

February 2022 | General Plan EIR Addendum

**ADDENDUM TO THE GENERAL PLAN EIR**  
SCH No. 2001072105  
FOR THE  
**2021–2029 HOUSING ELEMENT UPDATE**  
City of Yuba City

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# 1. Addendum to the Adopted General Plan EIR

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## 1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as the City of Yuba City’s (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels. The Housing Element is one of eight elements of the City’s General Plan.

The General Plan is the foundation development policy document for Yuba City. It defines the framework by which the physical, economic, and human resources of the city are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the city and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the Housing Element, the policies in the General Plan address the physical impacts resulting from development in Yuba City.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within Yuba City must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (e.g., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2021–2029 Housing Element update. This addendum to the City of Yuba City’s General Plan EIR, certified in February 2004 (State Clearinghouse Number 2001072105), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

## 1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The General Plan policies identified in the General Plan EIR reduce significant impacts to a less than significant level for the following environmental topic areas: land use, transportation, parks and recreation, schools and community facilities, public facilities and utilities, noise, public

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safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics.

- Open Space and Agriculture
  - Impact 3.3-a: New development under the General Plan will convert open space and Prime Farmland, Unique Farmland, Grazing Farmland or Farmland of Statewide Importance to nonagricultural uses.
- Air Quality
  - Impact 3.7-a: Development under the General Plan could lead to increased emissions of carbon monoxide and ozone precursors that exceed air district thresholds and cause degradation of local air quality.

### 1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

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**Table 1-1 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element**

Programs	Implementation Status	Continue/Modify/Delete
<b>H-A-1</b> Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and Multi-Family Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.	<p>The City met periodically with the Regional Housing Authority's rehabilitation consultant to target efforts as a part of their ongoing partnership. The Regional Housing Authority continued to offer the Housing Rehabilitation Program for single-family housing. Over the planning period, 15 homes were rehabilitated through the Housing Rehabilitation Program. The City received Community Development Block Grant (CDBG) funding in 2018 (\$650,001), 2019 (\$647,714), and 2020 (\$666,760) to provide rehabilitation loans, among other activities.</p> <p>The City has not received any recent requests to assist with multifamily rehabilitations.</p> <p>In 2018, the City received HOME funds (\$500,000), a portion of which supported rehabilitation loans.</p> <p>The Housing Condition Survey was not completed. The City continues to monitor housing conditions through Code Enforcement and the Building Department.</p>	Modify and continue as Program H-A-1: Conservation of Existing Housing.
<b>H-A-2</b> Continue the City's policy which allows for second family residences within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow second family residences in all residential zones as follows: Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.	<p>The City amended the zoning code to allow accessory dwelling units (ADUs; second units) ministerially in the R-2 and R-3 zoning districts to comply with state law.</p>	Modify and continue as Program H-A-2: Accessory Dwelling Units. The City will continue to monitor all state ADU laws and update the zoning code as needed. City will promote ADU construction.
<b>H-A-3</b> The City will amend the zoning code to address the requirements of AB 2634 and allow single-room occupancy (SRO) housing without a use permit in the C zones as other residential uses are regulated in the City's zoning code. SROs are one housing type appropriate for extremely low-income households.	<p>The City has not yet amended the zoning code to allow single-room-occupancy (SRO) housing in the C zoning district.</p>	Combine with Program H-D-4, Program H-D-5 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.
<b>H-A-4</b> The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan through the following actions:	<p>The zoning code allows density bonuses. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multiunit buildings with a community center. Staff continues to encourage the development of a diversity of housing types by promoting alternative development opportunities such as density bonuses when they meet with interested developers.</p>	Modify and continue as Program H-A-3: Facilitate a Variety of Housing Types.

