-employed in own not incorporated business workers	11.0%	12.1%	3.3%	0.0%	4.8%	0.0%	23.6%	2.9%	0.0%
Unpaid family workers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: US Census American Community Survey (2017 to 2021 five-year sample)

**Table 8
Household Size and Room Occupancy**

Yolo County and Incorporated Cities	California	Yolo County	Incorp. Yolo County	Unincorp. Yolo County	Davis	West Sac.	Winters	Woodland
Occupied Housing Units	13,217,586	75,471	67,385	8,086	25,123	18,966	2,340	20,956
Household Size								
1 Person	23.7%	21.4%	21.7%	19.2%	23.4%	21.9%	17.7%	19.7%
2 Persons	30.4%	32.7%	32.5%	33.9%	34.8%	31.0%	32.2%	31.2%
3 Persons	16.7%	17.6%	17.8%	15.8%	17.3%	18.3%	15.0%	18.2%
4 or More	29.2%	28.4%	28.0%	31.0%	24.4%	28.8%	35.1%	30.8%
Occupants Per Room								
1.00 or Less	91.8%	93.6%	93.8%	91.8%	96.7%	91.7%	92.8%	92.4%
1.01 to 1.50 Occupants	5.2%	4.6%	4.4%	5.5%	2.6%	6.0%	6.6%	5.0%
1.51 or More	3.1%	1.8%	1.7%	2.7%	0.7%	2.3%	0.6%	2.6%

Unincorporated Communities	Clarksburg CDP	Dunnigan CDP	Esparto CDP	Guinda CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	UC Davis CDP	Yolo CDP
Occupied Housing Units	154	484	1,081	33	296	166	527	1,494	105
Household Size									
1 Person	13.0%	50.0%	16.1%	0.0%	19.3%	15.1%	12.7%	16.7%	30.5%
2 Persons	58.4%	23.6%	17.9%	27.3%	32.4%	33.7%	41.0%	34.1%	48.6%
3 Persons	0.0%	4.8%	20.3%	21.2%	8.1%	19.9%	9.5%	20.5%	0.0%
4 or More	28.6%	21.7%	45.7%	51.5%	40.2%	31.3%	36.8%	28.6%	21.0%
Occupants Per Room									
1.00 or Less	100.0%	97.9%	89.9%	100.0%	85.1%	100.0%	100.0%	91.4%	100.0%
1.01 to 1.50 Occupants	0.0%	0.0%	7.5%	0.0%	7.1%	0.0%	0.0%	6.0%	0.0%
1.51 or More	0.0%	2.1%	2.6%	0.0%	7.8%	0.0%	0.0%	2.6%	0.0%

Source: US Census American Community Survey (2017 to 2021 five-year sample)

Housing Costs

Over the 5-year period between 2017 and 2021, Yolo County households had a median monthly housing cost of about \$1,590, which was \$200 lower than the statewide median monthly housing cost, as shown in **Table 9**. The median monthly housing cost for owner-occupied housing units during this period was about \$1,790, while the median housing cost for renter-occupied units was about \$1,475.

Overall, the median housing costs represent 24.4 percent of the median household income for Yolo County. For homeowners, the median housing costs equate to 17.7 percent of median owner-occupied household income, which is lower than the statewide estimate of 21.4 percent. For renters, the median housing costs represent 36.1 percent of the median renter-occupied household income, which is higher than the 34.2 percent figure for California.

For incorporated cities, the overall median monthly housing costs ranged from \$1,425 in Woodland to \$1,850 in Davis. These costs for owner-occupied housing units ranged from about \$1,680 in Woodland to \$2,110 in Davis. For renter-occupied housing units, the median monthly housing costs ranged from \$1,230 in West Sacramento to about \$1,800 in Davis.

For the unincorporated CDPs, the median monthly housing costs ranged from \$450 in Yolo to nearly \$2,500 in Clarksburg and Monument Hills.¹ For owner-occupied housing units in the unincorporated CDPs, the median monthly housing costs ranged from \$420 in Yolo to more than \$3,100 in Clarksburg. With renter-occupied units, the median monthly costs ranged from \$620 in Dunnigan to \$2,125 in Clarksburg.

¹ The median housing cost data was missing for Guinda and Madison and incomplete for Monument Hills, UC Davis, and Yolo.

Table 9
Housing Costs and Household Income (Five-Year Sample 2017-2021)

	Median Monthly Housing Cost	Median Housing Cost - Owner- Occupied	Median Housing Cost Renter- Occupied	Median Household Income	Median Household Income Owner- Occupied	Median Household Income Renter- Occupied	Housing Cost as Percentage of Median Income	Housing Cost as Percentage of Median Income (Owner- Occupied)	Housing Cost as Percentage of Median Income (Renter- Occupied)
California	\$1,791	\$1,943	\$1,698	\$84,097	\$109,195	\$59,530	25.6%	21.4%	34.2%
Yolo County	\$1,591	\$1,791	\$1,475	\$78,386	\$121,094	\$49,027	24.4%	17.7%	36.1%
Davis	\$1,850	\$2,114	\$1,801	\$81,231	\$165,185	\$46,229	27.3%	15.4%	46.7%
West Sacramento	\$1,518	\$1,832	\$1,234	\$77,393	\$107,954	\$46,802	23.5%	20.4%	31.6%
Winters	\$1,734	\$1,992	\$1,471	\$90,887	\$111,613	\$64,917	22.9%	21.4%	27.2%
Woodland	\$1,425	\$1,679	\$1,285	\$78,279	\$108,985	\$54,851	21.8%	18.5%	28.1%
Clarksburg CDP	\$2,478	\$3,142	\$2,125	-	\$206,847	\$44,511	-	18.2%	57.3%
Dunnigan CDP	\$709	\$1,070	\$621	\$40,875	\$54,750	\$27,216	20.8%	23.5%	27.4%
Esparto CDP	\$1,523	\$1,600	\$1,206	\$87,837	\$93,030	-	20.8%	20.6%	-
Guinda CDP									
Knights Landing CDP	\$934	\$908	\$1,038	\$40,583	\$45,313	\$23,264	27.6%	24.0%	53.5%
Madison CDP	-	-	-	\$42,696	\$44,020	-	-	-	-
Monument Hills CDP	\$2,495	\$2,592	-	\$250k+	\$250k+	-	-	-	-
UC Davis CDP	\$1,325	-	\$1,329	\$23,125	-	\$22,750	68.8%	-	70.1%
Yolo CDP	\$452	\$419	-	\$85,170	\$86,420	-	6.4%	5.8%	-

Source: US Census American Community Survey (2017 to 2021 five-year sample)

Topical Conclusions: Labor Force Conditions

Policy Implications

- Even though the socioeconomic measures for the labor force in the unincorporated county generally measure up well when compared to Yolo County as a whole, there are specific unincorporated communities that have severe deficiencies with educational attainment, labor force participation, housing, and income.

Needs for Further Study

- What are some of the specific labor force and housing conditions that can be addressed through public policy?
- Can economic development and business attraction to the unincorporated areas also contribute toward improved conditions for residents in the unincorporated communities?
- For communities with low labor force participation, what factors contribute to that?

Suggested Action Items

- Ensure adequate outreach and participation in the General Plan process for all major unincorporated communities.
- Ensure that workforce development resources reach into the unincorporated communities.
- Address needs for agricultural and other seasonal worker housing.

Agricultural Economics Issues

Crop Production Trends

Information from the Yolo County Crop Reports indicates that local crop production is dominated by almond, tomato, and grape wine production, as shown in **Tables 10** and **11** later in this chapter. Together, these crops comprise nearly half of the commodity value for Yolo County's agriculture, which had a total production of about \$811.1 million in 2021. This represents a peak value over the past decade, which grew from an overall production value of \$549.3 million in 2011, and from a previous high of \$797.0 million in 2014.

Over the past decade, Yolo County agriculture has seen a transition where the dominant crop production now comes from fruit and nut crops, whereas a decade ago, field crops made up the largest commodity group in Yolo County:

- In 2021, the commodity value for fruit and nut crops was \$242.9 million, which was higher than any other year over the past decade. Fruit and nut crop production is heavily concentrated in almond, walnut, and pistachio production.
- Field crops had a production value of \$193.8 million in 2012 and dropped to \$88.2 million in 2017 before recovering back to \$137.8 million in 2020. The production value of field crops largely is tied to hay and rice production.
- Vegetable crops have shown more consistent production value over the past decade, growing in value from \$128.3 million in 2011 to \$163.5 million in 2021. Vegetable production in Yolo County largely is tied to cultivation of processing tomatoes, which made up about 84 percent of the total vegetable commodity value in 2021.
- Wine grapes have shown consistent growth in production value over the past decade, growing from \$48.8 million in 2011 to \$116.5 million in 2021. The production value for wine grapes in Yolo County had only 2 year-over-year decreases during this time.
- Organic production showed a near doubling of production value between 2011 and 2021, going from \$30.2 million in 2011 to \$56.9 million in 2021. However, organic production has shown year-over-year fluctuations, with a peak production value of \$60.1 million in 2013 and a recent low of \$46.1 million in 2020.
- Seed crop production values were unchanged between 2011 and 2021, with a value of \$52.3 million in 2021. However, the recent peak year for seed crops occurred in 2015 when Yolo County produced \$67.1 million in seed crops, and 2021 showed the lowest production value since 2011.

- Livestock in Yolo County showed a peak in 2021 with \$42.5 million in production value. Otherwise, over the past decade, the production value for livestock generally fluctuated between \$28 million and \$35 million.
- Nursery products showed a general growth trend over the past decade, with a peak value of \$25.3 million in 2020. During this period, the nursery product production value grew from \$14.0 million in 2011 to \$20.5 million in 2021.

Even though the data is not officially tracked by the Yolo County Crop & Livestock Report, cannabis has become a growing, though volatile, crop commodity in California. Yolo County adopted a Cannabis Land Use Ordinance (CLUO), which capped the number of use permits at 65, with 49 of them applied towards cultivation. The ordinance capped the number of permits at 5 for the Capay Valley, but 13 businesses already operated in the area.² Cannabis represents a growth opportunity, but the market has seen significant price fluctuations, and illegal grow operations have persisted.

Crop Acreage Trends

Harvested crop acreage in Yolo County totaled just fewer than 304,900 acres in 2021. The largest portion of this harvested land area comes from field crops with about 125,500 acres. The next largest commodity groups for harvested land area are fruit and nut crops and vegetable crops.

Yolo County has seen a gradual decline in harvested acreage since 2014, from 351,700 acres to 304,900. The largest single-year decline occurred between 2013 and 2014, when the overall acreage declined by nearly 200,000 acres, with most of that decline occurring with field crops and pasture in particular:

- Fruit and nut crops have seen the harvested acreage more than double since 2011, with total acreage increasing from 29,900 in 2011 to 75,700 acres in 2021. The peak harvested area was 94,900 acres in 2018. The vast majority of this acreage ties back to almond growing.
- Vegetable crops have generally hovered between 35,800 acres and 45,500 acres over the past decade, with a total area of 38,900 acres in 2021.
- Wine grapes have seen a general increase between 2011 and 2021, from 12,000 acres to 19,000 acres during this time. The largest growth occurred between 2018 and 2019 when the harvested land area grew from 14,750 acres to 19,100 acres.
- Organic production saw tremendous growth between 2010 and 2016 when the harvested acreage jumped from 6,700 acres to 45,500 acres. However,

² Daily Democrat; "Yolo County supervisors discuss allocation methods for Cannabis Land Use Ordinance"; March 28, 2022.

organic production has significantly contracted since that time, with the harvested land decreasing to fewer than 20,000 acres in 2020 and 2021.

- Harvested land area for seed crops saw a lot of fluctuation between 2011 and 2021, with a decrease from 32,600 acres in 2011 to 25,300 acres in 2021. In between, the harvested acreage peaked at 37,100 acres in 2012 and had a low point of 24,200 acres in 2014.
- Nursery products have shown a general growth trend since 2011, with the harvested acreage growing from 301 acres to 421 acres. The most recent peak acreage was 501 acres in 2017.

Topical Conclusions: Agricultural Economics Issues

Policy Implications

- Agriculture has seen a shift away from field crops and toward fruit and nut crops, and this growth is largely tied to tomato production and processing. Does processing activity continue to focus on the incorporated cities, or does the unincorporated county have an opportunity to accommodate processing facilities?
- Cultivated acreage has declined over the past decade. Does the unincorporated county have an optimal balance of land allocated to agricultural uses?
- Cannabis is a significant high-value crop. Are the existing policies sufficient to promote a greater shift toward legal grow operations?

Needs for Further Study

- Does Yolo County's agricultural economy have structural issues that might result in a decline in long-term production?
- How have changes with water availability and labor supply contributed to shifts in agricultural production? To what extent have these effects been temporary or more structural in nature?
- Are there specific crop categories that might see long-term declines?
- What are the opportunities and potential trade-offs with cannabis?

