

4.10 LAND USE PLANNING, POPULATION, AND HOUSING

This section contains an analysis of the impacts the 2030 General Plan related to land use, population, and housing. Provided in this section is a description of existing land use patterns, population trends, and housing conditions, as well as a brief analysis of regulations and plans pertinent to the implementation of the 2030 General Plan.

4.10.1 REGULATORY SETTING

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

No federal plans, policies, regulations, or laws related to land use, population, and housing are applicable to the proposed project.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

Planning Law

California planning law requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development (Government Code Section 65300). To successfully guide long-range development, the General Plan requires a complex set of analyses, comprehensive public outreach and input, and public policy for a vast range of topic areas. State law also specifies the content of general plans. Current law requires seven mandated elements: land use; circulation; housing, conservation; open space; noise; and, safety.

A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. According to the Governor’s Office of Planning and Research’s (OPR) guidelines regarding general plans, topics from different elements may be combined, but all must be addressed within the general plan.

State Housing Element Requirements

Article 10.6 of the California Government Code outlines the State’s Housing Element requirements. The Housing Element must analyze existing and projected housing needs, examine special housing needs within the population, evaluate the effectiveness of current goals and policies, identify governmental and other constraints, determine compliance with other housing laws, and identify opportunities to incorporate energy conservation into the housing stock. The element must also establish goals, policies and programs to maintain, enhance, and develop housing.

Regional Housing Needs Assessment

State law requires that all cities and counties provide a certain amount of housing to accommodate the demands of the growing population. The California Department of Housing and Community Development is responsible for determining the statewide housing need, while local governments and councils of governments determine the specific housing needs within their jurisdictions and prepare a Regional Housing Needs Allocation (RHNA). Construction of new housing is not mandated by the RHNA, which is intended as a planning tool and a guide to an equitable distribution of housing.

Sacramento Area Council of Governments (SACOG) prepares the Regional Housing Needs Plan (RHNP) for the Sacramento region to determine potential locations for future housing stock based on projected population growth, employment trends, and development suitability. The RHNP allocates to SACOG cities and counties their “fair share” of the region’s projected housing needs (the RHNA). Yuba County’s RHNA for the planning years, 2006 through 2013, projected a need for the construction of an additional 6,636 housing units, allocated as

follows: very low income (1,261 units), low income (966 units), moderate income (1,382 units), and above moderate income (3,027 units) (Table 4.10-1). Future RHNAs from SACOG would guide planning for housing development during implementation of the 2030 General Plan in Yuba County beyond 2013.

Table 4.10-1 Housing Unit Allocation for Unincorporated Yuba County	
Income Group	New Units Needed
Very Low	1,261
Low	966
Moderate	1,382
Above Moderate	3,027
Total	6,636

California Relocation Law

The California Relocation Law, California Public Resources Code Section 7260(b), requires the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity. The law requires agencies to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that is to be displaced by a public project.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

Sacramento Area Council of Governments (SACOG)

SACOG is an association of local governments in the six-county greater Sacramento region, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties, as well as the region’s incorporated cities. SACOG provides planning for transportation and other regional issues, including the distribution of affordable housing, bicycle networks, air quality issues, airport land uses, and public transit. SACOG works closely with the local governments in the region to develop the Blueprint Project, which promotes smart growth principles for land development and transportation projects within the region.

The SACOG Board of Directors adopted the Preferred Blueprint Scenario in December 2004 and used the Preferred Blueprint Scenario to guide the transportation investments included in the Metropolitan Transportation Plan for 2035. The Preferred Blueprint Scenario does not regulate land use in the SACOG jurisdictions, but does include a conceptual land use diagram that helps to illustrate Blueprint principles. The Blueprint Preferred Scenario provides estimates of housing and job growth for Marysville, Plumas Lake, Wheatland and the unincorporated County.

Airport and Air Force Base Land Use Plans

Yuba County is the site of Beale Air Force Base (AFB), the Yuba County Airport, and the Brownsville/Aeropines Airport. Pursuant to State statutes, each airport has a Comprehensive Land Use Plan (CLUP) [also now known as Airport Land Use Compatibility Plans (ALUCPs)] establishing land use requirements in order to enable them to serve their functions while maintaining a safe environment for nearby residents and businesses. These requirements are defined in the Airport Land Use Commission Law, and are intended to protect public health, welfare, and safety by minimizing the public’s exposure to safety hazards and excessive noise levels. The requirements are further intended to prevent the encroachment of incompatible uses around public-use airports, preserving the utility of these airports into the future. The Beale AFB Comprehensive Land Use Plan is described in more detail below.

Yuba County Local Agency Formation Commission

The Yuba County Local Agency Formation Commission (LAFCO) is responsible for coordinating changes in local governmental boundaries, including city, agency, and special district boundaries and spheres of influence. This includes establishing boundaries and spheres of influence for each city and special district within Yuba County. The LAFCO's efforts are directed toward seeing that services are provided efficiently and economically while agricultural and open-space lands are protected.

Yuba County Existing (1996) General Plan

This EIR does not generally present information from the County's existing (1996) General Plan, since the project, in this case, would comprehensively revise the existing General Plan. However, for this section, which addresses consistency with adopted plans and policies, some discussion of the existing General Plan is appropriate. Also addressed below is the County's existing Housing Element of the General Plan, which was adopted December 30th, 2009. Inclusion of this information in the EIR is strictly for comparison to the proposed 2030 General Plan. The proposed General Plan does not have to be consistent with the current General Plan to reach a less-than-significance conclusion. Rather, the revised plan will, by definition, be consistent with itself.

Yuba County Existing General Plan Designations

The existing General Plan includes 15 land use designations for the County's unincorporated area, including community areas. These 15 designations include:

Foothill Agriculture

The Foothill Agriculture classification is used to:

- ▶ preserve foothill areas of the County located outside of established community boundaries by providing for areas of intensive and extensive agricultural uses;
- ▶ protect grazing land;
- ▶ identify and conserve areas of open space, recreation, scenic, natural, and historic value;
- ▶ protect timber and forest lands; and
- ▶ promote and encourage the use of forest lands for multiple purposes such as preservation of wildlife, hunting, hiking, or other compatible uses.

In addition to agricultural uses and forestry uses, recreational uses including recreational vehicle (RV) parks, golf courses, and resort facilities are permitted in this designation, along with single-family dwellings, clustered housing projects, caretaker/employee housing, and farmworker housing.

Valley Agriculture

The Valley Agriculture classification is used to identify areas on the valley floor located outside of Community Boundaries:

- ▶ that are suitable for commercial agriculture and where it is desirable to retain agriculture as the primary land use;
- ▶ that will protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; and

- ▶ that encourage the preservation of agricultural land, both productive and potentially productive, which is identified as State-designated Important Farmlands and/or Class I and II soils by the Natural Resources Conservation Service (NRCS).

This classification is also used for areas within the Wheatland Community Boundary but outside the Wheatland City limits that have since been designated for various land uses in the City of Wheatland's General Plan. Uses which are permitted under this designation include primarily agricultural uses, with limited residential development permitted for property owners, caretaker/employee housing, and farmworker housing. To date, this area has not been developed.

Agriculture/Rural Residential

The Agriculture/Rural Residential designation is intended to be implemented through a variety of parcel sizes, and identifies areas suitable for larger lot, low-density residential development compatible with a rural character and lifestyle. Single-family residences, agriculture, and domestic livestock farming are permitted uses under this designation. The County's community areas are the primary location of agriculture/rural residential designation.

Single Family Residential

The Single-Family Residential designation includes areas suitable for development of one-household, detached dwelling units, although attached units may be permitted under limited circumstances at compatible densities. This designation includes standard single-family detached houses, as well as mobile home subdivisions and parks, and planned unit developments.

Multiple Family Residential

The Multiple Family Residential classification is used in areas suitable for development of structures containing more than one dwelling unit, including duplexes and triplexes. Appropriate uses include attached housing, apartments, group housing, condominiums, mobile home parks, and planned residential developments.

Neighborhood Commercial

The Neighborhood Commercial designation includes areas of small, localized retail, recreational, and service businesses providing goods and services to the immediate surrounding area. Appropriate uses include eating and drinking establishments, food and beverage sales, limited personal, medical, professional, and repair services, as well as retail sales for the surrounding neighborhoods.

