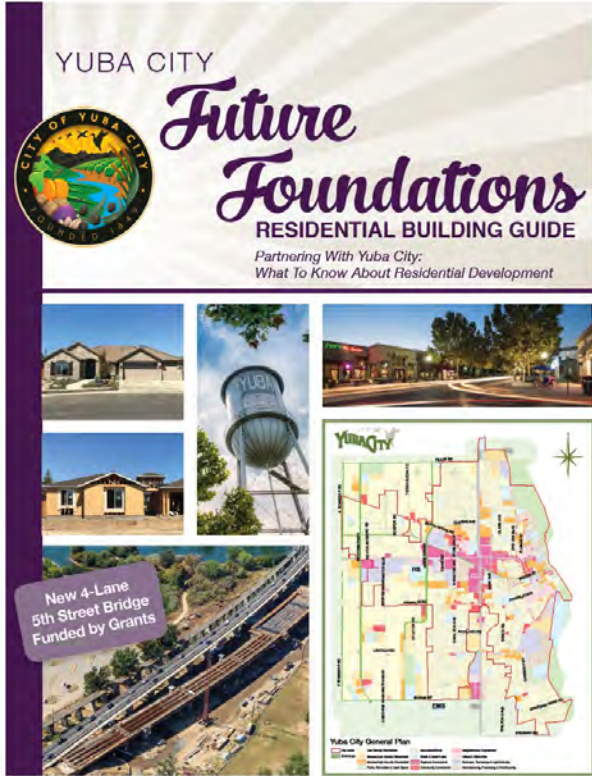




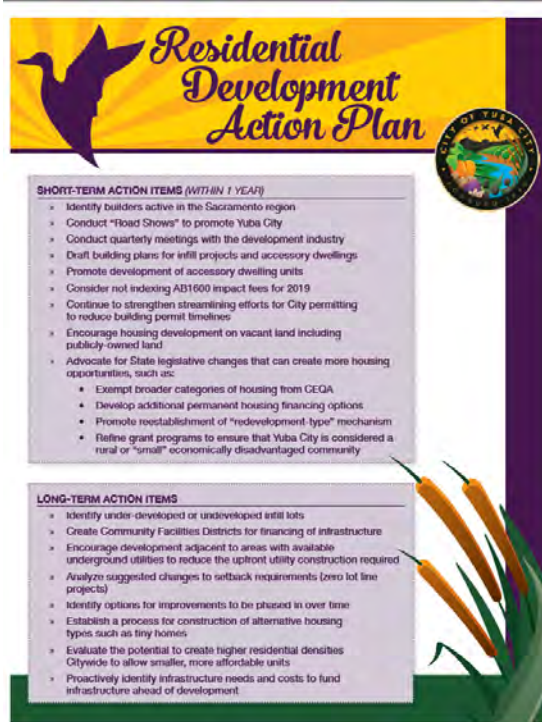
Five-Year Housing Strategy



Increase New Housing Starts



Action Plan



Residential Development Action Plan

SHORT-TERM ACTION ITEMS (WITHIN 1 YEAR)

- Identify builders active in the Sacramento region
- Conduct “Road Shows” to promote Yuba City
- Conduct quarterly meetings with the development industry
- Draft building plans for infill projects and accessory dwellings
- Promote development of accessory dwelling units
- Consider not indexing AB1600 impact fees for 2019
- Continue to strengthen streamlining efforts for City permitting to reduce building permit timelines
- Encourage housing development on vacant land including publicly-owned land
- Advocate for State legislative changes that can create more housing opportunities, such as:
 - Exempt broader categories of housing from CEQA
 - Develop additional permanent housing financing options
 - Promote reestablishment of “redevelopment type” mechanism
 - Refine grant programs to ensure that Yuba City is considered a rural or “small” economically disadvantaged community

