

YUBA UNINCORPORATED		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	30,790	18,326
Growth in Housing Units: 2000-2050	17,940	6,030
Balance of Jobs/Housing in 2000:	0.6	0.6
Balance of Jobs/Housing Growth (2000-2050):	1.7	3.0
Balance of Jobs/Housing in 2050:	1.2	1.3
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 33%)	37%	5%
Large Lot Single Family (Existing 54%)	57%	18%
Small Lot Single Family (Existing 14%)	6%	44%
Attached Products (Existing 0%)	0%	32%
Total Housing Product Mix through 2050:		
Rural Residential	33%	25%
Large Lot Single Family	54%	44%
Small Lot Single Family	13%	22%
Attached Products	0%	9%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 24%)	20%	6%
Office Jobs (Existing 23%)	35%	36%
Industrial Jobs (Existing 19%)	24%	28%
Public/Quasi-Public Jobs (Existing 35%)	21%	30%
Total Job Mix through 2050:		
Retail Jobs	21%	13%
Office Jobs	33%	31%
Industrial Jobs	23%	25%
Public/Quasi-Public Jobs	24%	31%
Growth through Re-investment in 2050:		
Jobs	0%	4%
Dwelling Units	0%	32%
Type of Trips:		
Auto	96.2%	92.9%
Transit	0.1%	0.5%
Bike and Pedestrian	3.7%	6.5%
Vehicle Miles Traveled		
Per Day per Household	51.3	35.9
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	4%	3%

Discussion Draft Preferred Scenario Summary

The unincorporated county, not including Plumas Lakes, grows to almost 60,000 people by 2050:

- There is a significant shift from a rural residential and large lot residential pattern to a more compact, higher density pattern;
- Higher densities result from reinvestment that occurs in the Linda and Olivehurst areas. New housing products in these areas are small lot and attached;
- Rural residential development is substantially scaled back, but minimum lots sizes remain at 5 acres;
- Beale AFB remains in operation and modest employment expansion is assumed.