Community Commercial

The Community Commercial classification provides for a full range of commercial retail and service establishments for more than a single residential neighborhood or area. Appropriate uses include gasoline service stations, retail sales, eating and drinking establishments, food and beverage sales, public buildings, professional and finance offices, automobile sales, mobile home sales, and hotels/motels.

Regional Commercial

The Regional Commercial classification is used for sites appropriate for large, integrated shopping centers with a mix of stores and other facilities attracting shoppers from a wide area. Centers will contain one or more large regional or national retailers along with a variety of smaller outlets.

Industrial

The purpose of the Industrial classification is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts. Appropriate uses include light manufacturing, service commercial uses, fabrication shops, large warehouses, equipment storage yards, distribution sales, batch plants, lumber mills, auto wrecking, salvage and junk yards, fuel tank farms, and energy facilities.

Research and Development Park

The purpose of the Research and Development Park classification is to strengthen and enhance industrial and business development potential. This designation is limited to an area 2,492 acres in size located east of State Highway 65 and southwest of Beale AFB. Appropriate uses include offices, research and development facilities, industrial/manufacturing uses, and warehousing.

Timber Production

The Timber Production classification is used to:

- ▶ protect and preserve the forest resources and timberlands of Yuba County for the production of timber, recreational opportunities, watershed protection and maintenance of fisheries and wildlife;
- ▶ to protect and preserve the forest resources and timberlands from encroachment of unrelated uses; and
- ▶ to identify privately held parcels within the County which are subject to the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976.

Appropriate uses include the growing and harvesting of timber and forest products, associated uses, watershed management, fish and wildlife habitat management, exploration and extraction of mineral resources, limited recreational uses, and public facilities. Limited residential development is permitted where necessary for caretaker or timber management operations.

Extractive Industrial

The Extractive Industrial classification is used to identify areas where significant and commercially viable mineral and aggregate resources are located and to protect those areas from the encroachment of incompatible uses. Permissible uses include surface and underground mining, quarrying, dredging, oil and gas exploration and development, concrete and asphalt production, limited recreational uses, and agricultural uses. Only incidental dwellings are permitted when associated with mining uses.

Public

The Public classification is used to:

- ▶ identify areas having open space value as primitive or natural areas, including national forest and park lands;
- ▶ identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state;
- ▶ identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes; and

- ▶ provide areas for development of public facilities to meet public needs.

Appropriate uses include wildlife or nature preserves, non-intensive recreational uses, public campgrounds, public parks, important natural resource areas, institutional or governmental services, and Beale AFB.

Planning Reserve

The Planning Reserve designation is used for lands that may be needed to accommodate future urban residential, commercial, or industrial uses. These areas do not have urban services, but such services can be extended to support future development. The Planning Reserve designation is used along the SR-65 corridor extending south from Olivehurst.

Specific Plan

The specific plan designation is used for areas with adopted specific plans (consistent with the general plan) which provide a more detailed level of comprehensive planning. Appropriate uses vary, and land use classifications are described in each particular plan.

Yuba County Housing Element

The Housing Element is a five-year plan for the 2008-2013 period. This differs from other General Plan elements, which have a longer time horizon. The Housing Element serves as an integral part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- ▶ matching housing supply with need,
- ▶ maximizing housing choice throughout the community,
- ▶ assisting in the provision of affordable housing,
- ▶ removing governmental and other constraints to housing investment, and
- ▶ promoting fair and equal housing opportunities.

The Housing Element consists of the following components:

- ▶ the County's Housing Plan to address identified housing needs through housing goals, policies and programs;
- ▶ a community profile containing data and analysis of the County's demographics, housing characteristics, and existing housing needs;
- ▶ an analysis of future housing needs;
- ▶ an analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the County's ability to meet identified housing needs;
- ▶ an identification of resources to meet housing needs, including vacant land for new construction, as well as financial and administrative resources available for housing; and
- ▶ an assessment of past accomplishments.

The Housing Element for the General Plan update was certified by the state department of Housing and Community Development in March of 2010, and adopted by the Yuba County Board of Supervisors on December 30, 2009 (HCD 2010).

Specific Plan Areas, Community Plan Areas, and Other Special Areas

Yuba County has a variety of specific plan areas, community plan areas, and other special areas, as described below. Under State law, specific plans are required to be consistent with the relevant community's General Plan. The 2030 General Plan assumes development consistent with adopted Specific Plans, including:

- ▶ East Linda Specific Plan,
- ▶ Olivehurst Avenue Specific Plan,
- ▶ Plumas Lake Specific Plan, and
- ▶ Spring Valley Specific Plan.

Specific plans come in many varieties from the general or conceptual, to those with specific lotting patterns. A specific plan can have policies and conceptual development proposals, or can provide every detail related to the proposed land use change. Specific plans can address large areas of land or small, focused areas in existing developed areas. Generally, specific plans describe future land use, provide for major infrastructure and public facilities, present standards for development and conservation, and outline implementation measures to carry out the plan.

Community and area plans guide development in different parts of the County. Land uses in community and area plans include agricultural/residential, commercial, and public uses. Several of the County's unincorporated communities have been identified as community areas for planning purposes. Designated community areas in the existing General Plan include Camptonville, Log Cabin, Rackerby, Brownsville/Challenge, Oregon House/Dobbins, Loma Rica/Brown's Valley, and the Linda/Olivehurst General Plan area. In addition, in 1993 the County separately adopted the River Highlands Community Plan.

Unlike a specific plan, which is a separate planning document, a community plan is typically part of a general plan. Community plans apply to a defined geographic portion of the general plan planning area. Community plans may reference each mandatory element of the general plan in applying more specific development and conservation policies to the community plan area, or may rely on the General Plan to address some of the subjects of one or more General Plan elements. Community plans are then implemented through local ordinances, such as zoning and subdivision regulations. Like specific plans, community plans must be consistent with the balance of the general plan. Unlike specific plans, community plans do not require a description of major infrastructure components and the financing of those improvements.

River Highlands Community Plan

The River Highlands Community Plan Area covers approximately 34 square miles, and includes the historic communities of Timbuktoo and Smartsville, as well as a 3,700-acre portion of the Spenceville Recreation and Wildlife Refuge. Key policies of the plan include a maximum of two dwelling units/acre, and a minimum of 25% open space.

North Arboga Study Area

The North Arboga Study Area includes an area of approximately 1,300 acres located west of SR-70 near the intersection with SR-65. The study area identifies a program of development for approximately 2,500 dwelling units, 205 acres of industrial uses, and 10 to 20 acres of commercial uses.

County Zoning Ordinance

Title XII of the Yuba County Ordinance Code is the Zoning Ordinance for Yuba County. The Zoning Ordinance provides a precise plan for land use and development standards within Yuba County, and is the primary tool to implement the General Plan. General plan land use designations are associated with zoning districts, which include specific requirements, including setbacks, height limits, and development standards. The Zoning

Ordinance must be consistent with the General Plan, and so amendments and updates to the General Plan require corresponding Zoning Ordinance changes.

Existing Cities, Spheres of Influence, and Planning Areas

In addition to the various specific plan areas and unincorporated communities of the County, Yuba County has two incorporated cities: Marysville and Wheatland. Land use within the City limits of these communities is outside the County's jurisdiction.

In addition to the actual incorporated area of the City, each of Yuba County's two cities has a much larger Sphere of Influence (SOI) area. Although technically the County maintains land use jurisdiction over the SOI, land use decisions affecting this area are made in coordination between the cities and the County, since development in the Sphere of Influence is expected to be annexed to the respective city.

City General Plans

Each of Yuba County's two cities (Marysville and Wheatland) has its own general plan regulating land use and development within the city's boundaries. These general plans, and the associated land use diagrams, are particularly relevant to areas of the unincorporated county that are adjacent to or near city boundaries.

Beale AFB Comprehensive Land Use Plan

Beale AFB is located in southern Yuba County 13 miles east of Marysville. Beale AFB is situated on 22,944 acres of federally-owned land consisting of base buildings, base housing, and one active concrete runway. The Beale AFB CLUP, which was prepared in 1992, establishes land use requirements to serve the mission of the AFB while maintaining a safe environment for nearby residents and businesses.

Flight paths are integrated to minimize conflict with aircraft operations from neighboring airports. Scheduled missions, practice takeoffs, landings, instrument approaches and run-up activities generally occur during hours and in areas that minimize public annoyance with regard to noise.

