

May 2021 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2010062054

FOR THE

2021–2029 HOUSING ELEMENT AND 2021 PUBLIC HEALTH AND SAFETY ELEMENT UPDATE

Yuba County

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element and 2021 Public Health and Safety Element (proposed project) will replace the existing 2013–2021 Housing Element and 2011 Public Health and Safety Element and serve as Yuba County's (County's) guiding policy documents that meet future needs of housing for all the County's economic levels, as well as needs related to safety and climate adaptation. The Housing Element and Public Health and Safety Element are two of the elements of the County's General Plan.

The General Plan is the foundational development policy document of Yuba County. It defines the framework by which the physical, economic, and human resources of the County are managed and used over time. The General Plan clarifies and articulates the intentions of the County with respect to the rights and expectations of the public, property owners, prospective investors, and business interests. The plan informs these citizens of the goals, objectives, policies, and standards for development of Yuba County and the responsibilities of all sectors in meeting these. Though the General Plan Environmental Impact Report (EIR) did not address the proposed Housing Element and Public Health and Safety Element, the policies in the General Plan address all physical impacts resulting from development in Yuba County.

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

This document serves as the environmental documentation for the County's proposed 2021–2029 Housing Element and 2021 Public Health and Safety Element update. This addendum to the Yuba County General Plan EIR (State Clearinghouse Number 2010062054), certified in June 2011, demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

1.2 GENERAL PLAN EIR

The General Plan EIR found that with implementation of policies and programs from the General Plan, the following environmental topic area would be less than significant: hydrology and water quality.

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The General Plan EIR addresses potentially significant impacts for aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; geology, soils, mineral resources, and paleontological resources; climate change; land use planning, population, and housing; noise and vibration; public services and facilities; transportation and traffic; utilities and service systems; and energy.

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

- Aesthetics
 - 4.1-1: Adverse Impacts on Scenic Vistas
 - 4.1-3: Degradation of Visual Character
 - 4.1-4: Increase in Nighttime Lighting and Daytime Glare
- Agriculture and Forestry Resources
 - 4.2-1: Loss of Important Farmland or Conversion of Agricultural Land to Non-Agricultural Uses
 - 4.2-2: Loss of Forest Land or Conversion of Forest Land to Non-Forest Use
- Air Quality
 - 4.3-1: Generation of Long-Term Operational, Regional Emissions of Criteria Air Pollutants and Precursors and Consistency with Air Quality Planning Efforts
 - 4.3-2: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors
 - 4.3-4: Exposure of Sensitive Receptors to Emissions of Toxic Air Contaminants
 - 4.3-5: Exposure of Sensitive Receptors to Emissions of Odors
- Biological Resources
 - 4.4-1: Impacts to Special Status Wildlife and Fish Species
 - 4.4-3: Loss and Degradation of Sensitive Habitats
 - 4.4-4: Interference with Movement or Migratory Patterns of Fish or Wildlife Species
- Cultural Resources
 - 4.5-1: Damage to Identified Historical Resources and Unique Archaeological Resources
 - 4.5-2: Damage of Previously Unidentified Cultural Resources
 - 4.5-3: Disturbance and Damage to Human Resources
- Geology, Soils, Mineral Resources, and Paleontological Resources
 - 4.6-7: Possible Damage to Unknown, Potentially Unique Paleontological Resources
- Climate Change
 - 4.7-1: Increase in Greenhouse Gas Emissions
 - 4.7-2: Impacts of Climate Change on Yuba County
- Land Use Planning, Population, and Housing
 - 4.10-4: Induce Population Growth
 - 4.10-5: Displacement of Existing Population and Housing

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- Noise and Vibration
 - 4.11-2: Exposure to or Generation of Noise Levels in Excess of Local Standards
 - 4.11-3: Increases in Ambient Noise Levels
- Public Services and Facilities
 - 4.12-4: Need for New or Expanded Parks and/or Recreation Facilities and Potential for Accelerated Deterioration of Existing Parks
- Transportation and Traffic
 - 4.13-1: Increases in Traffic Levels
 - 4.13-3: Potential Traffic Impacts in Other Jurisdictions
 - 4.13-4: Traffic Impacts on Caltrans' Facilities
 - 4.13-5: Increased Vehicle Miles of Travel (VMT)
 - 4.13-7: Introduce New Traffic Hazards
- Utilities and Service Systems
 - 4.14-2: Construction of New or Expanded Water or Wastewater Facilities
 - 4.14-3: New or Expanded Storm Water Drainage Facilities
- Energy
 - 4.15-2: Increased Energy Demand and Need for Additional Energy Infrastructure

1.3 PROJECT SUMMARY

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

Table 1-2 includes the changes in goals or policies between the existing 2011 Public Health and Safety Element and the proposed 2021 Public Health and Safety Element. The following new and amended goals and policies are included in the proposed Public Health and Safety Element. As shown in Table 1-2, *Italic underlined* text is used to depict additions to the proposed Public Health and Safety Element, and ~~strikethrough~~ text is used to indicate deletions.

