YUBA COUNTY, CALIFORNIA
BOARD OF SUPERVISORS
NOVEMBER 6, 2008 - WORKSHOP

The Honorable Board of Supervisors of the County of Yuba met on the above date, commencing at 3:30 p.m., within the Government Center, Marysville, California, with a quorum being present as follows: Supervisors Dan Logue, John Nicoletti, Donald Schrader, Hal Stocker and Mary Jane Griego. Also present were County Administrator Robert Bendorf, County Counsel Daniel Montgomery, and Deputy Clerk of the Board of Supervisors Laura DeShazer. Chairman Logue presided.

**General Plan Update Land Use Alternatives:** County Administrator Robert Bendorf and Project Planner Dan Cucchi summarized past discussions and concepts for analysis developed from Board comments.

Planning Director Wendy Hartman presented a Power Point presentation on Land Use Alternatives which included the following:

- **Guiding Principals**
  - Importance of agricultural preservation and economic stability for leading commodities
  - Jobs and housing balance for economic vitality
  - Economic development to stall sales tax loss
  - Maintain Foothill lifestyle, preserve vegetation and habitat within the seven recognized communities
  - Population projections for growth per Sacramento County of Governments (SACOG)

- **Alternative A Policies**
  - Allows for the widest range of new growth areas with flexibility in where and how growth would develop
  - Target goal of retaining 90% farmland, and preservation of agricultural land north of Marysville and along river corridors
  - No residential development west of Feather River Boulevard and east of the setback levee with agricultural processing and light industrial compatible with agriculture allowed
  - Research and Development zones return to agriculture, consistent with zoning designation
• Addresses agricultural mitigation for projects outside community boundaries and particular land designations
• Emphasizes joint planning efforts with the cities of Marysville and Wheatland
• Corridor study areas for Linda and Olivehurst would be community driven with focus on transportation, safety, land use compatibility, economic enhancement, and access to surrounding neighborhoods and public facilities
• Job development along Highway 65, Plumas Lake, and Linda corridor to meet job/housing balance goals
• Commercial opportunities maximizing non-residential use along Highway 65/70 corridor
• Reduction in River Highlands from a one unit to five acre plan with the exception of Gold Village
• Spring Valley remains a viable project
• Plan allows for Foothill village centers to include rural, commercial and community services
• Policy considerations for amendments to the General Plan for development outside community boundaries

• Alternative B Policies
  • Strategic growth pattern focused on existing growth areas and job creation along Highway 65 corridor
  • Encourages revitalization of existing communities
  • 95% farmland retention and preservation of agricultural land north of Marysville and along the river corridors
  • Research and Development zones return to agriculture, consistent with zoning designation
  • Agricultural mitigation policies for projects outside community boundaries and particular land designations
  • No residential development west of Feather River Boulevard and east of the setback levee; agricultural processing and light industrial compatible with agriculture allowed
  • Emphasizes joint planning efforts with the cities of Marysville and Wheatland
  • Corridor study areas for Linda and Olivehurst would be community driven with focus on transportation, safety, land use compatibility, economic enhancement and access to surrounding neighborhoods and public facilities
  • Job development along Highway 65, Plumas Lake, and Linda corridor to meet job/housing balance goals
Commercial and entertainment uses with limited residential uses along Highway 65/70 corridor
Town center focus for mixed-use, office, retail, and community services in northern Plumas Lake Specific Plan/North Arboga Study Area
Reduction in Foothill Community boundaries for existing large parcels with resource benefits
Spring Valley remains a viable project
Plan allows for village centers to include rural, commercial and community services
Policy considerations for amendments to the General Plan for development outside community boundaries

- Alternative Comparisons:
  - Alternative A Policies
    - Allows for 250,000 residents at build-out
    - Targeted goal retaining 90%+ of county farmland
    - Focused valley growth including Highway 65 corridor
  - Alternative B Policies
    - Allows for 205,000 residents at build-out
    - Targeted goal retaining 95%+ of county farmland
    - Focused valley growth around existing growth areas including job growth along the Highway 65 corridor

During Board discussion the following objectives were identified:
- Protection of agriculture land
- Protection of industrial tracks
- Generation of community business
- Infrastructure needed to sustain Highway 65/70 corridor development
- Job/housing balance
- Maintain rural setting, low growth and water quality in Foothills
- Consider influence of State Global Warming Plan for future development
- Improve quality of life issues for promotion and retention of residents

Ms. Francis Hofman, Forty Mile Road, spoke regarding industry and transportation via railway usage; development and maintenance of levees; Highway 65/70 corridor; and housing standards.

Ms. Hartman advised draft Alternative A and B maps which will include models of village community centers would be provided at the November 18, 2008 meeting.
ADJOURNMENT

There being no further business to come before the Yuba County Board of Supervisors, Chairman Logue adjourned the meeting at 4:28 p.m.

Chairman

ATTEST: DONNA STOTTEMEYER
CLERK OF THE BOARD OF SUPERVISORS

Approved: 11/8/08