Beale AFB currently has one active runway, which is 12,000 feet long and 300 feet wide. This runway is capable of handling any Air Force aircraft. The Air Force maintains 3,000 foot square Clear Zones at the each end of the runway. These Clear Zones are the areas close to the ends of the runways. These zones have the most restrictive regulations relative to land use because they are the areas with the highest potential for hazards such as accidents or crashes.

Beale Joint Land Use Study

A Joint Land Use Study (JLUS) was recently completed for Beale AFB. The JLUS process is intended to provide a framework for Beale AFB to interact with local agencies and jurisdictions to minimize land use conflicts with the base. The JLUS includes the recommendation that jurisdictions updating General Plans should consult with Beale AFB to ensure that the latest information related to operations and compatibility issues is available. Furthermore, the JLUS recommends that the plan establish Military Influence Areas (MIAs) and associated controls as identified through the JLUS.

4.10.2 ENVIRONMENTAL SETTING

Yuba County is generally bounded by the Feather River on the west, the Bear River on the south, and Honcut Creek on the north. The eastern boundary is not defined by natural features, but runs from Camp Far West Lake to Smartsville, and then follows the South Yuba River past State Route 49 (SR 49) before turning northwards.

Yuba County is physically diverse and is composed of three general physiographic regions: the valley, foothills, and mountains. County elevation ranges from about 30 feet above sea level along the Feather River to more than 4,800 feet above sea level in the northeastern corner of the County.

Located in Yuba County are the cities of Marysville (the County seat), and Wheatland. Major unincorporated communities include Linda and Olivehurst on the valley floor and Loma Rica/Browns Valley, Brownsville/Challenge, Oregon House/ Dobbins, Log Cabin, Rackerby, Camptonville, and Smartsville in the foothill and mountain regions. These unincorporated communities include those areas recognized by Yuba County as community areas for planning purposes.

EXISTING LAND USES

Table 4.10-2 summarizes existing land uses and their relative proportions of the County, including both incorporated and unincorporated areas of the County. This table is intended to provide a snapshot of the existing land uses in Yuba County.

Table 4.10-2 Existing Land Uses			
Existing Land Use	Acres	Total Residential Units	Percent of Total Acreage
College	149	--	<1%
Commercial Service	80	678	<1%
Community and Regional Retail	72	--	<1%
Condo/Townhouse	10	222	<1%
Crops	114,783	--	28%
Dairy	1,333	--	<1%
Duplex/Triplex	89	961	<1%
Grazing	70,033	--	17%
Industrial	749	--	<1%
Infrastructure	408	--	<1%
Multiple Family Residential	179	3,266	<1%
Miscellaneous	2,087	--	1%
Mobile Home	12,053	3,880	3%
Natural Resources	6,398	--	2%
Neighborhood Commercial	395	--	<1%
Office	127	--	<1%
Private Recreation	4,164	--	1%
Public Lands	91,777	196	23%
Resource Production	11,444	--	3%
Rural	3,391	--	1%
Rural Residential	39,594	4,614	10%
School	388	1	<1%
Single Family Residential	7,498	11,883	2%
Vacant	30,892	--	8%
No Data	7,489	--	2%
Grand Total	405,582	25,701	100%

Because this existing land use information is largely based on data tracked by the County Assessor for taxation purposes, the land use descriptions and categories do not match the County Zoning Districts or General Plan Land Use Designations. The County Assessor's land use categories have certain limitations when used to describe existing land uses throughout the County. For instance, the "public" land category includes a wide range of very different uses, including Beale AFB, the Yuba County Airport, and National Forest areas, as well as properties owned by cities and Yuba County. Although there may be some relationship between County Assessor land use categories, Zoning, and General Plan Land Use Designations, the relationship is not consistent.

Agricultural land uses (cropland, grazing, and dairies) occupy roughly 55% of the County's lands and are important to the local economy. Approximately 115,000 acres of land in Yuba County (28%) is in use for crops (which includes agricultural and forest lands). Areas designated as crops include areas used for cultivation of peaches, prunes, pears, walnuts, olives, grapes, kiwis, mixed orchards, rice (including hunting uses), row crops, irrigated and non-irrigated field crops, timber, and timber preserve zone (TPZ) areas. Agricultural areas include much of the western quarter of the County. There are also large areas of forest land located in the eastern one-third of the County. The County contains approximately 70,000 acres of grazing land, about 17% of the total County acreage.

Public lands include city, county, state, and federally-owned properties, as well as hospitals, rest homes, cemeteries, historical properties, charitable and fraternal organizations, and other non-taxable properties. Approximately 92,000 acres of land (23% of the total) are categorized as public lands. The primary blocks of public lands include Beale AFB, Spenceville Wildlife Refuge, and the Tahoe National Forest.

Residential lands in the County include condos, townhomes, duplexes, triplexes, fourplexes, rural residential dwellings, urban single-family dwellings, mobile homes, and multi-family residential units. Residential development occupies 60,000 acres (15%) of the County's total land area. Single-family residential areas are concentrated in Linda, Olivehurst, and the Plumas Lake development project area, with scattered parcels in foothill and upcountry community plan areas. Condominium and townhomes, duplex and triplex units, and multi-family residential dwellings are focused in developed areas within the valley portion of the County.

Commercial and industrial lands occupy roughly 1,300 acres (less than 1%) of the County's total land area. Commercial properties are located primarily along highways and major roadways. Community and regional retail lands are generally located next to SR-65 and SR-70, particularly in Linda. Industrial lands are mostly along railroad lines and around the Yuba County Airport. Mining areas are mostly focused along the Yuba River.

POPULATION

As of the 2000 U.S. Census, the population of Yuba County was 60,219, with a population of 45,679 (76%) in unincorporated areas and 14,540 (24%) in incorporated areas. The number of households in Yuba County was 20,535, with an average household size of 2.87 persons (the same as California as a whole).

The County has experienced population growth in the recent past, and this growth is forecast to continue. Yuba County's projected growth rate through 2050 is the second-highest in the state after neighboring Sutter County. Yuba County is expected to add 130,582 new residents by 2050, for a total of 201,327.

The California Department of Finance has determined that in 2010, Yuba County's total population increased to 73,380 with 22% in incorporated areas and 78% in unincorporated areas (Table 4.10-3). Table 4.10-3 indicates changes in population between 1990 and 2000, and 1990 and 2010. The California Department of Finance forecasts that there will be 201,327 residents of Yuba County in 2050, representing an increase of 179% over the 2010 estimated population (Table 4.10-4)

Table 4.10-3 Population Statistics, Yuba County					
Jurisdiction	1990	2000	2010	% Growth (1990-2000)	% Growth (1990-2010)
Yuba County Unincorporated	44,273	45,679	56,955	3	29
Marysville	12,324	12,268	12,867	0	4
Wheatland	1,631	2,272	3,558	39	118
County Total	58,228	60,219	73,380	3	26

Source: Department of Finance 2010.

Table 4.10-4 Forecast Population				
Population	2020	2030	2040	2050
Yuba County	109,216	137,322	168,040	201,327

Source: Department of Finance 2007.

HOUSING

Table 4.10-5 displays the housing unit distribution within Yuba County. Approximately 78% of existing housing stock is located within the unincorporated areas of the County. The bulk of new housing construction has occurred in the unincorporated areas of the county, where an increase of 15,527 units since 1990 has raised the total number of units to 22,010 in the unincorporated county, and 28,244 total dwelling units in the County.

Table 4.10-5 Housing Units, Yuba County					
Jurisdiction	1990	2000	2010	% Growth (1990-2000)	% Growth (1990-2010)
Unincorporated County	6,483	16,822	22,010	159	240
Marysville	5,083	4,999	5,019	-2	-1
Wheatland	679	815	1,215	20	79
County Total	12,245	22,636	28,244	85	131

Source: Department of Finance 2010.

The County is characterized primarily by single-family detached housing units, which make up 67% of units (Table 4.10-6). The County also has a significant number of mobile homes, with 3,880 units that comprise 14% of the County's total housing stock. Attached single-family and multifamily units make up approximately 19% of the total.

Table 4.10-6 Housing Types, 2010										
Jurisdiction	Detached		Attached		Two to Four Units		Five-Plus Units		Mobile Homes	
Unincorporated	15,275	69%	915	4%	713	3%	1,208	5%	3,899	18%
Marysville	2,788	56%	340	7%	764	15%	1,119	22%	8	0%
Wheatland	929	76%	37	3%	155	13%	55	5%	39	3%
County Total	18,992	67%	1,292	5%	1,632	6%	2,382	8%	3,946	14%

Source: Department of Finance 2010.

