

CITY OF YUBA CITY
STAFF REPORT

Date: September 21, 2021

To: Honorable Mayor & Members of the City Council

From: Development Services Department/ Public Works Department

Presented by: Benjamin Moody, Development Services Director

Summary

Subject: Green Means Go Program – Nomination of Green Zones

Recommendation: Adopt a Resolution to nominate Green Zones for the Sacramento Area Council Green Means Go Program.

Fiscal Impact: Minor staff time with the potential to better position the City for future funding eligibility.

Purpose:

To catalyze and advance projects and programs that accelerate infill developments, multi-family housing developments, access to new travel options, reduce vehicle miles travelled (VMT), and electric vehicle infrastructure deployment in targeted areas.

Background:

In March 2018, the California Air Resource Board established SB 375 greenhouse gas emissions reduction targets for the Sacramento Area Council of Governments (SACOG) region. SACOG was the only region in the state to have its target conditioned on successful implementation of a pilot program. The Green Means Go Program is a multi-year pilot program proposed by SACOG in response to SB 375 where the goal is to lower greenhouse gas emissions for the six-county region it oversees by 19 percent through accelerating infill developments and multi-family developments through infrastructure investment, local policy changes, and reducing and electrifying vehicle trips.

Furthermore, SACOG forecasts that the Sacramento region needs 11,000 more housing units per year to meet projected demand, with 7,000 of those units needed in infill areas to be able to meet the State's GHG reduction goals. Due to infill developments being more costly than new developments, SACOG has been proactive with developing a program to address the infill challenge so the Sacramento area to catch up to other coastal and metropolitan areas.

So far, existing grants and funding streams have not been enough to meet the ambitious greenhouse gas emission reduction goal. The program hopes to regionalize certain state grant programs that will help provide the financial support the Sacramento region needs to meet the GHG reduction goal.

Should the program be funded, the goal is to allocate a proportional share of existing state grant funding to public works infrastructure investments and will create more infill housing opportunities and greater mobility and access to alternative forms of transportation.

Analysis:

Staff is coordinating with SACOG to establish the Green Means Go program to leverage future funds for specific plan amendments and policy updates for areas within Green Zones that would allow for more flexibility for developers. Staff has designated two zones to be nominated as Green Zones where current specific plans and City policies have not attracted residential developers for either new developments or infill development. Upon program funding, additional funds for infrastructure improvements such as bicycle and pedestrian, transit, broadband, road facilities, and utilities are potentially available to the City.

The first zone is known as the “Redevelopment Zone”, and includes an area confined between State Route 99, Franklin Avenue, Williams Way and Ainsley Avenue (Attachment 3). The Redevelopment Zone was designated mainly for future assistance with infill and redevelopment. The nominated Green Zone also includes disadvantaged communities, industrial and commercial space, aged transportation infrastructure, and various transit facilities.

The second zone is known as the “Promotion Zone” and includes an area west of State Route 99 and north of Franklin Road as well as an area of properties fronting Garden Hwy (Attachment 4). The Promotion Zone includes various industrial, commercial, and residential zoned, undeveloped areas. Many of the undeveloped areas in this zone are adjacent to near term planning areas where the City is most capable of expanding its City limits.

The proposed Green zones were established based on the Green Means Go program’s concept of analyzing a jurisdiction’s infill and undeveloped parcels, and then finding locations that have existing challenges and barriers for development. Furthermore, City staff has been in close contact with SACOG staff to better understand the program and confirm that the proposed Green Zones would contribute to SACOG’s lobbying efforts for funding the Green Means Go Program.

Fiscal Impact:

Minor staff time with the potential to better position the City for future funding eligibility.

Alternatives:

Do not adopt the Resolution, which would result in the Green Zones not being nominated and preventing the City from participating in the Green Means Go pilot program.

Recommendation:

Adopt a Resolution to nominate Green Zones for Sacramento Area Council Green Means Go Program.