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

Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-1.1.1, Provide Adequate Sites for Housing.</p> <p>Maintain high-density residential designations on sufficient sites in the unincorporated areas of the County: Linda, Olivehurst, Plumas Lake Specific Plan, East Linda Specific Plan, and future growth areas and specific plans to accommodate the County's share of regional housing needs between 2013 and 2021 under the SACOG Regional Housing Needs Plan (adopted in 2012). The County assumes for the purpose of analysis in the Housing Element that projects on vacant parcels will build out, on average, at 80 percent of the maximum permitted density. In addition, the County has analyzed local conditions and market trends by working with local multi-family housing developers to determine that 15 units per acre is an acceptable minimum density for high-density affordable housing development.</p> <p>Analysis of land currently available for residential development has been performed and found that there are sufficient vacant sites available for development of above moderate-, moderate-, low-, very low- and extremely low-income housing units.</p> <p>The 2030 General Plan also identified new growth areas within the Valley Growth Boundary where higher density residential development will be allowed in conjunction with job-generating uses. These areas are identified on the General Plan Land Use map as Commercial/Mixed Use, Employment Village, and Planning Reserve. The County is currently processing an application for the Magnolia Ranch Specific Plan. If approved, the Magnolia Ranch Specific Plan will provide sites for more than 340 residential units at a minimum of 20 units per acre.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Complete comprehensive zoning code update in 2014.</p> <p>Funding: Planning fees, Strategic Growth Council grant, General Fund.</p>	<p>The County completed its comprehensive zoning code update in 2015 and maintained high-density residential designations on sufficient sites in the unincorporated areas by ensuring the zoning code update provides for more adequately zoned sites for housing than is needed for its Regional Housing Needs Assessment (RHNA) numbers. The program has been completed.</p>	<p>Delete.</p>
<p>Implementation Program H-1.1.2, Maintain Sufficient Inventory of Vacant Land.</p> <p>The comprehensive zoning code update will assign zoning and allowed densities to all unincorporated County parcels to implement the 2030 General Plan and ensure that sufficient sites at appropriate densities remain to meet the 2013 to 2021 RHNA numbers.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Complete comprehensive zoning code update in 2014.</p> <p>Funding: General Fund.</p>	<p>The County completed its comprehensive zoning code update in 2015 and it provides for more adequately zoned sites for housing than is needed for its RHNA numbers. The program has been completed.</p>	<p>Delete.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-1.2.1, Housing for Older Adults</p> <p>The County should continue to provide incentives for elderly housing, including density bonuses, fee reductions for lower income housing, expedited permit processing to meet project funding deadlines, and information that may be useful in applying for governmental funding (see Goal H-3). In addition, the County will continue to use the planned development process and specific plans to allow for flexibility in housing styles, lot patterns, and the inclusion of supportive services oriented to the needs of older adults.</p> <p>Specific Objective: To increase the availability of housing choices for seniors in Yuba County.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing.</p> <p>Funding: Funding for senior housing projects includes Community Development Block Grant (CDBG), HOME, California Housing Finance Agency (CalHFA) help and multi-family housing programs, California multi-family housing program, federal (US Department of Housing and Urban Development (HUD)) Section 202 and 221 programs. Funding for fee reductions would be from the General Fund.</p>	<p>The County has Development Code incentives in place to incentivize senior housing in the County. The number of seniors has increased since the last Housing Element. This program will be continued.</p>	<p>Continue as Implementation Program H-1.2.1, Housing for Older Adults.</p>
<p>Implementation Program H-1.2.2, Housing for Large Families</p> <p>The County will continue to permit child care and other supportive services in proximity to, and on site in conjunction with, housing for families with children. As feasible, the County will meet with housing providers to determine needs and priorities for family housing (see Program H-2.1.1 and programs to implement Goal H-5, equal housing opportunity). The County will continue to use development standards (parking, building coverage, etc.) for multi-family housing projects that allow for units with three or more bedrooms. Amend the zoning code to allow for neighborhood services as a conditionally permitted use in the R-2, R-3, and SP-1 residential zones.</p> <p>Specific Objective: Ensure that the proportion of new housing units suitable for families, particularly affordable housing units, is as close as possible to the proportion of family households in the population at-large.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing; meet with housing providers in early stages of project design and application funding.</p> <p>Funding: Permit fees, General Fund; potential funding sources for housing construction include the state's multi-family housing program, CalHOME Program, CALHFA multi-family programs and help program, state and federal low-income housing tax credits, mortgage revenue bonds (see Program H-2.2.1), CDBG, HOME, and USDA rural housing services 515 program.</p>	<p>The County amended its Development Code (Zoning Ordinance) to allow neighborhood services in all zoning designations in our Valley Growth Boundary (area future growth was projected), and the County has reduced parking standards and FAR requirements to better accommodate larger households.</p> <p>The County continued to permit childcare and other supportive services in proximity to and on site in conjunction with family housing. The County has partnered with Regional Housing Authority to develop a 108-unit affordable housing project that will commence construction in 2021. The objectives of this program have been accomplished and it will not be continued.