Employment

The availability of employment opportunities within a community often influences location decisions by households, and therefore employment information is important to the analysis presented in this section of the EIR.

During the 1990s and 2000s, Yuba County added a substantial number of dwelling units, particularly in the southern, valley portions of the County. This housing was constructed largely to serve employees of Sacramento, south Placer County, and other employment centers. Between 1990 and 2009, the jobs-to-housing ratio in Yuba County decreased by approximately 33% (from 0.83 to 0.56) (Table 4.10-7).

Table 4.10-7 Yuba County Jobs and Housing Units, 1990 – 2009			
Year	Local Jobs	Housing Units	Jobs-to-Housing Ratio
1990	17,700	21,245	0.83
2000	18,100	22,636	0.80
2009	15,700	28,016	0.56

Sources: DOF 2010 and EDD 2010

4.10.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, a land use, population, or housing impact is considered significant if the proposed project would:

- ▶ physically divide an established community;
- ▶ conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental effect;
- ▶ conflict with any applicable habitat conservation plan or natural community conservation plan;
- ▶ induce substantial population growth in an area, either directly or indirectly; or
- ▶ displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere.

IMPACT ANALYSIS

IMPACT 4.10-1 **Disrupt or Divide an Established Community.** *Compliance with goals and policies in the 2030 General Plan would ensure that development pursuant to the 2030 General Plan would not disrupt or divide established communities. This impact is considered less than significant.*

The 2030 General Plan goals and policies and Land Use Diagram focus development within the Valley Growth Boundary on undeveloped land, as well as infill and redevelopment in areas already developed. Limited development could occur outside of the boundary in rural communities. However, the majority of new development under the 2030 General Plan would occur within the Valley Growth Boundary.

The General Plan does not propose land use changes and infrastructure planning elements that would divide any established communities. The Goldfields Parkway, which is a planned four- to-six lane expressway, is a previously planned roadway improvement prior to the 2030 General Plan and is included as a part of the County's circulation system. This facility is planned for the eastern portion of the unincorporated community of Linda. The alignment for the Goldfields Parkway is planned adjacent to newly developed residential development located just west of the planning roadway. East of the planning roadway alignment is open space. There is some scattered rural scale residential development east of the Goldfields Parkway. However, this future roadway is not planned in a location that would divide an existing neighborhood or defined residential community. It is on the edge of a newly developing area.

Many of the proposed land use changes and policies in the 2030 General Plan would promote integrated land use and transportation planning that fosters enhanced connectivity between land uses and the circulation system, thereby reducing barriers to connectivity. The following policies demonstrate how the 2030 General Plan would promote land use and circulation system connectivity and avoid or minimize the division of established communities:

Relevant Policies and Actions of the 2030 General Plan

- ▶ **Policy CD5.4:** New developments within the Valley Growth Boundary shall provide a highly connected travel network that supports all local travel modes.
- ▶ **Policy CD8.3:** New cul-de-sacs are allowed within the Valley Neighborhoods and residential portions of Employment Village areas only where they would not create a barrier for pedestrian and bicycle access or circulation between homes and destinations. ~~Cul-de-sacs may be allowed around the edges neighborhoods, in areas adjacent to ongoing agricultural operations, in areas adjacent to existing large volume roadways, or where connectivity is limited by existing physical conditions.~~
- ▶ **Policy CD8.9:** Fences and walls are discouraged along public travelways where they would present substantial barriers to casual surveillance or multi-modal travel.
- ▶ **Policy CD8.11:** Multi-family housing developments should be well connected to the surrounding neighborhood. Parking areas should be sized and broken up to avoid creating barriers to pedestrian and bicycle circulation.
- ▶ **Policy CD20.1:** New developments shall be designed to discourage concentration of traffic at a few intersections. Multiple points of access shall be provided, whenever wherever feasible.
- ▶ **Policy CD20.43:** New developments shall connect with adjacent roadways and stubbed roads and shall provide frequent stubbed roadways in coordination with future planned development areas.

- ▶ ~~Policy CD20.5:~~ Plans and projects shall connect to adjacent planned development areas and adjacent roadways at a minimum of 600-foot intervals. This minimum interval does not apply to development areas that are adjacent to existing or planned future limited-access highways, freeways, or expressways, or other areas where physical constraints would make this level of connectivity infeasible.
- ▶ **Policy CD20.64:** The County discourages the use of sound walls within neighborhoods. Traffic dispersal on a finely connected network of smaller roadways and other planning and site design solutions should be used instead of sound walls to address noise issues, to the greatest extent feasible.
- ▶ **Policy CD20.75:** Since gated residential areas discourage connectivity, the County will only allow such developments if multi-modal connectivity and emergency access to and from surrounding areas will not be significantly impaired. The County will not allow gates unless emergency access can be provided consistent with the standards of the relevant fire district.
- ~~▶ **Policy CD20.9:** Destination land uses in new developments shall be located and designed so that people may conveniently reach these destinations by foot, bicycle, car, or bus.~~
- ▶ **Policy CD20.107:** The County will seek frequent street and trail connections between new residential developments and established Valley Neighborhoods.

Conclusion

The 2030 General Plan accommodates land use change, which would be focused within the Valley Growth Boundary and within rural communities between present and 2030. Buildout of the 2030 General Plan would result in the development of new residential, commercial, and industrial uses and would extend infrastructure in portions of the County. The General Plan provides the overall framework for roadway and infrastructure improvements that would be needed to serve land use change within the unincorporated County anticipated under the 2030 General Plan. The General Plan will be implemented through several measures, including changes to County development and improvement standards, infrastructure planning, approval and development of plans and projects, and through other means.

The 2030 General Plan policy diagrams would accommodate development in and adjacent to existing communities, but these policy diagrams do not include improvements that would divide existing communities. The 2030 General Plan does not identify new infrastructure improvements that would be located in a way that would divide an established community.

The 2030 General Plan would incorporate numerous goals, policies, and actions aimed at preventing or minimizing the division or disruption of both existing and planned communities. Implementation of the goals, policies, and actions contained within 2030 General Plan, as described above, would ensure that community divisions with adverse effects on the physical environment would either not occur or be minimized. This impact would be **less than significant**.

IMPACT 4.10-2 Conflicts with Other Plans. *The goals, policies, and actions proposed in the 2030 General Plan would not conflict with other land use plans, policies, or agency regulations with jurisdiction over projects that could be developed under the 2030 General Plan. The impact is less than significant.*

The State CEQA Guidelines Section 15125(d) requires that an EIR analyze the potential for inconsistencies between the project, in this case implementation of the 2030 General Plan, and other relevant plans, programs, regulations, and agencies with some authority over the project. However, it should be noted that the General Plan was designed to be consistent with a number of relevant plans and policies. Land use and other plans, regulations, and programs that are relevant to lands within the County are listed below, along with an evaluation of their consistency with the proposed 2030 General Plan.

Yuba County Local Agency Formation Commission

Yuba County LAFCO is responsible for annexations and detachments of lands to cities and special districts, as well as the formation and dissolution of cities, special districts, and spheres of influence. The County is required to work with LAFCO during the annexation process to ensure that municipal services are provided to newly annexed areas. This would ensure consistency with LAFCO policies. In addition to the requirement for LAFCO approval of annexations and boundary changes, the following policy would further ensure the County's coordination with Yuba LAFCO during future annexations:

- ▶ **Policy CD14.23:** The County will support an orderly framework for communication ~~and action on issues of mutual concern~~ with Wheatland, Marysville, Beale Air Force Base, LAFCO, service providers, SACOG, Sutter County, and other regional service providers and agencies.

Sacramento Area Council of Governments Blueprint

The SACOG Preferred Blueprint Scenario, referred to as the Blueprint, is a voluntary framework for regional transportation and land use planning that was developed to aid the jurisdictions in the six-county greater Sacramento area in guiding development through 2050.

The Blueprint is intended to suggest different development patterns and density in the future compared to past trends in part to provide for more efficient public facilities and infrastructure, to reduce vehicle miles traveled (VMT) regionally, to reduce air pollutant emissions, and reduce other environmental impacts. The General Plan includes substantially more development than anticipated under the Preferred Blueprint Scenario for the unincorporated County. However, technical sections of this EIR evaluate the direct effects of construction and operation of growth beyond that included for Yuba County in the Preferred Blueprint Scenario in sections organized by environmental issue areas, such as biological resources, air quality, etc., the construction of water supply facilities. The General Plan includes policies and this EIR includes mitigation measures, where necessary, that would reduce or avoid impacts, as noted throughout Chapter 4 of this EIR. There is no additional significant impact associated with growth beyond that anticipated for the County in the Preferred Blueprint Scenario beyond that considered comprehensively throughout this programmatic EIR.