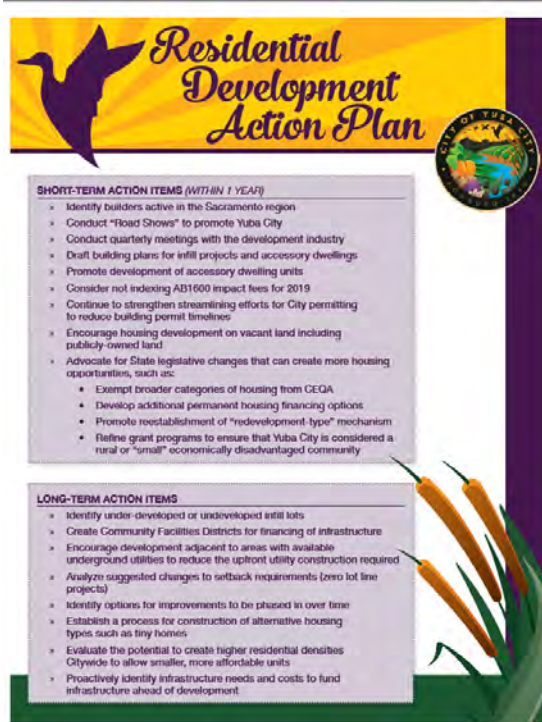
LONG-TERM ACTION ITEMS

- Identify under-developed or undeveloped infill lots
- Create Community Facilities Districts for financing of infrastructure
- Encourage development adjacent to areas with available underground utilities to reduce the upfront utility construction required
- Analyze suggested changes to setback requirements (zero lot line projects)
- Identify options for improvements to be phased in over time
- Establish a process for construction of alternative housing types such as tiny homes
- Evaluate the potential to create higher residential densities Citywide to allow smaller, more affordable units
- Proactively identify infrastructure needs and costs to fund infrastructure ahead of development

- “Road Show”
- Quarterly Developer Meetings
- Infill Projects
- Impact Fees
- CEQA Streamlining




Action Plan



The graphic features a yellow background with a purple silhouette of a bird in flight on the left. The title 'Residential Development Action Plan' is written in a stylized font. A circular seal of the City of Yuba City is on the right. Below the title are two sections: 'SHORT-TERM ACTION ITEMS (WITHIN 1 YEAR)' and 'LONG-TERM ACTION ITEMS', each with a list of bullet points. A decorative illustration of reeds is at the bottom right.

Residential Development Action Plan



SHORT-TERM ACTION ITEMS (WITHIN 1 YEAR)

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- Conduct "Flood Shows" to promote Yuba City
- Conduct quarterly meetings with the development industry
- Draft building plans for infill projects and accessory dwellings
- Promote development of accessory dwelling units
- Consider not indexing AB1600 impact fees for 2019
- Continue to strengthen streamlining efforts for City permitting to reduce building permit timelines
- Encourage housing development on vacant land including publicly-owned land
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LONG-TERM ACTION ITEMS

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- Accessory Dwelling Units
- CFD Programs
- Set Back Requirements
- Grant Funding for Infrastructure Improvements



Questions





Yuba City Future Foundations: Residential Building Guide

Regional Setting

- Ideally Located
- Small Town Atmosphere
- Agriculturally Based



Background



- 2004 – 991 SFR Permits Issued
- 2014 – 50 SFR Permits Issued, 10 Multi-Family
- 2015 – 45 SFR Permits Issued
- 2016 – 47 SFR Permits Issued
- 2017 – 38 SFR Permits Issued