</p>	<p>Delete.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-1.2.3, Housing for Military Personnel</p> <p>To ensure that military personnel have adequate access to the local housing market, the County will continue to meet with representatives of Beale Air Force Base (AFB) to determine if there are specific actions the County can take to assist the Beale AFB in implementing the Air Force Center for Environmental Excellence housing privatization program and family housing master plan as it pertains to Beale's recently completed housing assessment. If any such actions are identified, the County will cooperate with the Beale AFB to identify development opportunities and sources of funding for housing to meet their needs. Increase efforts to identify potential developments and funding sources for affordable rental housing projects in close proximity to the Beale AFB.</p> <p>Specific Objective: To increase the supply of housing for military personnel and their families.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Ongoing, meet with Beale AFB staff annually.</p> <p>Funding: General Fund.</p>	<p>The County meets with Beale AFB personnel quarterly and discusses housing needs and opportunities. The County gives an annual presentation to the base commander and all unit commanders on the Yuba County housing market.</p> <p>The County and Regional Housing Authority are seeking to develop an affordable housing site in Plumas Lake and have reached out to Beale AFB on providing support for that project. The AFB has not expressed interest in housing projects or housing support from the County since the last Housing Element.</p>	<p>Delete.</p>
<p>Implementation Program H-2.1.1, Pursue Funding Under State and Federal Programs</p> <p>Continue to collaborate with affordable housing providers to identify appropriate state, federal, or private funding to finance the development of housing affordable to extremely low-, very low-, low- and moderate-income households, the development of shelter facilities for special housing needs groups, and the provision of supportive services. The use of the programs listed below is predicated upon reaching agreements with interested nonprofit or private developers to construct low- and/or moderate-income housing.</p> <p>The County's role in the pursuit of state and federal funding will be dependent on available staffing and funding and may include the following:</p> <ul style="list-style-type: none"> County staff will meet annually with housing authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services (see Program H-6.1.1) to determine: <ul style="list-style-type: none"> specific projects or programs that these organizations intend to pursue. funding requirements. appropriate state, federal, or private funding sources that should be accessed. the appropriate lead agency for submitting a funding request. the County's role in supporting a funding request when the County is not the lead agency. <p>The schedules of project or program proposals and the application cycles of state, federal, and private funding programs will dictate the frequency and timing of meetings each year. Funding requests, whether by the County or others, will generally occur in the spring and fall of each year (although some funding source have application cycles other than those two times of year).</p> <ul style="list-style-type: none"> Based on the results of annual meetings with housing providers, the County may apply directly for funds that require a municipality as the applicant (such as the Small Cities CDBG Program). For programs in which either a municipality or a nonprofit organization may apply (such as the non-entitlement HOME program), the County will meet with the nonprofit seeking funding to determine 	<p>The County has met annually with Regional Housing Authority staff to determine eligibility for funding sources. Yuba County works closely with the Regional Housing Authority on funding sources.</p> <p>The County and the Regional Housing Authority have successfully received funding for two affordable housing projects. Both projects are located on County property on Cedar Lane and will consist of a 48-unit permanent supportive housing project and a 108-unit affordable family apartment complex. Construction for both projects will commence in 2021.</p>	<p>Continue as Implementation Program H-2.1.1, Pursue Funding Under State and Federal Programs.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>the most appropriate applicant. When a nonprofit organization intends to apply directly for funding, Yuba County may undertake one or more of the following actions to support the applicant:</p> <ul style="list-style-type: none"> ○ expedited project review and approval to coincide with the application funding cycle. ○ approval of density bonuses and/or other incentives, as provided for in chapter 12.130 of the Yuba County Zoning Ordinance, to increase the financial feasibility of the proposed project. ○ assistance in assembling demographic and housing needs data to support the application. ○ assistance in grant administration, if necessary, to demonstrate administrative capacity to the funding source. <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing. Meet with housing providers prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding, or assist nonprofit organizations in applying for funding, quarterly between 2013 and 2021, as appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria. (See Program H-3.1.6 for further details on the timing of regulatory changes and Program H-1.2.1 for timing of meetings with housing providers.)</p> <p>Funding: Funding sources that the County anticipates may be used during the 2013–2021 period for multi-family housing construction are: state CDBG, HOME, multi-family housing program, and CalHOME programs; CalHFA multi-family programs; low-income housing tax credits; federal home loan bank affordable housing program; HUD Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities); emergency shelter assistance program (administered through the state of California); child care facilities finance program (administered through the state of California).</p> <p>Funding sources that the County anticipates may be used during the 2013–2021 period for homebuyer assistance are HOME, mortgage credit certificates or revenue bonds, CalHFA down payment assistance program, CalHOME program, and the California Self-Help Housing Program.</p>		

