

CITY OF YUBA CITY  
STAFF REPORT

**Date:** August 4, 2009  
**To:** Honorable Mayor & Members of the City Council  
**From:** Community Development Department  
**Presentation By:** Aaron Busch, Community Development Director

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**Summary**

**Subject:** General Plan Amendment GP 09-02 to adopt the 2008 update to the Yuba City Housing Element.

**Recommendation:** Conduct a public hearing, and after consideration of the Negative Declaration, concur with the Planning Commission's recommendations, which are to:

- a) Adopt the finding that following review and consideration of the Negative Declaration and any comments received, there is no substantial evidence that the project will have a significant impact on the environment.
- b) Adopt the Negative Declaration as contained in Exhibit A.
- c) Adopt the finding that General Plan amendment GP 09-02 for the adoption of the 2008 Housing Element is in the public interest.
- d) Adopt a Resolution approving General Plan amendment GP 09-02 to adopt the Housing Element.

**Fiscal Impact:** Preparation of the Housing Element has been funded from the City's General Plan Update CIP fund (fund 901080-65514)

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**Background:**

The proposed General Plan Amendment represents the 2008 update to the City's Housing Element which is a statement by the City of Yuba City of its current and future housing needs. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and community objectives as stated in the General Plan. The Housing Element also addresses the needs of special population groups as defined under state law (Section 65583 of the California Government Code), including equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

The Planning Commission conducted a public hearing for the proposed General Plan Amendment on July 22, 2009 and unanimously recommended approval of the 2008 Housing Element Update.

## Analysis:

The Housing Element is one of the seven State mandated elements of a City's General Plan. State law requires that the Housing Element be updated every five years and that the California Department of Housing and Community Development (HCD) make findings and the City considers those findings prior to adopting the Housing Element. The purpose of the Housing Element is to establish specific goals, policies and objectives related to the provision of housing for all economic segments of the community and to adopt an action plan toward this end. Government Code Section 65583 mandates that the Housing Element generally contains the following components:

- **Needs Assessment:** An assessment of housing needs, including analysis of population and employment trends, household characteristics, documentation of projections, and quantification of the locality's existing and projected housing needs for all income levels;
- **Resources and Constraints Analysis:** An inventory of resources and constraints including an inventory of land suitable for residential development, the identification of zone(s) where emergency shelters are permitted, an analysis of potential governmental and non-governmental constraints on housing development;
- **Review of Past Performance:** Review effectiveness of the past Housing Element's policy program relative to the maintenance, preservation, improvement and development of housing. The last Housing Element covered the period of 2002-2007.
- **Policy Program:** A five year housing program and schedule for implementing the policies and achieving the goals and objectives identified in the Housing Element.

As proposed, the 2008 Housing Element complies with all mandatory requirements of the Government Code and is consistent with the policies and objectives of the City's General Plan.

Section 8-8 of the Yuba City Municipal Code specifies that a member of the public may initiate a General Plan amendment. The Municipal Code requires the Planning Commission to forward its recommendation and findings to the City Council for action. The Municipal Code does not contain any required findings for a General Plan amendment. However, Section 65358 of the California Government Code states that a City may amend its General Plan if it deems the amendment to be in the public interest. In the case of General Plan amendment GP 09-02, staff reasons that the proposal is in the public interest because the 2008 Housing Element provides direction for the City to provide quality housing for all segments of the community.

A Negative Declaration (Exhibit A) was prepared for the project and is attached for Council's review and consideration. The Housing Element is a planning document and does not provide entitlements for any project. All projects undertaken in the course of implementing the policies and programs contained in the 2008-2013 City of Yuba City Housing Element will require separate environmental review in accordance CEQA Guidelines. Staff therefore, requests that the City Council adopt the attached Negative Declaration for the General Plan Amendment for the 2008 Housing Element Update.

**Fiscal Impact:**

Preparation of the Housing Element has been funded from the City's General Plan Update CIP fund (fund 901080-65514)

**Alternatives:**

None.


**Recommendation:** Conduct a public hearing, and after consideration of the Negative Declaration, concur with the Planning Commission's recommendations, which are to:

- a) Adopt the finding that following review and consideration of the Negative Declaration and any comments received, there is no substantial evidence that the project will have a significant impact on the environment.
- b) Adopt the Negative Declaration as contained in Exhibit A.
- c) Adopt the finding that General Plan amendment GP 09-02 for the adoption of the Housing Element is in the public interest.
- d) Adopt a resolution approving General Plan amendment GP 09-02 to adopt the Housing Element.