The 2030 General Plan includes goals, policies, and actions that promote Blueprint principles, including the promotion of more public transportation and use of bicycles and non-motorized forms of transportation; providing many types of housing to meet the needs of all residents, rather than focusing solely on single-family, large-lot, detached residential development; promoting more compact development; redevelopment of vacant or underutilized parcels and using existing roadway systems, and public facilities; creating neighborhood and civic centers with mixed uses to provide neighborhood services to residential areas; and preserving natural features and systems. Goals and policies that promote the seven smart growth principles of the Blueprint are found throughout the 2030 General Plan. Following is a sampling of some of the more relevant policies that demonstrate consistency with the Preferred Blueprint Scenario:

- ▶ **Policy CD1.1:** Urban and suburban development in the unincorporated County not related to agriculture, mining, or some natural or cultural resource-oriented purpose is prohibited in valley areas outside the Valley Growth Boundary.
- ▶ **Policy CD2.1:** The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.
- ▶ **Policy CD2.2:** The County will support specific plans, redevelopment plans, corridor plans, and community plans that promote infill development and reinvestment.
- ▶ **Policy CD2.3:** The County will support reinvestment in Linda and Olivehurst that increases local shopping, job, and housing opportunities.

- ▶ **Policy CD2.5:** The County will ~~direct~~ prioritize public spending on infrastructure ~~to~~ within infill areas in order to induce reinvestment, remove blight, and reduce poverty.
- ▶ **Policy CD2.6:** The County will support public/private partnerships that encourage infill development consistent with the General Plan.
- ▶ **Policy CD4.1:** Employment and Commercial Centers shall be developed in coordination with local transit provider/s to ensure proper placement and design of transit stops and accommodate public transit for both employees and patrons.
- ▶ **Policy CD4.2:** Employment and Commercial Centers shall be designed to provide convenient and safe pedestrian and bicycle access from surrounding developed and planned neighborhoods.
- ▶ **Policy CD5.1:** Valley Neighborhoods should provide for most daily and weekly destinations, including a mix of commercial retail and services, schools, parks, and other civic uses.
- ▶ **Policy CD5.2:** Valley Neighborhoods should provide compact development patterns that conserve land and place homes in close proximity to destinations.
- ▶ **Policy CD5.3:** Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.
- ▶ **Policy CD5.4:** New developments within the Valley Growth Boundary shall provide a highly connected travel network that supports all local travel modes.
- ▶ **Policy CD6.1:** Valley Neighborhoods shall contain one or more Neighborhood Center, where medium- and higher-density residences, neighborhood commercial, and public services are focused.
- ▶ **Policy CD6.5:** Neighborhood Centers ~~will-should provide~~ have for a pedestrian-friendly mix of uses and a palette-range of housing types to meet the needs of the County's diverse households.
- ▶ **Policy CD6.6:** Neighborhood Centers shall be located and designed to provide convenient and safe bicycle, pedestrian, and transit access to and from surrounding neighborhoods.
- ▶ **Policy CD7.2:** The County will coordinate with local residents and business owners to identify and plan for the desired land use mix, amenities, and aesthetic improvements for Mixed-Use Corridors.
- ▶ **Policy CD7.3:** The County will encourage – through entitlement, streamlining, flexibility in development standards, fee structures, and other incentives – infill development in vacant or underutilized sections of Mixed-Use Corridors.
- ▶ **Policy CD7.4:** Developments in Mixed-Use Corridors should have pedestrian-friendly property frontages with buildings built close to the street frontage.
- ▶ **Policy CD8.1:** New developments should be designed to provide direct and convenient access to nearby parks, trails, commercial and public services, and transit stops.
- ▶ **Policy CD10.1:** The County will encourage development that improves the balance between local jobs and housing, including new commercial, industrial, home-based businesses, business incubators, and other development that generates net revenues for the County and produces local jobs.
- ▶ **Policy CD19.1:** The County will promote mixed-use, infill development and redevelopment in order to reduce dependence on the private automobile.

Metropolitan Transportation Plan (MTP)

In 2008, SACOG approved the MTP 2035 for the six-county region. The MTP is a 28-year plan for transportation improvements needed in the region to accommodate projected population and economic growth. The MTP makes connections between transportation needs, land use, and air quality on a regional level, and provides guidance for cooperative planning between different local jurisdictions. The 2030 General Plan uses the same basic principles outlined in the MTP for regional transportation planning. The following is a sampling of policies from the 2030 General Plan that demonstrate consistency with the MTP:

- ▶ **Proposed Facilities (Circulation Element).** During buildout of the General Plan, the demand for travel will increase on many County roads and state highways... The County also coordinates with regional transportation planning efforts to improve state highways that serve Yuba County and surrounding communities. Different federal, state, and local programs are used to fund construction and maintenance of the roadway network... Recommended improvements to County roads and State facilities to serve the unincorporated County are described in Exhibits Community Development-13 and 14 and Tables Community Development-6, 7, and 8.
- ▶ **Policy CD14.23:** The County will support an orderly framework for communication ~~and action on issues of mutual concern~~ with Wheatland, Marysville, Beale Air Force Base, LAFCO, service providers, SACOG, Sutter County, and other regional service providers and agencies.
- ▶ **Policy CD14.34:** The County will coordinate with special districts, cities, LAFCO, SACOG, Caltrans, joint powers authorities, and other relevant agencies to provide efficient local and regional ~~infrastructure and public infrastructure, public~~ facilities, and public services.
- ▶ **Policy CD16.12:** Proposed specific plans shall identify and describe financing plans for major transportation improvements required to serve them, including railroad overcrossings, highway overcrossings, and other facilities.
- ▶ **Policy CD18.1:** The County will support regional transportation planning for roadway improvements within Yuba County identified by SACOG, Caltrans, and documented in the Metropolitan Transportation Plan and Highway Concept Reports.
- ▶ **Policy CD18.2:** County staff will seek input from Marysville and Wheatland, Sutter County, Butte County, Nevada County, Placer County, Sierra County and Yuba City during land use and transportation planning efforts that may have regional effects.
- ▶ **Policy CD18.3:** The County will pursue agreements with Sutter County, Yuba City, Caltrans, and SACOG to construct a third bridge across the Feather River.
- ▶ **Policy CD18.4:** The County will work cooperatively with Nevada County, Caltrans, and SACOG to improve capacity on State Highway 20 east of Marysville.
- ▶ **Policy CD18.5:** The County will continue to participate in the maintenance and update of the Metropolitan Transportation Plan.
- ▶ **Policy CD18.6:** The County will evaluate and consider the effects of future land use changes on regional circulation facilities as part of land use planning decisions.
- ▶ **Policy CD18.7:** New developments shall analyze impacts to Caltrans facilities and shall provide fair-share funding to address impacts to Caltrans facilities, as feasible.

- ▶ **Policy CD18.8:** The County will coordinate with Caltrans to implement context-sensitive improvements to State facilities that are keyed to local multi-modal transportation needs.
- ▶ **Action CD18.1: Regional Traffic Fee Program.** The County will coordinate with cities and surrounding counties to develop and implement a regional fee program to address non-County roadway transportation facilities, including vehicular, bicycle, pedestrian, and public transit. The regional mitigation fee program should be designed to address cumulative regional transportation needs on a fair-share basis for new specific plans and new developments. This program should address state highway facilities, as appropriate, and account for outside funding sources for state highway facilities, including but not limited to: State Transportation Improvement Program and State Highway Operation and Protection Plan funding.

~~Fair share fees should account for the portion of costs attributable to local residents.~~ The traffic impact fees will be used to fund improvements that will be needed in the future as development occurs. If feasible, the County will use provisions of Streets and Highways Code sections 114 and 130 to bank fees for future highway projects.
 - Related Goals: Goal CD13, Goal CD16, Goal CD18, Goal CD22, Goal HS9
 - Agency/Department: Community Development and Services Agency
 - Funding Source: County mitigation fees, funding from aggregate sales, federal and state funds
 - Time Frame: Nexus Fee Study and revised fees by 2014.
- ▶ **Policy CD19.1811:** The County will support ~~any~~ feasible opportunities to provide intra-county and inter-county passenger rail service for Yuba County residents and businesses, including support for - Policy CD19.19 ~~The County supports~~ expansion of AMTRAK passenger service and transit, along with bicycle, and pedestrian-friendly development around rail and transit stations.