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<p>Implementation Program H-2.1.2, Community Reinvestment Act</p> <p>Continue contacting financial institutions operating in the County to determine their interest in providing financing for low- and moderate-income housing in the unincorporated areas. Examples of actions the County may pursue are:</p> <ul style="list-style-type: none"> • Refer affordable housing providers to those institutions that have active community development lending programs. • Discuss home loan practices with lenders, particularly lending patterns in Olivehurst and Linda, and seek commitments to provide funding in conjunction with County funding (through state and federal programs) for housing and neighborhood improvement activities in those two communities. • Discuss practices with lenders that could aid small multi-family projects (typically two to four dwelling units) to obtain funding. <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Contact lenders annually, between September and December. Make available a list of participating lenders to housing providers. Provide referrals of housing providers to participating lenders as requested.</p> <p>Funding: Housing & Community Services Funds; General Fund.</p>	<p>The County has worked with housing providers on referring them to community lending programs, but the County has not worked with local lenders to provide lending programs in the Linda and Olivehurst communities. This item was intended to commence in 2019. The County did not contact any local lenders or financial institutions.</p>	<p>Delete.</p>
<p>Implementation Program H-2.1.3, Housing Authority Programs</p> <p>The Yuba County Housing Authority will continue to seek additional housing choice vouchers (“Section 8” certificates) from the federal government. The County will work with the Housing Authority to help lower-income renters with housing vouchers to find housing units. Work with property owners to both accept housing vouchers and meet program requirements for housing quality and condition.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency; Housing Authority.</p> <p>Time Frame: Annual applications for housing choice vouchers.</p> <p>Funding: Federal Housing Choice Voucher program.</p>	<p>The County has contracted all housing-related services to the Regional Housing Authority. The County has worked with the Regional Housing Authority annually on working with property owners to accept housing vouchers and meet program requirements. Regional Housing Authority has annually worked with the federal government on expanding Yuba County’s Section 8 vouchers, increasing the number of vouchers from 376 to 1,751 vouchers since the previous Housing Element.</p>	<p>Continue as Implementation Program H-2.1.2, Housing Authority Programs</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-2.1.4, Promote the Use of Housing Programs</p> <p>The County will continue to promote the use of state and federal housing programs by continuing to prepare program brochures that briefly describe available programs, who is eligible to apply, and how to apply. The brochures will be distributed to community organizations and institutions; copies will be available at County offices, libraries, post offices, and community centers, and copies will be distributed directly to residents in target areas (for programs targeted to specific communities). The County will also post program information on its website and develop a website application that can be downloaded by interested individuals.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency; Health and Human Services Department.</p> <p>Time Frame: Ongoing; annually distribute program information during the fall, or when new funding becomes available.</p> <p>Funding: Housing set-aside funds; Housing & Community Services Funds.</p>	<p>The County is in the process of creating a housing-related web page to post any information from the 6th Housing Element cycle and all of the County's CDBG programs.</p>	<p>Combine with Implementation Program H-4.2.2, Rehabilitation of Substandard Dwelling Units, and continue as Implementation Program H-2.1.3, Rehabilitate Substandard Dwelling Units and Promote the Use of Housing Programs.</p>
<p>Implementation Program H-2.2.1, Tax-Exempt Bond Financing</p> <p>Yuba County will continue to participate in the CRHMFA Homebuyers Fund which enables residents to take advantage of programs that provide financing assistance with first mortgages, down payments, and closing costs through the use of tax-exempt bonds. It is administered by the National Homebuyer's Fund. See Program H-2.1.4 for information on how the County will promote this program. In addition to promotion efforts in Program H-2.1.4, the County will make available information on the availability of homebuyer financing to the local board of Realtors, and local lending institutions. Since most building permits are either submitted by housing developers and contractors and not homeowners themselves, information will additionally be provided on various Community Development and Services Agency web pages, within the Housing Department, and at brochure kiosks within the Community Development and Services Agency.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing.</p> <p>Funding: Tax-exempt bond proceeds; Housing & Community Services Funds; General Fund.</p>	<p>Yuba County Community Development and Services Agency (CDSA) has maintained brochure kiosks at its front counters containing information about programs for which residents of Yuba County may be eligible. The County has provided the same information to the local Board of Realtors and lending institutions. The County is in the process of creating a housing-related web page to post any information from the 6th Housing Element cycle and all of the County's housing programs and other programs available to County residents.</p>	<p>Delete.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-2.2.2, Regulatory Incentives</p> <p>The County will offer a minimum density bonus provided for in state law and, in addition, consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. Other development incentives/concessions that the County may consider on a case-by-case basis are:</p> <ul style="list-style-type: none"> • fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units. • priority permit processing to "fast track" affordable housing projects. • low-interest financing (if available as a result of a successful tax-exempt bond issue or application for financing from a state or federal agency). • alternative development standards, provided the alternative standards are used to reduce the cost per unit of the affordable dwelling unit and the alternative standards can meet County health and safety requirements for water, wastewater, drainage, and emergency service access. <p>The County will promote its density bonus program through an informational brochure available at the County's permit counter, information posted on the County's website, and at pre-application meetings with housing developers. The Development Code update will reevaluate development standards for affordable housing and age-restricted projects so that special exceptions and/or density bonuses may not be required to meet the needs of these types of projects, thus reducing the processing time and cost for such projects.</p> <p>Specific Objective: Increase awareness of the County's density bonus program and encourage its use in conjunction with affordable or senior housing.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing. Amendments to comply with GC §65915 will be included in the comprehensive Development Code update. Provide information at permit counter and post on County's website within 60 days of adoption of Development Code.</p> <p>Funding: Permit fees; General Fund.</p>	<p>Yuba County CDSA, on an ongoing basis, has been promoting its density bonus program at the front counter, in pre-development meetings and with housing developers. CDSA updated the Planning Department's web page and has information listed on the website as of early 2021.</p>	<p>Amend to reflect updates to state density bonus law and continue as Implementation Program H-2.2.2, Regulatory Incentives.</p>