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Programs	Implementation Status	Continue/Modify/Delete
<ul style="list-style-type: none"> <li>Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.</li> <li>Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.</li> </ul>		
<b>H-A-5</b> Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.	The zoning code regulates condominium conversions in accordance with the intent of this program.	Delete.
<b>H-B-1</b> The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by low-income households through the First-Time Home Buyers Program.	The City has continued to apply for HOME and CalHome funding. In 2018, the City received HOME funds (\$500,000), a portion of which supported first-time homebuyer loans. During the planning period, 16 first-time homebuyers were assisted with loans.	Modify and continue as Program H-B-1: First-Time Home Buyers Program.
<b>H-B-2</b> Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter & Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME.	The City continued to work with Regional Housing Authority to expand the use of Housing Choice Vouchers (Section 8) in Yuba City. Through its partnership with the Regional Housing Authority, Yuba City increased housing opportunities for Housing Choice Vouchers. At the time of this update, there are 576 vouchers in use in Yuba City. There were no Article 34 referendum requests made during the planning period.	Modify and continue as Program H-B-2: Housing Choice Voucher Program.
<b>H-B-3</b> Continue to monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 153 units at risk during the 2013–2021 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units. <ul style="list-style-type: none"> <li>On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units.</li> <li>The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units.</li> <li>The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.</li> <li>The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.</li> <li>The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects.</li> <li>The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.</li> </ul>	The City maintained updated lists of affordable units, contacted owners, and worked with nonprofits. The 153 units that were at risk during the 2013–2021 planning period did not convert to market rate. The City continues to monitor the status of affordable units.	Modify and continue as Program H-B-3: At-Risk Housing Units.



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Programs	Implementation Status	Continue/Modify/Delete
<b>H-C-1</b> The City will utilize its GIS system to identify vacant infill sites within the city, where services are already available, to be targeted for new affordable housing development. These sites are currently identified in the Land Inventory of this Housing Element and available at the City's Planning Department. The City will advertise on its website a list of vacant infill sites to facilitate the development of new affordable housing.	The Housing Element Land Inventory Map is available at the City's Planning Department, and staff are available to discuss infill sites as developers inquire; this is common practice at the City.	Delete.
<b>H-C-2</b> The City will continue to negotiate written agreements with the County to transfer RHNA fair share allocations due to annexations of vacant land designated for residential use and establish the standards and conditions that will subsequently be applied on a project-by-project basis. The success of written agreements developed will be evaluated and any findings incorporated into the future contracts in order to adequately provide for regional fair share housing needs. Additionally, the City will work with the County and SACOG to incorporate changes to target adjustments to RHNA allocations established in agreements in subsequent Housing Element updates.	The City annexed 233.1 acres of land from the County and worked with the Sacramento Area Council of Governments (SACOG) to adjust the Regional Housing Needs Allocation (RHNA) as necessary. In the 2013-2021 projection period, the adjustment was 2,679 units. In the 2021-2029 projection period, the adjustment is 3,308 units.	Delete. The County does not have any annexations planned during the 6th cycle projection period.
<b>H-C-3</b> In order to continue to meet affordable housing needs, Sutter County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies.	The annexations that took place during the planning period consisted of pre-existing developed properties and did not include any planned affordable housing projects.	Modify to continue to collaborate with Sutter County on joint funding strategies for affordable housing and continue as Program H-C-1: Regional Approach to Affordable Housing.
<b>H-C-4</b> Annually estimate the amount of vacant land available for single-family and multiple-family residential housing within the City's sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three-year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply.	The City continues to monitor sites to ensure there are sufficient sites to meet the RHNA.	Delete. The city has sufficient sites within the city limits and does not need to monitor sites within the sphere of influence (SOI).
<b>H-C-5</b> To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: <ul style="list-style-type: none"> <li>• Allow affordable projects to exceed the maximum height limits.</li> <li>• Lessen set-backs.</li> <li>• Reduce parking requirements.</li> </ul> The City will also consider offsetting fees (when financially feasible).	The City did not receive any projects that proposed lot consolidation to develop multifamily development. The City did not hold formal annual meetings with local developers to discuss development opportunities but was and is available to discuss sites upon developer inquiries. The City will continue to encourage lot consolidations and promote incentives to support the development of multifamily housing.	Continue as Program H-C-2: Lot Consolidation for Multifamily Development.