Suggested Action Items

- Identify potential development opportunities that would align with the priorities of preserving prime agricultural lands.
- Address potential issues with specific crop groups.
- Identify potential impediments to water and labor force availability.
- Evaluate the progress with cannabis licensing, and revisit the tax and permitting issues.

Table 10
Crop Production Trend
Yolo County, 2011 to 2021

Commodity Group	Crop Production Values (\$Millions) by Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Fruit and Nut Crops	\$242.9	\$166.4	\$229.0	\$179.2	\$192.6	\$156.4	\$157.8	\$212.8	\$160.1	\$110.1	\$73.0
Vegetable Crops	\$163.5	\$141.3	\$125.0	\$124.6	\$106.8	\$152.5	\$162.7	\$174.4	\$129.1	\$126.5	\$128.3
Field Crops	\$116.0	\$137.8	\$122.1	\$129.4	\$88.3	\$98.4	\$106.9	\$185.1	\$191.5	\$193.8	\$173.6
Wine Grapes	\$116.5	\$104.8	\$108.1	\$83.6	\$86.0	\$81.3	\$70.5	\$69.0	\$69.5	\$66.3	\$48.8
Organic Production	\$56.9	\$46.1	\$56.9	\$48.5	\$50.0	\$58.9	\$51.2	\$52.4	\$60.1	\$40.2	\$30.2
Seed Crops	\$52.3	\$54.6	\$53.0	\$54.9	\$61.7	\$66.4	\$67.1	\$58.6	\$62.6	\$64.2	\$53.3
Apiculture, Livestock & Poultry	\$42.5	\$35.6	\$35.4	\$35.9	\$31.9	\$29.5	\$32.2	\$31.6	\$33.6	\$31.9	\$28.1
Nursery Products	\$20.5	\$25.3	\$18.7	\$19.7	\$19.1	\$18.3	\$13.3	\$13.1	\$15.1	\$12.8	\$14.0
Total Production Value	\$811.1	\$711.8	\$748.4	\$675.9	\$636.4	\$661.7	\$661.8	\$797.0	\$721.6	\$645.8	\$549.2

Commodity Group	Harvested Acres by Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Fruit and Nut Crops	75,693	62,700	93,150	94,900	86,130	75,120	65,635	63,173	56,426	33,017	29,854
Vegetable Crops	38,909	37,885	37,050	36,060	35,780	42,260	45,154	45,544	40,530	41,996	45,525
Field Crops	125,549	144,140	134,590	138,980	126,070	145,810	143,304	175,960	372,336	380,640	378,741
Wine Grapes	19,027	19,200	19,070	14,750	14,800	14,500	13,277	12,578	13,030	12,164	11,985
Organic Production	19,990	19,800	37,330	32,900	34,811	45,504	42,656	29,778	35,456	36,007	22,575
Seed Crops	25,295	31,630	32,050	32,430	30,360	27,520	30,939	24,205	33,011	37,055	32,597
Nursery Products	421	385	358	391	501	470	439	422	347	303	301
Total Cultivated Acreage	304,884	315,740	353,598	350,411	328,452	351,184	341,404	351,660	551,136	541,182	521,578

Source: Yolo County Department of Agriculture Crop & Livestock Reports

Figure 1: Production Trends for Top Crop Groups

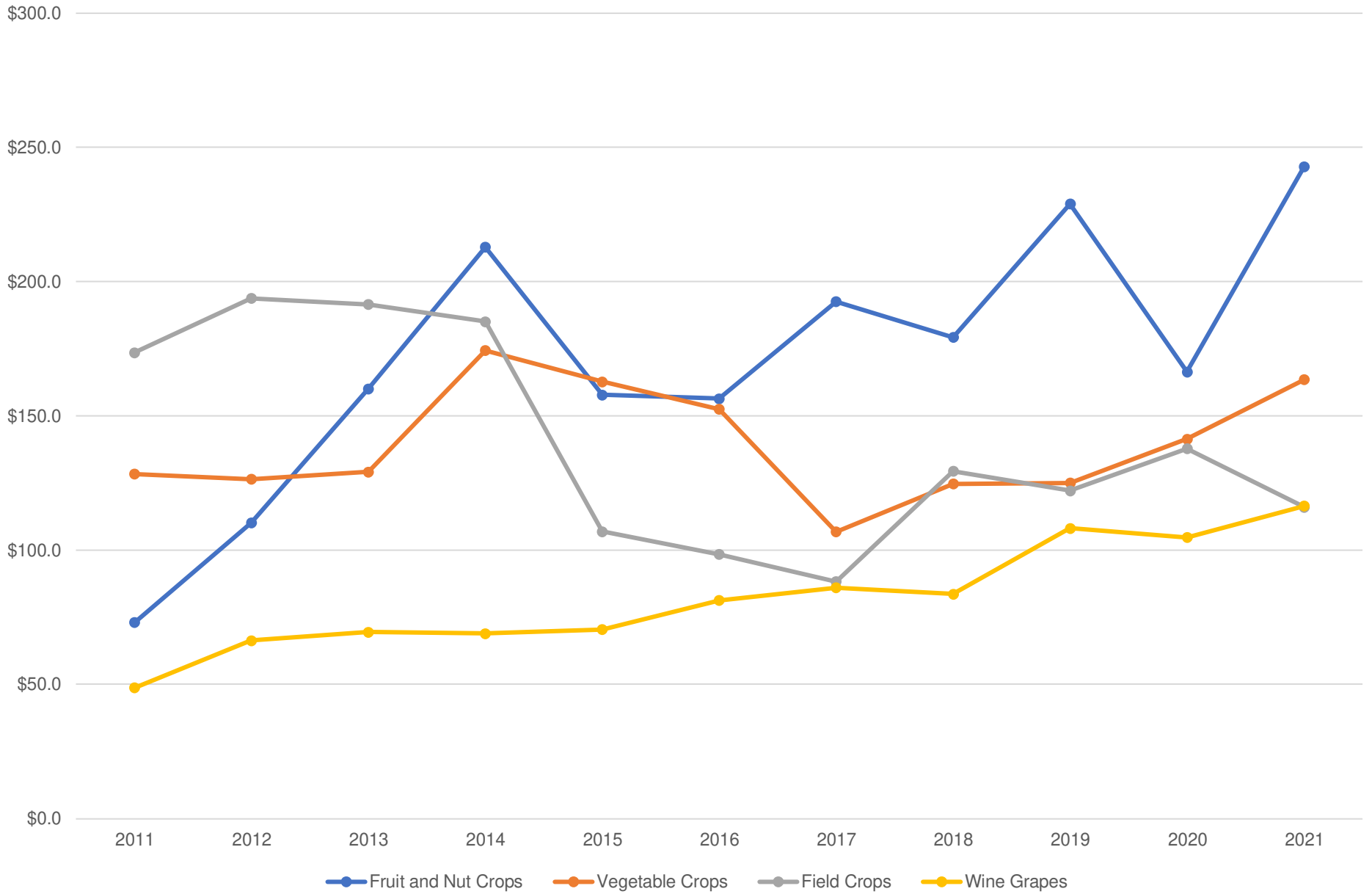


Table 11
Production Trends for Top Crop Commodities
Yolo County, 2011 to 2021

Top Crop Commodities	Crop Production Values (\$Millions) by Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Almonds (Meats)	\$137.1	\$98.3	\$157.8	\$113.0	\$115.0	\$99.2	\$139.1	\$151.7	\$107.9	\$111.6	\$106.8
Tomatoes	\$136.6	\$127.4	\$107.5	\$100.9	\$86.8	\$121.5	\$89.3	\$107.4	\$69.4	\$41.4	\$26.5
Grapes, Wine	\$116.5	\$104.8	\$108.1	\$83.6	\$86.0	\$81.3	\$70.5	\$69.0	\$69.5	\$66.3	\$48.8
Organic Production	\$56.9	\$46.1	\$56.9	\$48.5	\$50.0	\$58.9	\$51.2	\$52.4	\$60.1	\$40.2	\$30.2
Rice	\$38.8	\$67.7	\$57.1	\$52.0	\$39.6	\$43.0	\$36.0	\$69.2	\$62.7	\$60.0	\$58.2
Walnuts	\$37.5	\$27.6	\$35.8	\$25.8	\$44.5	\$34.2	\$36.8	\$70.1	\$62.7	\$49.3	\$33.5
Hay, Alfalfa	\$34.3	\$27.3	\$30.5	\$28.5	\$21.4	\$23.3	\$35.1	\$55.2	\$52.7	\$51.4	\$45.9
Sunflower Seed	\$30.1	\$33.4	\$26.3	\$25.0	\$32.4	\$34.4	\$36.1	\$28.9	\$28.0	\$29.8	\$19.7
Pistachios	\$29.1	\$8.4	\$2.6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Apiary Products	\$22.1	\$16.2	\$14.3	\$13.2	\$11.4	\$9.1	\$7.2	\$7.1	\$6.4	\$5.5	\$5.4

