

GENERAL PLAN 101

What is a General Plan?



The General Plan is a community's vision and guide for its future physical, economic, and social development and a long-range policy document covering a period of 20 to 30 years. The General Plan contains goals, policies, and action statements that guide decisions such as how the County grows and looks in the future, where to put houses and businesses, which lands to preserve for agriculture and natural habitat, and where to put new roads or expand existing roads. The General Plan seeks to assure that all of these decisions are consistent with the community's stated vision. The General Plan is also used by property owners and builders to figure out what they can do with their land and how it can be developed.

Yuba County has recently started work on a major update to the General Plan and needs your assistance to ensure that the Plan results in the future that you want for the County. For more information on the planning process in California, please consult:

http://ceres.ca.gov/planning/planning_guide/plan_index.html.

Why Update the General Plan?

In the time since the current General Plan was prepared, there have been many changes in Yuba County and the surrounding region, especially related to increasing residential development in the southern half of the County. The current General Plan may not reflect the public's desire for Yuba County to grow in a more sustainable manner and preserve those aspects of the community that residents cherish. For example, residents may desire that the County consider ways to:

- Encourage more compact development
- Revitalize older neighborhoods
- Preserve agriculture & open space
- Encourage pedestrians & bicycle travel
- Build on the County's industrial base
- Improve connections among neighborhoods
- Increase retail and services for residents.

With your assistance, the General Plan will help create the kind of community character and future you desire, allow businesses to flourish in the local/ regional marketplace, maintain and enhance neighborhoods, provide better ways to get around Yuba County, and improve your quality of life.

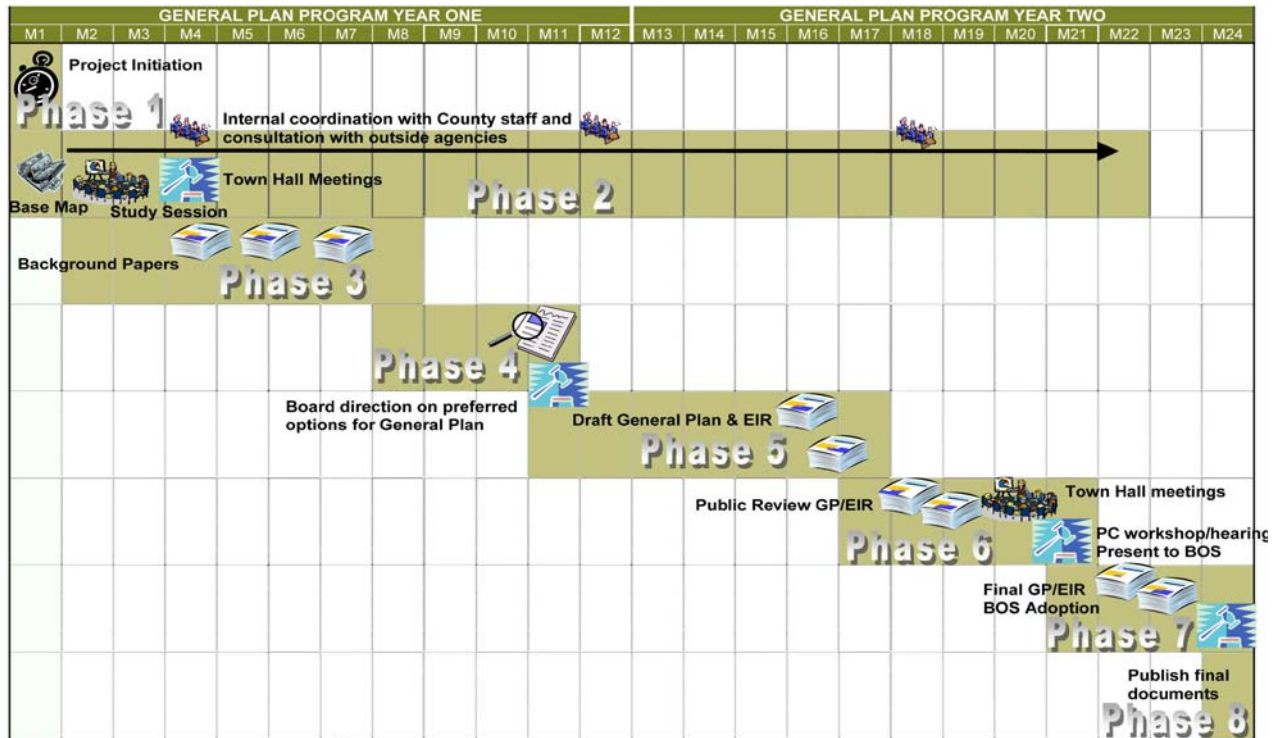
The General Plan provides a framework and overall guidelines for development. Specific Plans and Community Plans cover smaller, local areas of the county and provide more detailed guidance for development than the General Plan. In Yuba County, future development and redevelopment is expected to be accomplished under Specific Plans and Community Plans, which will be prepared for particular projects and areas, and must conform to the General Plan.

What is the Process for Updating the General Plan?

Updating the General Plan is a complex effort that will take approximately two years to complete. The process includes the following phases of work as shown below.



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How Can I Participate?

Yuba County encourages citizens to help craft a vision for the future and establish a strategy for:

- Land use/growth management
- Local economy
- Transportation
- Housing
- Natural resources
- Public safety
- Historic preservation
- Agriculture

In the coming months, you will have many opportunities to participate in the General Plan update and provide input on the vision and policies for Yuba County's future. Among the ways you can participate are:

- Complete the survey and activities at the Town Hall Forum today.
- Attend public workshops and public hearings (see web site or Government Center posting as dates and times are announced)

All events will be publicized on the County's web site and at public locations located throughout the County. Information may be obtained from the County's web site: www.co.yuba.ca.us/Departments/Community%20Development/Planning. Information is also available by contacting the Community Development and Services Agency at (530) 749-5470.

