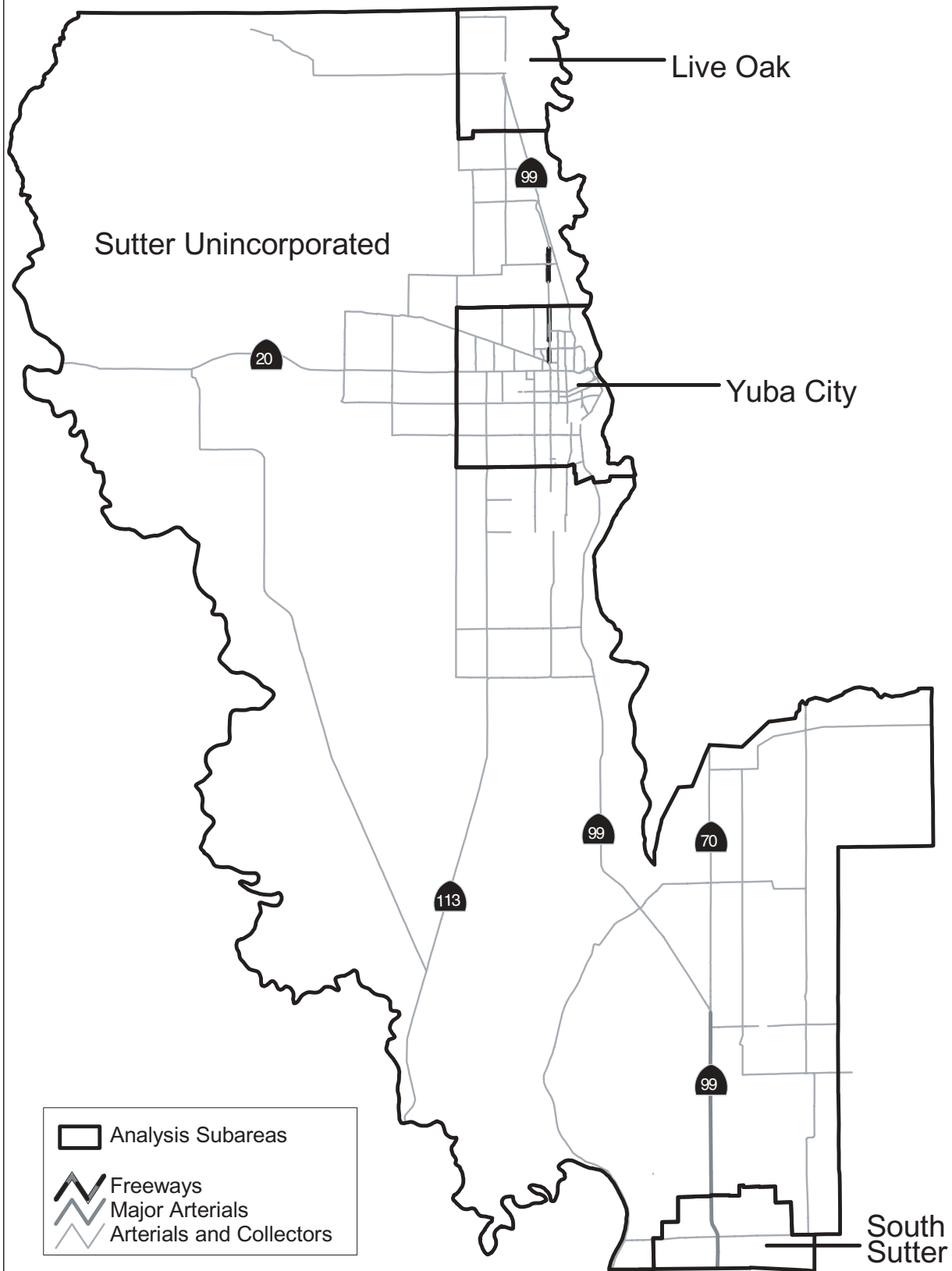


SUTTER COUNTY SUBAREAS



Sutter County

SCENARIO	A	B	C	D
Growth in Jobs: 2000-2050	36,153	52,561	55,633	36,120
Growth in Housing Units: 2000-2050	49,078	39,911	31,402	36,612
Balance of Jobs/Housing Growth	0.74	1.32	1.77	0.99
New Housing Growth through 2050 (by type):				
Rural Residential (Existing 4%)	1%	1%	0%	1%
Large Lot Single Family (Existing 73%)	86%	43%	41%	43%
Small Lot Single Family (Existing 5%)	1%	5%	7%	4%
Attached Products (Existing 18%)	12%	51%	52%	52%
Total Housing Product Mix through 2050:				
Rural Residential	2%	2%	2%	2%
Large Lot Single Family	81%	56%	56%	56%
Small Lot Single Family	2%	12%	15%	11%
Attached Products	14%	30%	26%	30%
Growth through Re-Investment in 2050:				
Jobs	0%	-4%	-3%	-4%
Dwelling Units	0%	6%	5%	3%
Type of Trips:				
Auto	95.0%	83.2%	85.8%	86.2%
Transit	0.6%	2.0%	2.0%	1.4%
Bike and Pedestrian	4.3%	14.9%	12.2%	12.4%
Vehicle Miles Traveled				
Per Day Per Household	49.2	37.5	33.7	35.1
Pct. Vehicle Hours in Heavy Congestion	16%	5%	5%	7%

MAJOR SIMILARITIES—ALL SCENARIOS

None.

MAJOR SIMILARITIES—SCENARIOS B, C AND D

- Growth footprints do not exceed the current Sphere of Influence.
- Similar percentages of growth in all housing products.

MAJOR DIFFERENCES SCENARIOS B, C AND D

- Scenario C has a mixed-use employment center in South Sutter.
- Scenario B has an industrial center in South Sutter with no housing.
- More growth through re-investment in B and C, particularly housing in the following downtown and surrounding areas:
 - Highway 99 & 20 intersection and corridors in Yuba City
 - Both ends of 99 corridor in Live Oak
 - Jobs/housing balance is closer to optimal in B and D.

Sutter County Transportation Project Summary

COUNTY	TYPE	DESCRIPTION	A		B		C		D			
			MTP	POST MTP	MTP	POST MTP	MTP	POST MTP	MTP	POST MTP		
Sutter	ROAD	Add interchange, Placer Parkway at Route 99, 4 lanes	1		1		1		1			