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Programs	Implementation Status	Continue/Modify/Delete
<p><b>H-C-6</b></p> <p>During the period of the 2013–2021 Housing Element update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help to accommodate the City's RHNA. Approximately 50 acres are zoned for high density multifamily residential use at a density range of 12-36 units per acre with an average density of 24 units per acre. The LESP includes a minimum 10% affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval.</p> <p>The City will amend the LESP to require a minimum density of 20 units per acre and allow residential uses only on enough acres to ensure a minimum of 529 units will be developed on sites zoned medium high density to accommodate the identified shortfall of units affordable to lower-income households.</p> <p>The City has worked with the Sutter County Local Agency Formation Commission (LAFCO) on the proposed annexation and will continue to work with the property owners to move towards annexation of the LESP area.</p> <p>To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p> <p>The LESP area represents an important opportunity for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If the annexation is not completed, the City will identify and rezone adequate sites to meet the lower-income RHNA by December 31, 2016.</p> <p>The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.</p>	<p>The Lincoln East Specific Plan (LESP) area was not annexed during the planning period. Previously anticipated development became financially infeasible due to lack of infrastructure, land processing costs, required phasing, and mitigation.</p>	<p>Delete.</p>
<p><b>H-D-1</b></p> <p>Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special needs groups within the City.</p>	<p>The City continues to partner with the Regional Housing Authority to provide affordable housing. The City approved a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI).</p>	<p>Modify and continue as Program H-D-1: Partner with Housing Advocates.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-D-2</b> Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County, develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. Consider adding priority processing for applications to develop housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.	The Housing Authority takes the lead on farmworker housing in the City. The City continues to support the Housing Authority's efforts. The Housing Authority developed a 10-unit farmworker project in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.	Continue as Program H-D-2: Farmworker Housing.
<b>H-D-3</b> The City will continue to encourage diversity in unit size within multiple-family housing projects and to be proactive in the development of three- and four-bedroom housing units for large families by granting priority funding for projects which include three or more bedrooms.	The City continued to encourage diversity in unit size.	Delete.
<b>H-D-4</b> The City will, as required by SB 2, amend the zoning code for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The zoning code will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h): <ul style="list-style-type: none"> <li>• "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.</li> <li>• "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.</li> </ul> "Transitional housing" means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.	The City is completing an update to its other General Plan elements and Zoning Code concurrently with this Housing Element update. These definitions will be added as a part of the update process. This program was updated to meet state law requirements.	Combine with Program H-A-3, Program H-D-5 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-D-5</b> In order to remove constraints on housing for persons with disabilities under guidelines set forth in the Fair Housing Act, provide a reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the zoning regulations for ADA compliance and formalize a provision for reasonable accommodations for persons with disabilities that will be separate from a variance or use permit. When updating the zoning and building code to include a reasonable accommodation measure the City will reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities. Provide safeguards on privacy interests of applicants and providers. Provide an opportunity for appeal of adverse decisions by aggrieved applicants.	The City currently follows the Fair Housing Act and will continue this program to create model ordinance for reasonable accommodations.	Combine with Program H-D-4 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.
<b>H-D-6</b> Continue to offer specific incentives for development of individual or group-care housing affordable to the City's senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.	Continue as Program H-D-4: Residential Care Facilities.
<b>H-D-7</b> Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing, including holding an annual fair housing fair. Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services Department counter, on the City's website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media. Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.	Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues. The City complies with fair housing law regarding complaints by referring fair housing cases to the United States Department of Housing and Urban Development's (HUD's) Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases.	Revise to address AB 686 and continue as Program H-F-1: Affirmatively Furthering Fair Housing.

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-D-8</b> <p>The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.</p>	<p>The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the project.</p> <p>In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families earning up to 60% AMI. The City offered reduced development impact fees to support the development of this project.</p>	<p>Modify and continue as Program H-D-5: Housing for Special Needs and continue as Program H-D-6: Assistance for Persons with Developmental Disabilities.</p>
<b>H-D-9</b> <p>To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p>	<p>The City currently allows for farmworker housing and will amend their zoning code to meet state law.</p>	<p>Combine with Program H-A-3, Program H-D-4 and Program H-D-5 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.</p>
<b>H-E-1</b> <p>Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.</p>	<p>The City developed marketing material through the Sutter-Butte Energy Program to provide energy conservation to community members from 2013 to 2017. The marketing materials were included with water bills, provided as counter brochures, and promoted in a social media campaign. Additionally, the City distributed energy conservation information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.</p>	<p>Combine with Program H-E-2, and continue as Program H-E-1: Energy Efficiency.</p>
<b>H-E-2</b> <p>Encourage participation in PG&amp;E's Community Resource Project Inc., home energy audits, weatherization and minor home repair programs, particularly for extremely low-, very low- and low-income households. Information on these programs will be provided via brochures available at the Development Services Department counter, on the City's web site, and at the annual Housing Fair.</p>	<p>Through its participation in the Local Governments Partnership with PG&amp;E and the Sutter Butte Energy Watch, the City encouraged participation in PG&amp;E's Community Resource Project, home energy audits, weatherization, and minor home repair programs. Marketing materials were included in water bills, provided as counter brochures, and promoted in social media campaigns. Additionally, the City distributed weatherization information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.</p>	<p>Combine with Program H-E-1, and continue as Program H-E-1: Energy Efficiency.</p>