<p>Implementation Program H-2.2.3, Housing for Extremely Low-Income Households</p> <p>Ensure that the needs of extremely low-income households, including homeless youth, are specifically considered in local housing programs.</p> <p>The County, as feasible, will continue to apply for and use available housing resources, including project-based rental subsidies, such as local housing choice vouchers, federal housing assistance payment vouchers, and state Mental Health Services Act vouchers, and other resources such as the Neighborhood Stabilization Program (NSP) and CDBG and HOME funds for the provision of housing for extremely low-income households.</p> <p>The County will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved and to maintain the affordability of existing housing affordable to extremely low-income households.</p>	<p>The County has created a full-time position to address the County's extremely low-income households and homeless population. The County created a 40-bed homeless transition shelter, and work has been ongoing to find more funding sources to help with the homeless and extremely low-income populations.</p> <p>The County has not worked with housing providers to track the number of extremely low-income units produced and preserved and to maintain existing affordable housing due to lack of resources to complete this program.</p>	<p>Amend and continue as Implementation Program H-2.2.3, Housing for Extremely Low-Income Households.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>The County will coordinate with housing providers and seek funding for acquiring and rehabilitating and/or converting rental properties or motels to create housing units for extremely low-income households.</p> <p>The County may also seek funding to "buy down" the cost of new or preserved housing units in either income-restricted or mixed-income housing projects, if cost-effective.</p> <p>Specific Objective: Assist in obtaining funds and supporting services for extremely low-income households including the homeless; pursue funding applications for 4-5 extremely low-income households during the planning period.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Meet with special needs housing providers annually and ongoing.</p> <p>Funding: General Fund, regional, state, and federal housing grants, loans, and other funding programs.</p>		
<p>Implementation Program H-3.1.1, Homeless Services</p> <p>Yuba County will continue to cooperate with homeless shelter providers and meet the needs of individuals and families without permanent housing, including the homeless. In addition, the County will meet with providers of emergency shelters and transitional housing to determine the need and appropriate locations for such facilities in the unincorporated area (see Program H-1.2.1). The County will take the following actions to meet the needs of the homeless:</p> <ul style="list-style-type: none"> • The zoning code will be amended to define and allow transitional and supportive housing by right in all zones where residential uses are allowed. These uses will be allowed in the same way as other residential uses in the zones. • The County should assist shelter and transitional housing providers in applying for state and federal funding to support the development of emergency shelters and transitional housing (see Program H-6.1.1). • The County should continue to work with homeless service providers, through the County Health and Human Services Department, to arrange for motels to overnight vouchers for homeless persons and the placement of homeless individuals and families. • The County will meet with representatives of Marysville, Yuba City, and Sutter County to determine the need and a potential location for an additional site for a homeless facility serving the Yuba City-Marysville urban area. <p>Specific Objective: N/A</p> <p>Responsibility: Health and Human Services Department, Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing; meet with local government representatives as necessary to reach consensus on the need and appropriate location for an additional homeless facility.</p> <p>Funding: General Fund; potential sources of funding for homeless facilities and services include federal emergency shelter grants, Shelter Plus Care Program, Housing for Persons with Aids, Emergency Housing Assistance Program, and CDBG.</p>	<p>The County updated its Development Code (Zoning Ordinance) in 2015 to allow transitional and supportive housing where other residential uses are allowed. Yuba CDSA works collaboratively with the Homeless Project Manager position in Health and Human Services on overnight vouchers and placement of homeless individuals and families. The Homeless Project Manager position was created specifically to address the objectives of this policy. The County created a Bi-County Homelessness Task Force with Sutter County, City of Yuba City, and the City of Marysville. The County created a 40-bed homeless transition shelter, and work has been ongoing to find more funding sources to help with the homeless and extremely low-income populations.</p>	<p>Amend and continue as Implementation Program H-3.1.1, Homeless Services.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-3.1.2, Housing for Farmworkers</p> <p>Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers (see Programs H-6.1.1 and H-1.2.2). Migrant farmworker housing is currently allowed only in the Exclusive Agricultural (AE) zone, although Implementation Program H-3.1.6 commits the County to amending the Development Code to allow housing for six persons or less in the same way residential structures are allowed in zones allowing residential uses and to allow employee housing of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone to comply with the state Employee Housing Act. This will benefit year-round residents employed in agriculture, the overwhelming majority of who are low income and who tend to have a higher percentage of large families. The County will continue to meet with the Agricultural Commissioner, farmers, ranchers, affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for state and federal funds (see Program H-6.1.1).</p> <p>Multi-family housing for farmworkers and their families will continue to be allowed under the same standards as any other type of multi-family housing. Where multi-family is conditionally permitted, conditions of approval will focus on compliance with zoning standards for height, yards, set-backs, parking, landscape buffering, and building coverage. Increased residential density is allowed without a conditional use permit through the PUD process or with a density bonus. Additional conditions may be applied on a case-by-case basis to address local traffic and access issues (ingress and egress to a property).</p> <p>The County believes that, by allowing multi-family farmworker housing by right in the Medium Density Residential (R-2) and High Density Residential (R-3) zones, and focusing on compliance with zoning standards in other zones that conditionally allow multi-family residential uses, the County will facilitate the provision of farmworker housing and provide greater certainty for their location in these zones.</p> <p>The County may assist providers of farmworker housing in accessing state and federal funds (see Program H-2.1.1 for further details).</p> <p>Specific Objective: Facilitate allowing farmworker housing to occur on sites designated for agricultural operations and ensure compliance with the Employee Housing Act.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: See Programs H-6.1.1, H-1.2.2, and H-3.1.6, which specify separate timing.