Prepared By:

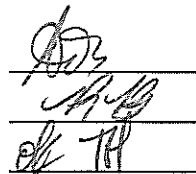
  
\_\_\_\_\_  
Aaron Busch  
Community Development Director

Submitted By:

  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

Reviewed By:

Department Head  
Finance  
City Attorney

  
\_\_\_\_\_  
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**Attachments:**

- 1. Planning Commission Staff Report Dated July 22, 2009
- 2. Planning Commission Minutes of July 22, 2009 Meeting

**Exhibit:**

- A. Negative Declaration
- B. 2008 Housing Element
- C. Resolution for GP 09-02



City of Yuba City  
Planning Division Staff Report  
Planning Commission Meeting

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July 22, 2009

Prepared By: Aaron Busch, Community Development Director

**PUBLIC HEARING: GENERAL PLAN AMENDMENT 09-02: HOUSING ELEMENT UPDATE; APPLICANT: CITY OF YUBA CITY.**

**Project Description:**

The proposed General Plan Amendment represents the 2008 update to the City's Housing Element which is a statement by the City of Yuba City of its current and future housing needs. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and community objectives as stated in the General Plan. The Housing Element also addresses the needs of special population groups as defined under state law (Section 65583 of the California Government Code), including equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

**Background:**

The Housing Element is one of the seven State mandated elements of a City's General Plan. State law requires that the Housing Element be updated every five years and that the California Department of Housing and Community Development (HCD) make findings and the City considers those findings prior to adopting the Housing Element. The purpose of the Housing Element is to establish specific goals, policies and objectives related to the provision of housing for all economic segments of the community and to adopt an action plan toward this end. Government Code Section 65583 mandates that the Housing Element generally contains the following components:

- **Needs Assessment:** An assessment of housing needs, including analysis of population and employment trends, household characteristics, documentation of projections, and quantification of the locality's existing and projected housing needs for all income levels;
- **Resources and Constraints Analysis:** An inventory of resources and constraints including an inventory of land suitable for residential development, the identification of zone(s) where emergency shelters are permitted, an analysis of potential governmental and non-governmental constraints on housing development;
- **Review of Past Performance:** Review effectiveness of the past Housing

Element's policy program relative to the maintenance, preservation, improvement and development of housing. The last Housing Element covered the period of 2002-2007.

- **Policy Program:** A five year housing program and schedule for implementing the policies and achieving the goals and objectives identified in the Housing Element.

Another key component required with the Housing Element Update is public outreach and participation. To encourage public participation by all segments of the community in the development of the Housing Element, the City conducted a public meeting on November 19, 2007, followed by a City Council public workshop held on December 17, 2007. For both meetings, the meeting was publicly noticed in the Appeal-Democrat newspaper, along with e-mail notification and direct U.S. mail notification was sent to all local and regional non-profit organizations, government agencies, faith based organizations, including those organizations involved in the Yuba/Sutter Homeless Consortium. In addition to these public meetings, the City also released the Draft Housing Element Update for public review and comment between March 14, 2008 and May 14, 2008. All comments received as a result of the City's efforts to encourage public participation in the 2008-2013 Housing Element were incorporated into the appropriate sections of the Housing Element. The comment letters received are included as Attachment 1.

In compliance with State law, the proposed 2008 Housing Element Update has been submitted to HCD for their review and comment. The 2008 Housing Element Update was first submitted to HCD on March 13, 2008 for their formal 60-day comment period. On May 12, 2008, HCD provided a detailed list of comments and recommended changes needed to bring the Draft Housing Element into compliance with State law. Staff incorporated those comments and changes where necessary and resubmitted the revised document back to HCD for their second review. HCD next notified the City on March 5, 2009 that several minor changes were still necessary to make the required findings for compliance. Staff made those final changes and resubmitted back to HCD on April 29, 2009, whereupon HCD provided the City with an endorsement letter indicating that the revised document complied with State law (see Attachment 2). Following the Planning Commission's action on the 2008 Housing Element Update, the document will then be forwarded to the City Council for formal adoption of the Housing Element. Once adopted, the 2008 Housing Element Update will once again be submitted to HCD for final approval and acceptance. This action will allow the City to apply for future State and Federal funds (i.e. HOME Grant) that are necessary to continue supporting the City's first time homebuyer and owner occupied rehabilitation programs.

**Analysis:**

In accordance with state law, the Housing Element has been updated to be consistent and compatible with other General Plan elements. The principles of the General Plan focus on generating and preserving a mix of housing types in all neighborhoods to ensure that Yuba City remains affordable to all economic segments of the community.

Since the 2002-2007 Housing Element, the City has experienced significant residential and non-residential growth. However, the growth experienced in the first part of the decade has slowed substantially as a result of the decline in the housing market. The 2008-2013 Housing Element Update utilizes the 2000 U.S. Census data, as well as State of California Department of Finance estimates and Sacramento Area Council of Government (SACOG) projections and current market trends to determine current and future housing needs and develop policies, goals and objectives.

The updated Housing Element covers the period of 2008-2013 corresponding with the Sacramento Area Council of Government's (SACOG) 2006-2013 Regional Housing Needs Plan (RHNP) adopted by the Board of Directors on February 21, 2008. As part of the RHNP, SACOG is responsible for distributing to each City within the region its fair share of the State mandated Regional Housing Need Allocation (RHNA) which represents the total number of affordable housing units that must be planned for within the SACOG region. The City of Yuba City was assigned a portion of the regional housing need for a total of 4,740 new housing units as follows:

**SACOG's Regional Housing Needs Determination, 2006-2013**

Jurisdiction	Total Affordable Need	Income Category Distribution				Total Housing Need
		Very Low	Low	Moderate	Above Moderate	
Yuba City	2,720	900	718	1,102	2,020	4,740*
Percentage of Housing Need		23%	17.1%	18.9%	41%	100%
Percentage of Affordable Housing Need	100%	33.1%	26.40%	40.50%		

The City's share of the regional housing need will be met through the identification of available vacant residential sites that are suitable and appropriately zoned. Table 4.2-1 in the attached 2008 Housing Element Update (Exhibit B) lists the number of individual vacant residential sites by zone and general plan designation in the City. There are approximately 670 acres of vacant residential land at various planned densities within the city limits and approximately 2,797 vacant residential acres in the Sphere of Influence (including the Lincoln East Specific Plan – "LESP"). Through the policies of the General Plan and the LESP, the City can comply with its allocated share of the RHNA numbers.