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As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and eliminate redundancy. The following 14 amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using underline or ~~strikeout~~ to indicate changes to the amended programs):

- **Program H-A-1: Conservation of Existing Housing.**

Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and ~~Multi-Family~~ Multifamily Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. ~~Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update. The City will explore the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households, particularly seniors. Additionally, the City will meet with the Reginal Housing Authority to identify and apply for funding opportunities to provide relocation assistance to residents at risk of displacement due to rehabilitation needs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, particularly in low resource areas, to reduce displacement risk for lower-income households due to housing condition or cost of repairs. The City will provide informational materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.~~

- **Program H-A-2: Accessory Dwelling Units.**

Continue the City's policy ~~which that~~ allows for ~~second family residences~~ accessory dwelling units (ADUs) within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow ~~second family residences in all residential zones as follows:~~ ADUs and Junior ADUS (JADUs) in all zones where residential structures are allowed (R-1, R-2, R-3, C-1, C-2, C-3, and C-O), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069. The City will also promote ADU construction through informational brochures on the permitting process and benefits of second-unit development that will be available at City buildings and on the City's website. The City will identify and offer incentives for ADU development. The City will provide preapproved ADU plans. The City will emphasize the benefits of ADUs to property owners in high resource areas to encourage construction in these areas to improve mobility options for lower-income households and to increase housing supply to meet shortages of affordable units and housing overall as a result of displacement due to the Camp Fire. The intent of increasing the supply of ADUs is to aid in reducing displacement risk due to housing supply and costs.

~~Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.~~

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### ■ **Program H-A-43: Facilitate a Variety of Housing Types.**

The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes ~~in order~~ to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan, with a special emphasis on high opportunity areas, through the following actions:

- Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.
- Continue to negotiate alternative development standards, such as increased height limits, alternative parking standards, street improvement standards, maximum density, and lot coverage.
- The City will encourage construction of affordable housing at a range of densities throughout the city, primarily in high resource areas, to combat the concentration of lower-income households downtown, improve housing mobility opportunities, and increase the supply of subsidized units in high resource areas.

### ■ **Program H-B-1: First-Time Home Buyers Program.**

The City will continue to apply for additional funding, as funding becomes available, to support the Regional Housing Authority's First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households ~~through the First-Time Home Buyers Program~~. To assist low-income first-time home buyers to be purchase ready, the City will promote the free HUD-certified homebuyer courses that are offered locally. The City will provide materials in languages other than English, as requested. To encourage housing mobility, the City will collaborate with the Housing Authority to encourage use of the program in areas of high opportunity and resources and will assist first-time home buyers in locating housing in high resource areas. Also, as a part of Program H-F-1, the City will support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

### ■ **Program H-B-2: Housing Choice Voucher Program.**

Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter ~~& and~~ Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support an increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME. Additionally, the City will direct residents of "at risk" units to obtain Section 8 vouchers to assist with connecting them with housing opportunities throughout Yuba City.

As City resources allow, to enhance housing mobility and access to higher opportunity areas, the City will:

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- Conduct outreach to property managers in high resource areas with a low percent of vouchers to provide education on source of income discrimination and voucher programs and to encourage them to accept Section 8 assistance.
- Compile information on organizations that provide pre- and post-move services to voucher holders.
- Collaborate with high performing school districts to attract a diversity of staff to serve lower income students particularly in low resource areas with high rates of diversity.
- Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.
- Post information on the City's website, including city-wide affordable rental registries.

