

# **GENERAL PLAN**

## **COUNTY OF YUBA, CALIFORNIA**



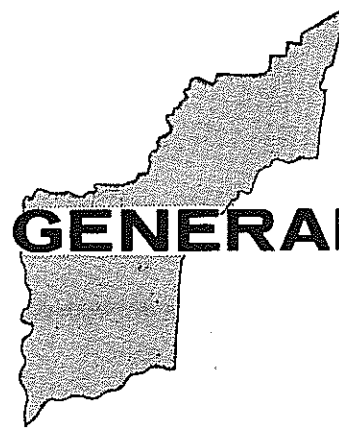
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YUBA COUNTY  
PLANNING DEPARTMENT

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The preparation of this Report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of Housing Act of 1954, as amended.

# **YUBA COUNTY GENERAL PLAN**



**WILSEY & HAM**

**Consultants to the County of Yuba**

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**GRUNWALD, CRAWFORD & ASSOCIATES**

**Economic Consultant to Wilsey & Ham**

**December, 1968**

## BOARD OF SUPERVISORS

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\* Former Member of the Board of  
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\*\* Former Commission Member

RESOLUTION OF THE YUBA COUNTY PLANNING  
COMMISSION RECOMMENDING TO THE BOARD  
OF SUPERVISORS OF YUBA COUNTY THE ADOPTION  
OF THE YUBA COUNTY GENERAL PLAN WHICH  
SHALL SERVE AS A GUIDE FOR THE FUTURE  
DEVELOPMENT OF THE COUNTY

WHEREAS, pursuant to direction of the Board of Supervisors of the County of Yuba, the Planning Commission has undertaken the necessary studies to cause a General Plan for the future development and growth of the County of Yuba to be prepared pursuant to Article VII, Chapter 3, Title 7, of the Government Code; and

WHEREAS, the Board of Supervisors has contracted with the State of California for an urban planning assistance grant from the Department of Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended; and

WHEREAS, the Planning Commission engaged a planning consultant who has prepared surveys, reports, analyses, and plans which have been integrated into a comprehensive, long-range General Plan for the County of Yuba; and

WHEREAS, the General Plan has been prepared for the valuable assistance of the citizens of the County of Yuba; and

WHEREAS, the Planning Commission has directed the proper notice of the time and place of public hearing as provided by law shall be given; and

WHEREAS, the Planning Commission has held one (1) public hearing as prescribed by law and has held further public hearings and has studied the record of said public hearings:

NOW, THEREFORE, BE IT RESOLVED that the document consisting of the texts, maps, and charts, entitled "Yuba County General Plan" dated 1968 is hereby adopted as a General Plan of the County of Yuba.

BE IT FURTHER RESOLVED that such General Plan shall act as a guide for the future growth and development of the County of Yuba.

BE IT FURTHER RESOLVED that the Planning Commission recognizes that the annual review of this General Plan is necessary for the proper maintenance of said Plan and does hereby recommend that the Board of Supervisors provide for such review in the spring of each calendar year.

BE IT FURTHER RESOLVED that the Planning Commission recognizes a close inter-governmental cooperation is essential for the implementation of the General Plan and does hereby recommend that the Board of Supervisors promote close cooperation and coordination between the County and other governmental entities.

BE IT FURTHER RESOLVED that the Planning Commission of the County of Yuba does hereby adopt this General Plan and recommend that the Board of Supervisors of the County of Yuba adopt the General Plan.

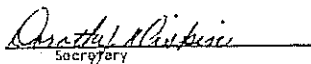
PASSED, APPROVED AND ADOPTED this 10th day of December,

196 8

YUBA COUNTY PLANNING  
COMMISSION

  
Chairman

ATTEST:

  
Secretary

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF YUBA ADOPTING THE  
GENERAL PLAN

WHEREAS, pursuant to the direction of the Board of Supervisors the Planning Commission of the County of Yuba has completed the necessary investigation to cause a General Plan of the County of Yuba to be prepared pursuant to Article VII, Chapter 3, Title 7, of the Government Code; and

WHEREAS, the Planning Commission of the County of Yuba, after having fulfilled all requirements of law, has recommended the adoption of that certain document consisting of text, maps, and charts, entitled "Yuba County General Plan of 1968" by the Board of Supervisors; and

WHEREAS, the Board of Supervisors has given notice of and held public hearings as provided by law; and

WHEREAS, the Board of Supervisors has reviewed the General Plan and found it to be in the best interests of the County of Yuba that it be adopted;

NOW, THEREFORE, BE IT RESOLVED that the documents consisting of texts, maps, and charts, entitled "Yuba County General Plan 1968" is hereby adopted as and shall be the General Plan of the County of Yuba.

BE IT FURTHER RESOLVED that the General Plan shall act as a guide for the future growth and development of the County of Yuba and shall provide the basis for the integration of public improvements with the development of the County of Yuba.

BE IT FURTHER RESOLVED that the General Plan shall be properly endorsed by the Chairman to show that said General Plan has been adopted by the Board of Supervisors of the County of Yuba; and

BE IT FURTHER RESOLVED that a copy of the adopted General Plan be sent to the Planning Commission of the City of Marysville and to each city within the County of Yuba and to each city which abuts upon the County of Yuba; and

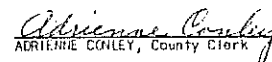
BE IT FURTHER RESOLVED that the Planning Commission shall make an annual review of the General Plan and shall (a) investigate and make recommendations to the Board of Supervisors upon reasonable and practical means of putting into effect the General Plan, (b) render an annual report to the Board of Supervisors on the status of the plan and progress in its application, (c) endeavor to promote the public interest in and understanding of the General Plan and regulations relating to it. Consult and advise with public officials and agencies, public utilities companies, civic, educational, professional and other organizations and citizens generally with relationship to carrying out the General Plan.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the 21st day of January, 1969, by the following vote:

AYES: Karl A. Cozad, Charles L. Dean, Charles F. Harvey, Roy G. Landman,  
Harold J. Sperbeck  
NOES: None  
ABSENT: None

ATTEST:

  
Chairman

  
AERIENE CONLEY, County Clerk

## CITIZEN PARTICIPATION

The Yuba County Board of Supervisors authorized and appointed a Citizen Advisory Committee composed of individuals, representatives of civic organizations, agriculture, area business, industry and public agencies to participate in the general plan program.

During the period of plan formulation, a series of public meetings were held by the committee on plan recommendations and through its comments and questions participated in the development of the Plan. The Plan, which is described in the following pages, reflects the realistic and logical responses to the advice and questions raised by this committee and those responses during the public hearings on the Plan before the Planning Commission and Board of Supervisors.

