



Yuba County General Plan Update: Land Use Alternatives

Town Hall Forum





Introductions



- **County staff**
- **EDAW**



Overview



- **Overview of 5 Alternatives**
- **Key Features and Policy Emphases**
- **Topic specific stations**



Overview



- **Conceptual Alternatives, not land use plans**
- **Broad countywide growth patterns**
- **Identify preferences**
- **Define priorities**
- **Set aside 3 alternatives**
- **“Gut” reaction**
- **Later: consider 2 in detail**
- **Choose Preferred Alternative for GPU**

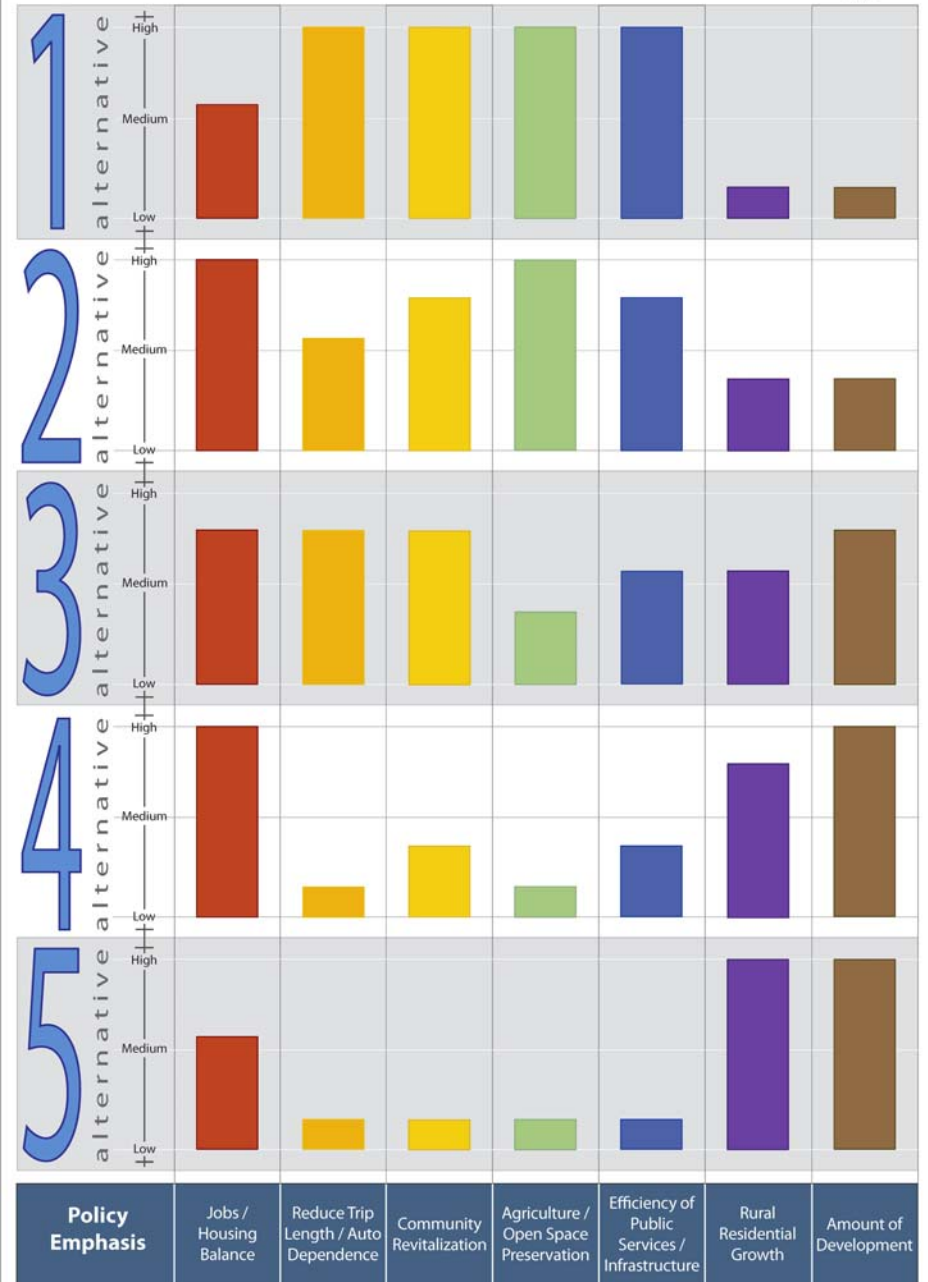


Overview

Basis of Alternatives

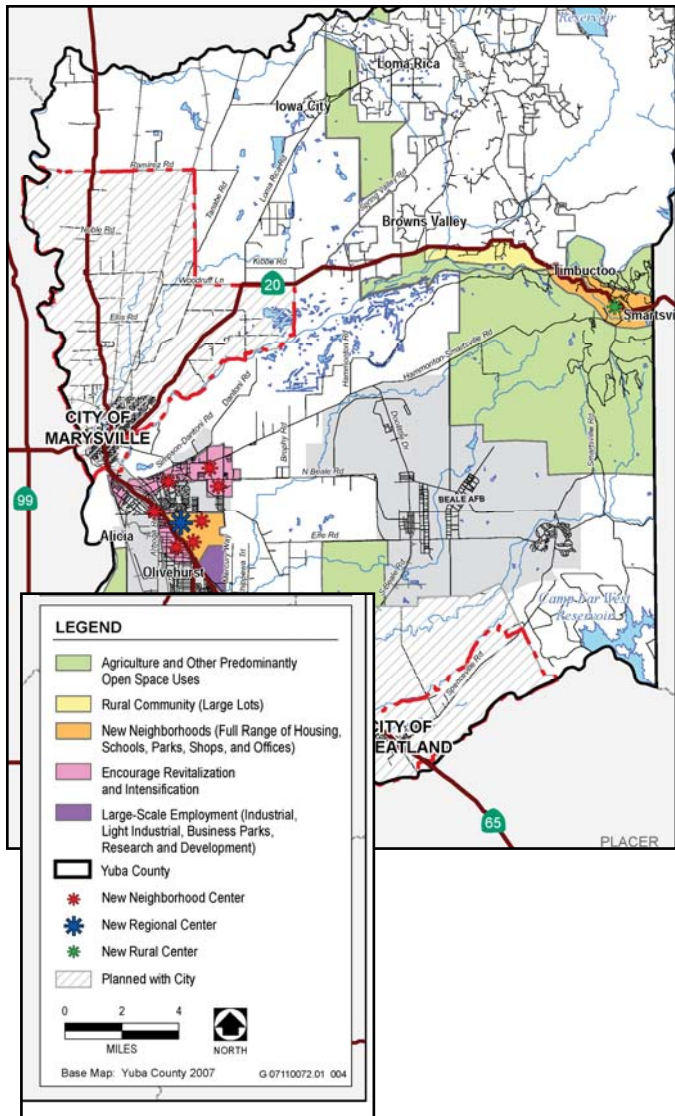
- Public Outreach
- Advisory Committee
- Board of Supervisors Direction
- Existing Conditions Reports
- Landowner request forms
- All Alternatives meet / exceed growth needs

Yuba County General Plan Update Alternatives Summary





Overview



Alternatives Diagrams

- Focus on Change
- White = current planning/zoning
- Green = revert to open space oriented use
- Yellow = rural residential
- Orange = new neighborhoods (housing, schools, parks, shops)
- Purple = larger scale employment
- Pink = targeted infill/revitalization



Alternative 1: Focused Growth, Prioritize Conservation

- **Compact development with focused growth**
- **Emphasis on infill in/near existing communities**
- **New development close to existing services and transportation routes**
- **Efficient infrastructure and service provision**
- **Agriculture and open space preservation**
- **Avoid areas w/ environmental constraints**
- **Remove large open space parcels from Loma Rica/Browns Valley plan area**
- **Limited foothill growth, more in the valley**
- **Larger-scale employment growth near 65/70 interchange**
- **No County development south of Ostrom Road**



Alternative 2: Focused Growth, Moderate Conservation

- **More expansive land development than Alternative 1**
- **Growth in both the foothills and valley**
- **Less focus on infill in/near existing communities**
- **Avoid further expansion toward Feather River**
- **Employment only (no housing) in the Hwy 65 corridor, amount may be beyond absorption during this GP timeline**