</p> <p>Funding: General Fund; potential sources of funding for farmworker housing include those sources listed in Program H-1.2.2, plus the state's Joe Serna, Jr. Farmworker Housing Grant Program and USDA Rural Development 514 and 516 programs</p>	<p>The County, in its 2015 Development Code update, made farm labor housing a permitted use in the AE zoning districts in compliance with the state Employee Housing Act. Multi-unit residential boarding uses located in nonagricultural districts are also allowed by right.</p> <p>The County has not received any new farm labor housing applications after the regulations were changed to allow the use by right.</p>	<p>Amend and continue as Implementation Program H-3.1.2, Housing for Farmworkers.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-3.1.3, Promote Alternative Housing Types</p> <p>The County will continue to promote its development standards for alternative housing types, such as second units, residential care facilities, and mobile homes and mobile home parks, and housing for persons with physical and developmental disabilities, through printed literature, the County's website, and pre-application meetings. The County will prepare a brochure that summarizes development standards for alternative housing types and provide the brochure at the permit counter. The County will also post the brochure on its website. The County will also continue to encourage pre-application meetings with property owners or their representatives interested in developing alternative housing types to provide technical assistance regarding County standards and permit processes. The updated Development Code update will allow for mobile home parks in additional zoning districts. Development standards will also be included based on recommendations from the Olivehurst Sustainable Community & Economic Revitalization (OSCER) and East Linda Revitalization (ELRP) plans.</p> <p>Specific Objective: Increase awareness of the County's development standards for alternative housing types.</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Within six months of adoption of the Development Code update, prepare and make available brochure and post on County website.</p> <p>Funding: Permit fees; General Fund.</p>	<p>The County updated the Development Code to allow for mobile home parks in additional zoning districts with approval of a conditional-use permit. The County has advertised its alternative housing types since the adoption of the Development Code and has processed multiple applications for accessory dwelling units, mobile homes, and mobile home parks. The County will continue to work on providing more and better literature on its website. The development standards in the OSCER and ELRP plans provided Development Code recommendations for urban design standards rather than alternative housing types.</p>	<p>Amend and continue as Implementation Program H-3.1.3, Promote Alternative Housing Types.</p>
<p>Implementation Program H-3.1.4, Funding for Drainage Improvements</p> <p>The County will continue to apply to various agencies for grants to construct drainage improvements in unincorporated communities to increase residential development opportunities. Agencies could include the Yuba County Water Agency, the federal government, state government, or other agencies. The County will also continue to move forward with drainage improvement projects completed through the County's Capital Improvement Program, special districts projects, as well as improvements resulting from project-specific developer requirements.</p> <p>Specific Objective: Continue to work with agencies providing drainage infrastructure to increase opportunities for residential development.</p> <p>Responsibility: Yuba County Water Agency; Public Works Department.</p> <p>Time Frame: Five applications within the planning period</p> <p>Funding: Grants, County Capital Improvement Program, Development Fees.</p>	<p>The Yuba County Public Works Department has received funding from the Yuba Water Agency for five drainage projects since the adoption of the Housing Element—Two projects on 7th Avenue in Olivehurst, two projects on Olivehurst Avenue in Olivehurst, and a project along North Beale Road in Linda. All of these projects have helped provide more residential infill opportunities.</p>	<p>Continue as Implementation Program H-3.1.4, Funding for Drainage Improvements.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-3.1.5, Water and Sewer Capacity Improvements</p> <p>Work with the Linda County Water District (LCWD) and Olivehurst Public Utility District (OPUD) to make water and sewer service available to new development. LCWD and OPUD will expand their wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees.</p> <p>The County will continue regular communication with LCWD and OPUD on County General Plan policies and future growth vision to ensure that infrastructure needs can be met. The County will inform OPUD and LCWD of available funding sources and support efforts by OPUD and LCWD to upgrade their infrastructure.</p> <p>Specific Objective: Continue to work with LCWD and OPUD to provide water and sewer service to accommodate the County's RHNA.</p> <p>Responsibility: Yuba County Water Agency; Public Works Department; OPUD; LCWD.</p> <p>Time Frame: Ongoing as funding is available.</p> <p>Funding: General Fund; grants, and development fees.</p>	<p>Yuba County CDSA has worked with OPUD and LCWD on infrastructure planning and capacity concerns. Both OPUD and LCWD have provided Yuba County CDSA with connections maps so CDSA can use the information to better market infill residential in both districts.</p> <p>There were no water or wastewater capacity or water quality concerns in either of the water districts.</p>	<p>Amend and continue as Implementation Program H-3.1.5, Water and Sewer Capacity Improvements.</p>
<p>Implementation Program H-3.1.6, Revisions to County Zoning and Development Standards</p> <p>The County will revise the zoning and development standards to:</p> <ul style="list-style-type: none"> ensure that second units are allowed in single family and multi-family zones including specific plan areas within the Valley Growth Boundary consistent with GC §65852.2. treat employee housing that serves six or fewer persons as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (per Health and Safety Code Section 17021.5) in all zones allowing single-family residential uses. The zoning and development standards will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Health and Safety Code Section 17021.6) to comply with the State Employee Housing Act. allow residential care facilities for six or fewer persons as a permitted use in zones where a single-family residence is a principally permitted use and residential care facilities for seven or more persons as a conditionally permitted use in zones where a single-family residence is a principally permitted use. revise the ratio of required parking spaces to reflect the number of bedrooms in a dwelling unit, which is a reasonable predictor of parking demand. For example, one parking space per unit plus a reasonable factor for guest parking may be adequate for studio and small one-bedroom units, housing designed for seniors, and housing designed for single working adults. modify chapter 12.130 in the County's ordinance code concerning density bonus requirements to comply with GC §65915. ensure that "transitional housing" and "supportive housing," as those terms are defined in California GC §65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with §65583 of the California Government Code. 	<p>In updating its Development Code (Zoning Ordinance) in 2015, the County implemented all of the revisions to the County standards discussed in this objective. The County updated both the accessory dwelling unit and density bonus regulations again in 2017 to comply with updates to State law.</p>	<p>Amend and continue as Implementation Program H-3.1.6, Revisions to County Zoning and Development Standards.</p>