Source: Yolo County Department of Agriculture Crop & Livestock Reports

Figure 2: Acreage Trend for Top Crop Groups, 2011 to 2021

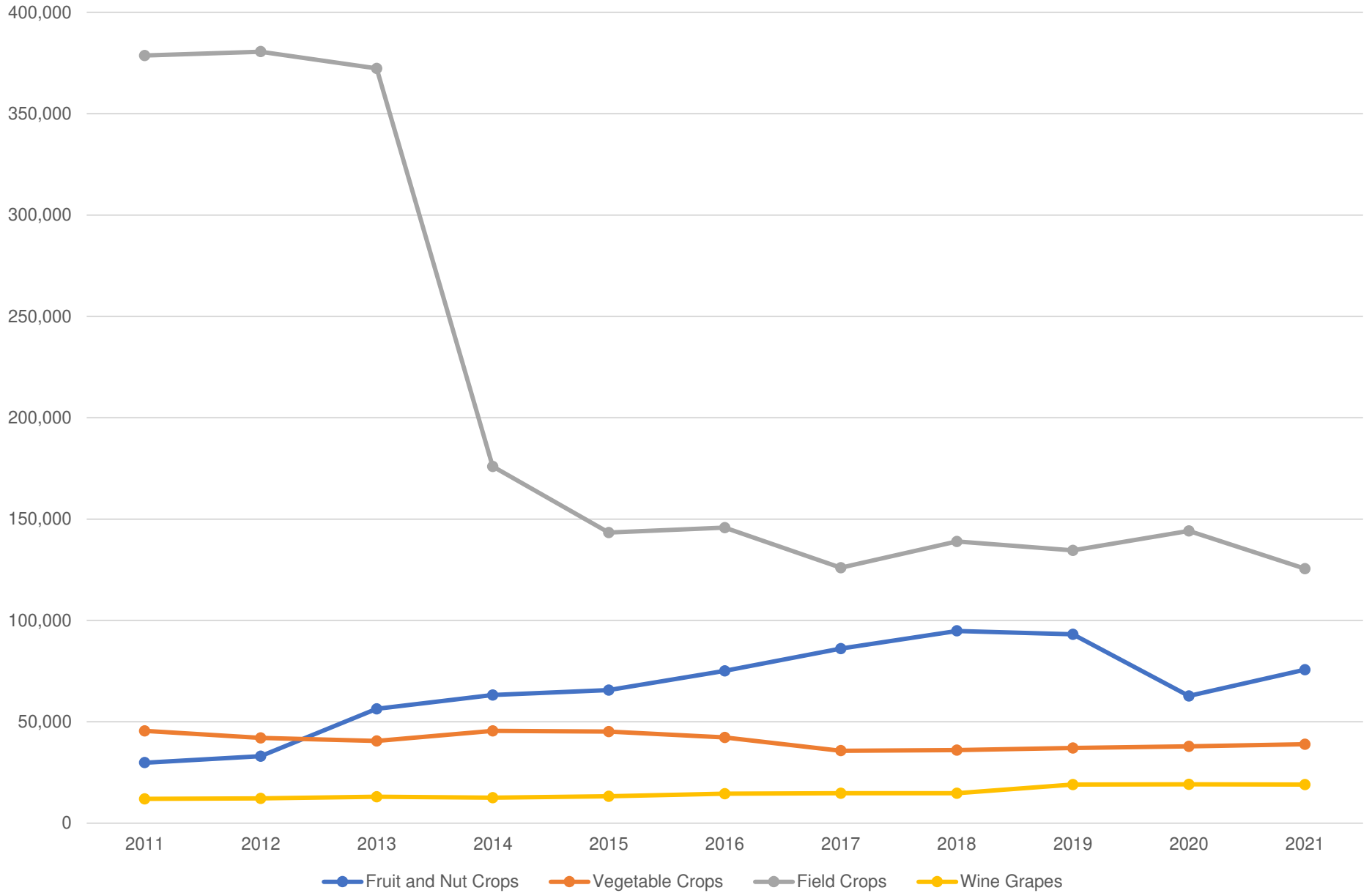
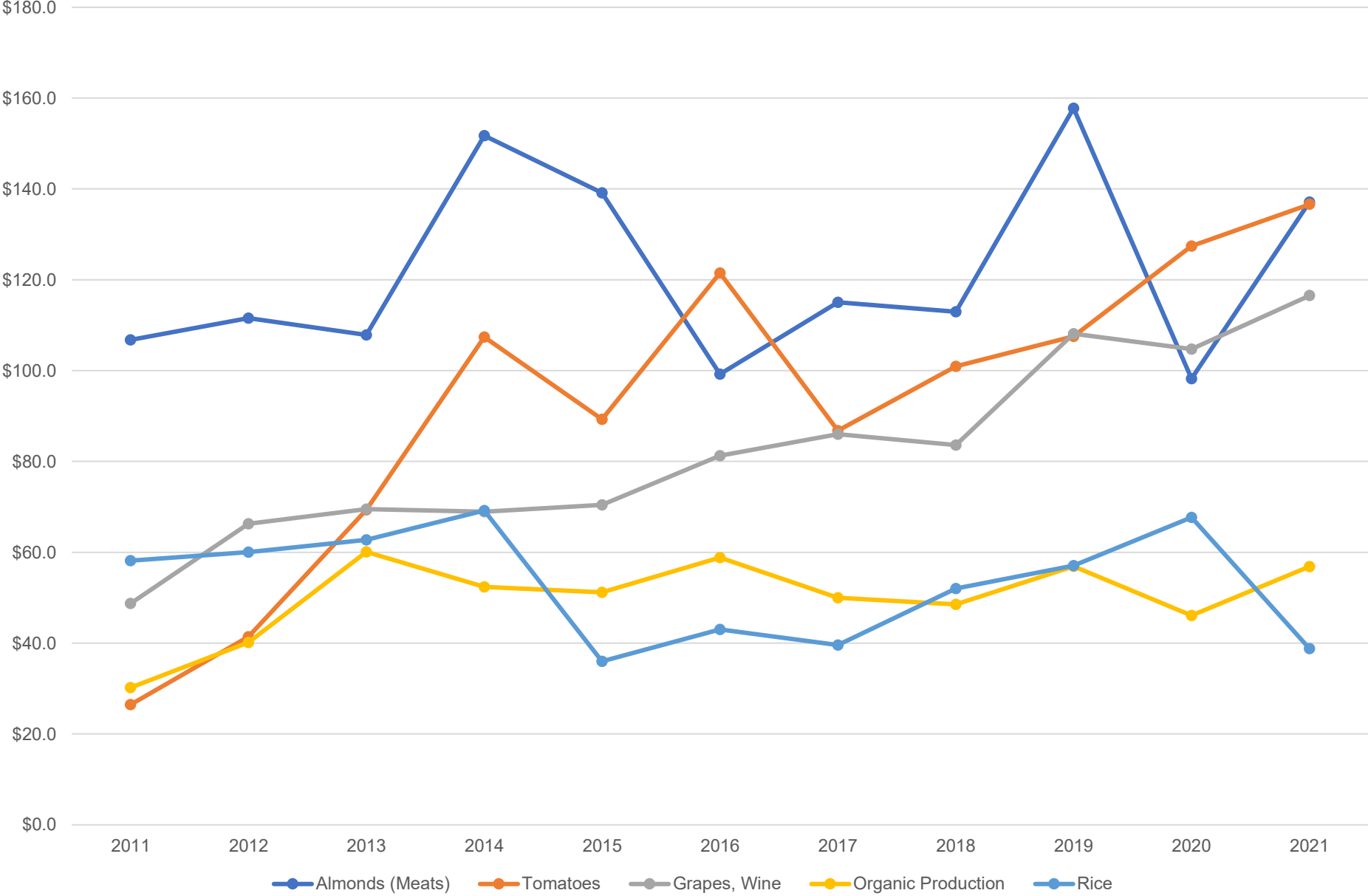


Figure 3: Production Trend for Top Crop Commodities, 2011 to 2021



Employment Context

Overview

Yolo County's employment base consists of distinct components that encompass a variety of roles for the county's incorporated cities and unincorporated communities. As shown in the analysis of the labor force and socioeconomic conditions, the unincorporated communities each have distinct economic roles and potential opportunities. While the labor force represents the supply side of Yolo County's economic base, the employment addresses the demand side. To analyze the employment trends, the analysis looks at jobs and what they represent from three different perspectives:

- First, the employment trends look at the number of jobs by individual industry sector, as well as job growth by location and sector. This identifies where job creation has occurred over the past decade, and where the areas of strength and weakness have shifted during this time.
- Second, identifying economic roles takes the trend data and adds the employment concentration to identify the roles different industry sectors have in the Yolo County economy. These roles are growing economic base industries, emerging industries, and declining economic base industries. Using this perspective, the analysis identifies which sectors are the leading and growing economic drivers, which ones continue to drive the economy but have shown recent weakness, and which are growing but have not yet achieved critical mass.
- Third, the industry cluster analysis looks at which benchmark clusters are concentrated in Yolo County and how the cluster composition might differ between the unincorporated county and Yolo County as a whole. Industry clusters represent groupings of interrelated industries and provide additional perspective into a region's economic strengths.

The overall theme from the three perspectives indicates that while Yolo County has a multifaceted economy, the unincorporated areas cover a narrower range of economic activities. The dominant sectors that cut across the unincorporated county are distribution and agriculture. Tourism and hospitality are other areas of strength in unincorporated Yolo County. However, the data indicates this activity is more concentrated around the Capay Valley and Clarksburg, while the distribution and agricultural activity is more widespread across multiple unincorporated communities.

Another cluster in the unincorporated areas is education and knowledge and largely is due to the presence of UC Davis in unincorporated Yolo County. The university is a unique asset that stands alone near the City of Davis. However, the university's emphasis on agriculture and research tied to food systems represents a potential opportunity that benefits from the county's concentration of agricultural uses and their supporting economic activities.

Employment Trends

Yolo County

Yolo County had an employment base that totaled about 105,400 jobs in 2021, as shown in **Table 12**. The largest employers are education, transportation and warehousing, and health care/social assistance. Over the past decade, the largest growth occurred in transportation and warehousing and health care/social assistance:

- The sectors with the highest job concentration are agriculture, transportation and warehousing, and health care/social assistance. The concentration of employment for each of these sectors is at least twice the statewide average.
- Unincorporated Yolo County comprises about one-quarter of the overall employment in the county, with more than 27,000 jobs. Because of UC Davis, educational services make up more than half of the total employment in the unincorporated county.
- Agriculture and transportation and warehousing each support more than 2,000 jobs in the unincorporated county. The majority of agricultural jobs are in the unincorporated county.

Incorporated Cities

Among the incorporated cities in Yolo County, West Sacramento has the largest employment base, with more than 34,700 jobs, as shown in **Table 12**. Woodland has nearly 26,300 jobs, while Davis (not counting the UC Davis campus) has about 16,200 jobs and Winters has around 2,200 jobs:

- West Sacramento serves as a regional center for logistics and distribution. Transportation and warehousing employment makes up nearly half of the jobs in Yolo County in that sector. Much of this activity is tied to the deep-water port in the city. The city also provides most of the wet lab space in the county and has the largest concentration of wholesale trade, professional services, construction, and health care jobs in Yolo County.
- Woodland is an important center for health care. Other large sectors include agriculture, manufacturing, retail trade, and transportation and warehousing.
- Davis' employment base is largely tied to UC Davis, which is just outside of the city limits and employs more than 14,000 workers. Not counting the university, Davis' largest industry sectors are health care, hospitality, and retail trade. Davis makes up about one-third of the total hospitality jobs in Yolo County.
- Winters' largest industry sector is agriculture, which generates more than one-fourth of the total jobs in the city. Other prominent sectors in Winters include education and hospitality, which each generate more than 300 jobs.

Table 12
Comparison of Employment Growth Trends, 2011 to 2021
Incorporated and Unincorporated Yolo County

Industry	NAICS	Yolo County					Incorporated Yolo County					Unincorporated Yolo County				
		2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient	2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient	2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient
Total - All Industries	Total	89,624	105,393	15,769	1.6%	1.00	63,768	78,351	14,583	2.1%	1.00	25,856	27,043	1,186	0.4%	1.00
Agriculture, Forestry, Fishing and Hunting	11	5,091	5,323	232	0.4%	2.09	2,215	2,086	-129	-0.6%	1.10	2,876	3,237	361	1.2%	4.94
Mining, Quarrying, and Oil and Gas Extraction	21	172	121	-50	-3.4%	1.18	154	73	-81	-7.2%	0.95	18	48	31	10.6%	1.82
Utilities	22	651	959	308	4.0%	1.42	536	607	71	1.2%	1.21	114	352	237	11.9%	2.03
Construction	23	3,261	5,107	1,847	4.6%	0.92	3,140	4,659	1,519	4.0%	1.13	120	448	328	14.1%	0.32
Manufacturing	31	4,695	6,835	2,140	3.8%	0.86	4,356	5,495	1,139	2.3%	0.93	339	1,340	1,001	14.7%	0.66
Wholesale Trade	42	4,309	4,787	478	1.1%	1.19	4,165	4,557	392	0.9%	1.52	143	230	86	4.8%	0.22
Retail Trade	44	7,769	8,334	565	0.7%	0.84	7,452	7,938	487	0.6%	1.07	317	396	79	2.2%	0.15
Transportation and Warehousing	48	7,473	11,087	3,614	4.0%	2.15	5,230	8,169	2,939	4.6%	2.13	2,243	2,917	675	2.7%	2.21
Information	51	1,034	794	-240	-2.6%	0.22	1,029	793	-236	-2.6%	0.30	5	2	-4	-11.4%	0.00
Finance and Insurance	52	1,609	1,006	-603	-4.6%	0.30	1,586	1,001	-585	-4.5%	0.40	23	5	-18	-14.6%	0.01
Real Estate and Rental and Leasing	53	1,368	1,492	124	0.9%	0.83	1,318	1,443	125	0.9%	1.07	50	49	-1	-0.2%	0.11
Professional, Scientific, and Technical Services	54	3,930	4,799	869	2.0%	0.57	3,442	4,340	898	2.3%	0.69	488	459	-29	-0.6%	0.21
Management of Companies and Enterprises	55	1,000	1,102	101	1.0%	0.73	859	1,079	220	2.3%	0.96	141	22	-119	-16.8%	0.06
Administrative and Support and Waste Management and Remediation Services	56	2,325	3,993	1,668	5.6%	0.57	2,207	3,819	1,612	5.6%	0.74	117	174	57	4.0%	0.10
Educational Services	61	23,110	21,691	-1,419	-0.6%	2.58	6,960	7,036	76	0.1%	1.13	16,150	14,655	-1,495	-1.0%	6.79
Health Care and Social Assistance	62	6,263	9,761	3,498	4.5%	0.60	5,797	9,424	3,626	5.0%	0.77	466	338	-128	-3.2%	0.08
Arts, Entertainment, and Recreation	71	967	935	-32	-0.3%	0.53	870	850	-20	-0.2%	0.64	97	85	-12	-1.3%	0.19
Accommodation and Food Services	72	6,919	7,691	771	1.1%	0.87	5,235	5,859	625	1.1%	0.89	1,685	1,831	147	0.8%	0.80
Other Services (except Public Administration)	81	3,148	2,336	-812	-2.9%	0.77	2,967	2,158	-810	-3.1%	0.96	180	178	-2	-0.1%	0.23
Public Administration	92	4,325	7,239	2,914	5.3%	1.38	4,080	6,964	2,884	5.5%	1.78	246	276	30	1.2%	0.20
Unclassified	99	205	2	-204	-38.5%	0.12	168	1	-167	-38.3%	0.14	37	0	-37	-39.5%	0.07

Source: JobsEQ

Note: Figures may not sum because of rounding.

Unincorporated Communities

As shown in **Table 12**, the designated CDPs in unincorporated Yolo County are Clarksburg, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Monument Hills, UC Davis, and Yolo. Altogether, these CDPs comprise about 16,800 jobs, most of which are in UC Davis.