### ■ **Program H-B-3: At-Risk Housing Units.**

~~Continue to monitor federal, state, and locally funded~~ State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Units that are considered “at-risk” are subsidized low-income housing projects whose subsidized contract expires within 10 years, putting the units at risk of being converted to market-rate and being lost as affordable housing. While there are no units whose contract is set to expire within 10 years, the Sutter Village and Live Oak Apartments have Section 8 contracts that require annual review and are therefore considered “at-risk.” Given this, there are 109 units at risk of conversion to market rate. ~~There are 153 units at risk during the 2013-2021-2029 planning period.~~

The City will continue to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The City will contact all property owners within three years of affordability expiration to discuss the City's desire to preserve complexes as affordable housing and ask them to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per state law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact entities such as California Rural Legal Assistance (CRLA) to assist renters.

If the City learns of any unexpected potential conversions or changes in ownership, the City will take the following actions to alleviate the loss of units at risk due to conversion to market rate units:

- ~~On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units.~~
- ~~The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units.~~
- ~~The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.~~
- ~~The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.~~



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- ~~○ The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects.~~
  - ~~○ The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.~~
  - Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion.
  - Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.
  - Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.
- **Program H-C-31: Regional Approach to Affordable Housing.**

To continue to meet affordable housing needs, the City will work with Sutter County ~~will to~~ assist in obtaining funding for any planned affordable housing projects ~~that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline develop~~ joint funding strategies to subsidize and support the construction of affordable housing.
- **Program H-D-1: Partner with Housing Advocates.**

Continue and expand, partnerships with for-profit or nonprofit housing organizations ~~to provide affordable housing, including the Regional Housing Authority, to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households. Contract with additional organizations to provide housing services and information for special-needs groups within the City needs groups within the city. Work with service providers so that City staff can engage directly with their clients to hear first-hand the needs of the residents in Yuba City. Meet with organizations to identify sites for affordable housing in high resource areas and provide technical assistance, when requested,~~

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in identifying funding to subsidize units. Increasing the supply of affordable housing and focusing this development in high resource areas will combat concentrations of lower-income households that currently exists in downtown and will provide opportunities for housing mobility.

### ■ **Program H-D-85: Housing for Special Needs Groups.**

The City will work with housing providers to ensure that special housing needs and the needs of ~~lower-low, very-low and extremely low-income households are addressed, for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families especially residents in low-resource areas.~~ The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.

### ■ **Program ~~H-D-7~~ H-F-1: Affirmatively Furthering Fair Housing.**

~~Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing, including holding an annual fair housing fair.~~

~~Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services Department counter, on the City's website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media.~~

~~Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.~~

Implement the City's Analysis of Impediments to Fair Housing Choice (AI), adopted in 2020, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City also identified barriers to fair housing through the Fair Housing Assessment (see Section 4, Assessment of Fair Housing). Specific actions the City may take to address the identified barriers, and foster an inclusive community, include:

1. Implement Programs H-A-1 and H-A-2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility

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- between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., Programs H-B-1, H-B-2, H-C-3, H-D-1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-A-2, H-A-3, and H-C-5).
2. Support nonprofit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability. Meet with non-profits annually.
  3. Include residents from areas of concentrated poverty and low-resource areas to serve on boards, committees, task forces and other local government decision-making bodies each time a vacancy is filled. Translation of materials and translators should be provided by the City, as needed.
  4. Each time a housing project is proposed that may influence a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.
  5. Incentivize construction of multiple-family housing with three- and four-bedroom units for large families by prioritizing projects that include three or more bedrooms and providing incentives, such as fee waivers when funding is available, deferrals, or reduced parking on a project-specific basis.
  6. As complaints or inquiries are received, continue to refer fair housing matters to HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA).
  7. Meet biannually with fair housing enforcement organizations and agencies to identify any patterns or dominant fair housing issues in the city and discuss strategies to address these.
  8. By December 2021, make materials on fair housing laws available at public locations, such as the library, grocery stores, and City Hall. Update materials annually, or as needed.
  9. Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
  10. Ensure that City-funded activities are dispersed throughout the city limits, avoiding concentrations in any particular census tract.
  11. Apply annually for funding to actively reinvest in the most dilapidated areas of the city.
  12. Provide biannual training to landlords on fair housing laws, responsibilities, and avoiding discriminatory practices.
  13. Meet with Yuba City Unified School District by October 2022 to discuss strategies to develop a teacher incentive program to attract and retain high-quality teachers.
  14. Promote Sutter County's CalWorks Program through making informational materials available at City buildings and meetings by May 2022 to improve access to employment training, assistance, and job opportunities.
  15. Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement:

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- Create a rent stabilization program beyond what is required by California Civil Code 1946.2
- Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.
- Address residential demolitions as a cause of displacement (see also Program H-C-3). See also Program H-B-2 for efforts to enhance housing mobility.