Attachment:

1. Resolution
 - a. Redevelopment Zone Map
 - b. Promotion Zone Map
2. Green Means Go Nomination Document

Prepared by:

/s/ William Jow

William Jow
Assistant Engineer

Reviewed by:

City Attorney

Submitted by:

/s/ Dave Vaughn

Dave Vaughn
City Manager

SLC by email

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY TO
NOMINATE GREEN ZONES FOR THE SACRAMENTO AREA COUNCIL OF
GOVERNMENTS GREEN MEANS GO PILOT PROGRAM**

WHEREAS, the City of Yuba City is a member of the Sacramento Area Council of Governments (SACOG); and

WHEREAS, the SACOG region faces an ambitious state-mandated per capita greenhouse gas reduction target of nineteen percent by the year 2035 for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), adopted November 18, 2019; and

WHEREAS, the City is committed to helping the SACOG region meet its nineteen percent greenhouse gas reduction target by facilitating more housing and transportation choices and advancing economic prosperity; and

WHEREAS, SACOG and its member local governments must work in partnership with the state in order to support housing and transportation projects that will help the region and the state achieve its environmental goals; and

WHEREAS, the Green Means Go pilot project will be a meaningful and measurable effort to catalyze and advance projects and programs that accelerate infill housing, travel options, and electric vehicle deployment in targeted areas, called Green Zones; and

WHEREAS, SACOG has solicited its member local governments to nominate Green Zones that are 1) within infill areas, defined by the 2020 MTP/SCS Community Type map as Center and Corridor Communities or Established Communities, 2) within areas planned for growth or being considered for increased growth through current local planning work, and; 3) supported by local policies and actions that support increased development or redevelopment in the area; and

WHEREAS, SACOG acknowledges that Green Zones are areas where new growth is planned or being planned, and encourages, where applicable, outreach in disadvantaged communities, proactive anti-displacement policies and mitigation strategies in an attempt to reduce gentrification and displacement within Green Zones as they grow and transform.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The City Council reaffirms its commitment to helping the State of California and the SACOG region reach its current nineteen percent greenhouse gas reduction goal through implementation of the Green Means Go pilot project.
2. The City Council adopts the following named areas as Green Zones: 1) Redevelopment Zone (Exhibit A), 2) Promotion Zone (Exhibit B).
3. The City Council authorizes the City Manager to propose amendments to the SACOG Executive Director for Green Zones named 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 1st day of June, 2021.

AYES:

NOES:

ABSENT:

Marc Boomgarden, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

Green Zones Nomination

Name

William Jow

Email

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How many areas/locations are you completing this application for? *

2

There is no limit to # of Green Zones. If you plan to include more than 5 you can resubmit a fresh form.

The mapping tool can be found here: <https://arcg.is/0vrrub>

A 4-minute tutorial video can be found here: <https://youtu.be/wJ1yaNyJ2rE>

Area/Location #1 *

Redevelopment Zone

Location: East of SR99 and north of Franklin Ave

Please list all key partners (if applicable)

Caltrans

Yuba Sutter Transit

Yuba City Unified School District

Feather River Air Quality District

Levee District #1

Comcast

AT&T

PG&E

Please provide a brief description of the area being nominated and why it is a selected Green Zone candidate. Note any existing challenges and barriers to development. *

The area being nominated is an area that is mostly developed, with the exception of a small number of undeveloped parcels that remain. The proposed Green Zone consists of areas zoned for residential, commercial, and industrial. Challenges the City is faced with are attracting developers for redevelopment and for development of irregularly sized parcels. Additionally, developers aren't

interested in available space due to undesirable cost and restraints regarding utilizing existing utilities and non-ideal parcel shapes. Additionally, the area consists of aged transportation and utility infrastructure that also dissuades developers from being interested in the area. City has begun developing improvement and modernization projects to implement a complete streets aspect to major arterials through the nominated Green zone, and now the City is hoping to attract infill development as construction is gearing up to begin for modernization improvements.