The other CDPs in unincorporated Yolo County generate about 2,500 jobs. The unincorporated CDPs are listed below. Each of these unincorporated areas generate fewer than 700 jobs:

- Clarksburg and adjacent unincorporated areas are known for serving as the wine-producing center of Yolo County. According to the latest Crop Report, a total of 19 wineries have a presence in Clarksburg, with 15 of them sharing space at the Old Sugar Mill reuse development. The employment data shows a total of 414 jobs in Clarksburg, with more than half of them in educational services. Manufacturing is the second largest employer in Clarksburg with 78 jobs.
- Dunnigan shows 264 jobs, most of which are in the transportation and warehousing sectors.
- Esparto has a total of 612 jobs within the CDP boundaries. The largest sectors are educational services and transportation and warehousing.
- Guinda has a total of 127 jobs, with all of them in either agriculture or transportation and warehousing.
- Knights Landing has a total of 259 jobs, with agriculture and transportation and warehousing each employing more than 60 workers.
- Madison shows a total of 147 jobs, with 91 jobs in transportation and warehousing.
- Monument Hills has a total of 476 jobs, with most of these jobs in utilities and transportation and warehousing.
- Yolo has a total of 221 jobs, with nearly half in transportation and warehousing. Utility sectors account for another 63 jobs.

Yolo County Employment Growth

Job growth between 2011 and 2021 in the unincorporated county grew at a lower annual rate of 0.4 percent, compared to 2.1 percent in the incorporated cities (see **Tables 13** and **14**):

- For the incorporated cities, employment grew across most sectors during this period. The largest job growth occurred in transportation and warehousing, administrative services, health care, public administration, and manufacturing.
- For unincorporated Yolo County, the employment base added nearly 1,200 jobs between 2011 and 2021. While most sectors saw job growth during this period, the overall employment growth was hampered by large job losses in educational services. The largest growth occurred in construction, manufacturing, transportation and warehousing, and agriculture.

Identification of Economic Roles

This section identifies the economic roles for industries in Yolo County and unincorporated Yolo County. These roles are defined based on recent employment growth and the employment concentration (location quotient).³ These roles are described below. The economic roles of industries in Yolo County are shown in **Figure 4**, while the economic roles for industries in unincorporated Yolo County are shown in **Figure 5**.

Growing Economic Base Industries

Growing economic base industries (positive job growth and high concentration) represent the primary drivers of the county economy. These industries already prominently contribute to the overall economic base because of their above-average concentration. Yet, they also continue to show job growth:

- Growing economic base industries for the county as a whole are agricultural support services, utilities, food and beverage manufacturing, wood products, plastics, wholesale trade, truck transportation, warehousing and storage, accommodations, and repair services.
- Growing economic base industries in the unincorporated areas are several agriculture, manufacturing, and transportation support services that are not as heavily concentrated in the incorporated cities.

³ The employment concentration is based on the location quotient. The location quotient is calculated by comparing an industry's percentage of total employment for the region and the percentage of employment for that same industry in the state. A computed location of at least 1.0 represents an above-average concentration, while a value below 1.0 indicates a below-average concentration of employment.

Table 13
Comparison of Employment Growth Trends, 2011 to 2021
Incorporated Yolo County Cities

Industry	NAICS	2021 Employment			
		City of Davis	City of West Sac.	City of Winters	City of Woodland
Total - All Industries	Total	15,895	34,338	2,213	25,905
Agriculture, Forestry, Fishing and Hunting	11	57	30	577	1,422
Mining, Quarrying, and Oil and Gas Extraction	21	1	14	0	58
Utilities	22	11	124	2	470
Construction	23	374	2,849	118	1,318
Manufacturing	31	502	2,627	68	2,298
Wholesale Trade	42	190	3,426	4	937
Retail Trade	44	2,110	2,922	163	2,743
Transportation and Warehousing	48	278	5,160	194	2,537
Information	51	242	438	7	105
Finance and Insurance	52	330	250	21	400
Real Estate and Rental and Leasing	53	481	684	11	266
Professional, Scientific, and Technical Services	54	1,640	2,174	28	497
Management of Companies and Enterprises	55	212	687	0	180
Administrative and Support and Waste Management and Remediation Services	56	394	2,040	17	1,369
Educational Services	61	1,705	1,849	445	3,038
Health Care and Social Assistance	62	3,313	2,540	105	3,465
Arts, Entertainment, and Recreation	71	231	355	1	262
Accommodation and Food Services	72	2,517	1,494	322	1,527
Other Services (except Public Administration)	81	606	1,008	44	500
Public Administration	92	701	3,664	86	2,513
Unclassified	99	0	1	0	0

Table 13
Comparison of Employment Growth Trends, 2011 to 2021
Incorporated Yolo County Cities

Industry	NAICS	2011 Employment			
		City of Davis	City of West Sac.	City of Winters	City of Woodland
Total - All Industries	Total	15,263	24,425	1,983	22,097
Agriculture, Forestry, Fishing and Hunting	11	138	66	605	1,407
Mining, Quarrying, and Oil and Gas Extraction	21	2	0	0	152
Utilities	22	77	261	10	188
Construction	23	322	1,479	106	1,233
Manufacturing	31	468	2,233	61	1,595
Wholesale Trade	42	161	3,163	24	817
Retail Trade	44	2,199	2,610	108	2,536
Transportation and Warehousing	48	299	2,937	123	1,872
Information	51	333	551	12	132
Finance and Insurance	52	448	679	18	440
Real Estate and Rental and Leasing	53	563	489	9	257
Professional, Scientific, and Technical Services	54	1,696	1,296	18	432
Management of Companies and Enterprises	55	38	650	0	171
Administrative and Support and Waste Management and Remediation Services	56	335	1,234	13	626
Educational Services	61	1,806	1,747	433	2,974
Health Care and Social Assistance	62	2,025	913	44	2,816
Arts, Entertainment, and Recreation	71	192	430	2	247
Accommodation and Food Services	72	2,436	1,237	249	1,314
Other Services (except Public Administration)	81	655	1,556	38	720
Public Administration	92	1,018	850	107	2,105
Unclassified	99	54	45	5	64

Table 13
Comparison of Employment Growth Trends, 2011 to 2021
Incorporated Yolo County Cities

Industry	NAICS	2011 to 2021 Employment Change			
		City of Davis	City of West Sac.	City of Winters	City of Woodland
Total - All Industries	Total	631	9,913	230	3,808
Agriculture, Forestry, Fishing and Hunting	11	-81	-35	-28	15
Mining, Quarrying, and Oil and Gas Extraction	21	-1	14	0	-94
Utilities	22	-67	-137	-8	282
Construction	23	52	1,370	12	85
Manufacturing	31	34	394	7	703
Wholesale Trade	42	29	263	-20	120
Retail Trade	44	-88	313	55	207
Transportation and Warehousing	48	-22	2,224	72	666
Information	51	-91	-113	-5	-27
Finance and Insurance	52	-119	-429	3	-40
Real Estate and Rental and Leasing	53	-82	196	2	9
Professional, Scientific, and Technical Services	54	-56	879	10	65
Management of Companies and Enterprises	55	174	38	0	9
Administrative and Support and Waste Management and Remediation Services	56	59	805	4	743
Educational Services	61	-101	102	11	64
Health Care and Social Assistance	62	1,288	1,627	62	649
Arts, Entertainment, and Recreation	71	40	-75	0	15
Accommodation and Food Services	72	81	257	73	213
Other Services (except Public Administration)	81	-49	-547	6	-220
Public Administration	92	-316	2,813	-21	408
Unclassified	99	-53	-45	-5	-64

Table 14
Comparison of Employment Growth Trends, 2011 to 2021
Unincorporated Yolo County CDPs

Industry	NAICS	2021 Employment								University of California- Davis CDP
		Clarksburg CDP	Dunnigan CDP	Esparto CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	Guinda CDP	Yolo CDP	
Total - All Industries	Total	414	264	612	259	147	476	127	221	14,245
Agriculture, Forestry, Fishing and Hunting	11	33	10	23	78	0	0	67	15	2
Mining, Quarrying, and Oil and Gas Extraction	21	0	0	7	1	23	0	0	0	0
Utilities	22	0	12	53	31	11	178	0	63	0
Construction	23	5	2	20	23	0	29	0	8	0
Manufacturing	31	78	3	0	0	1	0	0	0	0
Wholesale Trade	42	0	4	2	0	0	4	0	0	0
Retail Trade	44	5	2	39	9	10	11	5	2	8
Transportation and Warehousing	48	24	186	122	61	91	194	54	107	36
Information	51	0	0	1	0	0	0	0	0	0
Finance and Insurance	52	0	0	1	0	0	0	0	0	0
Real Estate and Rental and Leasing	53	0	3	6	0	0	0	0	0	5
Professional, Scientific, and Technical Services	54	0	0	0	0	0	0	0	0	12
Management of Companies and Enterprises	55	0	1	0	0	0	0	0	0	0
Administrative and Support and Waste Management and Remediation Services	56	0	9	0	11	0	16	0	1	8
Educational Services	61	256	2	223	40	4	0	0	20	14,028
Health Care and Social Assistance	62	0	5	43	5	3	41	0	0	118
Arts, Entertainment, and Recreation	71	0	0	0	0	0	0	0	0	0
Accommodation and Food Services	72	6	15	35	0	0	0	0	0	27
Other Services (except Public Administration)	81	1	0	35	0	1	2	0	0	0
Public Administration	92	5	10	1	0	4	0	0	5	0
Unclassified	99	0	0	0	0	0	0	0	0	0

Table 14
Comparison of Employment Growth Trends, 2011 to 2021
Unincorporated Yolo County CDPs

Industry	NAICS	2011 Employment								University of California-Davis CDP
		Clarksburg CDP	Dunnigan CDP	Esparto CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	Guinda CDP	Yolo CDP	
Total - All Industries	Total	302	291	590	190	162	164	43	391	15,687
Agriculture, Forestry, Fishing and Hunting	11	56	30	137	53	34	21	0	233	0
Mining, Quarrying, and Oil and Gas Extraction	21	0	0	6	0	6	0	0	0	0
Utilities	22	0	5	4	5	4	24	0	17	0
Construction	23	14	3	15	1	0	6	0	3	0
Manufacturing	31	14	0	12	0	0	0	1	0	0
Wholesale Trade	42	1	10	0	2	0	3	0	0	0
Retail Trade	44	9	31	12	10	13	2	0	4	0
Transportation and Warehousing	48	0	174	50	90	93	65	38	98	0
Information	51	0	1	0	0	0	0	1	0	0
Finance and Insurance	52	0	0	2	0	0	0	0	0	3
Real Estate and Rental and Leasing	53	7	0	5	0	0	0	0	0	0
Professional, Scientific, and Technical Services	54	0	5	2	2	3	0	0	4	0
Management of Companies and Enterprises	55	0	0	0	0	0	0	0	0	0
Administrative and Support and Waste Management and Remediation Services	56									
Educational Services	61	1	0	0	0	0	35	0	1	6
Health Care and Social Assistance	62	193	2	229	15	5	0	0	21	15,589
Arts, Entertainment, and Recreation	71	0	0	13	5	1	0	0	0	79
Accommodation and Food Services	72	0	0	1	0	0	0	0	0	0
Other Services (except Public Administration)	81	0	18	47	0	0	0	0	5	0
Public Administration	92	3	7	38	6	2	6	0	4	8
Unclassified	99	2	4	15	0	0	0	2	1	0
		0	0	1	0	0	1	0	1	3

Table 14
Comparison of Employment Growth Trends, 2011 to 2021
Unincorporated Yolo County CDPs

Industry	NAICS	2011 to 2021 Employment Change								University of California- Davis CDP
		Clarksburg CDP	Dunnigan CDP	Esparto CDP	Knights Landing CDP	Madison CDP	Monument Hills CDP	Guinda CDP	Yolo CDP	
Total - All Industries	Total	112	-26	22	69	-15	311	84	-169	-1,443
Agriculture, Forestry, Fishing and Hunting	11	-23	-20	-114	26	-34	-21	67	-219	2
Mining, Quarrying, and Oil and Gas Extraction	21	0	0	2	0	17	0	0	0	0
Utilities	22	0	7	49	26	6	154	0	46	0
Construction	23	-10	-1	5	22	0	23	0	4	0
Manufacturing	31	64	2	-12	0	1	0	-1	0	0
Wholesale Trade	42	-1	-6	2	-2	0	1	0	0	0
Retail Trade	44	-5	-28	27	-1	-3	9	5	-2	8
Transportation and Warehousing	48	24	12	71	-29	-2	129	16	9	36
Information	51	0	0	1	0	0	0	-1	0	0
Finance and Insurance	52	0	0	-2	0	0	0	0	0	-3
Real Estate and Rental and Leasing	53	-7	3	2	0	0	0	0	0	5
Professional, Scientific, and Technical Services	54	0	-5	-2	-2	-3	0	0	-4	12
Management of Companies and Enterprises	55	0	0	0	0	0	0	0	0	0
Administrative and Support and Waste Management and Remediation Services	56	-1	9	0	11	0	-18	0	0	2
Educational Services	61	63	1	-6	25	0	0	0	0	-1,561
Health Care and Social Assistance	62	0	5	30	0	2	41	0	0	39
Arts, Entertainment, and Recreation	71	0	0	0	0	0	0	0	0	0
Accommodation and Food Services	72	6	-3	-13	0	0	0	0	-5	27
Other Services (except Public Administration)	81	-1	-7	-2	-6	-1	-4	0	-3	-8
Public Administration	92	3	6	-14	0	4	0	-2	4	0
Unclassified	99	0	0	-1	0	0	-1	0	-1	-3