Other highlights of the General Plan Amendment GP 09-02 for the 2008 Housing Element Update include:

- The 2008 Housing Element Update presents numerical goals, potential housing sites and related City policies that support creation, rehabilitation and retention of housing units.
- The 2008 Housing Element Update includes goals and programs that promote density, infill development, quality affordable housing for a variety of special need groups, and reasonable accommodation for persons with disabilities.
- The policies and programs of the 2008 Housing Element Update have been streamlined and made more efficient to provide the City with an effective document tool for the development of affordable housing.

As proposed, the 2008 Housing Element complies with all mandatory requirements of the Government Code and is consistent with the policies and objectives of the City's General Plan.

Section 8-8 of the Yuba City Municipal Code specifies that a member of the public may initiate a General Plan amendment. The Municipal Code requires the Planning Commission to forward its recommendation and findings to the City Council for action. The Municipal Code does not contain any required findings for a General Plan amendment. However, Section 65358 of the California Government Code states that a City may amend its General Plan if it deems the amendment to be in the public interest. In the case of General Plan amendment GP 09-02, staff reasons that the proposal is in the public interest because the 2008 Housing Element provides direction for the City to provide quality housing for all segments of the community. The proposed amendment to the Housing Element of the General Plan does not conflict with any other elements of the General Plan. Therefore, staff recommends that the Planning Commission make the following finding:

***General Plan Amendment GP 09-02 to adopt the 2008 Housing Element Update is in the public interest.***

**Environmental:**

A Negative Declaration (Exhibit A) was prepared for the project and is attached for Commission review and consideration. The Housing Element is a planning document and does not provide entitlements for any project. All projects undertaken in the course of implementing the policies and programs contained in the 2008-2013 City of Yuba City Housing Element will require separate environmental review in accordance CEQA Guidelines. Staff therefore, requests that the Planning Commission recommend that the City Council adopt the attached Negative Declaration for the General Plan Amendment for the 2008 Housing Element Update.

**Recommended Actions:**

The Planning Division recommends that the Planning Commission take the following actions:

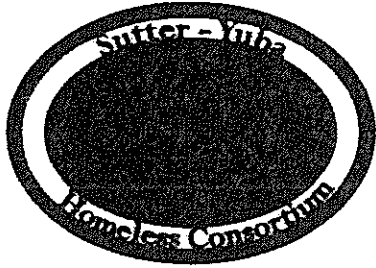
- A. Recommend that the City Council adopt the Negative Declaration for the 2008 Housing Element as shown in Exhibit A.
- B. Recommend that the City Council adopt the finding of fact that General Plan Amendment GP 09-02 for the adoption of the 2008 Housing Element Update is in the public interest.
- C. Recommend that the City Council adopt the 2008 Housing Element Update as shown in Exhibit B.

**Attachments:**

- 1. Comment letters received on the Housing Element Update
- 2. Approval letter from HCD

**Exhibits:**

- A. Negative Declaration
- B. 2008 Housing Element Update



May 14, 2008

City of Yuba City  
ATTN: Aaron Busch

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Community Development

To Whom It May Concern:

Position Statement      Relating to the 2008 Housing Element

*Executive Members:*

*Jim Davis, Chair*  
*Church of the Nazarene*

*Grace Espindola, Past Chair*  
*Sutter County*  
*Superintendent of Schools*

*Sharman Kobayashi, Secretary*  
*Community Member*

*Aaron Busch*  
*City of Yuba City*

*Helen Higby*  
*Habitat for Humanity*

*Mike and Sue Mannshardt*  
*Hands of Hope*

*Stephen Marshall*  
*Lew Steinsberger*  
*Linda Loos*  
*Tom Sherry*  
*John Floe*  
*Sutter-Yuba Mental Health*

*Chaya Galicia*  
*The Salvation Army*  
*Yuba / Sutter Corps*

*Monica Quilty*  
*Yuba County Office of Education*

*Pam Morasch*  
*Yuba County*  
*Health and Human Services*

The Sutter-Yuba Homeless Consortium (Continuum of Care) consists of individuals and organizations interested in coordinating and maximizing services to end homelessness. Our mission is to “coordinate the services of community based organizations, faith based organizations, and local governments to provide a continuum of services and maximize resources to better serve the homeless people of Sutter and Yuba Counties.”