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**REGIONAL MAP**

CLAIR ENGINE (TRINITY RES.)

SHASTA LAKE

WHISKYTOWN RES.

REDDING

REDBLUFF

CHICO

DROVILLE DAM

OROVILLE

YUBA COUNTY

TUBA CITY

L. PILLSBURY

CLEAR LAKE

L. BERTHELMA

SACRAMENTO

STOCKTON

SAN FRANCISCO BAY AREA

L. ALVARADO

L. TAHOE

FOLSUM DAM

PARDEE RES.

NEW HOGAN RES.

FARMINGTON RES.

SCALE

0 5 10 20 30 40 Miles

N



# INTRODUCTION



The General Plan for Yuba County represents a continuation of the planning process within the County initiated in 1966 with the Yuba-Sutter Counties overall economic development plan. This present planning program will produce the County's first comprehensive general plan since its creation early in the State's history.

## SETTING FOR THE PLAN

Yuba County was one of the original 27 counties established by the California Legislature in 1850. Much larger at that time, it included Sierra and Nevada Counties and portions of Placer County. Though reduced now, it is still 640 square miles in size.

Before the coming of white men in the 1840's the area was inhabited by the Maidu Indians. The discovery of gold in 1848, however, brought great numbers of settlers to the area. At that time, the Yuba River was the richest gold bearing river in the State. Towns quickly sprang up all over the "lode" country east of Marysville, while the city itself grew into the County's major staging area - being the last stop for ferries coming up the Feather River from San Francisco and Sacramento.

In a few years, the extensive hydraulic operations washed so much debris down the Yuba River that the bed of the stream was ultimately raised by as much as 50 to 60 feet. Adjoining farmlands were thereafter so affected by floods that extensive levee construction became necessary.

After the turn of the century, the County's population actually declined for a period, when the cost of mining the gold began to exceed its value. Now, only one company, Yuba Consolidated Industries, mines gold on a limited scale. The economy of the County has subsequently developed largely into agriculture, lumbering, retail trade and government services.

## FUNCTIONS OF THE PLAN

The General Plan is not a zoning ordinance and map. The zoning Ordinance and Map are a specific statement of current regulations governing land use and development. In contrast, the General Plan sets forth guidelines for future growth and development. As a general guide for future growth and development, the Plan deals with the physical structure and organization of the various land use elements comprising the County.

The broad objective of the Plan is to provide guidelines for the future growth and development of the County. Because change is a continuing part of any county's growth and development and because the Plan is both a guide and long-ranged, it must be continually reviewed, and readily adaptable to changes which cannot be foreseen now. As a guide, the Plan must be flexible, permitting continuous and periodic review of land use proposals over the years and capable of adjustment to meet new conditions when they arise.

Changed conditions, which relate to economic growth and development of the County and requiring different land use patterns, are factors which must be considered in changing the Plan to keep it current and a useful guideline. The procedures for these changes are in local ordinances.

By recognizing the changes which are occurring and continually estimating those which may occur, citizens and public officials of the County should make a concerted effort to guide the results of this growth and change into a dynamic, flexible and reasonable planning policy.

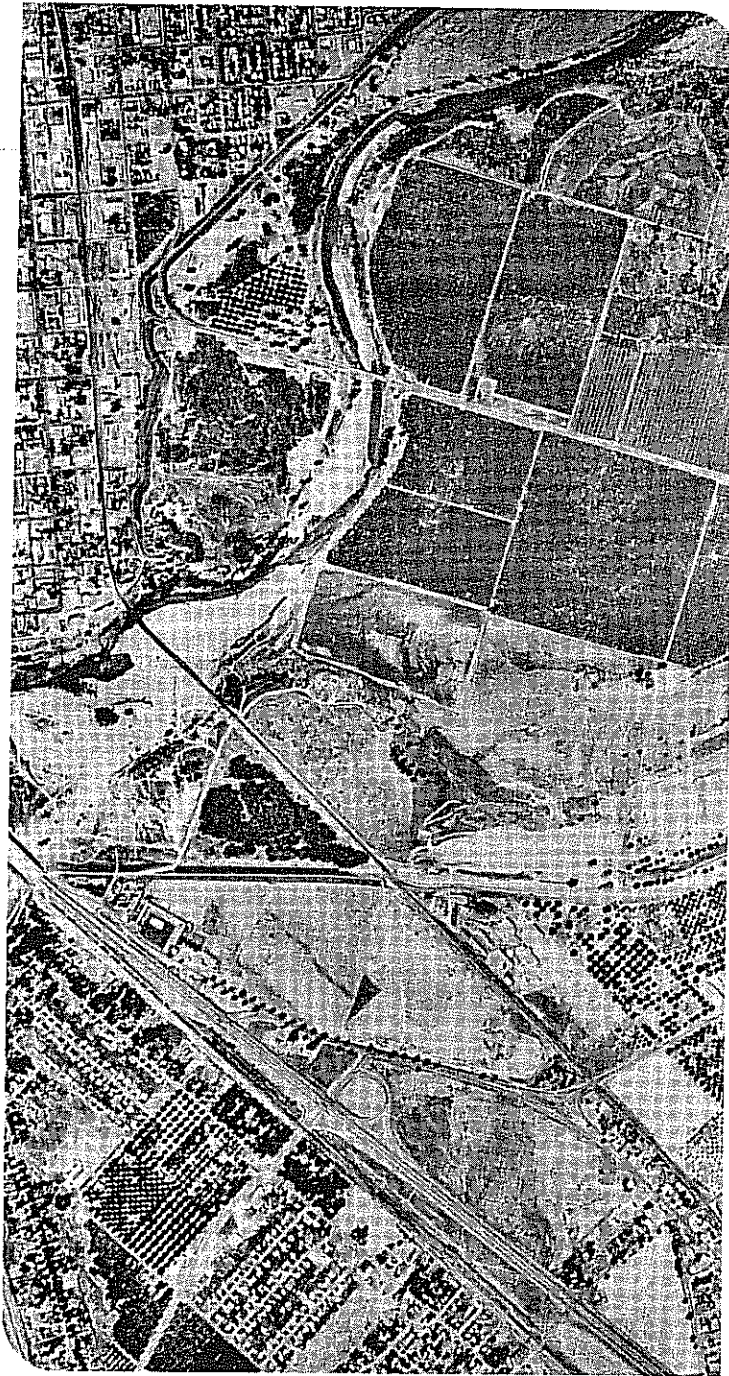
## BACKGROUND OF THE PLAN



### REGIONAL SETTING

Yuba County is located on the northeastern edge of California's vast Central Valley - approximately 40 miles north of the State's Capitol City of Sacramento. It spreads over a variety of terrain, ranging from level, agricultural land to the precipitous forest lands of the Sierra Nevada Mountain Range. Its position is becoming more important as the State completes more and more projects included in the California Water Plan. Among other projects, this plan calls for the construction of numerous dams and irrigation canals in the western slope foothill area of the Sierras. These structures will bring water to vast areas of land now suitable for marginal uses only. Water will make them usable for agriculture, homesites, recreation, and even urban activities.