Specific Plan Areas, Community Plan Areas, and Other Special Areas

Yuba County has a variety of specific plans, community plans, and other area plans that regulate land use in unincorporated Yuba County. Specific plans and other planning documents are required to be consistent with the General Plan. For the most part, the General Plan assumes development consistent with existing rural community boundary areas and existing specific plans.

However, upon adoption of the 2030 General Plan, the County would review adopted specific plans, community plans, and other plan documents, and revise these documents, where necessary, to reflect changes made in the 2030 General Plan. According to State Government Code 65359, “any specific plan or other plan of the city or county that is applicable to the same areas or matters affected by a general plan amendment shall be reviewed and amended as necessary to make the specific or other plan consistent with the general plan.” The 2030 General Plan includes policies related to reviewing and revising specific plans and community plans, including the following.

- ▶ **Action CD1.1: Review of Development Capacity in Valley Growth Boundary.** The County will review the Valley Growth Boundary at least every 8 years and make amendments, if necessary, to ensure that it continues to provide enough land for development for the next 20 years. The review of the Valley Growth Boundary will correspond with regional housing needs allocations and the County’s Housing Element update cycle. The County will also periodically review the Planning Reserve Area and consider removing lands from the Planning Reserve Area, assigning General Plan land use designations, and approving zoning and development standards, if needed to accommodate population and employment growth consistent with the General Plan.

The County will use information from the Department of Finance, Employment Development Department, ~~and~~ Sacramento Area Council of Governments (SACOG), and estimates of growth capacity provided by Yuba County cities to establish existing and future estimates of population and employment levels in the unincorporated County. General Plan land use designations, zoning, and specific plan land use designations

~~shall will~~ be used to calculate land development capacity within the Valley Growth Boundary. The County will consider ~~providing General Plan land use designations for Planning Reserve areas and~~ adding areas to the Valley Growth Boundary based on an evaluation of 20-year forecasts of population and employment in unincorporated areas, ~~and~~ the County's jobs-housing goals, and land needs for agriculture and other natural resource functions.

- Related Goals: Goal CD1, Goal CD10, Goal CD13
- Agency/Department: Community Development and Services Agency
- Funding Source: General Fund
- Time Frame: Every 8 years following adoption of the 2030 General Plan

- ▶ **Policy CD10.5:** The County will support community and specific planning efforts following General Plan adoption that identify employment-generating uses and the housing and infrastructure that is needed to support the local workforce.
- ▶ **Action CD10.2: Land Use Monitoring.** The County will monitor progress toward the jobs-housing goal and, as necessary, amend the General Plan, Zoning Ordinance, Specific Plans, Community Plans, and other relevant plans and codes, as appropriate. Any amendments shall address imbalances between job and population growth, and may include revisions to allowable land uses or development standards, financial/regulatory incentives to accelerate the development of job-generating uses, and other actions.

- Related Goals: Goal CD1, Goal CD4, Goal CD10
- Agency/Department: Community Development and Services Agency and Economic Development Coordinator.
- Funding Source: General Fund
- Time Frame: Report on jobs-housing balance at least once per year to the Board of Supervisors.

The 2030 General Plan may lead to revisions to existing community plans, specific plans, and area plans. The General Plan substantially reduces the development potential within the River Highlands Community Plan Area. It is unknown at this time what other revisions would be made to existing specific plans and community plans, and will not speculate in this EIR on such changes.

Yuba County Zoning Ordinance

The County's Zoning Ordinance describes the permitted land uses and development standards for each of the designated zoning districts in the unincorporated County on a parcel-by-parcel basis. The Zoning Ordinance is subordinate to the General Plan and will be updated to reflect the changes made to the General Plan land use designations. The 2030 General Plan contains actions requiring the County to update its Zoning Ordinance, which further ensure consistency. These actions are listed below:

- ▶ **Action CD2.1: Revise Standards.** Following the General Plan adoption, the County will review and revise zoning, development standards, impact fees for all County facilities (library, parks, jail, roads, etc.), and related plans and standards to ensure consistency with the General Plan. As a part of these amendments, the County will focus on removing constraints and creating incentives for mixed-use, infill development that is consistent with the General Plan.
- Related Goals: Goal CD2, Goal CD3, Goal CD4, Goal CD6, Goal CD7, Goal CD8, Goal CD16, Goal CD17, Goal CD19, Goal HS5, Goal HS11

- Agency/Department: Community Development and Services Agency
- Funding Source: General Fund; federal and state funds, as available
- Time Frame: Update Zoning Ordinance and development standards by 2013

- ▶ **Action CD5.1: Update Zoning Ordinance.** Following the General Plan adoption, the County will review and revise the Zoning Ordinance, consistent with the updated General Plan. As a part of the revisions, the County will ensure the updated Zoning Ordinance accommodates compact growth patterns, consistent with the General Plan, while continuing to provide for the public health and safety. The County will consider provisions in the Zoning Ordinance that focus more on building form, function, and placement; lot design; and the relationship of buildings to the public realm (streets, plazas, public parks, etc.) and less emphasis on regulating specific land uses.

To ensure land use compatibility while also encouraging a mix of land uses, the County will base performance standards in the Zoning Ordinance on General Plan policies for such topics as noise, vibration, light, glare, air pollution, and traffic. Such performance standards could be used to ensure compatibility in situations where nonresidential uses are located close to residential uses. The ordinance will also be revised to address nuisances, such as blight, stockpiling, and other similar issues.

- Related Goals : Goal CD2, Goal CD3, Goal CD4, Goal CD6, Goal CD7, Goal CD8, Goal CD19, Goal HS5, Goal HS10, Goal HS11, Goal NR11
- Agency/Department: Community Development and Services Agency
- Funding Source: General Fund; federal and state funds, as available
- Time Frame: Update Zoning Ordinance by 2013

- ▶ **Action CD10.2: Land Use Monitoring.** The County will monitor progress toward the jobs-housing goal and, as necessary, amend the General Plan, Zoning Ordinance, Specific Plans, Community Plans, and other relevant plans and codes, as appropriate. Any amendments shall address imbalances between job and population growth, and may include revisions to allowable land uses or development standards, financial/regulatory incentives to accelerate the development of job-generating uses, and other actions.

- Related Goals: Goal CD1, Goal CD4, Goal CD10
- Agency/Department: Community Development and Services Agency and Economic Development Coordinator.
- Funding Source: General Fund
- Time Frame: Report on jobs-housing balance at least once per year to the Board of Supervisors.

- ▶ **Action CD19.2: Revise Development Code & Improvement Standards.** Following adoption of the 2030 General Plan, the County will revise its development code and improvement standards, where necessary, to encourage a high level of pedestrian, bicycle, and transit-friendliness in new development. In general, the County will consider revisions to its codes and standards to reduce road widths, reduce the amount of paved areas of roadways and parking lots, reduce pedestrian crossing distances, and reduce curb radii at intersections, in consideration of pedestrian and bicycle comfort and safety, while also considering turning templates needed for service and emergency vehicles. The County will consider revisions to its codes and

standards that require wider sidewalks in areas where higher pedestrian and bicycle activity would be anticipated.

- Related Goals: Goal CD2, Goal CD8, Goal CD13, Goal CD15, Goal CD19, Goal CD 21, Goal HS3, Goal HS5, Goal HS9, Goal HS11, Goal NR7
- Agency/Department: Community Development and Services Agency
- Funding Source: General Fund; grant funding
- Time Frame: Revise zoning, development codes, and improvement standards by 2013

- ▶ **Action CD21.1: Revise Development Code & Improvement Standards.** Following adoption of the 2030 General Plan, the County will revise its development code and improvement standards. The County will consider reduced surface parking in areas where pedestrians and bicyclists are concentrated and where transit service is planned. The County will consider strategies to optimize parking supply through shared parking; use of on-street parking to meet demand of nearby properties; and other strategies. The County will consider establishing parking maximums, as well as minimums, as part of the development code and improvement standard revisions.

- Related Goals: Goal CD2, Goal CD7, Goal CD8, Goal CD19, Goal CD21, Goal NR11, Goal HS3, Goal HS5
- Agency/Department: Community Development and Services Agency
- Funding Source: General Fund; grant funding
- Time Frame: Revise zoning and development codes by 2013, revise improvement standards by 2014.