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Housing Program	Progress	Continue/Modify/Delete
<ul style="list-style-type: none"> • modify the maximum building height in the OAMU zone to match the 36-foot height limit found within other high-density residential zones, such as the Plumas Lake Specific Plan High Density Residential zone. • allow for neighborhood services as a conditionally permitted use in residential zones. • remove the definition of “family” from the zoning code or modify the definition to remove the reference to a maximum of five unrelated persons. • strengthen the minimum density ordinance to require developers to build projects at, or greater than, the minimum density of each zone. Minimum densities for each zone shall be established as part of the Development Code update and shall also include minimum densities for residential areas within the Plumas Lake and East Linda Specific Plans. • define single-room occupancy units and identify that such units are allowed in the County’s multi-family zones and ensure that development standards facilitate the development of this type of housing. • provide exceptions in the Development Code for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the County, and would not require a fundamental alteration in the nature of the County’s land use policies and Development Code. • review constraints associated with setbacks and lot coverage requirements and revise the regulations as appropriate to address the identified constraint of achieving maximum allowable densities in zones. • based on developer experience in the County, increase allowed heights in the R-3 zone and other appropriate zones and allow additional height increases with Design Review to address the identified constraint of achieving maximum allowable densities. <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency, Planning Commission, Board of Supervisors.</p> <p>Time Frame: Complete with comprehensive Development Code update. Adoption anticipated in 2014.</p> <p>Funding: General Fund; Strategic Growth Council grant; permit fees.</p>		
<p>Implementation Program H-3.2.1, Conditions of Approval</p> <p>The County will continue to include compliance with, and reference to GC §65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from the sewer and water districts.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency</p> <p>Time Frame: Ongoing.</p> <p>Funding: Project Application Fee.</p>	<p>Yuba County CDSA requires “will-serve” letters on all maps that are located in a water or sewer district as project conditions of approval and a requirement of map recordation.</p>	<p>Combine with Implementation Program H-3.2.2, Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7, and continue as Implementation Program H-3.2.1, Conditions of Approval and Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-3.2.2, Distribute Housing Element and Request Agency Compliance with GC §65589.7</p> <p>The County will distribute the adopted housing element to special districts and request water and sewer providers for a copy of their policies demonstrating compliance with California GC §65589.7. Water and sewer providers are required to: “adopt written policies and procedures, not later than July 1, 2006, and at least once every five years thereafter, with specific objective standards for provision of services in conformance with this section.” [GC §65589.7 (b)]</p> <p>These should be made available to the County on request.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Within six months of adoption of the housing element.</p> <p>Funding: General Fund</p> <p>Objective: To encourage water and sewer providers to demonstrate that they are in compliance with state law and that their master plans contain sufficient capacity and priority for lower-income households.</p>	<p>Yuba County CDSA has submitted the adopted Housing Element to all special districts and has received documentation from all water and sewer providers in compliance with Government Code Section 65589.7.</p>	<p>Combine with Implementation Program H-3.2.1, Conditions of Approval, and continue as Implementation Program H-3.2.1, Conditions of Approval and Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7.</p>
<p>Implementation Program H-4.1.1, Housing Condition Surveys</p> <p>The County will maintain current information on the condition of dwelling units in the unincorporated County area by periodically updating its housing conditions database. Approximately every eight years with the Housing Element update, the County will resurvey housing conditions to ensure the currency of its housing conditions information. The County will use the results of its housing condition survey to establish priorities and target areas for housing rehabilitation and neighborhood improvement programs.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency</p> <p>Time Frame: Complete next housing condition survey during next Housing Element update cycle.</p> <p>Funding: General Fund.</p>	<p>The County has not started inventorying its housing conditions. This will be done as part of the next Housing Element update.</p>	<p>Continue as Implementation Program H-4.1.1, Housing Condition Surveys.</p>
<p>Implementation Program H-4.2.1, Code Enforcement and Abatement</p> <p>The County will identify and confirm, through the code complaint process, dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or have the structures removed. Official action by the County may be taken on cases in which the property owner is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned. If the County requires a dwelling unit to be vacated for code violations, the owner of the unit may be required to pay relocation costs. Relocation costs may include moving expenses, security deposit, and other upfront expenses related to the relocation as governed by California Health and Safety Code 17975 et seq.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency</p> <p>Time Frame: Current and ongoing</p> <p>Funding: General Fund; Demolition & Abatement Trust (funding from a variety of sources)</p>	<p>The Yuba County Code Enforcement Department, since the adoption of the Housing Element, has been averaging 50 substandard housing cases per year. Out of the 50 cases per year, they have been receiving 90% voluntary compliance by property owners.</p>	<p>Continue as Implementation Program H-4.2.1, Code Enforcement and Abatement.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-4.2.2, Rehabilitation of Substandard Dwelling Units</p> <p>To encourage private rehabilitation efforts, the County may apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including rehabilitation of mobile home parks, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. Yuba County will continue to make available an informational brochure describing various programs for assisting low-income households in rehabilitating their dwelling units. The brochure will be posted on the County's website and may also be distributed to social services and community organizations throughout the county, and to target area households and property owners.</p> <p>To avoid discouraging rehabilitation efforts, the County will allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety. The County will continue to promote its standards for rehabilitating non-conforming structures through information at the County's permit counter and pre-application meetings with property owners or their representatives.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing; apply annually for additional funding from state and federal sources.</p> <p>Funding: CDBG; HOME; USDA Rural Housing Services.</p>	<p>The County adopted regulations in the 2015 Development Code Update to allow the rehabilitation of nonconforming properties, and the Yuba County CDSA office has brochures on programs in place for rehabilitation services. The County initiated a new partnership with Habitat for Humanity in 2020 to start an additional rehabilitation program in the County. The County also administers the CDBG-funded rehabilitation program, but there has been a delay in receiving funds needed to partner with the Regional Housing Authority for implementation. The County is in the process of creating a housing-related web page to post any information from the 6th Housing Element cycle and all of the County's CDBG programs.</p> <p>In 2021, the County expects to be able to authorize funding for owner-occupied rehabilitation; homebuyer assistance; and an acquisition rehabilitation program that will see the County purchasing properties, rehabilitating properties, and selling them as deed-restricted affordable housing. Additionally, the Planning Department received a CDBG planning grant to receive project entitlements for the County to subdivide a County property into 70 units of deed-restricted affordable housing.</p>	<p>Combine with Implementation Program H-2.1.4, Promote the Use of Housing Programs, and continue as Implementation Program H-2.1.3, Rehabilitate Substandard Dwelling Units and Promote the Use of Housing Programs.</p>