Yuba County's location, 40 miles north of Interstate 80, the main highway route from San Francisco to Lake Tahoe and Nevada, makes its recreational resources subject to the rapidly increasing corridor developing along this route as it passes through the Sierra foothills.

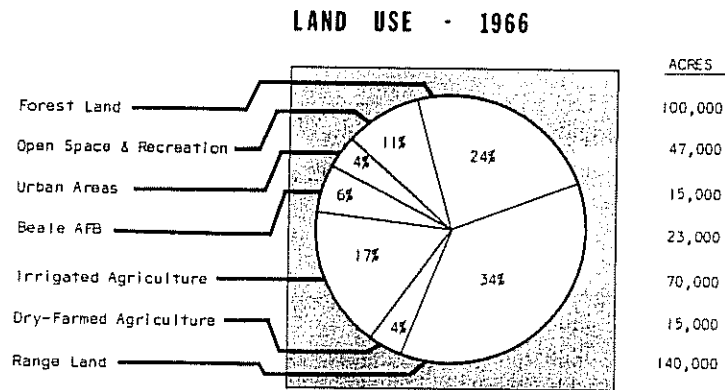


The County's major city - "Marysville" - combined with its sister city, Yuba City, is one of the largest urban concentrations within the northern Sacramento Valley. Its growth in recent years has been substantially supported by nearby Beale Air Force Base. The inertia of its present developed state provides a substantial advantage for it to remain the distribution center for the growing northern valley.

#### LAND USE

Yuba is a rural county which is, for the most part, covered with either farms or forests. Only 4 percent of the area is urbanized and most of the population is concentrated along the western boundary near the Feather and Yuba River confluence and the major north/south highway-rail routes.

Agricultural lands surround these major urbanized areas and extend to the foothill area in the middle of the County. Range lands occupy most of this midportion, while the entire eastern section is forested. The following table shows the various uses of land today.

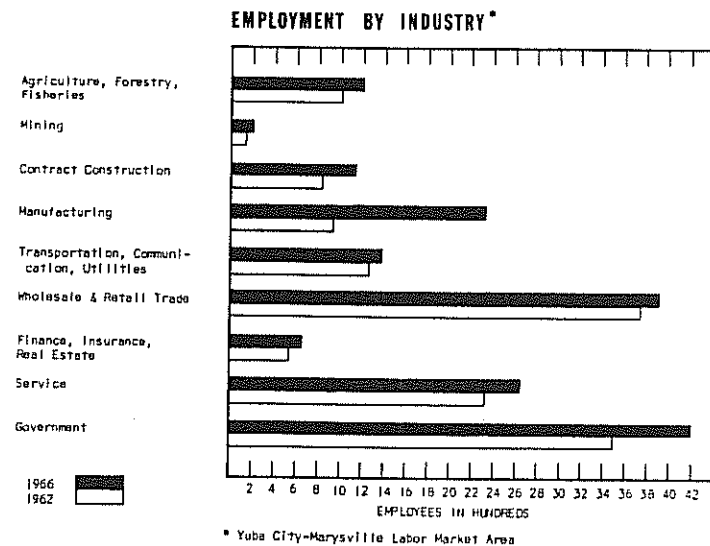


From the above table one can readily note the vast amount of range land which is largely unused today and presents the challenge of higher utilization. Also worthy of consideration is the percentage of open space and recreation land. At present much of this area is as yet undeveloped and serves only minimum recreation capacity.

## ECONOMY

Distribution of the labor force in 1966 indicates the stable character of the Yuba City-Marysville labor market area. The labor force being employed generally as follows: 4,200 people in government, 3,925 in wholesale and retail trade, 2,625 in service activities, 1,575 in food processing manufacturing and 1,375 in transportation, communication and utilities. The most dramatic increase among these from 1962 was in manufacturing (especially food processing) which increased nearly 300%.

The following table shows the expansion occurring since 1962 by industry type.



Beale Air Force Base must be considered as a major part of the County's economy, since it contributes a substantial amount of the basic income, especially to the retail and construction sectors. The largest single employer, it has a current labor force of 6,900 persons, of whom 6,300 are military. Approximately one-fourth of the estimated total personal income reported for the County in 1966 was from Base payroll. In 1967 its present combined payroll was approximately \$40,000,000.00.

## POPULATION

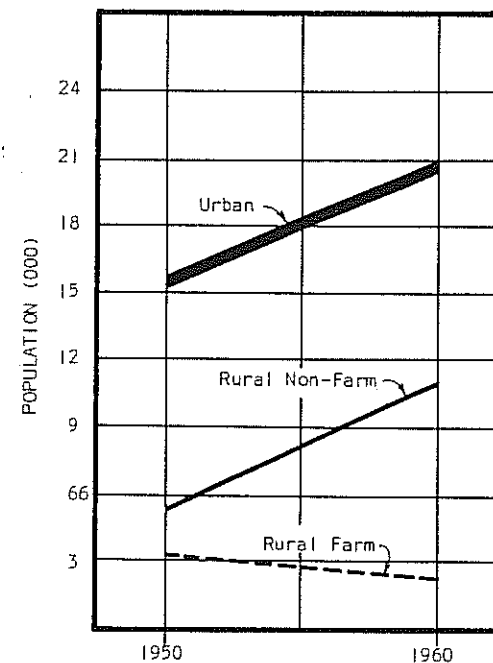
Yuba County has experienced continuous and prosperous growth since its organization in 1850. The 1930 census reported the population at 11,331 persons, a figure which has since risen four-fold to an estimated 46,300 persons in 1967. This represents an annual increase of 8.3% since 1930. While falling short of the overall pace maintained by the State (11.1%), the County has surpassed the State during the 1960's, showing 5.2% compared to 3.5%.

A strong vitality exists throughout the northern valley region. Its percent of the State's total growth remained practically constant at 5.8% during the 1950's, rising to 6.3% in 1967. Although this increase has varied greatly among the counties, Yuba County's average annual increase of 5.2% places it among the strongest overall growth.

The general population growth pattern from 1950 to 1960, as it related to the rural-to-urban movement, shows a sizeable percentage decline in the rural farm count.