- ▶ **Action NR3.1: Agricultural Zoning.** As a part of the comprehensive Zoning Ordinance update that will follow adoption of the General Plan, the County will establish minimum parcel sizes on Cropland and Grazing Land designed to promote their long-term viability for agricultural use. In general, higher per-acre value agricultural operations could accommodate relatively smaller long-term viable parcel sizes, depending on the crop type. Lower per-acre value types of agricultural activity, such as grazing, would need larger parcel sizes in order to be viable on a long-term basis. Determining the minimum viable agricultural parcel size depends on several factors that are subject to change over time. A recent study by the UC Davis Department of Agricultural and Resource Economics does not establish minimum viable parcel size, but suggests that for walnuts in Yuba and Sutter counties, the minimum viable parcel size is more than 20 acres.¹ County staff will collaborate with local experts from UC Cooperative Extension, the Yuba-Sutter Farm Bureau, and other organizations, as well as local farmers for guidance on minimum parcel sizes required to support ongoing viable operations within the context of local crop types and grazing operations. The County's Zoning Ordinance will be revised to regulate land use and parcel size on Cropland and Grazing Lands outside the Valley Growth Boundary and Rural Communities, based on this guidance.

- Related Goals: Goal NR3
- Agency/Department: Community Development and Services Agency; Agricultural Commissioner
- Funding Source: General Fund and/or permit fees

¹ [Karen Klonsky, Department of Agricultural and Resource Economics, UC Davis. Economically Viable Parcel Size. August 28, 2006.](#)

- **Time Frame:** The County’s zoning and development standards will be revised following the General Plan Update. The target date for approving a revised zoning code is 2013.

The County’s Zoning Ordinance was used as background information in development of the 2030 General Plan. The 2030 General Plan was also informed by a comprehensive set of technical studies and analysis of existing environmental conditions, which are more up-to-date than those used to draft the current Zoning Ordinance. The 2030 General Plan addresses the County’s economic and social objectives, but also comprehensively addresses environmental issues, such as those required for analysis under CEQA. Although the 2030 General Plan includes policies and actions that would require certain changes to the Zoning Ordinance following adoption, these changes would not conflict with the Zoning Ordinance in such a way as to create any substantial environmental impact.

Other Consistency and Consultation Policies

The 2030 General Plan includes several other policies which support consultation and consistency with other jurisdictions and other state agencies.

- ▶ ~~Policy CD13.4: The County will coordinate with the cities of Wheatland and Marysville for proposed planning actions or development approvals involving land within their respective spheres of influence.~~
- ▶ **Policy CD14.23:** The County will support an orderly framework for communication ~~and action on issues of mutual concern~~ with Wheatland, Marysville, Beale Air Force Base, LAFCO, service providers, SACOG, Sutter County, and other regional service providers and agencies.
- ▶ **Policy CD14.34:** The County will coordinate with special districts, cities, LAFCO, SACOG, Caltrans, joint powers authorities, and other relevant agencies to provide efficient local and regional ~~infrastructure and public infrastructure, public~~ facilities, and public services.
- ▶ **Policy CD14.56:** The County will coordinate its land use planning with local school districts to ensure adequate educational facilities with safe and convenient pedestrian and bicycle access to and from surrounding neighborhoods.
- ▶ **Policy CD17.2:** The County will coordinate approval of projects and plans with local transit providers to ensure that transit service is provided for work, shopping, school, and other types of trips within the Valley Growth Boundary.

Conclusion

There are no inconsistencies between the 2030 General Plan and other relevant plans, actions, and regulations that would result in any substantial adverse physical effects under CEQA other than those already addressed comprehensively and mitigated as appropriate throughout this EIR. The impact would be **less than significant**.

Mitigation Measure

No mitigation is required.

IMPACT 4.10-3 Potential Conflict with Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). *Implementation of the 2030 General Plan would not conflict with an adopted habitat conservation plan or natural community conservation plan. There would be **no impact**.*

There are no habitat conservation plans or natural community conservation plans in Yuba County currently in effect.

Yuba and Sutter counties (with city partners) are in the process of preparing the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), which will cover areas in the western portion of Yuba County and protect habitat for wildlife. The Yuba-Sutter NCCP/HCP is a cooperative planning effort initiated by the counties in connection with future development. The Yuba-Sutter Regional NCCP/HCP will provide a way to accommodate economic and community development; retain the economic vitality of the local agricultural community; maintain recreation, hunting, fishing, and other public uses of the local open space; simplify and expedite land use and conservation planning in the plan area; protect threatened and endangered species; and preserve plant and wildlife communities.

The County's Natural Resources Element will require consistency with the NCCP/HCP, once adopted:

- ▶ **Policy NR5.2:** The County will coordinate its environmental review and mitigation requirements with the Yuba-Sutter NCCP/HCP, once adopted.

Conclusion

The NCCP/HCP is expected to go into effect during the planning horizon of the 2030 General Plan. Because the Yuba-Sutter Regional NCCP/HCP has not been adopted and there is no other natural community conservation plan in effect, there is **no impact**.

Mitigation Measure

No mitigation is required.

IMPACT 4.10-4 Induce Population Growth. *Implementation of the 2030 General Plan could induce population growth in unincorporated Yuba County. This impact is considered **potentially significant**.*

Implementation of the 2030 General Plan would accommodate an increase in population, housing, and employment within unincorporated Yuba County. Increases in land availability for residential development could directly induce population growth. Additionally, increases in land designated for industrial and commercial uses could indirectly induce population growth by increasing the number of jobs in the county.

The 2030 General Plan development capacity is based on the 1996 General Plan, amendments to that Plan, approved projects, as well as the community's consensus for future land use and community design. The County approved a large amount of development under the 1996 General Plan and other plans and projects, such as the East Linda Specific Plan, Plumas Lake Specific Plan, and Spring Valley Specific Plan. These estimates for development, which has not yet occurred, are reflected in the buildout estimates for the 2030 General Plan.

SACOG estimated in 2007 that Yuba County could have as many as 139,484 people in 2035, including both incorporated and unincorporated areas of the County (SACOG 2007). As indicated in Table 4.1-8 the housing, population, and employment projections under the 2030 General Plan, if fully built out, would be significantly larger than the SACOG projections for 2035. The additional population estimated for the 2030 General Plan includes only unincorporated areas, as the County does not have jurisdiction over growth in the cities. It is possible that providing for this level of development could be growth inducing. The large amount of jobs growth accommodated under the 2030 General Plan could, if realized, induce population growth near future job centers not included under the 2030 General Plan. However, buildout estimates in general plans are different than population forecasts. Buildout estimates describe the level of development if each area with a land use designation were fully built, whereas population and employment forecasts attempt to predict how much of this development will actually occur.

**Table 4.10-8
Existing and Future Population**

Housing, Population, and Jobs	On-the-Ground (2008)	Approximate New Land Use under Previous (1996) General Plan	New Land Use under 2030 General Plan at Full Buildout	Total Land Use, Existing + 2030 General Plan Land Use Change at Full Buildout
Single-Family Units	23,833	31,900	25,000 – 34,000	48,900 – 58,000
Multi-Family Units	4,713	2,700	4,700 – 6,400	9,400 – 11,100
Population	69,151	88,600	74,000 – 100,000	143,100 – 169,200
Jobs	18,679	43,600	50,000 – 67,000	68,700 – 78,700

Source: AECOM and SACOG 2010.

Relevant Policies and Actions of the 2030 General Plan

The 2030 General Plan contains numerous policies and actions to manage growth in the unincorporated county in an orderly manner. In addition, the Community Development Element includes the following policy:

- **Policy CD13.2:** The County will not induce growth by ~~providing~~ supporting the provision of services or infrastructure in areas that are not planned for development.

Conclusion

The purpose of the 2030 General Plan is to provide a framework for development and conservation in unincorporated Yuba County. Although the 2030 General Plan contains numerous policies and actions to provide an orderly growth framework for unincorporated Yuba County, the 2030 General Plan could accommodate a substantially greater population and employment growth than is included in existing forecasts and plans. The level of population and job growth that could potentially be accommodated under the 2030 General Plan is greater than that accommodated under the existing 1996 General Plan. The level of job growth included in the 2030 General Plan is substantially more than current forecasts would indicate. If this level of job growth is realized, it is possible that population growth near future job centers could be induced, beyond that which is included under land use assumptions used for analysis under this EIR. Implementation of the 2030 General Plan could be considered growth inducing. This impact is considered **potentially significant**.