Our current memberships includes representatives from both Sutter and Yuba County Employment Development Department, City of Marysville – Housing Development, City of Yuba City – Redevelopment Agency and Housing, Sutter – Yuba Mental Health, both Sutter and Yuba County Health and Human Services, Sutter County Children and Families Commission, E-Center, Yuba-Sutter Headstart, Sutter County Housing Authority, Yuba County Community Development, Marysville Joint Unified School District, Sutter County Superintendent of Schools, Yuba City Unified School District, Yuba County Office of Education, Sutter County Probation Department, Sutter County Library, Casa de Esperanza, Central Valley Homeless Veterans, Hands of Hope, Habitat for Humanity, Children’s Hope Foster Family Agency, Buddy’s House, Yuba-Sutter Gleaners, FREED, Yuba-Sutter Veteran’s Service Office, American Red Cross, A Hand-Up Ministries, Church of the Nazarene, Good Seed Church, St. Andrew Presbyterian Church, St. John’s Episcopal Church, The Salvation Army, Twin Cities Rescue Mission, First Presbyterian Church, New Life Assembly, Riverside Restoration, Christian Assistance Network, California Rural Legal Assistance, Sutter-Yuba United Way, Clifton Associates, Lighthouse Infomatics, Sutter County Health Department, Harmony Health Family Resource Center, Peach Tree Clinic, Sutter North Medical Foundation, and various homeless or formerly homeless persons.

Although we are a fairly new consortium, during our two and a half years of existence we have identified the following priorities related to housing:

1. Emergency Shelter - There currently are NO emergency shelters available for the following groups, and this continues to be the area needing the most attention:
  - a. Families (including single parents);
  - b. Single women.

ATTACHMENT 1

Currently, the "bandaid" placed on this problem is a voucher system provided by limited organizations and churches in order to take families off the streets for a limited amount of time. These efforts only represent the most meager of attempts to house individuals in emergency situations, and certainly do not meet the need of our homeless population, which, according to 2008 Point in Time Census Data, exceeds 1400 persons.

2. Expansion of housing services including
  - a. Emergency Shelter for single men – There is currently one provider with limited capacity;
  - b. Transitional Housing for all groups – While there are various providers, each serves a target population and has limited capacity;
  - c. Affordable Housing – With poverty and unemployment rates on the rise, there are not enough resources to meet the need.

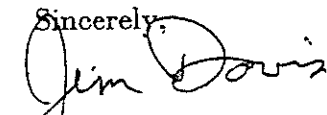
We highly encourage the Cities / Counties to not only develop the framework by which funds are collected, but also to implement a budget and timeline for building affordable housing. We applaud the efforts to establish the 10% goal of the SACOG compact for new affordable housing, and we stand behind increased partnerships between City / County governments and not-for-profit organizations to implement and develop creative ways to meet the 10% goal.

3. Meeting the Department of Housing and Urban Development's objectives to end chronic homelessness and move families and individuals to permanent housing
  - a. Create new permanent housing beds for chronically homeless persons
  - b. Increase percentage of homeless persons staying in permanent housing over 6 months
  - c. Increase percentage of homeless persons moving from transitional housing to permanent housing
  - d. Increase percentage of homeless persons employed at exit
  - e. Ensure that the CoC has a functional Homeless Management Information System (HMIS)

The Homeless Consortium has been recognized by HUD as a Continuum of Care, and has applied consecutively for 3 years, for funding through the Supportive Housing Program (and been awarded HMIS dollars). We have adopted their goals and objectives as our own, hoping to more efficiently serve the Yuba / Sutter Community.

Our executive team is available and eager to discuss our three priorities, as well as working together to develop and implement a 10-year plan (as requested by the Department of Housing and Urban Development) at your convenience. I encourage you to contact me for further discussions at the Church of the Nazarene, 671-1130.

Sincerely,



Jim Davis  
Chairman 2008-2009  
Yuba-Sutter Homeless Consortium

June 30, 2008

Yuba City  
Aaron Busch, Community Development Director  
1201 Civic Center Boulevard  
Yuba City, CA 95993

**Subject: New Housing Element**

Dear Mr. Busch,

In light of the fact that a new Housing Element is in preparation for Yuba City, the undersigned wish to contribute to the preparatory dialogue.

There are far too many people in Yuba City for whom affordable housing is a distant dream. There are too many people who live in their cars or across the levees in the river bottoms or, at best, make do by crashing with friends for a night at a time.

Yuba City must consider and be prepared to extend itself to the best of its ability and resources to alleviate this problem. We feel the Housing Element under preparation must reflect a more firm and specific commitment by the city. To that end we propose that the following be included in the new Housing Element.

◆ Consideration to housing for those who are above the poverty line. There is a large gap filled with people who are just above the poverty line and thereby excluded from many sources of housing aid and for whom little if any assistance is possible.

◆ Developers must be encouraged in any proposed home building plan to provide in-lieu money in place of a requirement to set aside land. Land set aside in most cases is never developed for affordable housing. But in-lieu monies paid to the city and set aside specifically for affordable housing would, in time, build a fund for this type of housing.

◆ The Housing Element should include consideration for housing and shelter for women with children, single women, and single children. While there are some provisions for emergency shelter for women and children who are in an extreme situation, there are no programs that

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provide for long-term or permanent shelter/housing. This is a very critical need in our area.