## COMPARATIVE POPULATION CATEGORY TOTALS OVER TIME

A comparison of the residence trends of the County's total population since 1950 shows that an increasing amount of the people are living in rural non-farm areas. As per capita income increases, accessibility improves and homesites become available, it is expected that an even larger proportion of the County population will live in semi-rural surroundings. The most amiable living areas are to be found near or in the foothill areas where climate, topography and ground cover is more pleasing.

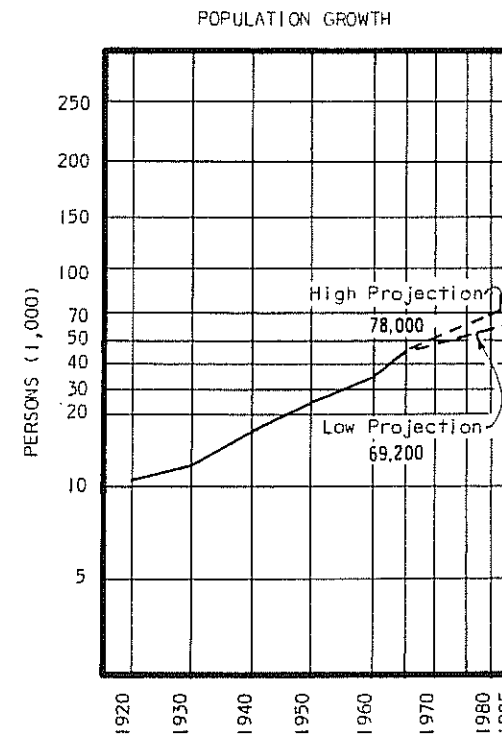
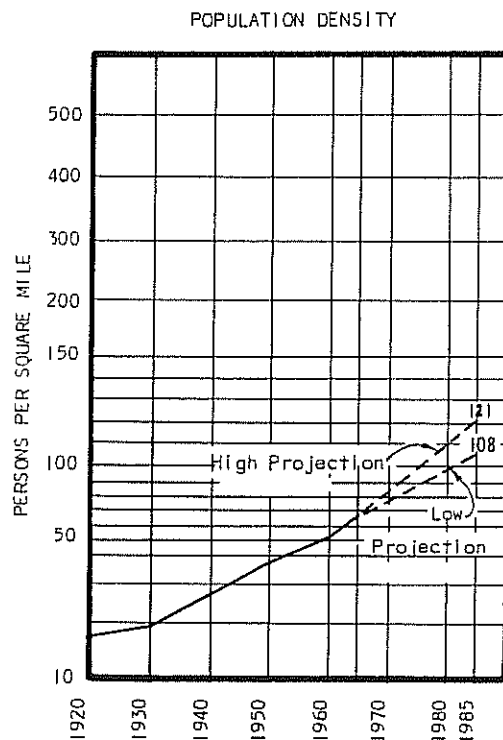


COMPARATIVE POPULATION GROWTH  
YUBA COUNTY 1950 - 1960

## GROWTH PRESSURES

**Population and Employment:** It is felt that the North Valley Region will maintain a near constant share of the State's population and Yuba County will also maintain its relative position within the region. On this basis, the County's civilian population is expected to double in 20 years to a total of 69,200 in 1985. Current trends indicate a 1985

labor force of 49,400 ... an additional 7,000 jobs being created (this averages 412 new jobs per year). These projections assume that new job opportunities can be realistically anticipated capable of supporting the projected population. However, it is understood that realization of the County's maximum potential will depend to a great extent upon action initiated deliberately to attract new industrial investment.



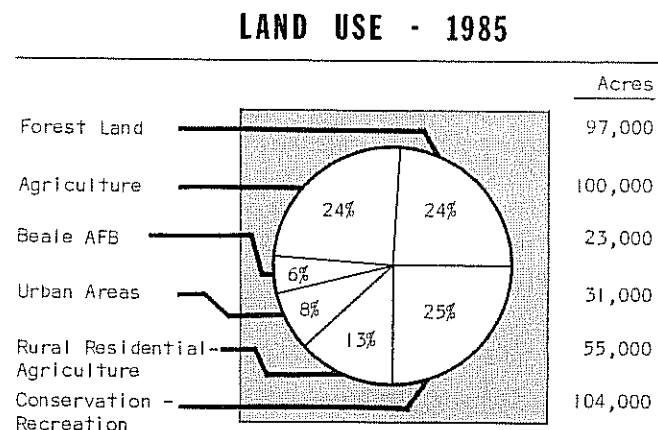
## FUTURE GROWTH POTENTIAL

The North Valley Region's run-off is considerably more than the San Joaquin Valley's and, therefore, has been under intensive study by both Federal and State Development Agencies. Water storage and distribution projects have already reshaped the economy of the North Valley Region and have the potential to continue to do so in the following ways:

1. Creation of reservoir recreation areas for residents both local and State-wide. The principal areas at Bullards Bar Reservoir, Marysville Reservoir and the Feather River reaches are anticipated to attract 2.3 million user-days in 1985.
2. Ultimate water development in the County will make available water for additional irrigatable farm land that could be added to the County's present irrigated acreage and thereby provide for an increase in farm products.
3. Retail and service expenditures by vacationists coming to the County are expected to reach \$11,200,000.00 by 1985.

In accordance with this anticipated economic growth and development, a more appropriate land use profile is called for.

The General Plan thus reflects the following land use summary:



# ASSUMPTIONS & OBJECTIVES



## ASSUMPTIONS

Certain events or conditions are anticipated during the planning period. They are here enumerated so that if future events do not substantiate them, appropriate modifications may be made to the Plan.

1. The recreation areas proposed for the lower Feather River, Bullards Bar and Marysville Reservoirs will be completed sometime during the planning period.
2. Sufficient recreation demand will exist to fully utilize the user-day capacity of those recreation areas shown on the Plan. During the planning period these areas will be: Marysville Reservoir, Bullards Bar Reservoir, Camp Far West Reservoir and the lower Feather River recreation area.
3. Beale Air Force Base will continue in operation for the entire planning period and will function with approximately the same number of military and civilian employees.
4. Population increase for the County as a whole will occur at least as rapidly as the State average during the period between 1950-1960.

5. The Yuba County Airport-Industrial Park Complex will continue to function as a commercial passenger facility, to grow and develop as a general aviation airport and as a major employment center.
6. The County will, within the realm of reasonableness, make all efforts to implement the Plan.

## OBJECTIVES

The General Plan for Yuba County is based upon the following broad and fundamental objectives:

1. To develop the most suitable uses for the County's natural resources so that their full potential is realized.
2. To arrange the urban and agricultural uses in such a way as to maximize productive efficiencies and promote environmental quality.
3. To establish the major growth areas expected to occur within the planning period.
4. To promote the economic advancement of the County.



The following more specific objectives apply to individual land use classifications.