Figure 4
Economic Roles of Industries
Yolo County, 2011 to 2021

<p>Declining Economic Base Industries (Negative Job Change, High Concentration)</p> <ul style="list-style-type: none"> 111 Crop Production 213 Support Activities for Mining 323 Printing and Related Support Activities 337 Furniture and Related Product Manufacturing 611 Educational Services 	<p>Growing Economic Base Industries (Positive Job Growth, High Concentration)</p> <ul style="list-style-type: none"> 115 Support Activities for Agriculture and Forestry 212 Mining (except Oil and Gas) 221 Utilities 237 Heavy and Civil Engineering Construction 311 Food Manufacturing 312 Beverage and Tobacco Product Manufacturing 321 Wood Product Manufacturing 326 Plastics and Rubber Products Manufacturing 327 Nonmetallic Mineral Product Manufacturing 423 Merchant Wholesalers, Durable Goods 424 Merchant Wholesalers, Nondurable Goods 484 Truck Transportation 491 Postal Service 492 Couriers and Messengers 493 Warehousing and Storage 532 Rental and Leasing Services 721 Accommodation 811 Repair and Maintenance
<p>Declining Non-Base Industries</p> <ul style="list-style-type: none"> 114 Fishing, Hunting and Trapping 211 Oil and Gas Extraction 313 Textile Mills 314 Textile Product Mills 315 Apparel Manufacturing 316 Leather and Allied Product Manufacturing 324 Petroleum and Coal Products Manufacturing 334 Computer and Electronic Product Manufacturing Wholesale Electronic Markets and Agents and 425 Brokers 482 Rail Transportation 483 Water Transportation 485 Transit and Ground Passenger Transportation 486 Pipeline Transportation 487 Scenic and Sightseeing Transportation 511 Publishing Industries (except Internet) 512 Motion Picture and Sound Recording Industries 515 Broadcasting (except Internet) 517 Telecommunications 521 Monetary Authorities-Central Bank 522 Credit Intermediation and Related Activities Securities, Commodity Contracts, and Other 523 Financial Investments and Related Activities 524 Insurance Carriers and Related Activities 525 Funds, Trusts, and Other Financial Vehicles 562 Waste Management and Remediation Services 623 Nursing and Residential Care Facilities Performing Arts, Spectator Sports, and Related 711 Industries 	<p>Emerging Industries (Positive Growth, Low Concentration)</p> <ul style="list-style-type: none"> 112 Animal Production and Aquaculture 113 Forestry and Logging 236 Construction of Buildings 238 Specialty Trade Contractors 322 Paper Manufacturing 325 Chemical Manufacturing 331 Primary Metal Manufacturing 332 Fabricated Metal Product Manufacturing 333 Machinery Manufacturing Electrical Equipment, Appliance, and Component 335 Manufacturing 336 Transportation Equipment Manufacturing 339 Miscellaneous Manufacturing 481 Air Transportation 488 Support Activities for Transportation 518 Data Processing, Hosting, and Related Services 519 Other Information Services 531 Real Estate Lessors of Nonfinancial Intangible Assets (except 533 Copyrighted Works) 541 Professional, Scientific, and Technical Services 551 Management of Companies and Enterprises 561 Administrative and Support Services 621 Ambulatory Health Care Services 622 Hospitals 624 Social Assistance Museums, Historical Sites, and Similar 712 Institutions Amusement, Gambling, and Recreation 713 Industries 722 Food Services and Drinking Places 812 Personal and Laundry Services Religious, Grantmaking, Civic, Professional, and 813 Similar Organizations

Source: JobsEQ

Because of insufficient data, the unincorporated boundary for the cluster calculations does not include UC Davis ZIP codes.

Figure 5
Economic Roles of Industries
Unincorporated Yolo County, 2011 to 2021

<p>Declining Economic Base Industries (Negative Job Change, High Concentration)</p>	<p>Growing Economic Base Industries (Positive Job Growth, High Concentration)</p> <ul style="list-style-type: none"> 111 Crop Production 112 Animal Production and Aquaculture 115 Support Activities for Agriculture and Forestry 212 Mining (except Oil and Gas) 221 Utilities 237 Heavy and Civil Engineering Construction 311 Food Manufacturing 312 Beverage and Tobacco Product Manufacturing 321 Wood Product Manufacturing 322 Paper Manufacturing 325 Chemical Manufacturing 326 Plastics and Rubber Products Manufacturing 327 Nonmetallic Mineral Product Manufacturing 333 Machinery Manufacturing 336 Transportation Equipment Manufacturing 484 Truck Transportation 488 Support Activities for Transportation 491 Postal Service 493 Warehousing and Storage 721 Accommodation
<p>Declining Non-Base Industries</p> <ul style="list-style-type: none"> 114 Fishing, Hunting and Trapping 211 Oil and Gas Extraction 313 Textile Mills 315 Apparel Manufacturing 316 Leather and Allied Product Manufacturing 337 Furniture and Related Product Manufacturing 482 Rail Transportation 483 Water Transportation 485 Transit and Ground Passenger Transportation 486 Pipeline Transportation 487 Scenic and Sightseeing Transportation 492 Couriers and Messengers 511 Publishing Industries (except Internet) 512 Motion Picture and Sound Recording Industries 515 Broadcasting (except Internet) 517 Telecommunications 519 Other Information Services 521 Monetary Authorities-Central Bank 522 Credit Intermediation and Related Activities 524 Insurance Carriers and Related Activities 525 Funds, Trusts, and Other Financial Vehicles 531 Real Estate 541 Professional, Scientific, and Technical Services 551 Management of Companies and Enterprises 562 Waste Management and Remediation Services Performing Arts, Spectator Sports, and Related 711 Industries 	<p>Emerging Industries (Positive Growth, Low Concentration)</p> <ul style="list-style-type: none"> 113 Forestry and Logging 213 Support Activities for Mining 236 Construction of Buildings 238 Specialty Trade Contractors 314 Textile Product Mills 323 Printing and Related Support Activities 324 Petroleum and Coal Products Manufacturing 331 Primary Metal Manufacturing 332 Fabricated Metal Product Manufacturing 334 Computer and Electronic Product Manufacturing Electrical Equipment, Appliance, and Component 335 Manufacturing 339 Miscellaneous Manufacturing 423 Merchant Wholesalers, Durable Goods 424 Merchant Wholesalers, Nondurable Goods Wholesale Electronic Markets and Agents and 425 Brokers 481 Air Transportation 518 Data Processing, Hosting, and Related Services Securities, Commodity Contracts, and Other 523 Financial Investments and Related Activities 532 Rental and Leasing Services Lessors of Nonfinancial Intangible Assets (except 533 Copyrighted Works) 561 Administrative and Support Services 611 Educational Services 621 Ambulatory Health Care Services 622 Hospitals 623 Nursing and Residential Care Facilities 624 Social Assistance 712 Museums, Historical Sites, and Similar Institutions Amusement, Gambling, and Recreation 713 Industries 722 Food Services and Drinking Places 811 Repair and Maintenance 812 Personal and Laundry Services Religious, Grantmaking, Civic, Professional, and 813 Similar Organizations

Source: JobsEQ
 Due to insufficient data, unincorporated boundary for the cluster calculations does not include UC Davis ZIP codes.

Declining Base Industries

Declining base industries (negative job change and high concentration) represent economic drivers that continue to show high employment concentration but have also had recent vulnerability with declines in employment. Declining base industries might be considered candidates for business retention activity:

- Declining base industries for the county include crop production, mining support services, printing, furniture manufacturing, and educational services.
- The unincorporated areas do not have declining base industries; however, some of industries shown as declining base industries for the county as a whole are growing in the unincorporated areas.

Emerging Industries

Emerging industries (positive job growth and low concentration) represent potential future economic drivers for the county economy. While these industries have not yet attained an above-average concentration of jobs, they have shown recent growth:

- Emerging industries in the county are animal production, forestry, construction, multiple manufacturing sectors, transportation support, data processing, information services, multiple professional services sectors, health care, food service, and nonprofit organizations.
- Emerging industries in the unincorporated area are forestry, mining support services, multiple manufacturing sectors, health care, amusement, food services, personal services, and nonprofit organizations.

Industry Clusters

Benchmark Clusters for Yolo County

Traded clusters⁴ represent groupings of interrelated industries that bring net wealth into a region. A traded cluster does not depend on population-driven local demand (i.e., retail and local-serving services) because it serves regional, national, and global markets. The traded clusters defined in this section are benchmarks used by the US Cluster Mapping Project, which is a joint venture between the US Economic Development Administration and Harvard Business School.

As a whole, Yolo County's traded clusters are largely concentrated in education, agriculture, distribution, water-based logistics, and specific manufacturing niches.

As shown in **Table 15**, traded clusters in Yolo County with an above-average concentration of employment and at least 200 jobs include:

- Agricultural inputs and services.
- Construction products and services.
- Distribution and electronic commerce.
- Education and knowledge creation.
- Financial and business services.
- Food processing and manufacturing.
- Furniture.
- Plastics.
- Production technology and heavy machinery.
- Recreational and small electric goods.
- Trailers, motor homes, and appliances.
- Water transportation.
- Wood products.

⁴ Traded clusters as defined by the US Cluster Mapping Project.

Table 15
Employment Growth Trends for Top Traded Clusters (200 Jobs or More), 2011 to 2021
Yolo County

Traded Cluster	2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient	Wage per Worker
Education and Knowledge Creation	19,100	17,876	-1,223	-1%	4.16	\$74,530
Distribution and Electronic Commerce	5,403	6,464	1,061	2%	1.38	\$64,826
Business Services	3,026	3,591	565	2%	0.49	\$97,901
Agricultural Inputs and Services	2,746	3,225	478	2%	2.38	\$46,173
Hospitality and Tourism	2,575	2,557	-19	0%	1.23	\$52,723
Food Processing and Manufacturing	1,430	2,129	699	4%	1.99	\$63,868
Transportation and Logistics	405	848	443	8%	0.77	\$69,054
Plastics	111	567	456	18%	2.37	\$57,181
Construction Products and Services	131	493	362	14%	0.93	\$135,813
Production Technology and Heavy Machinery	302	431	129	4%	1.32	\$77,229
Marketing, Design, and Publishing	295	423	129	4%	0.23	\$74,013
Trailers, Motor Homes, and Appliances	217	328	111	4%	11.35	\$53,228
Financial Services	426	257	-169	-5%	0.20	\$132,328
Recreational and Small Electric Goods	260	240	-20	-1%	1.68	\$50,289
Furniture	135	240	104	6%	1.38	\$50,212
Wood Products	126	230	103	6%	1.52	\$56,126
Water Transportation	61	214	153	13%	1.05	\$66,331

Source: JobsEQ and US Cluster Mapping Project

Note: Figures may not sum because of rounding.

Benchmark Clusters for Unincorporated Yolo County

In general, when looking only at unincorporated Yolo County (not including UC Davis), the traded clusters were less focused on manufacturing, while adding niches in construction sectors and hospitality/tourism. As shown in **Table 16**, traded clusters in unincorporated Yolo County with an above-average concentration of employment and at least 100 jobs include:⁵

- Agricultural inputs and services.
- Construction products and services.
- Distribution and electronic commerce.
- Food processing and manufacturing.
- Hospitality and tourism.
- Production technology and heavy machinery.
- Trailers, motorhomes, and appliances.
- Wood products.

Yolo County Cluster Trends

The largest traded clusters in Yolo County are education and knowledge creation, agricultural inputs and services, business services, food processing, hospitality and tourism, and distribution and electronic commerce. Each of these clusters had more than 2,000 jobs in 2021.

The traded clusters in Yolo County with the largest employment growth between 2011 and 2021 are agricultural inputs and services, distribution and electronic commerce, food processing, business services, construction products and services, plastics, and transportation and logistics.

The largest job losses during this period occurred in education and knowledge creation, which declined by more than 1,200 positions.

⁵ The cluster data does not include the unincorporated areas around UC Davis because of data limitations.