◆ The most effective means to promote affordable housing in our area would be by adding the mandate of Inclusionary Housing Program in our city. Inclusionary Housing, which is already adopted in nearly one third of jurisdictions in California, will provide a means of working with city planners, the public and developers.

Very Sincerely Yours,

G. Michael Paine  
*Community Action Team*

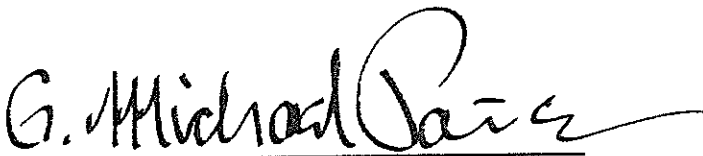
Susan Townsend  
*Yuba Sutter Legal Center*

David Hartisch  
*Community Action Team*

Rita Bardwell  
*Yuba Sutter Legal Center*

Ken Figuly  
*Community Action Team*

Rupi Dail  
*Sutter Yuba Mental Health Dep't.*



G. Michael Paine  
For  
*Community Action Team of CRLA*  
630 D Street,  
Marysville, CA 95901

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
www.hcd.ca.gov



June 10, 2009

Mr. Aaron Busch  
Community Development Director  
City of Yuba City  
1201 Civic Center Boulevard  
Yuba City, CA 95993

Dear Mr. Busch:

**RE: Review of Yuba City's Revised Draft Housing Element**

Thank you for submitting Yuba City's revised draft housing element received for review on April 29, 2009 with revisions received on June 9, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's March 5, 2009 review. For example, the element now demonstrates adequate sites to accommodate the City's regional housing need and include a complete analysis of permit processing procedures. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates Yuba City's efforts to address its housing and community development needs and the hard work and cooperation of Ms. Robin Graham, the City's consultant, during the course of this review. We look forward to receiving Yuba City's adopted housing element. If you have any additional questions, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,

Handwritten signature of Cathy E. Creswell in black ink.

Cathy E. Creswell  
Deputy Director

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JUN 16 2009

Community Development

ATTACHMENT 2

YUBA CITY PLANNING COMMISSION  
MINUTES

Regular Meeting  
July 22, 2009  
City Hall Council Chambers

The meeting was called to order by Chairman Starkey at 7:00 p.m. Members present were as follows:

PRESENT

Chairman Craig Starkey	Commissioner Preet Didbal
Commissioner George Parker	Commissioner John Hager III
Commissioner Jose Flores	

ABSENT

Commissioner Satwant Takhar  
Commissioner John Sanbrook

Also present were Aaron Busch, Community Development Director, and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Supervisor Cleveland.

The meeting minutes of July 8, 2009, were approved as written.

Appearance of Interested Citizens: - None

Correspondence: - None

Commission Consideration:

1. **REQUEST FOR EXTENSION OF PREVIOUSLY-APPROVED DEVELOPMENT PLAN #DP 07-05 FOR A 40,000 SQUARE FOOT CHRYSLER, JEEP AND DODGE AUTOMOTIVE DEALERSHIP LOCATED AT THE SOUTHWEST CORNER OF HARTER PARKWAY AND HIGHWAY 20; ASSESSOR'S PARCEL NUMBER: 63-010-101, 102, 103; APPLICANT: JOHN L. SULLIVAN FAMILY LIMITED PARTNERSHIP; PROPERTY OWNERS: ROY LANZA AND JASWANT BAINS.**

Commissioner Parker moved to grant a two-year extension for Development Plan #DP 07-05, was seconded by Commissioner Hager, and the motion passed by a voice vote of 5-0-2 (Commissioners Sanbrook and Takhar absent). The new expiration date will be July 22, 2011.

Public Hearing:

2. **GENERAL PLAN AMENDMENT #GP 09-02: HOUSING ELEMENT UPDATE; APPLICANT: CITY OF YUBA CITY.**

Aaron Busch, Community Development Director, presented a staff report.

Chairman Starkey stated he was impressed with the work that was done to produce the Draft Housing Element.

Chairman Starkey opened the public hearing.

There being no testimony, Chairman Starkey closed the public hearing.

Commissioner Hager moved to A. Recommend that the City Council adopt the Mitigated Negative Declaration for the 2008 Housing Element; B. Recommend that the City Council adopt the finding that General Plan Amendment #GP 09-02 for the adoption of the 2008 Housing Element is in the public interest; and C. Recommend that the City Council adopt the 2008 Housing Element. The motion was seconded by Commissioner Didbal, and passed by a vote of 5-0-2 (Commissioners Sanbrook and Takhar absent).

Commission Discussion: - None

Other Business: - None.

Report on Actions of the City Council:

Mr. Busch talked about the current hot dog vending issue and said that the City Council has asked that the current vending code be looked at and updated.

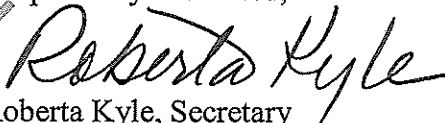
Chairman Starkey asked about the affordable housing project, Plumas Family Apartments.

Mr. Busch said the project will be going back before the City Council on August 4, 2009.