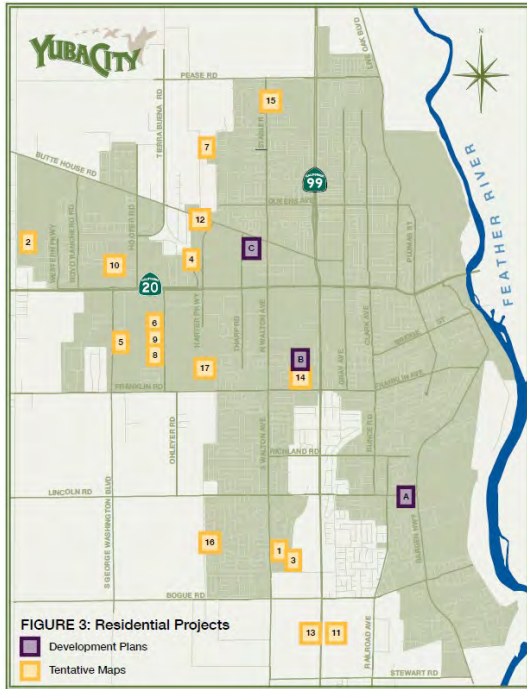
Regional Economic Hub



- Regional Economic Hub
 - Commercial/Retail
 - Medical
 - Cultural
 - Entertainment



Residential Land Availability



1. Sutter Heritage
2. Walnut Park Estates
3. Harter Estates North
4. Valencia Estates
5. Newkom Ranch
6. Yuba Crossing
7. River's Edge Apartments
- * Lincoln East Specific Plan



Development Impact Fees

SFR	
Infrastructure Type	Fee ¹ (Jan., 2018)
Water Connection	\$9,100
Wastewater Connection	\$7,115
Impact Fees:	\$32,309
-Yuba City	\$24,930
-Sutter County	\$3,596
-Levee	\$3,783
Total	\$48,524
School District:	
Yuba City Unified -or-	\$2.63 s.f. -or-
Sutter Union High School and Franklin Elementary School Districts	\$2.63 s.f. (for both districts)
Building Permit (2,000 s.f. house)	\$1,195
Drainage: Varies depending on location	
¹ As of January 1, 2018.	

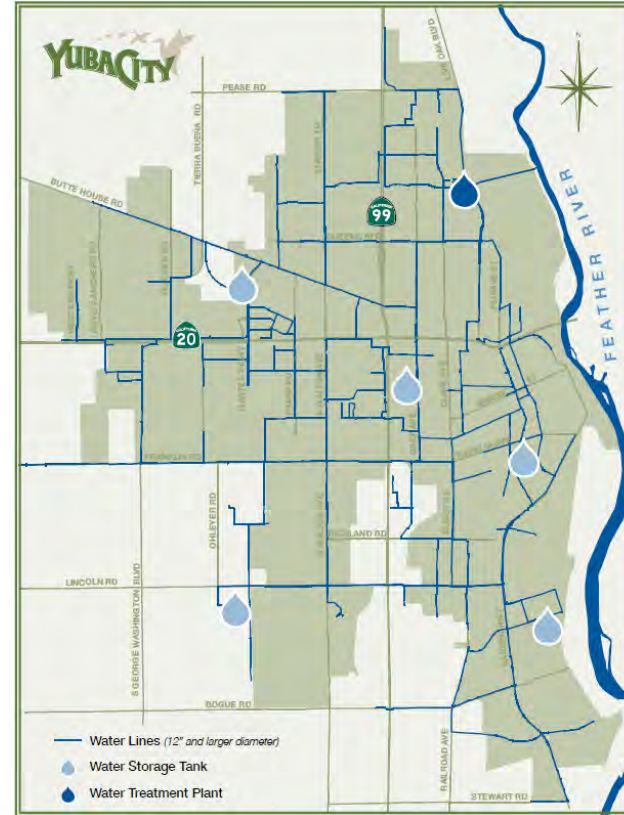
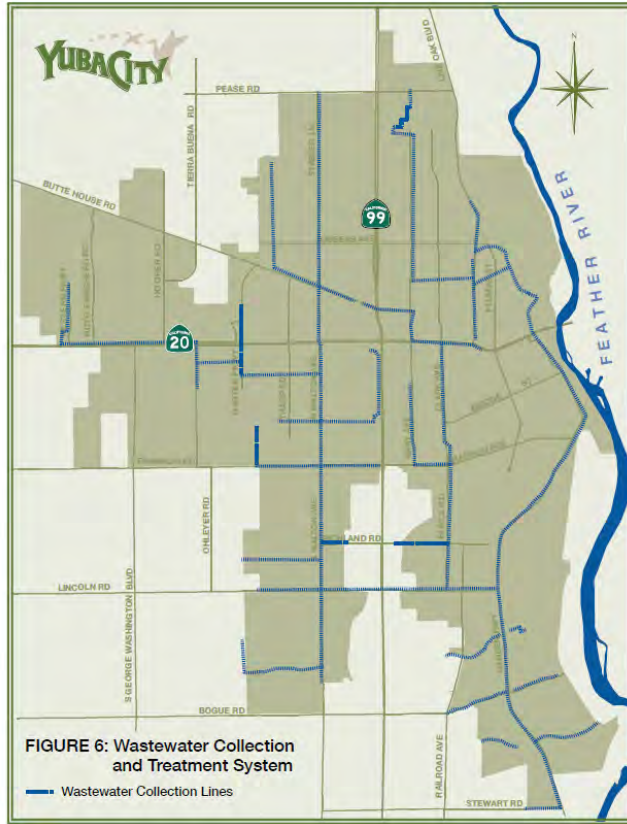
Multi-Family	
Infrastructure Type	Fee ¹
Water Connection	\$1,336
Wastewater Connection	\$6,403
Impact Fees	\$21,639
-Yuba City	\$16,351
-Sutter County	\$2,577
-Levee	\$2,712
Total	\$29,378
School District:	
Yuba City Unified -or-	\$2.63 s.f. -or-
Sutter and Franklin School Districts	\$2.63 s.f.
Building Permit (100 unit complex, 950 s.f. unit)	\$1,266
Drainage: Varies depending on location	
¹ As of January 1, 2018.	