#### RESIDENTIAL AREAS

Residential areas should be the most pleasing land use districts within the County. These districts must also provide those conveniences necessary to modern living. The following objectives should apply when planning for living areas.

1. Protect the existing residential neighborhoods from intrusion by conflicting uses.
2. Encourage the upgrading of depressed areas through the removal of incompatible uses and improvement of circulation and public facilities.
3. Encourage expansion adjacent to existing residential concentration to allow the provision for efficient sewer, water and other utility services.
4. Encourage the development of a wider range of living environments to accommodate people of diverse taste and economic resources.
5. Encourage the establishment of higher standards to help upgrade the quality of all residential development.
6. Encourage the development of higher densities within established urban areas, thereby discouraging residential sprawl into adjacent prime farm lands.
7. Encourage the development of new residential neighborhoods in an orderly fashion through incremental growth related to economic demand and the capacity of the community to provide public services.

## COMMERCIAL AREAS

Commerce takes place best in those areas which are easily accessible and where large numbers of various business activities and transactions may be easily accomplished. The following objectives should be observed in planning Yuba County's major commercial districts:

1. Enlarge the range of goods and services available to include more specialized and costly products, thereby, capturing a market largely satisfied in Sacramento now.
2. Concentrate those activities serving the region and improve vehicular accessibility to these areas.
3. Provide adequate land for increased commercial activity to meet the needs of the future population.
4. Provide convenient shopping areas for the newly developed communities properly located to serve the needs of the residents.
5. Encourage the improvement and development of all commercial areas with landscaped parking areas, plazas and sign control to make shopping a more pleasant experience.

## INDUSTRIAL AREAS

Industrial activity presently has a minor impact upon the economy. Expected changes in the Region and County, however, indicate that the future will bring significant expansion of this sector of the economy. Therefore, certain principles should be applied to the location and character of this type development to assure optimum results.

1. Promote the development of new industry that will make use of now unused raw materials.
2. Encourage the establishment of new industry that will employ members of the labor force out of work during the winter ...thereby, producing a more stable economy and skilled work force.
3. Provide sufficient amount of open, level land near major transport routes, accessible to major power sources and convenient to waste disposal facilities.
4. Locate new industry an appropriate distance away from residential areas and downwind from them so that the living areas are minimally disturbed by noise and odor.
5. Protect adjacent residential areas from unsightly industrial conditions by screening, landscaping and open-space buffer areas.

## CIRCULATION

Because of the limited development of the County and the sparseness of residential population in much of it, additional roads will have a major influence on the character and rate of growth. The circulation system of the General Plan should serve the following objectives:

1. Open the major recreation areas to vehicular traffic, thereby, encouraging private development and public use.
2. Reduce existing vehicular congestion by segregating traffic and constructing new roads at most appropriate locations.
3. Improve accessibility of the County to existing and proposed interstate and intrastate highway systems.
4. Establish classifications of streets and priorities for their maintenance and improvement.
5. Locate new streets to serve the projected County living and working patterns.

## PUBLIC RESOURCES

The spirit of the people is often reflected in the type and quality of the public spaces that serve the citizens. Parks and open spaces are the "lungs" that introduce the freshness of nature into urbanized areas. Utilities provide the primary physical ingredients to sustain communal living.

The following objectives refer to the way in which these public functions should be provided:

1. Control the pollution of water resources.
2. More fully utilize the natural water resources to support increased recreation and farming.
3. Provide regional parks and developed recreation areas in those locations which are most convenient to the users and yet are capable of being administered and maintained efficiently. In so doing, develop the natural setting in a manner consistent with their innate values ... thus preserving and enhancing the natural beauty of the elements.
4. Encourage the continued utilization of the prime farm lands of the planning area as a valuable component of the County's economic base, together with protecting these lands from unnecessary urban expansion.

## FEATURES OF THE PLAN



### URBANIZATION PATTERN

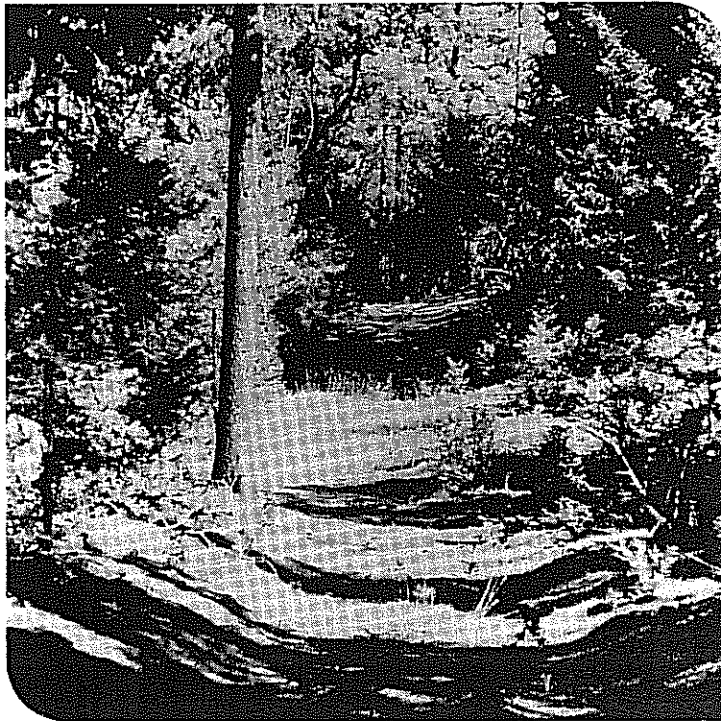
Important to the County's future is the pattern that its residential settlement takes. Being a rural county with most of its economic potential in natural resources, the proper distribution of residential activities, without natural resources being despoiled by man-made development, is crucial. Accordingly, a settlement pattern has been developed which attempts to preserve the County's natural beauty, minimize government service costs, accommodate homesites in most attractive natural surroundings and locate other uses to minimize travel needs.

The pattern for urbanization embodied in the General Plan has the following features:

1. Marysville is considered the distribution and cultural "hub" of the County and consequently is shown to achieve the highest density of any urban area.

2. A suburban community, (Linda-Olivehurst) more than four times the area of Marysville, is located just south of the city -- across the Yuba River. This area is expected to house a large share of the labor force working in Marysville and the nearby industrial areas within a medium density urban environment.
3. A peripheral freeway has been shown around these major urban concentrations (Marysville, Linda-Olivehurst). This road network is expected to help "contain" the spread of the County's main urban "core" and prevent through-traffic from penetrating and congesting the major urban area.
4. An agricultural and conservation belt surrounds the major urban "core" physically separating it from other urban areas thereby creating a more liveable urban environment.
5. New suburban communities are shown in the most liveable foothill areas. These low density "villages" will accommodate commuting workers from the "core" and a large percentage of the retirement sector of the population.

