

# Yuba City

## Community Workshop Input:

- Approximately half of the participants (14 of 27 respondents) favored continued implementation of the Adopted General Plan for Yuba City's Sphere of Influence (SOI). In general, participants wanted to see more of the following uses: agriculture; ranchettes; estates residential; medium-density residential; commercial; mixed-use; and employment/industrial.
- A majority of participants were in favor of expanding Yuba City's SOI to the north (19 of 29 respondents) and west (16 of 24 respondents). Fifteen of 26 respondents did not support expanding the City's SOI to the south.
- Most participants supported additional development along Highway 99 to the north (17 of 22 respondents) and south (13 of 21 respondents) of Yuba City's SOI.
- Participants were split in their support for development along Highway 99 to ultimately connect Yuba City and Live Oak. Fifteen of 28 respondents that did support this connection wanted to see commercial, industrial, education/technology, and schools along the highway.
- Two-thirds of participants (8 of 12 respondents) favored more extensive growth along Highway 20 that ultimately connects Sutter with Yuba City.
- Most participants (24 of 28 respondents) found it acceptable to convert agricultural land in Yuba City's SOI for industrial/employment uses to create more jobs.

## GPAC Recommended Alternatives (maps attached):

- **Alternative 1, Existing General Plan:** Existing Sutter County General Plan.
- **Alternative 2, New Growth – Lower Intensity:** Designates new land uses to the south of Yuba City; commercial in the City's SOI consistent with the City's Siller Ranch Master Plan project, and estates residential outside the City's SOI. No significant urban growth areas/expansion of the current Yuba City SOI was recommended to the north or west.
- **Alternative 3, New Growth – Higher Intensity:** Same as Alternative 2, with the exception of designating new industrial land use south of Yuba City, along Highway 99, outside the City's SOI.

Yuba City: Land Use Alternatives (acres)			
	Alternative 1 Existing General Plan	Alternative 2 New Growth – Lower Intensity	Alternative 3 New Growth – Higher Intensity
AG-20	1,795 acres	411 acres	519 acres
Commercial	9 acres	153 acres	153 acres
Industrial/Employment	82 acres	107 acres	650 acres
Estates Residential	61 acres	1,765 acres	1,074 acres
Low Density Residential	255 acres	63 acres	86 acres
Ranchette	297 acres	0 acres	17 acres
<b>Total</b>	<b>2,499 acres</b>	<b>2,499 acres</b>	<b>2,499 acres</b>

## Requested Board of Supervisors/Planning Commission Direction:

1. Should the alternatives assume the designation of estates residential south of Yuba City to accommodate potential large-lot residential demand and eliminate new ranchette development in the County?
2. Should the alternatives assume industrial uses south of Yuba City?
3. Should the alternatives assume no new significant urban growth areas/expansion of the current Yuba City SOI to north or west?