**Program H-A-3, Program H-D-4, Program H-D-5, and Program H-D-9** were combined and amended as one program – **Program H-D-3: Facilitate Construction of Special-Needs Housing:**

- **Program H-D-3: Facilitate Construction of Special-Needs Housing.** The City will remove barriers for special-needs groups, including but not limited to low, very-low, and extremely-low-income households, by amending the zoning code to address the following:
  - **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any non-residential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).
  - **Reasonable Accommodation.** In compliance with Government Code Section 65583(c)(3), the City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
  - **Employee Housing.** Treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Health and Safety Code Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. Add a definition for employee housing to the zoning code.
  - **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing without a use permit in commercial zones, as other residential uses are regulated in the City's zoning code (Government Code Section 65583(c)(1)).
  - **Factory Built and Mobile Homes.** Allow Factory Built and Mobile Homes as a principally permitted use in the R-1 zone, per Government Code Section 65852.3.
  - **Emergency Shelter Parking.** The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards

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do not require more parking for emergency shelters than other residential or commercial uses within the M-1 district, per Government Code Section 65583(a)(4).

- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, homeless persons by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- **Definitions.** Add the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):
  - “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
  - “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
  - “Transitional housing” means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

The following ten programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Program H-A-4: Infrastructure Provision and Financing.**

Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state, federal or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty.

The City will continue to implement its water and wastewater fees financing program which provides a method for customers to have the connection and extension impact fees financed through property tax assessment over a 10-year period, along with interest and administrative fees. The fees financing program will be focused on promoting the development of multifamily housing in high resource areas to encourage housing mobility.

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The City will implement its *Water Treatment Plant and Distribution Master Plan* (adopted in January 2019) and the *Wastewater Treatment Facility and Collection System Master Plan* (adopted August 2020) which identify specific infrastructure needs within the City, and continue to annually budget funds to perform those repairs and improvements of existing deficient utility infrastructure in low income areas of the City.

The City will continue to monitor and budget available water and wastewater funds to provide rehabilitation and improvements of deficient utilities in low-income areas to comprehensively improve infrastructure and community amenities to promote equitable quality of life. The City will coordinate with SACOG through the Green Zones program to promote infill development and will work to find available resources to ensure utility infrastructure is in place to provide for housing development and redevelopment.

- **Program H-A-5: Permit Streamlining Process.**

The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (SB 35) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

- **Program H-A-6: Density Bonus.**

The City will codify the City's density bonus ordinance in compliance with the state's density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations. The City will promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units and will work with developers to identify sites for high density affordable housing in high resource areas outside of downtown.

- **Program H-A-7: SB 2 Implementation.**

As part of the City's SB 2 grant workplan, the City plans to complete focused work related to the minor update of the City's General Plan to align it with current state laws. The update to the General Plan will help the City to establish, adopt, and implement objectives and policies to promote development of more by-right housing and sustainability.

The City plans to use SB 2 funding to further the following tasks related to the General Plan update:

- Community outreach and study sessions to identify updates and policy changes to be addressed.
- Preparation of a background report of existing conditions.
- Update all required elements of the General Plan to meet new state law requirements.
- Review the City's zoning code to identify immediate and future changes.
- Conduct an environmental analysis and adopt a Supplemental EIR.

- **Program H-A-8: Objective Design Standards.**

As described in Section 6, Constraints, to comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for

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housing development applicants and flexibility in design choices. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

### ■ **Program H-C-3: Residential Demolitions.**

To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. In accordance with Section 65583.2, subdivision (g), the City will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

In conjunction with the commitment in Program H-F-1 (*Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement*) the City will address residential demolitions as a cause of displacement and implement actions in accordance with State law to prevent or mitigate displacement as a result of residential demolitions.