Table 16
Employment Growth Trends for Top Traded Clusters (100 Jobs or More), 2011 to 2021
Unincorporated Yolo County

Traded Cluster	2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient	Wage per Worker
Hospitality and Tourism	1,595	1,648	53	0%	6.97	\$55,160
Agricultural Inputs and Services	1,407	1,590	183	1%	10.30	\$47,440
Distribution and Electronic Commerce	831	1,204	373	4%	2.27	\$58,024
Food Processing and Manufacturing	113	525	412	17%	4.32	\$60,349
Education and Knowledge Creation	236	279	43	2%	0.57	\$76,964
Business Services	408	242	-166	-5%	0.29	\$89,388
Transportation and Logistics	49	130	81	10%	1.04	\$71,386
Construction Products and Services	37	119	82	13%	1.96	\$73,854
Trailers, Motor Homes, and Appliances	78	114	36	4%	34.59	\$53,334
Production Technology and Heavy Machinery	29	108	79	14%	2.89	\$77,255

Source: JobsEQ and US Cluster Mapping Project

Note: Figures may not sum because of rounding.

Because of insufficient data, the unincorporated boundary for the cluster calculations does not include UC Davis ZIP codes.

Unincorporated Yolo County Cluster Trends

In unincorporated Yolo County (not including UC Davis), the traded clusters with at least 500 jobs are agricultural inputs and services, hospitality and tourism, distribution and electronic commerce, and food processing and manufacturing.

It should be noted that the hospitality and tourism cluster in the unincorporated county almost entirely comes from casino hotels, which make up more than 1,600 jobs. For distribution and electronic commerce, nearly 1,000 of the 1,200 total jobs come from general warehousing. With the food processing cluster in unincorporated Yolo County, about half of the 525 jobs are created by wineries.

Between 2011 and 2021, unincorporated Yolo County saw the largest traded cluster growth in food processing, distribution and electronic commerce, and agricultural inputs and services. During this time, the food processing cluster nearly quadrupled, as the winery and fruit and vegetable canning sectors showed tremendous growth.

Cluster Wages

For all industries in Yolo County, the annual wage per worker averaged about \$68,600 in 2021. For the benchmark clusters with at least 200 jobs in Yolo County, the highest average wages per worker were in financial services and construction products and services, with more than \$132,000 per worker. The largest cluster, education and knowledge creation, showed an average wage per worker of more than \$74,500.

For the benchmark clusters in unincorporated Yolo County with at least 100 jobs, the average wage per worker ranges from \$47,400 for agricultural inputs and service to \$89,400 for business services. The largest cluster in unincorporated Yolo County is hospitality and tourism, with an average wage per worker of \$55,200, which ranks below the countywide average for all industries.

Industry Growth Opportunities for Unincorporated County

Growth Projections

Projected growth⁶ from JobsEQ through 2032 indicates Yolo County will add about 14,500 jobs with a compounded annual growth rate (CAGR) of 1.3 percent.

The unincorporated county is projected to add more than 3,500 jobs over the next decade with a slightly lower CAGR of 1.2 percent. If not accounting for educational services, which will grow at a lower projected CAGR of 0.9 percent, the rest of the sectors in the unincorporated county have a projected CAGR of 1.5 percent.

⁶ JobsEQ 10-year baseline employment growth projection.

Caltrans' long-range socioeconomic forecast for Yolo County shows the same average job growth rate of 1.3 percent through 2032. Woods & Poole Economics' long-range forecast also projects that the Yolo County employment base will grow at about 1.3 percent annually through 2032.

Sectors of Opportunity for Unincorporated Yolo County

Unincorporated Yolo County's economy is largely centered on four key areas of activity: education, agriculture, distribution, and hospitality. Two of these key areas are heavily concentrated in specific geographic areas. Education is largely concentrated around UC Davis, while hospitality is largely tied to casino resort activity in the Capay Valley.

The broader engines for continued economic expansion in the unincorporated areas of Yolo County remain tied to agriculture and distribution. In particular, growth with agricultural services tie in with continued growth with agricultural production. Food processing has also shown growth in the unincorporated county, and it is the leading manufacturing sector in Yolo County and the unincorporated county. The primary food processing activity in Yolo County is tomato canning, which matches up with the high production value of tomatoes in Yolo County.

The most consistent area of growth in crop production has been with wine grapes, which led to growth with local wineries as well. Further growth with wineries can also help to further diversify the unincorporated county as a visitor attraction outside of casino resort activity.

In addition, unincorporated Yolo County has a large share of warehousing activity across the county. Transportation-related services would serve as a complement to that type of activity.

Projected Industry Cluster Growth

Projected cluster employment growth shows the traded clusters adding at least 50 jobs through 2032 will continue to align with the current leading economic sectors:

- Agricultural inputs and services.
- Distribution and electronic commerce.
- Food processing and manufacturing.
- Hospitality and tourism.

In addition, business services are projected to add 43 jobs between 2022 and 2032.

Table 17
Comparison of 10-Year Employment Projection
Incorporated and Unincorporated Yolo County

Industry	NAICS Code	Yolo County				Incorporated Yolo County				Unincorporated Yolo County			
		2022Q1 Jobs	2032Q1 Projected Jobs	2022 to 2032 Growth	2022 to 2032 CAGR	2022Q1 Jobs	2032Q1 Projected Jobs	2022 to 2032 Growth	2022 to 2032 CAGR	2022Q1 Jobs	2032Q1 Projected Jobs	2022 to 2032 Growth	2022 to 2032 CAGR
Total - All Industries	Total	106,589	121,120	14,531	1.3%	79,458	90,486	11,028	1.3%	27,131	30,634	3,503	1.2%
Agriculture, Forestry, Fishing and Hunting	11	5,325	6,960	1,635	2.7%	2,085	2,827	742	3.1%	3,240	4,133	893	2.5%
Mining, Quarrying, and Oil and Gas Extraction	21	0	0	0	-	0	0	0	-	0	0	0	-
Utilities	22	977	983	6	0.1%	629	624	-5	-0.1%	348	359	11	0.3%
Construction	23	5,201	5,672	471	0.9%	4,743	5,173	430	0.9%	458	499	41	0.9%
Manufacturing	31	6,917	7,304	387	0.5%	5,560	5,840	280	0.5%	1,357	1,464	107	0.8%
Wholesale Trade	42	4,792	5,147	355	0.7%	4,562	4,904	342	0.7%	230	243	13	0.6%
Retail Trade	44	8,384	8,363	-21	0.0%	7,988	7,967	-21	0.0%	396	396	0	0.0%
Transportation and Warehousing	48	11,270	12,483	1,213	1.0%	8,286	9,362	1,076	1.2%	2,984	3,121	137	0.4%
Information	51	804	927	123	1.4%	803	926	123	1.4%	1	1	0	0.0%
Finance and Insurance	52	991	1,063	72	0.7%	986	1,056	70	0.7%	5	7	2	3.4%
Real Estate and Rental and Leasing	53	1,506	1,672	166	1.1%	1,456	1,617	161	1.1%	50	55	5	1.0%
Professional, Scientific, and Technical Services	54	4,808	5,578	770	1.5%	4,349	5,050	701	1.5%	459	528	69	1.4%
Management of Companies and Enterprises	55	0	0	0	-	0	0	0	-	0	0	0	-
Administrative and Support and Waste Management and Remediation Services	56	4,122	4,792	670	1.5%	3,942	4,583	641	1.5%	180	209	29	1.5%
Educational Services	61	21,638	23,728	2,090	0.9%	7,038	7,751	713	1.0%	14,600	15,977	1,377	0.9%
Health Care and Social Assistance	62	9,876	12,586	2,710	2.5%	9,535	12,166	2,631	2.5%	341	420	79	2.1%
Arts, Entertainment, and Recreation	71	1,023	1,495	472	3.9%	931	1,361	430	3.9%	92	134	42	3.8%
Accommodation and Food Services	72	7,987	10,374	2,387	2.6%	6,134	7,881	1,747	2.5%	1,853	2,493	640	3.0%
Other Services (except Public Administration)	81	2,393	2,870	477	1.8%	2,211	2,652	441	1.8%	182	218	36	1.8%
Public Administration	92	7,356	7,797	441	0.6%	7,076	7,499	423	0.6%	280	298	18	0.6%
Unclassified	99	2	2	0	0.0%	2	2	0	0.0%	0	0	0	-

Source: JobsEQ

Note: Figures may not sum because of rounding.

Growth demand is based on 4-qtr moving avg employment from the latest available date.

Table 18
Comparison of Growth Projections
Yolo County

Projection	2021 Jobs	2031 Jobs	2021 to 2031 Growth	2021 to 2031 CAGR
JobsEQ	106,589	121,120	14,531	1.3%
Caltrans	113,300	128,400	15,100	1.3%
Woods & Poole	146,191	166,503	20,312	1.3%
JobsEQ (Unincorporated Yolo County) [1]	12,111	14,121	2,010	1.5%

Source: JobsEQ and Caltrans

Note: Figures may not sum because of rounding.

[1] Employment does not include unincorporated areas next to Davis, including UC Davis.

Table 19
Traded Clusters With Largest Employment Growth Projections, 2022 to 2032
Yolo County

Traded Cluster	2022Q1 Jobs (Est.)	2033Q1 Jobs (Projected)	2022 to 2032 Projected Growth	2022 to 2032 CAGR
Electric Power Generation and Transmission	17,798	19,480	1,682	0.9%
Agricultural Inputs and Services	3,233	4,600	1,367	3.6%
Insurance Services	2,618	3,548	930	3.1%
Downstream Chemical Products	6,560	7,260	700	1.0%
Business Services	3,567	4,118	551	1.4%
Forestry	2,124	2,353	229	1.0%
Water Transportation	857	948	91	1.0%
Music and Sound Recording	422	506	84	1.8%
Textile Manufacturing	55	96	41	5.7%
Distribution and Electronic Commerce	482	519	37	0.7%
Transportation and Logistics	441	475	34	0.7%
Production Technology and Heavy Machinery	75	105	30	3.4%
Food Processing and Manufacturing	263	288	25	0.9%

Source: JobsEQ and US Cluster Mapping Project

Note: Figures may not sum because of rounding.

Table 20
Traded Clusters With Largest Employment Growth Projections, 2022 to 2032
Unincorporated Yolo County

Traded Cluster	2022Q1 Jobs (Est.)	2033Q1 Jobs (Projected)	2022 to 2032 Projected Growth	2022 to 2032 CAGR
Agricultural Inputs and Services	1,599	2,279	680	3.6%
Insurance Services	1,659	2,246	587	3.1%
Downstream Chemical Products	1,233	1,383	150	1.2%
Forestry	532	597	65	1.2%
Business Services	245	288	43	1.6%
Electric Power Generation and Transmission	280	308	28	1.0%
Water Transportation	132	149	17	1.2%
Distribution and Electronic Commerce	107	117	10	0.9%
Transportation and Logistics	112	121	9	0.8%
Environmental Services	32	39	7	2.0%
Hospitality and Tourism	17	23	6	3.1%
Information Technology and Analytical Instruments	64	70	6	0.9%
Plastics	44	49	5	1.1%
Vulcanized and Fired Materials	116	121	5	0.4%

Source: JobsEQ and US Cluster Mapping Project
 Note: Figures may not sum because of rounding.

Topical Conclusions: Employment Context

Policy Implications

- The primary drivers of job growth in Yolo County largely cross over into unincorporated communities as well. What balance will there need to be between the unincorporated county and the incorporated cities to accommodate future development?
- Agriculture is projected to continue growing. While protecting productive agricultural lands, what level of industrial development will be needed to support agricultural activity?
- Distribution and warehousing is one of, if not the, largest employment sector in most of the unincorporated communities. Does the unincorporated county have the infrastructure to support growth with distribution and warehousing activities?

Needs for Further Study

- The opportunities with UC Davis will need to coincide with the university's future plans.
- What are the plans and potential obstacles for roadway improvements through the unincorporated communities?
- How has the pandemic affected demand for industrial space and how those spaces are configured? Do changes to development of these spaces affect their suitability to locate in the unincorporated county?

Suggested Action Items

- Coordinate with UC Davis on potential job development opportunities in the unincorporated communities, particularly with food systems and business development tied to the agriculture cluster.
- Identify development sites for accommodating market-based growth in distribution uses and diversification opportunities tied to manufacturing and other industrial uses that are more concentrated in the incorporated cities.
- Explore ways of accommodating visitor-serving and recreational opportunities that tie into and potentially expand on the existing attractors in the Capay Valley and Clarksburg.

4. Strategic Goals and Objectives

Analysis of Strategic Assets (Strengths), Liabilities (Weaknesses), and Opportunities

Strategic Assets (Strengths)

UC Davis Campus

The presence of UC Davis represents a significant asset to Yolo County, not only because of the direct opportunities that a renowned research university creates with the thousands of students, faculty, and staff that come to the central campus daily, but also because of the potential for economic spin-off activity and other relationships through the university.

While the university has been a participant in more regionally focused initiatives, the more direct connections with Yolo County outside of the campus have been more limited. UC Davis has made a big push to develop Aggie Square, which the university envisions as a space for business start-ups and technology transfer opportunities spun off from UC Davis' research activities. Aggie Square though was developed in Sacramento, rather than in Yolo County. The connections between Yolo County and UC Davis represent a tremendous and underutilized asset and source of economic expansion, particularly with food-related research and related activity such as biotechnology, which was cited in the 2010 Yolo County Economic Strategy as one of the target industries.