Local Government Actions - Location #1

Please provide details on what policies, programs, or actions are in place, or are currently in progress, that demonstrate support for growth in this area. *

Future plan updates, such as updating the Central City Specific plan, are being identified for helping support infill in established commercial and industrial districts identified in plans. Other plan updates are being drafted to help reduce impact fees and implement a new overhead utility policy that would provide developers with more flexibility when developing or redeveloping available space. Any plan updates would be cognizant of design policies. Additional improvements related to modernization of roadways to implement complete streets features and utility improvements are going to be continuously identified as the existing infrastructure passes its expected lifetime. For example, the Bridge Street corridor has been a focus of improvements with the completion of the Twin Cities Memorial Bridge and Phase 3 improvements are scheduled to begin construction Summer 2022. Other improvement projects include a beautification project for Caltrans SR20 median and parkway strips.

e.g., Future General Plan/Specific Plan update will include supportive infill policies.

Please provide information on what anti-displacement policies or programs are in place or are being considered (if applicable) *

N/A

Please provide information on any prior or future community engagement in the area (if applicable) *

The City has had community engagement with the Bridge St corridor regarding the new 5th Street Bridge, Bridge Street widening project, and Safe Routes to School Plan development. The City plans on future community engagement as construction begins and finishes for the Bridge Street Widening project.

Potential Funding Needs from SACOG - Location #1

Which types of projects are needed in the area if Green Means Go funding is secured?

Please select all that apply. * - selected in **bold**

- **Housing**
- **Road improvements**
- **Bicycle & pedestrian improvements**
- **Water, sewer, and drainage improvements**
- **Broadband**
- **Transit improvements**

- TDM programs
- **Planning**
- Electric vehicle infrastructure and/or programs
- Other:
 - **Recreation and park space improvements?**

Area/Location #2

Promotion Zone (aka Tierra Buena Zone)

Please list all key partners (if applicable)

Caltrans

Yuba Sutter Transit

Yuba City Unified School District

Feather River Air Quality District

Comcast

AT&T

PG&E

Sutter County

Please provide a brief description of the area being nominated and why it is a selected Green Zone candidate. Note any existing challenges and barriers to development. *

The areas being nominated is a younger parts of the City where the City has a variety of available industrial, commercial, and residential space that can be developed. The City has had difficulty with attracting developments in the vacant space due to existing policies that are disadvantageous for developers. Another challenge the City is also faced with is the property owners' willingness to develop.

Local Government Actions - Location #2

Please provide details on what policies, programs, or actions are in place, or are currently in progress that demonstrate support for growth in this area. *

e.g., Future General Plan/Specific Plan update will include supportive infill policies.

Current policies in place that have discouraged development has been the City's undergrounding policy. However, due to a lack of development City Council has approved of modifications to the policy that allow more flexibility for developers. Further plan updates to reduce impact fees and implementation of the new overhead utility policy will help continue to provide developers flexibility to make development easier and influence hesitant property owners to develop.

Please provide information on what anti-displacement policies or programs are in place or are being considered (if applicable) *

Please provide information on any prior or future community engagement in the area (if applicable) *

Prior outreach mainly occurred when the area was annexed about 15 years ago. Additionally, another wave of outreach came when a large commercial development began construction and subsequent impacts were addressed as the public began going to the new developments. Future community engagement is expected as the City extends a bike path through the nominated Green Zone as well as future residential and commercial development continues to infill the area.

Potential Funding Needs from SACOG - Location #2

Which types of projects are needed in the area if Green Means Go funding is secured?

Please select all that apply. * - selected in **bold**

- **Housing**
- **Road improvements**
- **Bicycle & pedestrian improvements**
- **Water, sewer, and drainage improvements**
- **Broadband**
- **Transit improvements**
- TDM programs
- **Planning**
- **Electric vehicle infrastructure and/or programs**
- Other:
 - **Parks and recreation spaces?**