		Add interchange, Riego Rd at Route 99, 2 lanes	1		1		1		1			
		Add interchange, Sankey Rd at Route 99, 4 lanes	1		1		1		1			
		Add urban interchange, Route 20 at Route 99, Yuba City		1		1		1		1		
		Build new 3rd Feather River bridge, Rte. 99(Bogue Rd) to Yuba Co.	1		1							
		Build new 3rd Feather River bridge, Rte.99/Lincoln Rd to Yuba Co.								1		
		Build new 4-lane expwy Route 70, Route 99 to Yuba Co.	1		1		1		1			
		Build new 4th Feather River bridge, Lincoln Rd to Yuba Co.		1								
		Build new Placer Pkwy, Route 99 to Placer Co. line, 2 lanes	1		1		1		1			
		Replace & widen 5th St. bridge to 4 lanes, Marysville to Yuba City				1						
		Replace & widen 5th St. bridge to 6 lanes, Marysville to Yuba City							1			
		Widen new 3rd Feather River bridge and approach roads to 4 lanes				1						
		Widen Placer Parkway to 4 lanes, Route 99/70 to Placer Co.		1		1						
		Widen Placer Parkway/Riego to 6 lanes, Route 99/70 to Placer Co.							1			
		Widen Riego Rd to 4 lanes, Route 99/70 to Placer Co. line	1		1		1		1			
		Widen Riego Rd/Baseline to 6 lanes, Route 99/70 to Placer Co.				1						
		Widen Route 20 to 6 lanes, Township Rd to Walton Rd		1								
		Widen Route 20 to 6 lanes, Walton Rd to Rocca Way, YC	1		1		1		1			
		Widen Route 99 to 4 lanes, Eager Rd to Butte Co.		1		1		1	1			
		Widen Route 99 to 4-lane expwy, across Feather Riv. bridge	1		1		1		1			
		Widen Route 99 to 4-lane expwy, Central St to O'Banion Rd	1		1		1		1			
		Widen Route 99 to 4-lane expwy, Route 70 to Garden Hwy	1		1		1		1			
		Widen Route 99 to 6 lanes, Bogue Road to Route 20				1		1				
		ROAD Total			11	5	11	7	10	5	11	2
		ST HWY	Add HOV lanes to Route 70, Route 99 to Yuba Co.			1						
			Add HOV lanes to Route 99/70, I5 to Route99/Route 70 Wye				1		1			1
			Widen Route 99 to 4 lanes, Eager Rd to Butte Co.									1
Widen Route 99 to 6 lanes, Lincoln Road to Route 20										1		
ST HWY Total				1		1	1			3		
Sutter Total			11	6	11	8	10	6	11	5		