Agricultural Economy

Yolo County's agricultural economy represents the other major economic asset for the unincorporated county. It has shown the most recent growth with almond and wine grape harvesting.

Visitor-Serving Assets

The casino resort activity in the Capay Valley represents a large-scale visitor attraction that has also been promoted as a site for other recreational activities. Clarksburg has also become an attraction through its concentration of wineries and visitor-serving facilities.

Existing Manufacturing Activity

The incorporated cities in Yolo County include a wide variety of manufacturing uses. While the manufacturing activity in the unincorporated county is less concentrated, it represents a potential opportunity for diversification and serving supplier needs for operations located nearby.

Transportation Infrastructure Assets

Yolo County is a diversified transportation hub for the broader Sacramento region, with a deep-water port in West Sacramento, a general aviation airport, and a concentration of distribution and warehousing activity.

On a more localized level, Dunnigan has well-connected roadways that allow for upgraded development on both sides of Interstate 5 (I-5).

Liabilities (Weaknesses)

Connections Between Economic Centers and Activities

The spread-out distances between Yolo County's unincorporated economic centers hamper the ability to implement more place-based economic development initiatives. For example, the major visitor-serving attractions in Yolo County are separated by large distances.

Transportation Infrastructure Limitations

The roadways in Yolo County are not designed for large traffic volumes and include sizable stretches that are in poor condition. This impedes the extent to which the unincorporated county's significant role with warehousing and transportation potentially can expand.

Flood plains make up a substantial portion of the land area in unincorporated Yolo County. This impacts agricultural land and limits the expansion opportunities for integrating together-built spaces.

Socioeconomic Conditions in Select Locations

Socioeconomic indicators for the labor force vary considerably in Yolo County. In particular, areas such as Dunnigan, Madison, and Knights Landing have a comparatively low labor force participation, low household income, and more crowded housing conditions.

New Market Opportunities

Aspirational Sectors

Manufacturing of durable goods has shown job growth in Yolo County across several different categories. The unincorporated county has also shown positive job growth with wood products, paper, chemicals, plastics, machinery, and transportation equipment. These manufacturing sectors also have a high existing concentration of activity. Emerging manufacturing sectors include textiles, printing, petroleum products, metal products, electronics, and electrical equipment.

The county as a whole also shows potential emerging growth in professional and information services, health care, and amusement and recreation.

Beverage Manufacturing and Tourism

Beverage manufacturing ties in with growth in wine grape harvesting activity in Yolo County that has occurred over the past decade. In addition, recreation and amusement employment has grown. Even though the hospitality sector in unincorporated Yolo County is largely tied to casino resorts, other areas in visitor-serving sectors have shown growth. Tying this activity together potentially could spur further growth in the unincorporated areas.

Yolo County's tourism infrastructure has grown over the past decade. The overall travel industry earnings for the county in the period before the COVID-19 pandemic went from \$89.8 million in 2012 to \$139.3 million in 2019. After dropping to \$108.2 million in 2020, the travel industry earnings improved to \$128.7 million in 2021.⁷

In addition, the transient occupancy tax (TOT) collections for unincorporated Yolo County increased from \$279,000 in 2012 to \$625,000 in 2019.⁸ The pandemic cut the collections to \$429,000 in 2020, and the TOT did not improve in 2021, as it fell to \$259,000.

A key issue for tourism expansion centers on the ability of Yolo County to diversify its tourism trade. Currently, the hospitality activity in Yolo County is centered on the Capay Valley, with a large proportion of the employment in the casino hotel sector. This activity helps to elevate the hospitality sector for unincorporated Yolo County as a whole. However, it also means the tourism activity is largely dominated by gaming.

⁷ Dean Runyan Associates; *Economic Impact of Travel in California 2012-2021*; April 29, 2022.

⁸ Dean Runyan Associates; Travelstats; *California Transient Occupancy Tax by Jurisdiction*; FY2021; <https://www.travelstats.com/dashboard/california>.



With future opportunities in amusement and recreation, this is a potential avenue by which to tap into existing tourism activity and broaden the range of visitor-serving amenities. It also serves to expand the range of activities available to visitors to the greater Sacramento region.

In addition, while Clarksburg is an emerging destination for wineries and related activities, the tasting rooms and other visitor attractions are geographically distant from the Capay Valley, with comparatively less developed visitor-serving businesses and lodging.

Land Supply: Economic Development and Placemaking Opportunities

Industrial Development

County land supply capable of supporting above-referenced industries is primarily found in the City of Woodland in the Westside Specific Plan. Research and development (R&D) and support services will continue to favor West Sacramento and Davis. West Sacramento is also considering various port redevelopment strategies that may have capacity for major cargo-related uses, including cement transport. However, Woodland may be best positioned to accommodate freight and logistics industries based on its position relative to I-5, Sacramento International Airport, and residents of Yolo County, including those in the unincorporated county. Unlike West Sacramento and Davis, Woodland is relatively unconstrained in terms of developable land that potentially could be annexed as conditions warrant over the long term. In such cases, the county should be sure to evaluate appropriate tax-sharing provisions covering the costs of public safety, road maintenance, and other critical services necessitated by development.



The projected job growth in unincorporated Yolo County largely will center on agriculture, educational services, and hospitality. Altogether, the unincorporated CDPs have a projected 10-year growth of about 3,500 jobs. Excluding the projected net increase of about 900 jobs in agriculture, this creates the potential to absorb roughly 1.3 million to 2.0 million square feet of business space.⁹

Based on the share of job growth accruing to the unincorporated county, it is possible that between 80 and 190 acres of commercial land will be needed over the projection period, above and beyond that which is projected to be captured in the county's cities. This development would facilitate a range of commercial development prototypes, with emphasis on industrial project development but including other sectors. The amount of land required may be greater to the extent that employment densities are low, with a need for lay-down space reducing the amount of built space per acre.¹⁰

Land development opportunities for industrial development in the unincorporated county best present themselves in the community of Dunnigan. Substantial highway service commercial reuse opportunities are found to the west of I-5 near the community, where the CDP features several major industrial operations, including a large heavy equipment auction yard. By focusing on this area, nearby communities in the Capay Valley and Knights Landing will have improved diversity of job options.

⁹ The square footage demand is based on an approximation of 500 square feet per job.

¹⁰ It is estimated that floor area ratios (FARs) would vary from 0.25 to 0.35, with employment densities ranging from 500 to 750 per square feet, assuming net-to-gross efficiencies of 85 percent.

Dunnigan is well connected on both the east and west sides of I-5 by several overcrossings. While funding components for new infrastructure may be challenged in terms of feasibility, the area has a central location, access to the Bay Area via I-505, and substantial expanses of potentially underutilized and undeveloped land. Dunnigan is a particularly good location for major industrial uses in the areas of equipment, transportation, logistics, storage, and heavy manufacturing.

Dunnigan benefits from proximity to the labor force in Williams, approximately 45 minutes to the north, in addition to Woodland 20 minutes to the south. To the extent possible, Yolo County should look to facilitate the organization and improvement of land uses and associated water and sewer infrastructure to create a more palatable marketing opportunity for firms interested in joint access to the Sacramento and Bay Area regions. Dunnigan is also connected to Woodland, Davis, and West Sacramento via the Yolo Sort Line, which continues to transport natural resources from northern California to the Capitol Region.

While currently suffering from poor state management, a lack of illegal enforcement, and resulting oversupply, the potential to house major processing and distribution operations in the cannabis industry should not be overlooked because of potentially sizable tax benefits accruing to Yolo County that could be directed toward the benefit of impoverished families in the rural county in the form of social services and community improvements. A recent EPS study commissioned by the City of Sacramento points to the opportunities for the region to become a major cannabis distribution hub in the state, with proximate and intercepting potential grow operations in the coastal valleys. Other areas of equal or greater interest include organic produce greenhouses, such as Gotham Greens, adjacent to UC Davis in Solano County on the I-80 corridor.

Most of the land area in the unincorporated county is zoned for either agricultural intensive (A-N) or agricultural extensive (A-X) uses.¹¹ The permitted uses in the A-N and A-X zones include basic processing and accessory structures.¹² The permitted uses also extend over into some commercial uses. However, for most industrial uses such as agricultural support services, and larger scale processing activity such as canning, the uses require a minor use permit.¹³

¹¹ <https://www.yolocounty.org/government/general-government-departments/innovation-and-technology-services/geographical-information-system/use-gis>.

¹² *Yolo County Zoning Code*; "Table 8-2.304(a) Allowed Land Use and Permit Requirement for Agricultural Production, Processing, and Accessory Uses"; December 2021.

¹³ *Yolo County Zoning Code*; "Table 8-2.304(d) Allowed Land Use and Permit Requirement for Agricultural Industrial, Resource Extraction, and Utilities"; December 2021.

Placemaking and Tourism

As discussed elsewhere in this report, agriculture-related tourism (ART) is a major untapped opportunity in the Capay Valley. There are two major issues in the area: (1) lack of transportation infrastructure from the perspective of accommodating non-vehicular traffic, and (2) lack of viable activities and options for visitors and locals.

With some effort, a viable district could be formed supporting and celebrating the organic local produce industry. The Capay Valley accommodates thousands of visitors annually from outside the region at Cache Creek Casino Resort, yet there is minimal capture of potential expenditures, outside of the resort's own initiative in creating a visitor-accommodating store across the street. Brooks brings charm and "good bones" that could accommodate additional accommodations and points of interest. Yolo County and the Tribe share a vested interest in leveraging the investments that have been made to date to extend the swath of economic benefits associated with the importation of outside visitation.



While residents of the area, like all areas, are entitled to fight against development, the fact remains that several simple land use and infrastructure improvements could dramatically improve access in all regards, including access to jobs and access to places. Capay Valley is bordered by mountains to the east, which are virtually untapped in terms of hiking and biking opportunities. The main thoroughfare, State Route (SR) 16, is a dangerous road with minimal if any bike lanes. The area to the south of Cache Creek Casino Resort is replete with unconnected lateral roads off SR 16 that could be connected to form a viable small farm community for walkers and cyclists.

SR 16 connects to SR 89, one of Yolo County's tourist destinations of Winters, 10 minutes to the south, but signage indicating such is nonexistent. Additional attention needs to be paid to connecting important county assets and encouraging a healthy outdoors-oriented culture.

Clarksburg represents another strategic opportunity for economic expansion. The community has a concentration of wineries that attract visitors. It also has the Old Sugar Mill development, which has previously been slated for expansion. However, the facility expansion has not yet occurred.

UC Davis Innovation Capture

More needs to be done to connect and extend the influence of UC Davis overall, including in the land use realm. Yolo County should focus its economic development activities on technology transfer opportunities that may create seed science and other R&D opportunities in the unincorporated county.

Implementation Considerations

Agricultural Support and Industrial Development

Yolo County has developed a strong reputation for innovation in the agricultural research area, primarily around seed science and other R&D emanating from UC Davis. Major facilities in this regard often prefer agricultural locations outside of cities because of the need for greenhouses, yard lay-down capacity, equipment storage, and storage/application of various materials. These types of basic structures and uses generally are permitted across the agricultural zones that make up most of unincorporated Yolo County's land area. In addition, identified demand for other agricultural- and natural resource-related facilities suggests that other facilities may be appropriate for development in the unincorporated county, such as processing, storage, and transportation/logistics uses. Stand-alone manufacturing opportunities also may be strong candidates.

In some cases, such as with aggregates, facilities tend to be clustered near extraction sites. In other cases, facilities are distributed throughout geographic areas based on concentrations of specific crops (e.g., rice). Major support facilities involving packaging, labeling, and transportation/logistics will benefit from nodes in the transportation network having access to multiple concentrations of labor, as well as access to buyers, whether intermediate or end users.

Dunnigan Opportunities

In this latter regard, the community of Dunnigan is one area in Yolo County that is well-positioned to accommodate jobs growth, as discussed earlier. The community has been considered as a location for additional labor force housing and is near several established communities within commute distance. It has access to I-505 to the Bay Area, as well as I-5 to the Sacramento metro region and SR 99 to points south. It also is served by a rail short line connecting northern California resource economies to the Union Pacific line passing through Davis.

It is recommended that Yolo County further evaluate community development opportunities in this area, with a focus on strengthening the county's already sizable labor force, creating close-in opportunities that will reduce commute length and enhance quality of life for its employed residents throughout the county's CDPs.

Other Place-Based Initiatives

Other place-based initiatives are recommended for further consideration. As alluded to earlier, both Brooks and Clarksburg have nascent tourist economies that could be expanded and further developed, based on major past investments that are successfully attracting visitation from northern California and beyond. Not only could further visitor-attracting uses be developed, but industry support uses can be integrated, providing the types of authentic local goods-producing districts that drive visitation among consumers looking for experiential retail. These areas also should be considered for additional workforce housing opportunities to reduce commuting and pressure on impacted roadways.