### ■ **Program H-C-4: Water and Sewer for Lower-Income Housing.**

In compliance with Chapter 727, Statutes of 2004 (SB 1087), upon completion of the adopted Housing Element, the City will immediately deliver the Housing Element to the City’s Public Works Department, along with a summary of its regional housing needs allocation. In addition, the City’s Public Works Department must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

### ■ **Program H-C-5: Residential Uses in Non-residential Land Use Designations.**

To increase flexibility in where and how residential uses are allowed, and thus increase mobility opportunities, the City will take a variety of actions. Including:

- The City will remove the use-permit requirement for multifamily development in the C-1 and C-O zones.
- Currently, live/work residential uses are permitted in the General Plan Office and Office Park land use designations. The City commits to updating the General Plan and zoning code to allow additional residential uses in these areas.
- Currently, residential uses are allowed in commercially designated areas if they are above a business. The City will update the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses.

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- The City will provide incentives for mixed use and residential development in areas with non-residential land uses including offering expedited review process, density bonus, fee deferrals or reductions and modifications to setback, parking and height requirements. To encourage mixed use and residential development in areas with non-residential land uses, the City shall also provide outreach to attract and support affordable housing developers in the city, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City will monitor the effectiveness of its efforts to offer incentives to developers. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering residential performance standards and rezoning and redesignating sites to residential.
  - The City will increase allowable heights in the C-1 zone to remove barriers to residential development.
- **Program H-C-6: Residential By-Right for Developments with 20% Affordable**
- To comply with AB 1397, sites with APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 51-540-039, 51-062-010, 51-040-011 are currently zoned R-3, which does not require a use permit for multifamily housing development.
- **Program H-C-7: 2013-2021 and 2021-2029 Regional Housing Need**
- In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2013–2021 and 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher density development, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Chapter 5 to provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The City will redesignate/rezone a minimum of 10.4 acres to Medium/High Density Residential - R-3 to meet this need. The sites redesignated/rezoned will allow up to 36 units per acre. At the minimum density of 20 units per acre, the redesignated/rezoned 10.4 acres would yield 208 units. At a realistic capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units. The redesignated/rezoned sites must allow owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The redesignated/rezoned sites must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be designated/zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. Water, sewer and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed.



## 1. Addendum to the Adopted General Plan EIR

### 1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
  - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Section 15162(a)(1) to (3), as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the proposed project.

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As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Yuba City Planning Department, 1201 Civic Center Boulevard, Yuba City, California 95993.

## 2. CEQA Analysis

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### 2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to growth and economic development; land use; community design; transportation; parks, schools, and community facilities; public utilities; environmental conservation; and noise and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The 10 new programs are either informative or would result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

- Program H-A-1 involves informational changes that include a reference to the City exploring the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households and meeting with the Regional Housing Authority to identify and apply for funding opportunities, collaborating with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, providing informational materials in languages other than English, and creating a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.
- Program H-A-2 involves informational changes that include a reference to amending the zoning code to allows ADUs and junior ADUs in all zones where residential structures are allowed, consistent with State law, and promoting ADU construction through informational brochures; it removes a reference to amending the zoning code to allow second family residences ministerially in the R-2 and R-3 zones.
- Program H-A-4 involves informational changes that include a reference to encouraging construction of affordable housing at a range of densities throughout the city, primarily in high resource areas, to combat the concentration of lower-income households downtown, improving housing mobility opportunities, and increasing the supply of subsidized units in high resource areas.
- Program H-B-1 involves informational changes that include a reference to applying for additional funding to support the Regional Housing Authority's First-Time Home Buyer Program, promoting the free HUD-certified homebuyer courses, providing materials in languages other than English, assisting first time home

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buyers in locating housing in high resource areas, and supporting nonprofit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes.