Financing Tool Box

- Land Secure Financing (CFD, SCIP & BOLD)
- Private Financing
- Private Cost Sharing/Reimbursement Agreement
- Area of Benefit/Zone of Benefit



Infrastructure



Action Plan

- Quarterly Meeting w/ Local Builders & Developers
- Yuba City “Road Show”
- Identify Underdeveloped Infill Property
- Infill Plans
- Encourage Development Adjacent to Utilities
- Phased Improvements
- “Open for Business”



V. RESIDENTIAL DEVELOPMENT IMPACT FEES

Our local public agencies strive to efficiently provide quality services to our citizens and businesses. Growth requires that local agencies expand these services. Development impact fees pay directly for the expansion of those services commensurate with the City's growth. The affected agencies that provide those services include Yuba City, Sutter County, Sutter Butte Flood Control Agency (levee), and our local schools.

To minimize upfront costs to the developer/builder the City allows the deferral of impact fee payment until a certificate of occupancy is issued.

Table 3: New Single-Family Residence Fees

Infrastructure Type	Fee ¹
Water Connection (includes meter)	\$9,100
Wastewater Connection	\$7,115
Impact Fees:	\$32,909
-Yuba City	\$24,930
-Sutter County	\$3,996
-Levee	\$3,783
Total	\$48,524
School District (\$2.63 sq. ft.) ²	\$5,260
Building Permit ³	\$1,195
Drainage	Varies depending on location

¹ Effective July 1, 2018.
² Assumes a 3,000 square foot single-family residence.
³ Assumes a 950 square foot apartment in a 100-unit complex with a 3-inch water line.
⁴ Per unit.

VI. REDUCED FEES WITHIN INFILL AREAS

In the traditional areas of Yuba City (Figure 4), the infrastructure was constructed years ago. However, there are remaining vacant or underutilized properties that can be developed. Due to the lower infrastructure cost and to encourage infill development (thereby saving agricultural land), Yuba City offers an approximately 48 percent discount on its development impact fees within the designated areas. More precisely, this translates to a savings of approximately \$12,178 for a new single-family residence and \$7,985 per multiple-family residence.