6. The most beautiful environment within the County has been reserved for forest lands, conservation and recreational use. Some resort communities are expected to spring up in the future within these areas. No substantial permanent residency is planned, however, other than that necessary to house the recreation and forest associated labor force. Additional land within the foothills is reserved for rural residential use, thereby establishing a land preserve to be urbanized in the future only if the pressure for urban growth greatly intensifies.



#### LAND USE ELEMENT

The Plan recognizes that the County's land use pattern is undergoing change from rural to urban use. The 1985 population projection of 69,200 to 78,000 persons, however, indicates much of the County will remain in rural use during the planning period. This population projection is reflected in the allocation of land for non-urban uses, which includes the agriculture and rural residential-agriculture categories. These latter uses are further considered to provide for a "general urban reserve" or "land bank" out of which, if additional demand warrants, future urban land may be acquired.

The principal objective of the Plan in dealing with the County's transition from a rural to urban land use pattern is two-fold...to mitigate any injurious effect premature expansion of urban uses may have on the agricultural and forest lands where soil classifications indicate retention of such activity as a prime land use.

In this regard, the Plan recognizes that all lands designated for agriculture or rural residential-agriculture use do not constitute prime agricultural land by soil classification. In part, some of these lands may be marginal to the extent that continued agricultural use may be economically unfeasible during the planning period. The Plan sets forth criteria under the section "Carrying Out The Plan" by which lands may be reviewed and re-evaluated for potential alternate uses compatible with the intent of the non-urban land uses, or may be changed to urban uses.

The following categories comprise the land use element of the Plan and define the intent of each use.

## NON-URBAN LAND USES

### FOREST LANDS

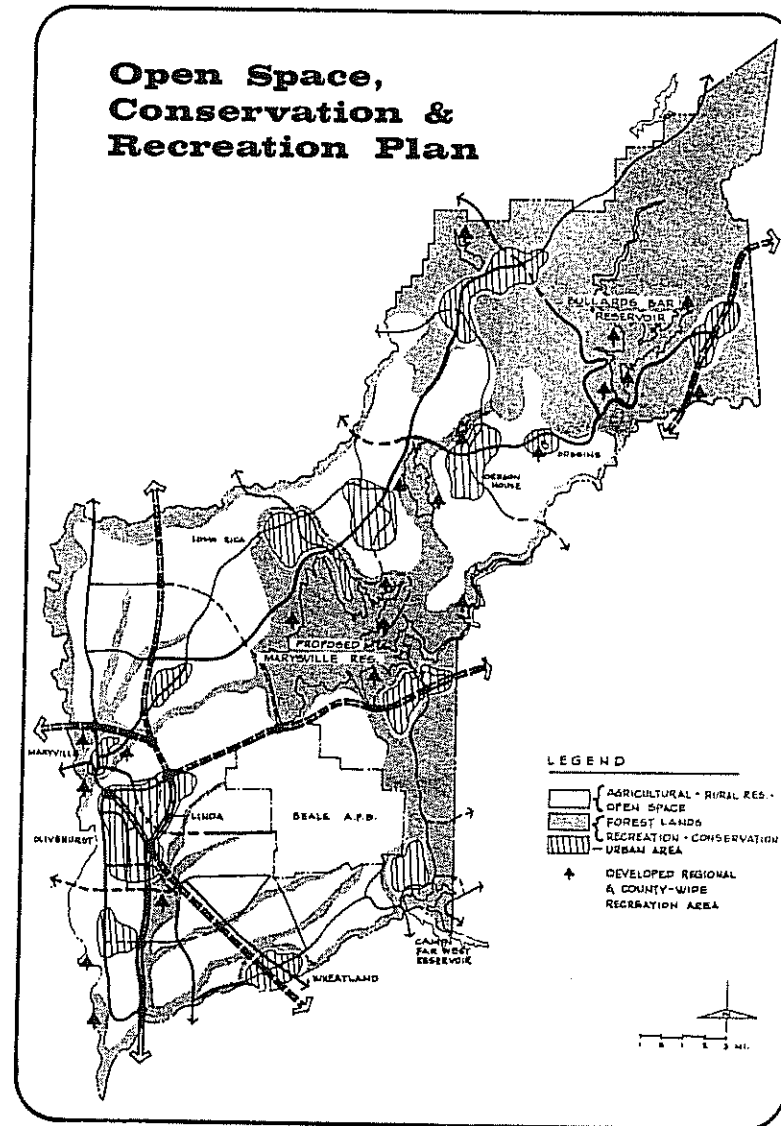
**Land Use:** The Plan designates these prime timber producing lands primarily to protect natural resources. The intent of this land use category is protection of the National Forest areas and to preserve the commercial lumber industry as part of the County's economic base. Development of these areas should be guided by specific site development plans and ordinance requirements.

**Population Density:** No permanent population with the exception of recreation related development with a population density of 0-1 persons per acre.

### CONSERVATION-RECREATION

**Land Use:** The Plan designates areas within this category which are of special environmental quality and should be preserved in either their natural state or adapted for recreational use. Development of these areas should be guided by specific site development plans and ordinance requirements.

**Population Density:** No permanent population with the exception of recreation related development with a population density range of 0-1 persons per acre.



## AGRICULTURE

Land Use: The Plan designates agricultural areas intended to provide for and to protect the present agricultural uses together with its related residential, commercial and industrial land uses. This land use category secures a "land bank" should the demand for additional "urban land use" develop in the future.

In this regard, the Plan recognizes that all lands designated for agriculture or rural residential-agriculture use do not constitute prime agricultural land by soil classification. In part, some of these lands may be marginal to the extent that continued agricultural use may be economically unfeasible during the planning period.

Changes in future land use patterns should recognize and be guided by such factors as soil classification, productivity, public services and airport approach patterns.

Population Density: 0-1/2 persons per acre.

## RURAL RESIDENTIAL - AGRICULTURE

Land Use: These areas not being required for urban development before 1985 provide, therefore, an opportunity to maintain the present sense of openness now existing within the foothills region. Land uses would include: agriculture, small farms, and residential estates. This land use category secures an adequate "land bank" should future demand for additional urban land use develop.

In this regard, the Plan recognizes that all lands designated for agriculture or rural residential-agriculture use do not constitute prime agricultural land by soil classification. In part, some of these lands may be marginal to the extent that continued agricultural use may be economically unfeasible during the planning period.

Population Density: 0-2 persons per acre.

## URBAN LAND USES

### VERY LOW DENSITY RESIDENTIAL

Land Use: The Plan designates areas within this category which are primarily intended for small clusters of homes, ranchos, planned estate communities and resort villages, together with their necessary community facilities. These areas are located primarily in the foothills region where the environment is most pleasing for residential development.