These place-based employment development opportunities have the potential to improve the diversity and resilience of the Yolo County economy and to produce fiscal benefits that will improve the county's ability to maintain roads, public safety, and other essential services.

Further Study

As indicated in this report, the unincorporated communities encompass a broad range of labor force and employment characteristics and conditions. In identifying potential roles and economic opportunities for unincorporated Yolo County, the emphasis has been on building on strengths and existing assets. However, some of the unincorporated area in Yolo County might need a more basic approach to strengthening communities and addressing basic needs. For communities such as Guinda, Knights Landing, or Madison that have limited labor force participation and high rates of public assistance dependency, further study is needed to assess the local conditions and identify local needs, such as affordable housing, access to food and basic services, and quality public spaces. This would include identifying land assets and resources for addressing those needs.

For the unincorporated communities, there is a need to learn more about localized opportunities and improving access to affordable housing. This can be coupled to identifying places that can serve as employment centers in the unincorporated areas. This recommendation addresses a broader need to ensure that residents in the unincorporated areas have comparable access to a suitable quality of life shared with residents of the incorporated cities in Yolo County.

Of note, the County would be well-advised to develop a community development funding approach that assures that critical public safety, road maintenance, and other services can be funded on a sustainable basis over time.



APPENDIX A

- Table A-1 Employment Growth Trends for Traded Clusters,
2011 to 2021, Yolo County
- Table A-2 Employment Growth Trends for Traded Clusters,
2011 to 2021, Unincorporated Yolo County
- Table A-3 Employment Growth Projections for Traded Clusters,
2022 to 2032, Yolo County
- Table A-4 Employment Growth Projections for Traded Clusters,
2022 to 2032, Unincorporated Yolo County

Table A-1
Employment Growth Trends for Traded Clusters, 2011 to 2021
Yolo County

Traded Cluster	2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient
Aerospace Vehicles and Defense	245	0	-245	-100%	0.00
Agricultural Inputs and Services	2,746	3,225	478	2%	2.38
Apparel	14	10	-4	-4%	0.05
Automotive	149	0	-149	-62%	0.00
Biopharmaceuticals	109	147	38	3%	0.48
Business Services	3,026	3,591	565	2%	0.49
Communications Equipment And Services	119	58	-61	-7%	0.20
Construction Products and Services	131	493	362	14%	0.93
Distribution and Electronic Commerce	5,403	6,464	1,061	2%	1.38
Downstream Chemical Products	0	27	27	n/a	0.17
Downstream Metal Products	237	134	-104	-6%	0.82
Education and Knowledge Creation	19,100	17,876	-1,223	-1%	4.16
Electric Power Generation and Transmission	0	82	82	n/a	0.72
Environmental Services	28	57	30	8%	0.62
Financial Services	426	257	-169	-5%	0.20
Food Processing and Manufacturing	1,430	2,129	699	4%	1.99
Footwear	3	0	-3	-100%	0.00
Forestry	0	19	19	46%	0.64
Furniture	135	240	104	6%	1.38
Hospitality and Tourism	2,575	2,557	-19	0%	1.23
Information Technology and Analytical Instruments	137	143	6	0%	0.06
Insurance Services	423	140	-283	-10%	0.24
Leather and Related Products	0	3	3	n/a	0.13
Lighting and Electrical Equipment	45	86	42	7%	0.53
Livestock Processing	18	10	-9	-6%	0.07
Marketing, Design, and Publishing	295	423	129	4%	0.23
Medical Devices	14	52	38	14%	0.16
Metalworking Technology	15	154	139	26%	0.62
Music and Sound Recording	5	3	-2	-4%	0.11
Nonmetal Mining	38	51	13	3%	1.51
Oil and Gas Production and Transportation	164	74	-91	-8%	0.52
Paper and Packaging	38	101	63	10%	0.88
Performing Arts	18	49	31	11%	0.15
Plastics	111	567	456	18%	2.37
Production Technology and Heavy Machinery	302	431	129	4%	1.32
Recreational and Small Electric Goods	260	240	-20	-1%	1.68
Textile Manufacturing	27	4	-22	-17%	0.07
Trailers, Motor Homes, and Appliances	217	328	111	4%	11.35
Transportation and Logistics	405	848	443	8%	0.77
Upstream Chemical Products	78	135	57	6%	3.17
Upstream Metal Manufacturing	20	29	9	4%	0.26
Video Production and Distribution	2	5	3	13%	0.01
Vulcanized and Fired Materials	50	60	10	2%	0.81
Water Transportation	61	214	153	13%	1.05
Wood Products	126	230	103	6%	1.52

Source: JobsEQ and US Cluster Mapping Project
Note: Figures may not sum because of rounding.

Table A-2
Employment Growth Trends for Traded Clusters, 2011 to 2021
Unincorporated Yolo County

Traded Cluster	2011 Jobs	2021 Jobs	2011 to 2021 Growth	2011 to 2021 CAGR	2021 Location Quotient
Aerospace Vehicles and Defense	9	0	-9	-	0.00
Agricultural Inputs and Services	1,407	1,590	183	1%	10.30
Apparel	1	1	0	-5%	0.03
Automotive	1	0	-1	-38%	0.00
Biopharmaceuticals	5	26	20	17%	0.74
Business Services	408	242	-166	-5%	0.29
Communications Equipment And Services	1	1	-1	-7%	0.02
Construction Products and Services	37	119	82	13%	1.96
Distribution and Electronic Commerce	831	1,204	373	4%	2.27
Downstream Chemical Products	0	2	2	-	0.09
Downstream Metal Products	7	14	7	7%	0.76
Education and Knowledge Creation	236	279	43	2%	0.57
Electric Power Generation and Transmission	0	32	32	-	2.45
Environmental Services	1	3	2	9%	0.26
Financial Services	2	2	0	1%	0.01
Food Processing and Manufacturing	113	525	412	17%	4.32
Footwear	2	0	-2	-	0.00
Forestry	0	15	14	50%	4.23
Furniture	11	62	51	19%	3.12
Hospitality and Tourism	1,595	1,648	53	0%	6.97
Information Technology and Analytical Instruments	3	26	22	23%	0.10
Leather and Related Products	0	2	2	-	0.64
Lighting and Electrical Equipment	4	15	11	14%	0.79
Livestock Processing	1	2	1	6%	0.14
Marketing, Design, and Publishing	42	23	-18	-6%	0.11
Medical Devices	1	7	6	23%	0.18
Metalworking Technology	3	2	-1	-3%	0.08
Music and Sound Recording	0	0	0	-7%	0.02
Nonmetal Mining	15	45	30	12%	11.70
Oil and Gas Production and Transportation	4	4	-1	-1%	0.24
Paper and Packaging	3	16	13	17%	1.25
Performing Arts	1	1	0	2%	0.02
Plastics	2	48	46	37%	1.76
Production Technology and Heavy Machinery	29	108	79	14%	2.89
Recreational and Small Electric Goods	24	7	-17	-12%	0.41
Textile Manufacturing	2	1	-1	-10%	0.10
Trailers, Motor Homes, and Appliances	78	114	36	4%	34.59
Transportation and Logistics	49	130	81	10%	1.04
Upstream Chemical Products	4	22	18	18%	4.59
Upstream Metal Manufacturing	1	2	1	12%	0.14
Video Production and Distribution	0	0	0	-83%	0.00
Vulcanized and Fired Materials	3	12	8	13%	1.37
Water Transportation	13	2	-12	-19%	0.07
Wood Products	6	44	38	22%	2.54

Source: JobsEQ and US Cluster Mapping Project
Note: Figures may not sum because of rounding.

Table A-3
Employment Growth Projections for Traded Clusters, 2022 to 2032
Yolo County

Traded Cluster	2022Q1 Jobs (Est.)	2033Q1 Jobs (Projected)	2022 to 2032 Projected Growth	2022 to 2032 CAGR
Aerospace Vehicles and Defense	0	0	0	-
Agricultural Inputs and Services	3,233	4,600	1,367	4%
Apparel	10	7	-3	-4%
Automotive	0	0	0	-
Biopharmaceuticals	146	162	16	1%
Business Services	3,567	4,118	551	1%
Communications Equipment And Services	0	0	0	-
Construction Products and Services	56	58	2	0%
Distribution and Electronic Commerce	482	519	37	1%
Downstream Chemical Products	6,560	7,260	700	n/a
Downstream Metal Products	25	27	2	1%
Education and Knowledge Creation	126	138	12	1%
Electric Power Generation and Transmission	17,798	19,480	1,682	n/a
Environmental Services	82	99	17	2%
Financial Services	61	72	11	2%
Food Processing and Manufacturing	263	288	25	1%
Footwear	0	0	0	-
Forestry	2,124	2,353	229	1%
Furniture	0	0	0	-
Hospitality and Tourism	21	29	8	3%
Information Technology and Analytical Instruments	245	264	19	1%
Insurance Services	2,618	3,548	930	3%
Leather and Related Products	143	151	8	n/a
Lighting and Electrical Equipment	126	138	12	1%
Livestock Processing	0	0	0	-
Marketing, Design, and Publishing	4	4	0	0%
Medical Devices	88	103	15	2%
Metalworking Technology	10	10	0	0%
Music and Sound Recording	422	506	84	2%
Nonmetal Mining	53	58	5	1%
Oil and Gas Production and Transportation	0	0	0	-
Paper and Packaging	159	174	15	1%
Performing Arts	5	5	0	0%
Plastics	51	56	5	1%
Production Technology and Heavy Machinery	75	105	30	3%
Recreational and Small Electric Goods	99	93	-6	-1%
Textile Manufacturing	55	96	41	6%
Trailers, Motor Homes, and Appliances	627	621	-6	0%
Transportation and Logistics	441	475	34	1%
Upstream Chemical Products	241	238	-3	0%
Upstream Metal Manufacturing	3	3	0	0%
Video Production and Distribution	0	0	0	-
Vulcanized and Fired Materials	329	346	17	1%
Water Transportation	857	948	91	1%
Wood Products	139	148	9	1%

Source: JobsEQ and US Cluster Mapping Project

Note: Figures may not sum because of rounding.

Table A-4
Employment Growth Projections for Top Traded Clusters, 2022 to 2032
Unincorporated Yolo County

Traded Cluster	2022Q1 Jobs (Est.)	2033Q1 Jobs (Projected)	2022 to 2032 Projected Growth	2022 to 2032 CAGR
Aerospace Vehicles and Defense	0	0	0	-
Agricultural Inputs and Services	1,599	2,279	680	4%
Apparel	1	1	0	0%
Automotive	0	0	0	-
Biopharmaceuticals	25	29	4	1%
Business Services	245	288	43	2%
Communications Equipment And Services	0	0	0	-
Construction Products and Services	0	1	1	-
Distribution and Electronic Commerce	107	117	10	1%
Downstream Chemical Products	1,233	1,383	150	n/a
Downstream Metal Products	4	5	1	2%
Education and Knowledge Creation	15	16	1	1%
Electric Power Generation and Transmission	280	308	28	n/a
Environmental Services	32	39	7	2%
Financial Services	4	6	2	4%
Food Processing and Manufacturing	8	7	-1	-1%
Footwear	0	0	0	-
Forestry	532	597	65	1%
Furniture	0	0	0	-
Hospitality and Tourism	17	23	6	3%
Information Technology and Analytical Instruments	64	70	6	1%
Insurance Services	1,659	2,246	587	3%
Leather and Related Products	29	29	0	n/a
Lighting and Electrical Equipment	1	2	1	7%
Livestock Processing	0	0	0	-
Marketing, Design, and Publishing	2	2	0	0%
Medical Devices	17	20	3	2%
Metalworking Technology	3	3	0	0%
Music and Sound Recording	25	27	2	1%
Nonmetal Mining	7	9	2	3%
Oil and Gas Production and Transportation	0	0	0	-
Paper and Packaging	2	3	1	4%
Performing Arts	1	1	0	0%
Plastics	44	49	5	1%
Production Technology and Heavy Machinery	4	7	3	6%
Recreational and Small Electric Goods	15	14	-1	-1%
Textile Manufacturing	2	5	3	10%
Trailers, Motor Homes, and Appliances	55	54	-1	0%
Transportation and Logistics	112	121	9	1%
Upstream Chemical Products	10	10	0	0%
Upstream Metal Manufacturing	-1	-1	0	0%
Video Production and Distribution	0	0	0	-
Vulcanized and Fired Materials	116	121	5	0%
Water Transportation	132	149	17	1%
Wood Products	21	24	3	1%

Source: JobsEQ and US Cluster Mapping Project

Note: Figures may not sum because of rounding.