VII. FINANCING TOOL BOX

In order to encourage development, the City will consider a broad range of financing options, including but not limited to:

LAND SECURED FINANCING

Land secured financing for public facilities generally involve either Assessment Districts (AD) or Community Facility Districts (CFD). Given the flexibility needed to meet the unique needs within a project, a CFD would likely be the selected form of land secured financing, although AD's remain an alternative mechanism.

The Mello Roos Community Facilities District Act of 1982 establishes a means to finance certain public facilities and services through the sale of CFD bonds. A Mello Roos CFD

Table 4: New Multiple-Family Residence Fees

Infrastructure Type	Fee ¹
Water Connection ^{3,4}	\$1,336
Wastewater Connection ⁴	\$6,403
Impact Fees ^{3,4}	\$21,639
-Yuba City	\$16,351
-Sutter County	\$2,577
-Levee	\$2,712
Total	\$29,378
School District (\$2.63 Sq. ft.) ²	\$2,500
Building Permit ³	\$1,266
Drainage	Varies depending on location

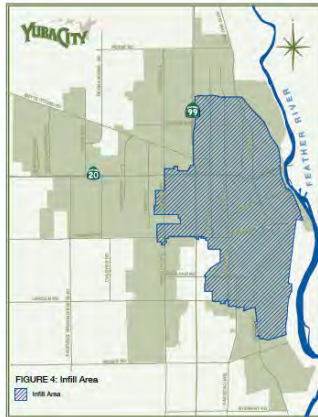


FIGURE 4: Infill Area

can be used to finance the purchase, construction, expansion, improvement or, rehabilitation of real property with a useful life of five years or more.

Similar programs include the Statewide Community Infrastructure Program (SCIP) or the Bond Opportunities for Land Development (BOLD) Program.

The maximum tax burden guideline is 2.0% of the estimated assessed value of the home, although a rate exceeding 1.7% is not recommended.

PRIVATE FINANCING

Cash, funds from private investors, lines of credit, conventional lending sources and other sources of private financing may be utilized to construct public improvements and facilities.

PRIVATE COST SHARING/REIMBURSEMENT AGREEMENT

Public improvements that directly benefit other properties within a project or outside of a project (regional share) may be financed through a share of costs allocated among properties based on an equitable cost allocation factor. In the case where one property develops and constructs the necessary public improvements that also benefit other properties before the other benefitting properties are developed, the provider of the shared public improvement is entitled to reimbursement of costs.

AREA OF BENEFIT/ZONE OF BENEFIT ("AOB/ZOB")

The purpose of an AOB/ZOB is to make a provision for assessing property as a condition of approval of a subdivision, condition of development approval, or as a condition of issuing a building permit. An AOB/ZOB may be established so long as the construction of public improvements provided for by the AOB/ZOB is required by subsequent developments, and that the assessments are fairly apportioned within the area on either:

- (i) The basis of benefits conferred on property proposed for development; or
- (ii) The need for such Public Improvements created by the proposed development and development of other property within the area.

HOMEOWNERS ASSOCIATIONS

While not a source of financing, some developers may prefer a gated community to privatize their streets and potentially other improvements that are typically publically owned. In addition to the perceived benefits of greater security and privacy, it may also be financially beneficial for the developer.

OTHER

The City will consider other financing mechanisms such as Enhanced Infrastructure Finance Districts (EIFD) if the programs are financially feasible for all parties involved.



I. INTRODUCTION

WELCOME TO YUBA CITY. We are open for business for new housing. This Residential Building Guide provides relevant information needed to develop a full range of housing types in Yuba City, including affordable housing, single-family residential, tiny homes, multi-family residential, etc. As the City is interested in continued growth and prosperity, this booklet is designed to provide both builders and developers with accurate data about the City's residential growth potential.