Adjournment:

There being no further business, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,



Roberta Kyle, Secretary  
YUBA CITY PLANNING COMMISSION

**NEGATIVE DECLARATION  
FOR THE 2008  
CITY OF YUBA CITY HOUSING ELEMENT UPDATE  
AMENDMENT TO THE CITY'S GENERAL PLAN**

**UPDATED FOR  
THE CITY OF YUBA CITY  
BY  
STUART AND GRAHAM**

**DOCUMENT SUBMITTED FOR PUBLIC REVIEW:  
June 23, 2009-July 22, 2009**

**COMMENTS MAY BE SENT TO:  
THE CITY OF YUBA CITY  
PLANNING DEPARTMENT  
1201 CIVIC CENTER BOULEVARD  
YUBA CITY, CA 95993**

**Regional Housing Needs Allocation (2006–2013)**

Dwelling Units	Percent of Total	Income Level
459	9	Extremely Low-Income
441	8.8	Very Low-Income
718	14.6	Low-Income
1,102	24.5	Moderate-Income
2,020	43.1	Above Moderate-Income
4,740	100%	Total

*Source: SACOG 2006-2013 Regional Housing Needs Plan  
CHAS DATA estimates 51% of very low income households qualify as extremely low income households.*

The Housing Element is strictly a planning document. The Housing Element does not require the City or others to construct housing. The Housing Element determines whether the City can accommodate its regional housing allocation assigned by SACOG under the RHNP, identifies current and projected housing needs for special needs groups. Through implementation of numerous policies and programs identified in the 2008-2013 Housing Element the City will can meet its RHNA and provide a variety of housing types that address the housing and supportive needs of special needs groups.

Residential projects facilitated by programs and/or policies contained in the Housing Element may have environmental impacts and those projects will be subject to project specific environmental review. The City will evaluate specific projects based on their compliance with the General Plan, applicable Community Plans, Zoning Ordinance, other ordinances and CEQA. Compliance with the programs and policies of the Housing Element does not ensure entitlements or project approval.

**8. Surrounding Land Uses and Setting:**

This project is a General Plan Amendment that is citywide in application and includes the 2002 Sphere of Influence (SOI) boundary (City of Yuba City General Plan (2004)).

**9. Other public agencies whose approval is required:**

Although this project does not require other public agency approvals, the California State Department of Housing and Community Development (HCD), per Section 65585 of the California Government Code, is required to review the document before it can be adopted as a General Plan Amendment.

**Regional Housing Needs Allocation (2006–2013)**

Dwelling Units	Percent of Total	Income Level
459	9	Extremely Low-Income
441	8.8	Very Low-Income
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*Source: SACOG 2006-2013 Regional Housing Needs Plan*

*CHAS DATA estimates 51% of very low income households qualify as extremely low income households.*

The Housing Element is strictly a planning document. The Housing Element does not require the City or others to construct housing. The Housing Element determines whether the City can accommodate its regional housing allocation assigned by SACOG under the RHNP, identifies current and projected housing needs for special needs groups. Through implementation of numerous policies and programs identified in the 2008-2013 Housing Element the City will can meet its RHNA and provide a variety of housing types that address the housing and supportive needs of special needs groups.

Residential projects facilitated by programs and/or policies contained in the Housing Element may have environmental impacts and those projects will be subject to project specific environmental review. The City will evaluate specific projects based on their compliance with the General Plan, applicable Community Plans, Zoning Ordinance, other ordinances and CEQA. Compliance with the programs and policies of the Housing Element does not ensure entitlements or project approval.

**8. Surrounding Land Uses and Setting:**

This project is a General Plan Amendment that is citywide in application and includes the 2002 Sphere of Influence (SOI) boundary (City of Yuba City General Plan (2004)).

**9. Other public agencies whose approval is required:**

Although this project does not require other public agency approvals, the California State Department of Housing and Community Development (HCD), per Section 65585 of the California Government Code, is required to review the document before it can be adopted as a General Plan Amendment.

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages: *(Note: None of the environmental factors would be potentially affected by this project; therefore none have been checked.)*

	Aesthetics	Hazards & Hazardous Materials	Public Services
	Agricultural Resources	Hydrology/Water Quality	Recreation
	Air Quality	Land Use/Planning	Transportation / Traffic
	Biological Resources	Mineral Resources	Utilities / Service Systems
	Cultural Resources	Noise	Mandatory Findings of Significance
	Geology / Soils	Population/Housing	

**III. DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

**IV. ENVIRONMENTAL EVALUATION ISSUES AND DISCUSSIONS:**

**AESTHETICS – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect on a scenic vista?				X
2) Substantially damage scenic resources, including, but not limited to, trees rock outcroppings, historic buildings, within a state scenic highway?				X
3) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
4) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

**Discussion – All Items:**

The General Plan EIR addressed these impacts and the aesthetic resources of the City. The City’s Conservation and Open Space Element policies provide for the preservation of scenic resources. Land use designations and zoning districts, as a rule, will not be changed by the adoption of the updated Housing Element. Residential projects requiring substantial changes in General Plan land use designations or zoning will require a separate review for potential aesthetic impacts. New dwelling units would not produce substantial light or glare and would be subject to the City standards, design regulations, and Uniform Building Code Standards; therefore, there are no anticipated impacts to the City’s scenic resources as a result of this project.