Live Oak

SCENARIO	A	B	C	D
Growth in Jobs: 2000-2050	6,981	3,297	2,304	3,765
Growth in Housing Units: 2000-2050	7,090	5,504	2,155	3,795
Balance of Jobs/Housing Growth	0.98	.59	1.06	1.00
New Housing Growth Through 2050 (by type):				
Rural Residential (Existing 1%)	0%	0%	0%	3%
Large Lot Single Family (Existing 79%)	94%	91%	51%	57%
Small Lot Single Family (Existing 5%)	0%	2%	8%	9%
Attached Products (Existing 14%)	6%	7%	41%	31%
Total Housing Product Mix Through 2050:				
Rural Residential	0%	0%	1%	2%
Large Lot Single Family	91%	88%	64%	64%
Small Lot Single Family	1%	3%	7%	8%
Attached Products	8%	9%	29%	26%
Growth through Re-Investment in 2050:				
Jobs	0%	-3%	-3%	0%
Dwelling Units	0%	7%	7%	8%
Type of Trips:				
Auto	95.2%	96.7%	96.7%	96.8%
Transit	0.1%	0.1%	0.1%	0.0%
Bike and Pedestrian	4.7%	3.2%	3.2%	3.2%
Vehicle Miles Traveled				
Per Day Per Household	63.7	66.6	60.6	56.2
Pct. Vehicle Hours in Heavy Congestion	6%	3%	0%	1%

MAJOR SIMILARITIES—ALL SCENARIOS

None.

MAJOR SIMILARITIES—SCENARIOS B, C AND D

Amounts of growth through re-investment are fairly similar and are concentrated in Live Oak Blvd. and both ends of the Hwy 99 corridor.

MAJOR DIFFERENCES SCENARIOS B, C AND D

- Much better jobs/housing balance in C and D.
- Overall growth declines in C compared to B and D.
- Less growth outside current city boundaries in C and D.
- Amount of attached housing products is higher in C and D.

Yuba City

SCENARIO	A	B	C	D
Growth in Jobs: 2000-2050	14,731	40,838	34,990	31,738
Growth in Housing Units: 2000-2050	24,476	32,854	26,962	30,686
Balance of Jobs/Housing Growth	0.60	1.24	1.29	1.03
New Housing Growth through 2050 (by type):				
Rural Residential (Existing 1%)	0%	1%	0%	0%
Large Lot Single Family (Existing 75%)	81%	33%	41%	38%
Small Lot Single Family (Existing 5%)	1%	21%	27%	18%
Attached Products (Existing 19%)	18%	46%	32%	44%
Total Housing Product Mix through 2050:				
Rural Residential	0%	1%	0%	0%
Large Lot Single Family	78%	51%	59%	54%
Small Lot Single Family	3%	14%	16%	12%
Attached Products	18%	34%	25%	33%
Growth through Re-Investment in 2050:				
Jobs	0%	-5%	-5%	-4%
Dwelling Units	0%	7%	6%	2%
Type of Trips:				
Auto	95.7%	80.0%	83.2%	84.2%
Transit	0.4%	2.3%	1.9%	1.5%
Bike and Pedestrian	3.9%	17.6%	14.9%	14.2%
Vehicle Miles Traveled				
Per Day Per Household	40.1	28.9	27.6	28.5
Pct. Vehicle Hours in Heavy Congestion	6%	9%	8%	13%

MAJOR SIMILARITIES—ALL SCENARIOS

None.

