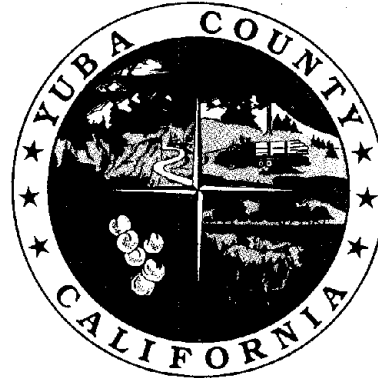


# The County of Yuba

## Community Development & Services Agency

### Kevin Mallen, Director

Phone - (530) 749-5430 • Fax - (530) 749-5434  
 915 8<sup>th</sup> Street, Suite 123  
 Marysville, California 95901  
[www.co.yuba.ca.us](http://www.co.yuba.ca.us)



**BUILDING**  
 749-5440 • Fax 749-5616

**CODE ENFORCEMENT**  
 749-5455 • Fax 749-5464

**ENVIRONMENTAL HEALTH • CUPA**  
 749-5450 • Fax 749-5454

**HOUSING AND COMMUNITY SERVICES**  
 749-5460 • Fax 749-5464

**PLANNING**  
 749-5470 • Fax 749-5434

**PUBLIC WORKS • SURVEYOR**  
 749-5420 • Fax 749-5424

**TO:** Board of Supervisors

**FROM:** Kevin Mallen, CDSA Director  
 Wendy Hartman, Planning Director *W.H.*

**DATE:** December 6, 2007

**SUBJECT:** Yuba County General Plan Update (2030)  
 Board of Supervisors Study Session #1

### SUMMARY

This is the first of four scheduled workshops/study sessions to address significant General Plan issues. The staff is seeking guidance in order to proceed with the preparation of a draft plan as efficiently as possible. This first study session will focus primarily on the valley portion of the County and will address 1) population growth – past, current and projected, 2) growth constraints, and 3) growth boundaries, cities and spheres of influence.

Later Board of Supervisor workshops will address such topics as community boundaries in the foothills and mountains, transportation issues/constraints, infrastructure needs, financing, jobs/housing relationships, balancing of types of growth, economic issues, and others.

### BACKGROUND

These Board study sessions have been organized, following the initial information gathering steps, to solicit early input from the Board on significant issues raised at earlier meetings of the Board, the Citizen's Advisory Committee, and the public and local high school students at the Townhall meetings.

Staff and consultants have conducted five initial Townhall meetings throughout the County. In addition to the list of issues developed in earlier discussions with the Board of Supervisors, the Townhall meetings generated numerous comments that are being considered and which will be addressed as the General Plan update process continues. The Board's appointed Citizens Advisory Committee has held two meetings at which additional comments and issues have been raised. Additional Townhall meetings and Citizen's Advisory Committee meetings are planned.

**DISCUSSION:**

**ANTICIPATED GROWTH/GROWTH TRENDS:** During the past seven years the County has experienced significant growth. As shown in the table below, approximately 4,015 households were added to the County between 2000 and 2007.

	<b>POPULATION</b>	<b>HOUSEHOLDS</b>
<b>2000</b>	60,219	20,535
<b>2007</b>	70,745	24,650

The State Department of Finance has provided the following population projections for Yuba County:

	<b>POPULATION</b>	<b>NEW DWELLING UNITS REQUIRED*</b>
<b>2007</b>	70,745	---
<b>2010</b>	80,411	3,368
<b>2020</b>	109,216	13,405
<b>2030</b>	137,322	23,198
<b>2040</b>	168,040	33,901

\*Based on 2.87 people per dwelling unit

The County continues to grow and that growth is likely to be distributed to many different areas of the County with the majority going to the City of Wheatland and the unincorporated areas of the County located in the valley. Within the unincorporated areas, existing communities and specific plan areas will absorb much of the growth.

Wheatland’s new General Plan anticipates that that City will add 6,200 +/- new dwelling units over the next 12 years and 11,400 over the next 22 years.