**AGRICULTURAL RESOURCES – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2) Conflict with General Plan or other policies regarding land use buffers for agricultural operations?				X
3) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
4) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use?				X

**Discussion – All Items:**

The City of Yuba City General Plan Land Use Element Policy 8.1 will actively promote and preserve agricultural use on lands in the regional area (Page 8-2). As a result of the Housing Element Update no dwelling units will be constructed on lands zoned for agricultural uses.

**AIR QUALITY – Would the Project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Conflict or obstruct implementation of the applicable air quality plan?				X
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
3) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
4) Expose sensitive receptors to substantial pollutant concentrations?				X
5) Create objectionable odors affecting a substantial number of people?				X

**Discussion – All items:**

The Housing Element update serves as a planning document establishing goals, policies, and objectives relative to the provision of housing needs for all income levels. The updated Housing Element does not supersede existing City policies, standards, or codes. Future projects will be subject to City policies and environmental review as required State law.

**BIOLOGICAL RESOURCES – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U. S. Fish & Wildlife Service?				X
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, costal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?				X

**Discussion – All items:**

The Housing Element update will not affect biological resources. Potential biological resource impacts associated with development of housing units will vary on a project-by-project basis. All future projects will be subject to separate environmental review at the time a development proposal is made and project specific biological resource impacts will be assessed in accordance with State law and local policies.

**CULTURAL RESOURCES – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
4) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Discussion – All items:**

The Housing Element update will not affect cultural resources. Cultural resources which may be affected by individual projects will be assessed on a project-by-project basis. Environmental review of individual projects will ensure applicable City, State and Federal laws and guidelines are complied with related to the protection and/or preservation of cultural resources and will reduce potential impacts to a less than significant level.

**GEOLOGY AND SOILS – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2) Result in substantial soil erosion or the loss of topsoil?				X
3) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
4) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				X
5) Have soils incapable of adequate supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Discussion – All items:**

The Housing Element update will not affect geologic and/or soil conditions. Geologic and/or soil conditions that may be affected by individual projects will be assessed on a project-by-project basis. All future projects will be subject to separate environmental review at the time a development proposal is made and project specific geologic and/or soil impacts will be assessed in accordance with State law and local policies.

**HAZARDS & HAZARDOUS MATERIALS – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Discussion – All items:**

The Housing Element update will not generate hazards or hazardous materials. Future residential projects would not result in the storage, transport, use, or manufacture of hazardous materials. Future projects will be assessed on a project-by- project basis with regard to potential hazard exposure and local and State guidelines will apply.

**HYDROLOGY & WATER QUALITY – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Violate any water quality standards or waste discharge requirements?				X
2) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

CITY OF YUBA CITY  
2008 HOUSING ELEMENT UPDATE NEGATIVE DECLARATION

4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
5) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
6) Otherwise substantially degrade water quality?				X
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10) Inundation by seiche, tsunami, or mudflow?				X

**Discussion – All items:**

The Housing Element update will not affect hydrology and water quality. Hydrology and water quality will be assessed on a project - by - project basis. Environmental review of individual projects will ensure all hydrologic and water quality impacts are addressed in accordance with applicable local policies and State laws.

**LAND USE AND PLANNING – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Physically divide an established community?				X
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Discussion – All items:**

The Housing Element update provides policies and programs to address existing and future housing needs for all income levels. The Housing Element does not grant entitlement for any project. The Housing Element is consistent with the General Plan and Land Use Element.

**MINERAL RESOURCES – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Discussion – All items:**

The Housing Element update will not by itself impact mineral resources. All future projects will be subject to environmental review and impacts to mineral resources assessed

**NOISE – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
2) Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion – All items:**

The Housing Element update will not affect noise conditions. Potential noise impacts will be considered on a project by project basis. The City’s Noise Ordinance (Section 4-17 of the City of Yuba City Municipal Code) would apply to proposed projects and each development project would be subject to environmental review at the time a development proposal is made and project noise impacts or constraints would be assessed at that time.

**POPULATION AND HOUSING – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion – All items:**

The Housing Element update in itself will not result in substantial population growth in the City of Yuba City. The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan has allocated 4,740 housing units to the City of Yuba City. The Housing Element provides for policies and programs to facilitate the provision of the projected housing need for all income levels. Future housing projects will be subject to the environmental review process and resulting population growth impacts will be assessed during that review process. Housing Element policies and programs will not result in displacement of existing residents, as it addresses the conservation and maintenance of the City’s existing housing stock.

**PUBLIC SERVICES -- Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts , in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
ix) Parks?				X
x) Other public services?				X

**Discussion – All items:**

The Housing Element update itself will not affect the ability of the City to meet public service needs. Future projects will be subject to environmental review, including impacts to fire, police, schools, parks, as well as other applicable public services and will be required to comply with all City policies and regulations for provision of public services.

**RECREATION -- Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion – All items:**

The Housing Element update itself will not increase the use of parks and recreational facilities. All future projects will be subject to environmental review, and proposed projects will be required to comply with the City's policies regarding the provision of parks and recreational facilities.