Population Density: 1.0 - 5.0 persons per acre.

### LOW DENSITY RESIDENTIAL

Land Use: The Plan designates areas within this category which are primarily intended for suburban single family and estate living together with their necessary community facilities.

Population Density: 4.0 - 8.0 persons per acre.

## MEDIUM DENSITY RESIDENTIAL

Land Use: The Plan designates areas within this category which are primarily intended for single family detached homes, condominium dwellings, townhouses, garden apartments and multiple family dwellings, with the related community facilities. Located in close proximity to the major urban core, ultimate development of the Plan would bring more than 1/3 of the County's residents to live in these areas.

Population Density: 8.0 - 20.0 persons per acre.

## HIGH DENSITY RESIDENTIAL

Land Use: The Plan designates only one area, Marysville, to reach this intensity of development. It is already the County's urban center, but has limited area for reasonable expansion, and intensification of existing development is anticipated. This land use category provides for a wide range of housing types from single family detached homes to high-rise urban apartments. Further, it is considered desirable that the County's major urban core be clearly identifiable visually from other urban development.

Population Density: 20.0 - 38.0 persons per acre.

## COMMERCE

Commerce already contributes a substantial input to the County's economy. To accommodate future growth, the Plan provides for four basic types of commercial districts.

Urban Core Commercial: Located within the most concentrated urban area, this district will contain specialized commercial facilities, government and executive offices and cultural facilities.

Regional Shopping: Being primarily oriented to highway and freeway access, this activity is located within the core area but inside the peripheral freeway loop and near the proposed major highway to Beale Air Force Base.

Town and Village Center Shopping: Designed primarily to serve daily convenience shopping needs, these centers are located near the various residential districts and serve a trade area of two - five thousand people.

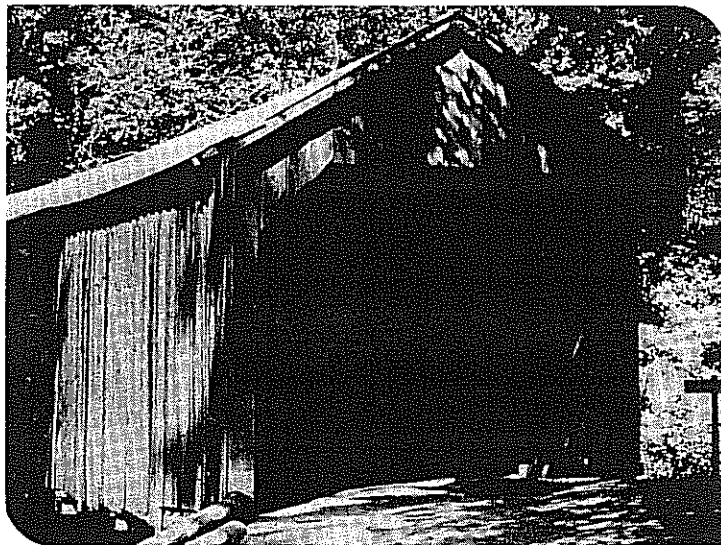


## INDUSTRY

As the County develops, additional sites for industry will be required. The Plan provides for two functional categories. These are:

**Extractive Industry:** Located within the bed of the Yuba River, this area allows for the expansion of the quarry and gravel operations.

**General Industrial Centers:** Because of marked differences in site requirements, several areas have been designated which meet appropriate locational criteria. One district is shown adjacent to the County Airport - providing air and rail access. Another district is shown just outside the peripheral freeway loop and alongside State Highway 20, providing excellent freeway access. Four other sites are also indicated, which are close to population centers, providing both freeway and rail access.



## CIRCULATION ELEMENT

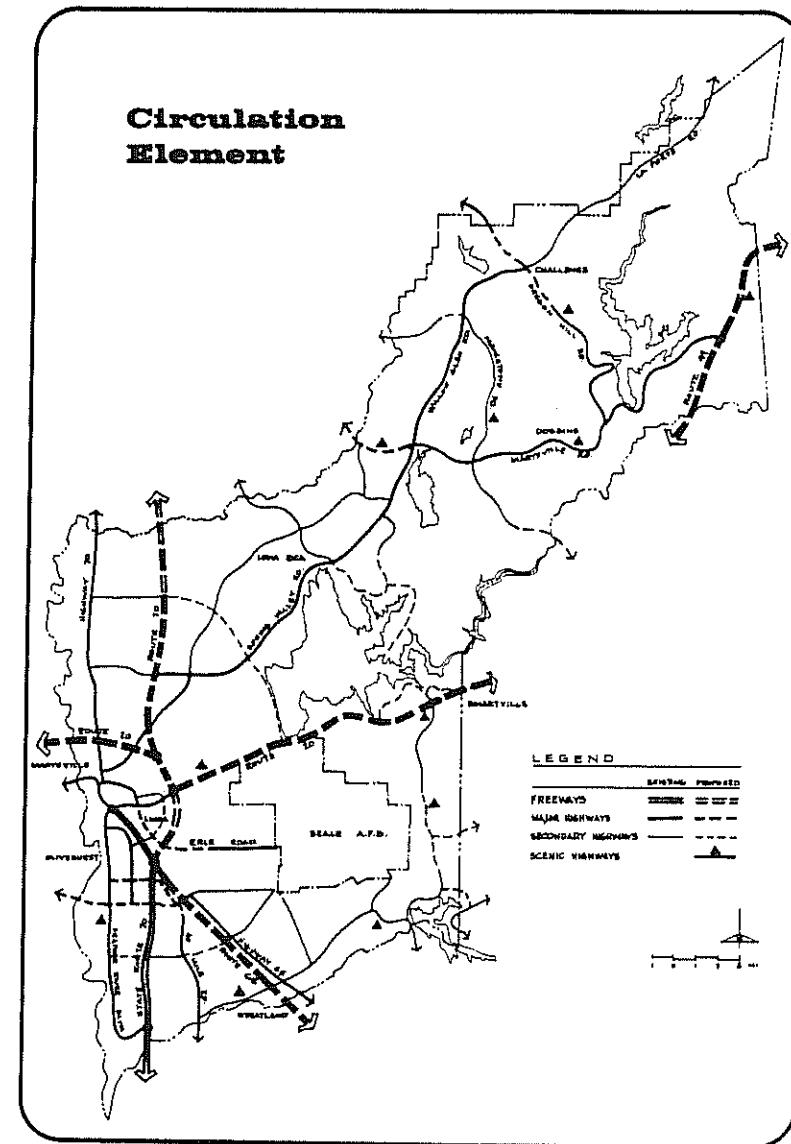
Streets and highways exist to serve the transportation needs of people who are accomplishing either living or working tasks. The nature and volume of the automobile and truck trips over any entire circulation system will largely be determined by the land use pattern. In light of the settlement pattern described earlier for Yuba County, the proposed circulation network has the following features:

