

| YUBA CITY | | |
|---|------------------|---|
| SCENARIO | Base Case | Draft Preferred Blueprint Scenario |
| Growth in Jobs: 2000-2050 | 14,729 | 34,990 |
| Growth in Housing Units: 2000-2050 | 24,476 | 26,962 |
| Balance of Jobs/Housing in 2000: | 0.9 | 0.9 |
| Balance of Jobs/Housing Growth (2000-2050): | 0.6 | 1.3 |
| Balance of Jobs/Housing in 2050: | 0.7 | 1.1 |
| New Housing Growth through 2050 (by type): | | |
| Rural Residential (Existing 1%) | 0% | 0% |
| Large Lot Single Family (Existing 75%) | 81% | 35% |
| Small Lot Single Family (Existing 5%) | 1% | 32% |
| Attached Products (Existing 19%) | 18% | 34% |
| Total Housing Product Mix through 2050: | | |
| Rural Residential | 0% | 0% |
| Large Lot Single Family | 78% | 54% |
| Small Lot Single Family | 4% | 19% |
| Attached Products | 18% | 27% |
| New Job Growth through 2050 (by sector): | | |
| Retail Jobs (Existing 35%) | 24% | 30% |
| Office Jobs (Existing 36%) | 44% | 53% |
| Industrial Jobs (Existing 22%) | 27% | 12% |
| Public/Quasi-Public Jobs (Existing 7%) | 5% | 5% |
| Total Job Mix through 2050: | | |
| Retail Jobs | 31% | 32% |
| Office Jobs | 39% | 46% |
| Industrial Jobs | 24% | 16% |
| Public/Quasi-Public Jobs | 6% | 6% |
| Growth through Re-investment in 2050: | | |
| Jobs | 0% | 0% |
| Dwelling Units | 0% | 6% |
| Type of Trips: | | |
| Auto | 94.6% | 88.4% |
| Transit | 0.4% | 1.2% |
| Bike and Pedestrian | 4.9% | 10.4% |
| Vehicle Miles Traveled | | |
| Per Day per Household | 32.0 | 25.7 |
| Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials | 4% | 4% |

Discussion Draft Preferred Scenario Summary

Yuba City grows to a city of 126,000 people by 2050:

- The overall growth rate and pattern is similar to the city's recently updated General Plan;
- Yuba City grows with a good balance of jobs and housing, helping to ensure that it does not become a "bedroom" community for people working in Sacramento and Placer counties;
- Much of the growth is to the west in the city's Sphere of Influence, but some growth is on about 150 acres of land in and around the downtown and along the Highway 20 corridor. This will help to maintain a healthy, vibrant mixed-use center for the city and surrounding area;
- Housing growth is a mix of large lot single family, small lot single family, and attached townhomes, rowhouses, condominiums and apartments.