**TRANSPORTATION & TRAFFIC – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
2) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5) Result in inadequate emergency access?				X

6) Result in inadequate parking capacity?				X
7) Conflict with adoption policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

**Discussion – All items:**

The Housing Element update itself will not affect transportation or traffic. Future projects may impact transportation and traffic, however the extent of the impact on traffic, pedestrian, and bicycle circulation, alternative transportation or parking cannot be assessed at this time since it would vary based on the proposed project. Future projects will be subject to the environmental review process and be required to meet the City’s policies and standards with regard to transportation and traffic impacts associated with the project.

**UTILITIES AND SERVICE SYSTEMS – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needs?				X
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand, in addition to the provider’s existing commitments?				X
6) Be served by a land fill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?				X
7) Comply with federal, state and local statutes and regulations related to solid waste?				X

**Discussion – All items:**

The Housing Element update itself will not impact utilities or service systems. Future projects will increase demand for utilities and service systems, however, the increase cannot be determined at this time without project specific information. Future projects will be subject to the environmental review process, and will be evaluated for their impact on utilities and service systems. Future projects will be required to meet all local, state and federal regulations with regard to water, solid waste disposal and waste water treatment.

**MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3) Does the project have environmental effects which will cause substantial effects on human beings, either directly or indirectly?				X

**Discussion – All items:**

The Housing Element update itself will not result in any new impacts. The Housing Element is a planning document and does not provide entitlements for any project. All projects undertaken in the course of implementing the policies and programs contained in the 2008-2013 City of Yuba City Housing Element will require separate environmental review in accordance CEQA Guidelines. Impacts resulting from new development have been evaluated as part of the City of Yuba City’s 2002 General Plan EIR and applicable Specific Plan EIR’s.

**V. RESOURCES CONSULTED:**

1. City of Yuba City General Plan (2002)
2. City of Yuba City General Plan Final Environmental Impact Report (2004)
3. City of Yuba City Draft Housing Element (2008-2013)

Note: All documents cited can be obtained at:

Yuba City Planning Department  
1201 Civic Center Boulevard  
Yuba City, CA 95993

**VI. UPDATED NEGATIVE DECLARATION PREPARED BY:**

Aaron Busch, Community Development Director for the City of Yuba City  
Robin Graham, Stuart & Graham  
Carol Stuart, Stuart & Graham

**VII. DISTRIBUTION LIST:**

State Clearinghouse  
Larry Combs, County Administrator, Sutter County  
Larry Bagley, Community Services Director, Sutter County  
Sutter County Public Works  
Sutter County LAFCO  
Sutter County Agricultural Commissioner  
Sutter-Yuba Mosquito Abatement District  
Department of Fish and Game  
Pacific Gas & Electric  
SBC  
Levee District No. 1  
Gilsizer Drainage District  
Yuba-Sutter Transit  
Yuba City Unified School District  
Sutter Union School District  
Franklin School District

City of Yuba City  
2008 Housing Element Update  
Final Draft for Adoption

**\*\*City Council received a copy of the Final Draft Housing Element  
on July 22, 2009 to allow for additional review\*\***

COPIES ARE AVAILABLE FOR REVIEW AT THE FOLLOWING LOCATIONS:

CITY CLERK'S OFFICE  
AND  
COMMUNITY DEVELOPMENT DEPARTMENT  
LOCATED AT:  
1201 CIVIC CENTER BLVD.  
YUBA CITY, CA 95993

OR

<http://www.yubacity.net/documents/Community-Development/2009/final-draft-housing-element.pdf>

RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ADOPTING AN AMENDMENT TO THE YUBA CITY GENERAL PLAN  
APPROVING THE 2008 HOUSING ELEMENT UPDATE,  
PLAN FILE NO. GP 09-02**

**WHEREAS**, State law requires cities and counties to prepare and adopt a General Plan to guide future development of a city or county; and,

**WHEREAS**, a General Plan must contain certain seven mandated elements, including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and,

**WHEREAS**, State law requires cities and counties to update their Housing Elements every five years to ensure that their plans can accommodate future demand for housing; and,

**WHEREAS**, the Yuba City Planning Commission conducted a public hearing on July 22, 2009 on the proposed General Plan Amendment to the Yuba City General Plan for the 2008 Housing Element Update; and,

**WHEREAS**, the Yuba City Planning Commission found that the proposed General Plan Amendment is in the public interest; and,

**WHEREAS**, the Yuba City Planning Commission recommended to the City Council of the City of Yuba City that it adopt the Commission's recommended findings, adopt the Negative Declaration and approve the General Plan Amendment for the adoption of the 2008 Housing Element Update and,

**WHEREAS**, the City Council of the City of Yuba City considered said recommendations of the Planning Commission on the matter of the 2008 Housing Element Update and conducted a public hearing on August 4, 2009, and after review and consideration of the Negative Declaration found that the Negative Declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said Negative Declaration; and,

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Yuba City does hereby approve the "2008 Housing Element Update" as attached herein.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 4<sup>th</sup> day of August, 2009:

**AYES:**

**NOES:**

**ABSENT:**

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LESLIE MCBRIDE, MAYOR

ATTEST

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TERREL LOCKE, CITY CLERK