Current approved plan areas in the unincorporated area of the County have the following available capacity (doesn’t include existing units):

<b>COMMUNITY AREA</b>	<b>AVAILABLE UNITS</b>
Linda/Olivehurst	1,500
East Linda Specific Plan	5,000
Plumas Lake Specific Plan	11,000
Yuba Highlands	5,100
<b>Total</b>	<b>22,600</b>

With the currently approved specific plans and with Wheatland’s planned growth, there is sufficient capacity to accommodate the forecasted growth for the County.

Expansions of the current approved specific plans, such as Bear River and Country Club Estates, that are now being proposed, would add 1,100 +/- and 1,900 +/- dwelling units respectively to this available capacity.

*Considering the aforementioned population estimates and approved / proposed housing, where and how will new growth be accommodated in Yuba County?*

**CONSTRAINTS:** Portions of Yuba County contain certain geographic characteristics that may limit their viable future use or that may cause the Board of Supervisors to determine that their future use should be limited.

To begin the discussion of constraints, information has been collected on the most likely issues that present constraints to future development such as flood hazards, agricultural lands and soils, biological resources, and noise.

A. Flood hazards:

The County and the County has spent significant time and resources in addressing this issue. The 100 year and 200 year floodplains are likely constraints to future development as are areas that are subject to inundation easements. This issue was acknowledged at several of the Townhall meetings and has been raised at the Citizens Committee meetings as well.

*To what extent does the County wish to continue to build in the floodplain beyond currently approved projects and in consideration of projects currently being processed?*

B. Agricultural lands:

Yuba County has a significant agricultural economy that supports many of the County's residents and businesses as well as provides social and historical context for the County. The County contains soils that support rice, orchards, grazing lands and many other agricultural commodities. Certain areas of the County contain a concentration of the higher value crops, such as orchards and rice while areas of the best or prime soils also exist. Citizens at the Townhall meetings clearly indicated an interest in protecting agricultural lands in Yuba County.

*Are there areas of the County that should be protected and designated for long term agricultural uses to protect a viable and on-going Yuba County agricultural economy?*

C. Biological resources:

The County is home to an assortment of biological resources that are recognized by citizens as an important County resource. In some instances state and federal regulations will require that certain areas be protected as wildlife habitat. The County has embarked on the creation of a Habitat Conservation Plan and Natural Communities Conservation Plan as a means of addressing these issues. The preparation of a HCP/NCCP is a long involved process and is not likely to be completed before the General Plan update is

adopted. However, the process has generated information on these resources that can be used in the General Plan update.

*Are there landscape scale areas of the County that should be protected as habitat?*

*Are there areas where agricultural uses, habitat uses, and floodplain protection can occur simultaneously?*

B. Noise:

Noise is a significant issue in areas of the County adjacent to transportation corridors, roads, railroads, Beale, and airports. Given the work that is currently being done with the Joint Land Use Study (JLUS), noise will be addressed at a future study session.

**GROWTH BOUNDARIES / LOCATION OF URBAN GROWTH:** Knowing the estimated demand for new homes over the next 20-30 +/- years, the County should address a number of key areas:

- Where should the anticipated growth be accommodated (existing cities, expanded cities, within existing specific plans and/or community areas)?
- If so, should these growth areas in the unincorporated portion of the County, such as Plumas Lake and East Linda, be planned to become future cities? The General Plan could include policies related to municipal services, balance of land uses, and infrastructure that would foster such future incorporations or annexations.
- As part of the proposed expansion of specific plan areas, should changes be considered, or even sought out, that would accommodate a larger non-residential component? The General Plan could include policies that support such amendments to specific plans.
- How many cities does the County anticipate having in the future?
- Should non-contiguous residential projects in the unincorporated area be planned so they are more compact, mixed-use developments that would be self supporting? Additionally, should they be planned in such a way as to support and encourage nearby or adjoining non-residential development?

**CONCLUSION:**

Direction and comments from the Board of Supervisors will assist the General Plan team in the eventual preparation of a draft General Plan document that reflects the Board's collective desires. As stated earlier, it will be necessary to revisit some of these issues after additional information is provided on other issues related to transportation or infrastructure needs.