Mitigation Measure

No feasible mitigation is available to reduce this impact to a less-than-significant level other than the policies and actions already included in the 2030 General Plan.

The project’s purpose is to provide a framework governing future development and conservation in unincorporated Yuba County. In particular, the County is interested in providing for employment development opportunities during this General Plan time horizon to balance job opportunities with recent growth in housing opportunities. This impact would remain **significant and unavoidable**.

IMPACT 4.10-5 **Displacement of Existing Population and Housing.** *The 2030 General Plan provides overarching guidance for development and conservation. The 2030 General Plan does not propose to remove existing housing or displace existing population or housing units. However, it is possible that areas designated for development could involve removal of existing housing. The impact is considered **potentially significant**.*

The 2030 General Plan proposes policies and actions that facilitate development opportunities on vacant land, underutilized parcels, and through infill and redevelopment. Should any redevelopment of existing housing units

be proposed, California Public Resources Code Section 7260(b), the California Relocation Law, establishes “a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity.” The law would require the redevelopment agency to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that would be displaced by an agency-proposed project.

The 2030 General Plan proposes numerous policies and actions to conserve the existing housing stock. The following is a sampling of 2030 General Plan policies and actions designed to preserve existing housing units and facilitate a variety of additional housing opportunities.

Relevant Policies and Actions of the 2030 General Plan (including 2009 Housing Element)

- ▶ **Policy CD2.3:** The County will support reinvestment in Linda and Olivehurst that increases local shopping, job, and housing opportunities.
- ▶ **Policy CD4.6:** The County will encourage development of workforce housing around Employment Centers that is ancillary to, and supportive of employment-generating land uses.
- ▶ **Policy CD5.3:** Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.
- ▶ **Policy CD6.5:** Neighborhood Centers ~~will should provide~~ have for a pedestrian-friendly mix of uses and a ~~palette-range~~ of housing types to meet the needs of the County’s diverse households.
- ▶ **Policy CD7.3:** The County will encourage – through entitlement, streamlining, flexibility in development standards, fee structures, and other incentives – infill development in vacant or underutilized sections of Mixed-Use Corridors.
- ▶ **Policy CD10.6:** The County ~~should will~~ encourage residential development that is priced, sized, and located to serve the needs of local employers and workers ~~and discourage overproduction of housing that is sized, priced, and located for residents working outside Yuba County.~~
- ▶ **Policy H-1.1:** Ensure that sufficient sites are appropriately zoned, with access to public services and facilities, between 2008 and 2013, and beyond, to accommodate the County’s share of regional housing needs.
- ▶ **Policy H-1.2:** Provide for a variety of housing types to meet the housing needs of special population groups.
- ▶ **Policy H-3.1:** Reduce regulatory barriers to the development of housing and promote alternative housing types.
- ▶ **Policy H-4.2:** The County will pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.
- ▶ **Policy H-4.3:** The County will require the abatement or demolition of substandard housing that is not economically feasible to repair and which represents a health and safety threat and will seek to mitigate the displacement of low-income household resulting from demolition.
- ▶ **Implementation Program H-4.3.1: Relocation Assistance.** Yuba County will require owners of rental dwelling units that are vacated for violation of housing and building codes to pay relocation expenses for displaced low-income residents and to provide the displaced with the right of first refusal to return to the units upon its repair. If the owner refuses to pay for the relocation of low-income occupants, the County will use available funding to pay for relocation expenses and recover the relocation cost from the owner by placing a

lien on the owner's property. If the property owner is unable to pay relocation expenses, the County may elect to waive the repayment requirement.

- Responsibility: Community Development and Services Agency
- Timeframe: Current and ongoing.
- Funding: Permit fees; property owner contribution to tenant relocation, HOME.
- Objective: To reduce displacement resulting from the County's code enforcement activities.

- ▶ **Policy H-5.1:** The County will seek to preserve the affordability of government-subsidized housing and other housing affordable to low- income households.

- ▶ **Implementation Program H-5.1.1: Preservation of Multifamily Rental Housing.** In the event that the County receives requests in the future for the conversion of rental apartments to condominium ownership, the County will require one year advanced notice and the payment by the owner of relocation expenses of low-income households residing in the development at the time of initial notice. The County will deny any conversion requests unless the notice and procedural requirements of state law are met. In the event 50% or more of the units have rents that are affordable to low-income households, the County will require that the right of first refusal be given to a private, non-profit, or public agency that will maintain the development as rental housing for low- income households. Additionally, the County will consider other methods of addressing potential conversion of properties through methods like a condo-conversion ordinance.

- Responsibility: Community Development and Services Agency
- Timeframe: Current and ongoing.
- Funding: Permit fees.
- Objective: To reduce displacement of low-income tenants during condominium conversion.

- ▶ **Implementation Program H-5.1.2: Preservation of Mobile home Parks.** The County will require owners of mobile home parks requesting conversions to other uses to provide residents with at least one-year advanced notice of the owner's intent to close the park and provide relocation assistance to low income residents and their mobile homes. For parks that appear feasible to rehabilitate and/or maintain for residential use, the County will meet with the owner to determine if the County can assist in accessing state or federal funding for park improvements. If residents have expressed an interest in purchasing their mobile home parks for resident ownership, the County will provide assistance in locating a nonprofit organization that can assist in conversion to resident ownership and applying for state or federal funding to purchase the park.

- Responsibility: Community Development and Services Agency
- Timeframe: Current and ongoing; provide owner or resident assistance upon request.
- Funding: Permit fees; State Mobile Home Park Assistance Program; USDA Rural Housing Services.
- Objective: To preserve existing mobile home parks and reduce displacement of park residents.

- ▶ **Implementation Program H-5.1.3: Preservation of "At-Risk" Rental Units.** The County will seek to preserve 90 units of subsidized rental housing that are at-risk of being converted to market-rate housing within the next ten years. Yuba County will provide technical assistance and coordinate state and federal financial assistance for lower-income households whose rental units are at-risk of being converted. The County will contact owners of at-risk housing units and set up an appointment to review the different methods available to preserve the affordability of at-risk units. If the owner states their intention to convert the at-risk property, the County will:

- Require that the owner notify tenants according to the requirements of state and federal law of the conversion request. The minimum advance notice period will be one- year, to be followed by a subsequent six- month and ninety- day notice. Notice will also be sent to the state department of housing and community development. At the time a notice is issued, the County will contact HCD to determine the status of state and/or federal programs that may be used to preserve the affordability of at-risk units;
- Distribute to tenants a list of comparable replacement rental units by number of bedrooms and cost that are available with no waiting list at approximately the same cost as the rental unit to be converted.
- Provide the owner of the at risk development with a list of eligible purchasers prepared by the California Department of Housing and Community Development that would continue to operate the rental development at affordable rents for low-income households. Contact nonprofit housing corporations to determine their interest in operating at-risk rental units as affordable housing. The determination of which non-profit corporations to contact would depend on their technical expertise and financial capacity.
- Review plans submitted by owners who desire to convert their projects to ensure that they are consistent with the County’s requirements and state and federal laws.
- Assist any interested purchasers who will maintain the affordability of the development in applying for a loan to modernize their rental units.
- Responsibility: Community Development and Services Agency, Housing Authority.
- Timeframe: Meet with owners at least one and one-half years before potential conversion.
- Funding: California Housing Finance Agency Help Program; Multifamily Housing Program; HOME, California Housing Finance Agency (preservation acquisition financing); Mortgage insurance for purchase/refinance (HUD).
- Objective: Preserve 90 at-risk rental housing units.

Conclusion

The 2030 General Plan does not propose to displace substantial numbers of housing or people necessitating the construction of replacement housing elsewhere. The 2030 General Plan does not propose converting established residential areas to a nonresidential land use or redeveloping existing residential areas with new residences by removing existing dwelling units. The 2030 General Plan proposes policies and actions that facilitate additional residential development opportunities and a variety of housing types on undeveloped land, vacant land, underutilized parcels, and through infill and redevelopment. Compliance with 2030 General Plan policies and programs and the California Relocation Law would ensure that new development pursuant to 2030 General Plan would not displace substantial numbers of people. However, it is possible that some housing could be removed during buildout. The impact is considered **potentially significant**.

Mitigation Measure

The General Plan is intended to guide long-term land use change. The General Plan includes all feasible mitigation as policies and implementation. There is no additional feasible mitigation. The impact is **significant and unavoidable**.

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