- Program H-B-2 involves informational changes that include a reference to directing residents of “at risk” units to obtain Section 8 vouchers and enhancing housing mobility and access to higher opportunity areas through a series of actions.
- Program H-B-3 involves informational changes that include a reference to continuing to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives, coordinating with owners of expiring subsidies, working with tenants to provide education regarding tenant rights and conversion procedures, and lists a series of actions that the City will take if the City learns of any unexpected potential conversions or changes in ownership; it removes a reference to a series of actions that the City will take to alleviate the loss of units at risk due to conversion to market rate units.
- Program H-C-3 involves informational changes that include a reference to the City working with Sutter County and developing joint funding to subsidize and support the construction of affordable housing and remove a reference to annexation agreements and written documents.
- Program H-D-1 involves informational changes that include a reference to providing affordable housing for low, very-low and extremely-low-income households and other groups, working with service providers so that City staff can engage directly with their clients, meeting with organizations to identify sites for affordable housing in high resource areas, and providing technical assistance in identifying funding to subsidize units.
- Program H-D-8 involves informational changes that include a reference to working with housing providers to ensure that special housing needs and the needs of low, very-low and extremely low-income households are addressed, especially residents in low-resource areas.
- Program H-D-7 involves informational changes that include a reference to implementing the City’s Analysis of Impediments to Fair Housing Choice and lists specific actions that the City may take to address barriers to fair housing; it removes a reference to continuing to provide notice and information on fair housing rights, disseminating information in languages other than English, and referring known incidents of discrimination in lending practices. These changes would not result in a physical environmental effect.

Program H-A-3, Program H-D-4, Program H-D-5, and Program H-D-9 were combined and amended as one program to aid in their implementation, as they were similar in intent. Therefore, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

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The 10 new programs represent changes that allow the City to:

- Identify infrastructure needs and available sources of funding for infrastructure improvements, analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs, monitor the cost of infrastructure and associated fees on development, and continue to implement its water fees financing program.
- Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.
- Codify the City’s density bonus ordinance in compliance with the state’s density bonus law, offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population, and promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units.
- Complete focused work related to the minor update of the City’s General Plan to align it with current state laws.
- Update subjective design guidelines with objective standards; require new housing developments to replace all affordable housing units lost due to new development to mitigate the loss of affordable housing units and require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on sites identified in the site inventory, and review options for expanding this program to address displacement in vulnerable areas.
- Immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation upon completion of the adopted Housing Element.
- Take a variety of actions to increase flexibility in where and how residential uses are allowed, thereby increasing mobility opportunities.
- Allow residential by-right for developments with 20 percent affordable, specifically APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in the 6th cycle Housing Element.
- Amend the General Plan and the zoning code; and provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones through rezoning.

New development resulting from these programs would occur on land designated for housing under the General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the General Plan and zoning code. Consequently, all projects would be subject to development procedures of the City, such as the municipal code, zoning code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City’s zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR anticipated physical impacts associated with the permitted uses in the City’s zoning code and

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would, therefore, not result in a new impact as part of development. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All future low-barrier navigation centers, transitional and supportive housing, and residential developments with 20 percent affordable by-right—as described in Program H-D-3: Facilitate Construction of Special-Needs, and Program H-C-6: Residential By-Right for Developments with 20% Affordable—would be required to be evaluated in accordance with the zoning code, as outlined in Chapter 5 of the City’s Zoning Regulations. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality, prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 10 of the municipal code), which would address potential impacts to public services. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City’s RHNA; however, it would not include any rezoning or general plan amendments at this time. When specific sites are selected for rezoning and/or general plan amendments, the physical effects of development on those sites will be evaluated. Since no rezoning or general plan amendments would occur at this time, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development and/or for rezoning or general plan land use amendments. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, but not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in the General Plan EIR. Because the proposed Housing Element does not affect the land use pattern of the city or result in any physical change to the environment, and because the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

All future development in Yuba City would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City’s zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development, and therefore the proposed project would result in no new impact as part of development. Because the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

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Because the proposed 2021–2029 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

### 2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for potential significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the 2004 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

**1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

As discussed previously, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City’s RHNA; however, it would not include any rezoning or general plan amendments at this time. Because the proposed Housing Element would not affect the land use pattern of the city or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed. All development in Yuba City must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

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The proposed changes to the Zoning Code identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

### **2. The project will have one or more significant effects not discussed in the previous EIR.**

As discussed previously, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 14 amended programs and 10 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

### **3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified potentially significant impacts for land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the city or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

### **4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in



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significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures.

5. **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. As stated in the response to Standard 4, there would be no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.