

YUBA CO. TOTAL		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	45,266	44,953
Growth in Housing Units: 2000-2050	60,345	31,020
Balance of Jobs/Housing in 2000:	1.0	1.0
Balance of Jobs/Housing Growth (2000-2050):	0.8	1.4
Balance of Jobs/Housing in 2050:	0.9	1.3
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 23%)	12%	1%
Large Lot Single Family (Existing 55%)	81%	51%
Small Lot Single Family (Existing 1%)	1%	33%
Attached Products (Existing 20%)	6%	15%
Total Housing Product Mix through 2050:		
Rural Residential	15%	11%
Large Lot Single Family	74%	53%
Small Lot Single Family	1%	24%
Attached Products	10%	12%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 22%)	24%	32%
Office Jobs (Existing 30%)	44%	35%
Industrial Jobs (Existing 19%)	17%	17%
Public/Quasi-Public Jobs (Existing 29%)	15%	15%
Total Job Mix through 2050:		
Retail Jobs	23%	29%
Office Jobs	40%	34%
Industrial Jobs	18%	18%
Public/Quasi-Public Jobs	19%	20%
Growth through Re-investment in 2050:		
Jobs	0%	2%
Dwelling Units	0%	8%
Type of Trips:		
Auto	95.4%	91.7%
Transit	0.1%	0.6%
Bike and Pedestrian	4.4%	7.7%
Vehicle Miles Traveled		
Per Day per Household	46.3	30.8
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	8%	4%

Discussion Draft Preferred Scenario Summary

Yuba County sees steady growth through 2050, more than doubling in population.

- Growth is generally directed into existing urban areas, reducing the impact on rural parts of the county.
- A moderate amount of growth occurs through reinvestment in Linda, Olivehurst, and Marysville, creating less expensive small lot and attached housing.
- New residential areas are mainly in Marysville, Plumas Lakes, and Wheatland.
- Most new residential areas include community retail and office, providing services close to the new housing.
- The Highway 65 corridor between Wheatland and Linda develops mostly with light industrial and office park uses helping balance the overall county housing and job growth.