- **Larger new neighborhoods in Linda/Olivehurst area**
- **No County development SE of South Beale Rd**
- **Remove large open space parcels from Loma Rica/Browns Valley plan area**
- **More rural residential development opportunity in River Highlands area (compared to Alternative 1)**



Alternative 3: Expansive Valley Growth

- **Expansive development SE of Olivehurst and Linda**
- **New neighborhoods + expansive employment in Hwy 65 corridor**
- **Less emphasis on compact development**
- **Large-lot residential (Rural Residential) in both valley and foothills**
- **Most of River Highlands reverts to open space (as w/ #1)**
- **Less infill in/near existing communities**
- **More greenfield development**
- **No County growth SE of Best Slough**



Alternative 4: Expansive Valley & Foothills Growth

- **Focus on new growth in foothills and along Hwy 65**
- **Less focus on development near existing communities**
- **Less focus on infill / revitalization**
- **Less focus on development along Feather River / Highway 70**
- **Less new development in Linda/Olivehurst area**
- **Expand Loma Rica/Browns Valley CBA to east**
- **Expand Oregon House/Dobbins CBA to south**
- **Assumes current Wheatland SOI**
- **Exceeds amount of population growth anticipated for County through 2030**
- **Exceeds amount of employment growth anticipated through 2030**



Alternative 5: Landowner and Developer Requests

- **Expansive development in the valley and foothills.**
- **Provides significantly more development capacity (population and employment) than anticipated for the County through 2030**
- **Limited infill opportunities in/near existing communities**
- **Expansive growth along Hwy 70, Hwy 65, and Hwy 20**
- **Expansive growth opportunities throughout River Highlands Community Plan Area**
- **Substantial expansion of Community Boundary Areas**
- **Less emphasis on efficient public service/infrastructure**



- **Come to the front, review Alternatives chart, diagrams**
- **Ask questions**
- **Circulate among stations**
- **Fill out questionnaires, drop in boxes**





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