II. REGIONAL SETTING

Yuba City is a growing, prospering city of approximately 67,000 residents located in the lower Sacramento Valley. Located near the Sutter Buttes, Yuba City serves the northern portion of the Sacramento Region. As the largest city between Sacramento and Chico, it serves as the sub-regional hub for retail, medical services, and employment for nearly 200,000 residents in much of Sutter, Yuba, and Colusa Counties, and southern Butte County.

State Route 99 bisects the City connecting between Stockton, Sacramento, Chico, and Redding. While State Route 99 is the principle north/south route, State Route 20, which also traverses the City, serves as the key east/west route between coastal Highway 101, passing through Mendocino and Lake Counties, Yuba City, Marysville, Beale Air Force Base, Grass Valley, and Nevada City, and connecting with Interstate 80 near the Sierra summit.

With minimal local peak hour congestion, it is a relatively easy commute to and from Sacramento and Roseville.

Distance (in miles) to:	
Sacramento	42
Roseville	43
Chico	46
San Francisco	119
Lake Tahoe	104
Napa	91

III. LOCAL SETTING

Yuba City retains a small town atmosphere within a comfortable drive to Sacramento. It is a full service city providing exceptional police, fire, water, wastewater, storm-water drainage, parks, and recreational programs.

Rich agricultural lands consisting primarily of walnut, almond, peach, and prune orchards, as well as other annual crops surround the City on three sides. The picturesque Feather River borders the fourth side. While the agricultural industry is predominant, there are also a significant number of employment opportunities in the medical, educational, retail, and service industries.

Led by a pro-growth City Council and abundant space for expansion, Yuba City provides plenty of opportunities for development. The 15-square mile City has a 24 square mile sphere of influence (the area the City can grow into), which provides excellent growth opportunities. The City's only natural boundary is the Feather River along its east side, for which the City has about seven miles of beautiful river frontage (e.g. Feather River Parkway).

The U.S. Census establishes the Yuba City Metropolitan Statistical Area (MSA) consisting of both Sutter and Yuba Counties as its own region, abutting the Sacramento MSA. The Census MSA and the State provide an abundance of statistical data for the City and the bi-county area.



FIGURE 1: Regional Map

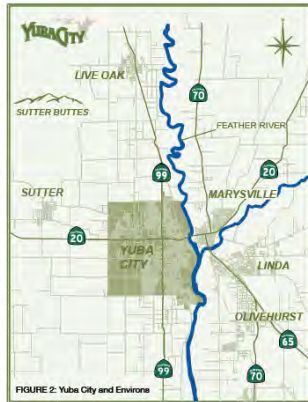


FIGURE 2: Yuba City and Environs

IV. RESIDENTIAL LAND AVAILABILITY

Within the City's sphere of influence there is capacity for an estimated 22,000 new homes. Within the City limits there is adequate land designated for an estimated 4,900 new homes.

There are several Specific Plans and Master Plans that have potential for significant residential growth. This includes the Harter Specific Plan, Lincoln East Specific Plan, and the Bogue-Stewart Master Plan (anticipated adoption in 2019).

ACTIVE SINGLE-FAMILY RESIDENTIAL PROJECTS

There are numerous subdivisions ranging from in-process applications to finished lots. Table 1 provides an overview of active subdivision maps while Figure 3 provides their location.

MULTIPLE-FAMILY RESIDENTIAL PROJECTS

There are several approved, yet to be constructed multiple-family developments, with an abundance of additional land designated for multiple-family development. Table 2 provides a summary of said projects, while Figure 3 identifies their location.