1. Since most of the future population will live either in the dense "core" or foothill belt, more roads are shown in these two districts.
  - ...Connect the two urban districts.
  - ...Connect adjacent areas to the County.
  - ...provide inter-County access to recreation facilities and the region.
2. Freeways and major highways will perform three functions:
  - ...Connect the two urban districts.
  - ...Connect adjacent areas to the County.
  - ...provide inter-County access to recreation facilities and the region.
3. An outer loop, collector highway, is located in the foothill area to facilitate movement from village to village and from the district to the major outlying areas.
4. A major economic resource to be developed is the recreation potential. State Freeway Route 20 and Spring Valley Road will be the major east-west access highways to the recreation areas within the National Forests, the Bullards Bar and Marysville Reservoirs. State Freeway Route 20 is shown as a freeway because of its further terminus points in Nevada County. Both of these highways also connect with the "foothill loop" so that a dual function might be served.

## STREET CLASSIFICATIONS

The major components of the circulation system are classified to fulfill specific functions. The components and their respective functions are as follows:

1. Freeways ...high-capacity, divided highways of limited access and grade-separated crossings, intended to move people through the County and to outlying points in the region.
2. Major Highway ...high-capacity road of four or more lanes, intended to serve inter-county circulation between areas of urban concentration.
3. Secondary Highway ...usually a two lane street designed to provide access to and from one area of a district to a major highway.
4. Scenic Highways ...a designation demanded by the County's unusual scenic qualities. Certain highways should preserve their scenic values. The Plan recommends that studies be subsequently undertaken to establish these routes as a County Scenic Route System and a part of the State Scenic Route System.



## IMPLEMENTATION



### CARRYING OUT THE PLAN

Achieving the goals of the General Plan will require additional actions by the citizens and elected public officials. Planning for the future is a continuing process -- the General Plan representing the first step. Public officials and private investors alike will use the Plan as a guide in making decisions about the County's future.

Implementation will be accomplished in numerous ways throughout the planning period. As the County continues to grow and develop, many specific policies will be developed to cope with the problems which will arise in implementing the Plan.

In particular, implementation will be accomplished through the use of several means; these are briefly described below.

### PLANNING COMMISSION ACTION

The Planning Commission will find it necessary to exercise initiative and continuing responsibility in identifying means for implementing the Plan and will act to evaluate the success of the implementation efforts in each year and report on these to the Board of Supervisors.

In rendering this annual report to the legislative body on the status of the Plan and progress in its application, the Commission will need to review and re-evaluate the Plan and its recommendations in light of such factors as:

- ...Changing economic conditions, including that land which is no longer capable of being devoted to the proposed use, with regard to land use designations within the County and within areas affected by such changes;
- ...Changes in the urban pattern within the County that may occur within the planning period with such changes considered in the total perspective of County growth and development;
- ...New land use demands for residential, industrial and commercial growth and development may occur within the County not currently foreseeable; and
- ...Changes that may be necessitated as a result of assumptions made within the planning period that prove to be invalid.

## ZONING ORDINANCE

The most essential of regulatory measures is the zoning ordinance. This device provides the County with the necessary tools to insure high standards of land development and to protect agricultural, scenic and recreational resources. For the property owner it offers a more definitive picture of what the County will look like --allowing him to develop his property with full knowledge of the types of uses which will occur about him. The resulting stability also encourages other sound long-term private investment.

## SUBDIVISION REGULATION

Subdivision regulations, in addition to zoning, will assure general conformance of new development of the density standards of the General Plan. They will also assure the provision of the necessary public streets and the reservation of rights-of-way for major and secondary streets. Efforts will also be made to assure that new subdivisions with unincorporated areas adjacent to the city boundaries are built to standards at least comparable to those of the city.

## CAPITAL IMPROVEMENTS

To adequately assess the costs of public investment required to make the Plan a reality --a capital improvements program is essential. The purpose of this program, based upon the General Plan,

is to obtain orderly scheduling and assignments of priority for the capital investments the County will need to make in the future.

## ADDITIONAL PLANNING PROGRAMS

For Yuba County to receive maximum benefit from the Plan's recommendations, the following more detailed planning studies will be needed. The General Plan is the foundation for these more specific planning efforts.

1. A master recreation plan.
2. A master plan for the County airport and industrial park.
3. A master plan for drainage.
4. A master plan for sewerage systems in conjunction with urban areas.
5. A master plan for scenic highway routes.

These studies will determine the most effective method of developing the County's airport industrial park, recreational resources and public services. For the private investor, they will suggest development opportunities. For the County, they will determine the required public improvements necessary to implement the Plan's recommendations and to provide a standard by which to judge individual proposals.

#### ECONOMIC DEVELOPMENT

Participation by public and private groups alike will be required to improve the County's economic strength. The following courses of action are recommended to assure continuing growth.

1. Investigate those industries utilizing wood by-products for their suitability to the County. Low cost power, land, labor and sawmill surpluses are already available and now unused. Encourage private investment in these industries.
2. Attempt to capture more of Beale Air Force Base retail sales trade (hard goods, especially). All the expendable income now being spent by employees represents new dollars to the County and has the same economic effect as the introduction of new industry.

3. Encourage manufacturing to make use of the existing labor force during off-season periods. Investigate methods of training the labor force to reduce the present unemployment rate and declining rural work force.
4. Encourage recreational use of water resources by publicizing the areas, improving vehicular access, completing development plans to assure more pleasing, orderly and high quality facilities.

#### CITIZEN PARTICIPATION

The citizens of a community participate in many ways in the building of their community. Expression of citizen concern for the community is important and ultimate integration into the General Plan of citizen objectives on which the consensus exists will be a continuing effort. Views and objectives of the citizens of the community were extensively solicited in the preparation of the Plan and will be solicited in the reviews of the Plan at the times any revision of the Plan is anticipated.

## **WILSEY & HAM**

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San Mateo & Arcadia, California; Honolulu, Hawaii; Lake Oswego, Oregon; Renton, Washington

Eduardo Baranano      Vice President - Planning  
Joseph H. Lipscomb    Project Manager

Robert S. Reed  
Peter R. Walker  
Morgan Woollett  
Joseph Wicks  
Joseph Mastainich  
Thomas Phillips  
Ann Alexander

Grunwald, Crawford & Associates  
Contributing Economic Consultant

Robert E. Grunwald  
Don R. Crawford