MAJOR SIMILARITIES—SCENARIOS B, C AND D

- Growth footprint does not exceed the current Sphere of Influence.
- Similar percentages of attached housing products.

MAJOR DIFFERENCES SCENARIOS B, C AND D

- Overall growth declines slightly from B to C to D.
- Much more growth through re-investment in B and C, particularly housing in the Highway 99 & 20 intersection and corridors.
- Jobs/housing balance is closer to optimal in B and C.

South Sutter

SCENARIO	A	B	C	D
Growth in Jobs: 2000-2050	1,412	7,747	18,096	0
Growth in Housing Units: 2000-2050	5	0	6,530	0
Balance of Jobs/Housing Growth	282.4	0	2.77	0
New Housing Growth Through 2050(by type):				
Rural Residential (Existing 100%)	100%	0%	0%	0%
Large Lot Single Family (Existing 0%)	0%	0%	39%	0%
Small Lot Single Family (Existing 0%)	0%	0%	21%	0%
Attached Products (Existing 0%)	0%	0%	40%	0%
Total Housing Product Mix Through 2050:				
Rural Residential	100%	100%	0%	100%
Large Lot Single Family	0%	0%	39%	0%
Small Lot Single Family	0%	0%	21%	0%
Attached Products	0%	0%	40%	0%
Growth through Re-Investment in 2050:				
Jobs	0%	0%	0%	0%
Dwelling Units	0% ^s	0%	0%	0%
Type of Trips:				
Auto	89.8%	96.5%	93.4%	91.3%
Transit	3.3%	1.3%	2.2%	4.2%
Bike and Pedestrian	6.9%	2.2%	4.4%	4.5%
Vehicle Miles Traveled				
Per Day Per Household	64.4	111.8	41.4	78.2
Pct. Vehicle Hours in Heavy Congestion				
	26%	0%	5%	0%

MAJOR SIMILARITIES—ALL SCENARIOS

None.

MAJOR SIMILARITIES—SCENARIOS B, C AND D

None.

MAJOR DIFFERENCES SCENARIOS B, C AND D

- Job growth increases significantly from A to B to C.
- Scenario B is composed of an Office/Retail/Industrial complex.
- Scenario C is a Mixed-Use employment center and is the only scenario with housing in the South Sutter area.

Sutter Co. Unincorporated

SCENARIO	A	B	C	D
Growth in Jobs: 2000-2050	13,029	679	243	617
Growth in Housing Units: 2000-2050	17,506	1,643	2	2,131
Balance of Jobs/Housing Growth	0.74	0.41	N/A	0.29
New Housing Growth Through 2050 (by type):				
Rural Residential (Existing 28%)	3%	9%	0%	7%
Large Lot Single Family (Existing 54%)	91%	88%	0%	91%
Small Lot Single Family (Existing 5%)	0%	2%	0%	2%
Attached Products (Existing 13%)	6%	1%	100%	1%
Total Housing Product Mix Through 2050:				
Rural Residential	8%	22%	28%	21%
Large Lot Single Family	84%	64%	54%	67%
Small Lot Single Family	1%	4%	5%	4%
Attached Products	7%	10%	14%	9%
Growth through Re-Investment in 2050:				
Jobs	0%	0%	0%	0%
Dwelling Units	0%	0%	0%	0%
Type of Trips:				
Auto	96.2%	94.8%	94.9%	95.0%
Transit	0.0%	0.0%	0.0%	0.0%
Bike and Pedestrian	3.8%	5.2%	5.1%	5.0%
Vehicle Miles Traveled				
Per Day Per Household	74.4	71.4	71.5	71.1
Pct. Vehicle Hours in Heavy Congestion	16%	4%	0%	4%

MAJOR SIMILARITIES—ALL SCENARIOS

None.

MAJOR SIMILARITIES—SCENARIOS B, C AND D

- Overall amount of job and housing growth is significantly lower than A.
- Virtually all housing growth is in detached products.

MAJOR DIFFERENCES SCENARIOS B, C AND D

- Overall growth declines slightly from B to C to D.
- Growth through housing is higher in B and D.