FIGURE 3: Residential Projects
 Tentative Maps
 Development Plans

Table 1: Active Subdivision Maps

Fig. 3 Map Ref.	Subdivision	Name (status)	No. of Lots
1	TSM 05-05	Sutter Heritage (approved)	162
2	TSM 05-06	Walnut Park West (approved)	277
3	TSM 08-01	Sutter Heritage (approved)	24
4	TSM 06-04	Harter Estates South (approved)	75
5	TSM 13-01	Chohan (tentative)	141
6	TSM 13-02	Haynes (tentative)	46
7	TSM 14-01	Valencia Estates (finaled)	39
8	TSM 14-02	Ahler (tentative)	92
9	TSM 14-04	Struckmeyer (tentative)	42
10	TSM 14-05	Faith Christian (approved)	10
11	TSM 14-07	Newkorn Ranch (tentative)	427
12	TSM 15-03	Kells East Ranch (tentative)	147
13	TSM 16-04	Yuba Crossings (approved)	53
14	TPM 17-02	Stabler Parcel Map (approved)	4
15	TPM 17-04	Sanborn Parcel map (approved)	3
16	TSM 18-01	Perkins Ranch Estates (tentative)	221
Total			1,763

Table 2: Approved Multiple-Family Residential Projects

Fig. 3 Map Ref.	Project Number/Name	No. of Units
A	GPA 15-01 Rivers Edge Apts.	168
B	GPA 16-07 Yuba Crossings	26
C	DP 17-02 Sharp Apts.	38



VIII. CITY UTILITIES

Yuba City is dedicated to providing a reliable and efficient infrastructure system that supports the City's growth.

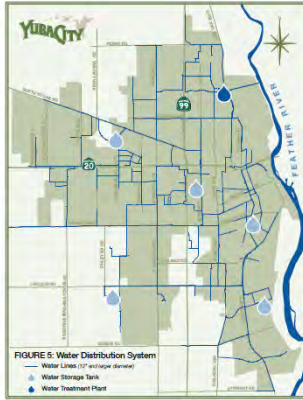
WATER SYSTEM

The City provides a state-of-the-art water treatment facility with an available supply of high quality Feather River water. Two hundred and sixty-five miles of transmission and distribution lines, ranging in size from 3 inches to 36 inches, serve the area.

The City provides water to a service population of approximately 71,070 people through 18,697 connections. The City has water rights to 29,600 acre-feet from the Feather River, plus a well that can produce an additional 2,200 acre-feet annually. With an abundance of ground water, should the need arise, the City has three additional wells, with a fourth well in the planning stages.

Over the last five years the average annual consumption has been 16,361 acre-feet. The maximum daily demand ranges from 24.87 million gallons per day (mgd) in 2011 to 14.6 mgd in 2016 (drought year conservation). The current maximum daily capacity is 30 mgd.

The City is also finalizing an update to the Water Master Plan (to be completed by the end of 2018). The water treatment plant is designed to be expanded to serve the entire sphere of influence.

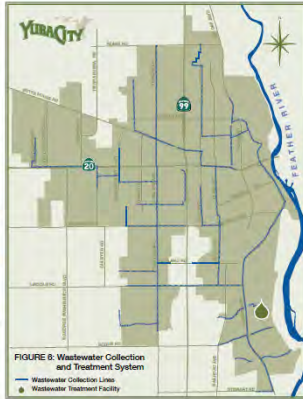


WASTEWATER COLLECTION & TREATMENT

The City wastewater collection and treatment system serves 14,999 connections, with an average dry weather influent flow of 8.3 mgd.

The plant has capacity of 10.5 mgd through advanced secondary processing.

The wastewater treatment plant is designed to be expanded to serve the City's entire Sphere of Influence. The next update of the Wastewater Master Plan is 2019.



IX. FLOOD PROTECTION

The City is not in a flood zone; flood insurance is not required. The City has 200-year flood protection due to its recently reconstructed levee system along the Feather River.

X. RECENT COMMERCIAL ACTIVITY

Yuba City is a retail hub for much of Sutter, Yuba, Colusa and southern Butte Counties. In recent years the City has seen an abundance of commercial development, as depicted in Figure 7.



XI. CONTACT US

For further information and/or questions please contact:

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Public Affairs
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