<p>Implementation Program H-4.3.1, Relocation Assistance</p> <p>The County will continue to work with property owners and other agencies to assist with relocation of displaced residents. Yuba County will require owners of rental dwelling units that are vacated for violation of housing and building codes to pay relocation expenses, pursuant to the California Health and Safety Code, for displaced low-income residents and to provide the displaced residents with the right of first refusal to return to the units upon their repair. If the owner is unwilling or unable to pay for the relocation of the tenants, the County may use available funding to advance relocation expenses and recover the relocation cost from the owner by placing a lien on the owner's property.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing.</p> <p>Funding: Relocation Trust Fund (reimbursed through a variety of funding sources)</p>	<p>Yuba County CDSA has not had to require the abatement or demolition of any substandard residences by order since the adoption of the Housing Element.</p>	<p>Continue as Implementation Program H-4.3.1, Relocation Assistance.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-5.1.1, Preservation of Multi-family Rental Housing</p> <p>In the event that the County receives requests for the conversion of rental apartments to condominium ownership, the County will require one-year advanced notice of low-income households residing in the development at the time of initial notice. The County will deny any conversion requests unless the notice and procedural requirements of state law are met. In the event 50 percent or more of the units have rents that are affordable to low-income households, the County will require that the right of first refusal be given to a private, nonprofit, or public agency that will maintain the development as rental housing for low-income households.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing.</p> <p>Funding: Property owner.</p>	<p>The County has not had any requests to convert rental apartments to condos since the adoption of the Housing Element.</p>	<p>Delete.</p>
<p>Implementation Program H-5.1.2, Preservation of Mobile Home Parks</p> <p>The County will require owners of mobile home parks requesting conversions to other uses to provide residents with at least one-year advanced notice of the owner's intent to close the park and provide relocation assistance to low-income residents and their mobile homes (if tenant-owned). For parks that appear feasible to rehabilitate and/or maintain for residential use, the County will meet with the owner to determine if the County can assist in accessing state or federal funding for park improvements. If residents have expressed an interest in purchasing their mobile home parks for resident ownership, the County will provide assistance in locating a nonprofit organization that can assist in conversion to resident ownership and applying for state or federal funding to purchase the park. Note that park-owned units place less financial responsibility on the residents than tenant-owned units. In addition, enforcement and park maintenance requirements are under state jurisdiction.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing; provide owner or resident assistance upon request.</p> <p>Funding: Permit fees; state Mobile Home Park Assistance Program; USDA Rural Housing Services.</p>	<p>The County has not had any requests to convert mobile home parks to any other units since the adoption of the Housing Element.</p>	<p>Continue as Implementation Program H-5.1.1, Preservation of Mobile Home Parks.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-5.1.3, Preservation of At-Risk Rental Units</p> <p>The County will work with property owners of the 153 deed-restricted units that are at risk of converting to market-rate housing to preserve the lower-income housing by providing incentives or resources, such as working with the County Housing Authority to target Section 8 vouchers for the units or assist in identifying other funds for improvements.</p> <p>Additionally, when units become at risk, the County Housing Authority will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.</p> <p>Specific Objective: Assist, as needed, in the preservation of 153 units at-risk of converting to market-rate rents.</p> <p>Responsibility: Community Development and Services Agency, Housing Authority.</p> <p>Time Frame: Meet with owners at least one and one-half years before potential conversion.</p> <p>Funding: CalHFA Help Program; Multi-family Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD).</p>	<p>Since adoption of the Housing Element, the Planning Department has not been made aware of the conversion of any of the 153 at-risk rental units.</p>	<p>Amend and continue as Implementation Program H-5.1.2, Preservation of At-Risk Rental Units.</p>
<p>Implementation Program H-6.1.1, Special Needs Housing Priorities</p> <p>Coordinate an annual meeting with housing and supportive service providers active in the Yuba-Sutter area that serve special population groups including seniors, large families, female-headed households, single-parent households with children, persons with physical and developmental disabilities, and homeless individuals and families. The purpose of the meeting is to determine priorities for subsequent years, funding sources for projects and programs, potential locations for special needs housing, and the role of the County. County staff will assist support service providers in with letters of recommendation for necessary funding, as requested. See Program H-2.1.1 for details on actions the County will undertake to assist housing providers in accessing state and federal funds, including funding for special needs housing. According to this program, the County may either apply for funding directly or assist other entities in applying for funding.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Annual meetings after potential grant public hearing.</p> <p>Funding: General Fund; Housing & Community Services General Admin Funds.</p>	<p>The County, in collaboration with the Homeless Project Manager, held a community meeting in 2018 to determine housing priorities for special needs housing priorities. This meeting was the first to take place since the adoption of the Housing Element, and another was held in 2019.</p> <p>The County provided letters of recommendation for Regional Housing's Cedar Lane PSH and Cedar Lane Family Apartments projects, as well as two other projects that have not received funding.</p>	<p>Continue as Implementation Program H-6.1.1, Special Needs Housing Priorities.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-6.2.1, Fair Housing Program</p> <p>The County will continue to implement an equal housing opportunity program, which consists of the following actions:</p> <ul style="list-style-type: none"> • make available published information from state and federal agencies responsible for enforcing anti-discrimination laws. The County may distribute these information materials to organizations and institutions that have contact with the general public and to organizations representing home builders, real estate agents, and mortgage lenders. • reiterate the County's fair housing policies at public meetings and hearings conducted in conjunction with CDBG and other housing and community development programs and include fair housing information in public notices of such meetings. • train County staff that have regular and direct contact with the public on how to handle and refer housing discrimination complaints, including complaints from housing voucher holders. • maintain a list of public and private agencies and organizations that provide counseling, legal, or other services in connection with housing discrimination complaints and refer complainants to one or more of these organizations. • as feasible, co-sponsor annual fair housing training and/or fair housing events with one or more nonprofit organizations in Yuba County (such as California rural legal assistance). • mail information regarding equal housing opportunity rights and responsibilities and the benefits of participation in the Housing Choice Voucher program to multi-family rental property owners. This action could be conducted in collaboration with a local nonprofit organization that specializes in fair housing law and referral of fair housing complaints. <p>Specific Objective: N/A Responsibility: Community Development and Services Agency; Housing Authority. Time Frame: Current and ongoing. Funding: General Fund; CDBG; HOME (administrative funds related to grant activities).</p>	<p>Yuba County CDSA has worked with the Regional Housing Authority to ensure compliance with this objective has been met annually. Further action has not occurred on this program due to lack of resources.</p>	<p>Amend and continue as Implementation Program H-6.2.1, Fair Housing Program.</p>
<p>Implementation Program H-7.1.1, Implement State Energy Conservation Standards</p> <p>Applicants for building permits must show compliance with the state's energy conservation requirements.</p> <p>Specific Objective: N/A Responsibility: Community Development and Services Agency. Time Frame: Current and ongoing. Funding: Permit fees.</p>	<p>Prior to the issuance of any building permits, the Yuba County CDSA requires compliance with the state's energy conservation requirements.</p>	<p>Delete.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-7.2.1, Site Development Standards</p> <p>The County will continue to encourage energy conservation site planning and design concepts in specific plans and large subdivisions through standards for landscaping, lot configuration, and solar access. The County will also encourage the creation of “walkable” and “bikeable” neighborhoods that reduce reliance on private automobiles through the location of housing in relation to commercial land uses, requirements for bicycle and pedestrian routes, and the location of schools and recreation areas.</p> <p>Specific Objective: N/A Responsibility: Community Development and Services Agency. Time Frame: Current and ongoing. Funding: Permit fees.</p>	<p>The Yuba County 2015 Development Code (Zoning Ordinance) has regulations on new subdivisions providing energy conservation site planning for landscaping, lot configuration, and solar access. All projects since the adoption of the 2015 Development Code are required to meet these requirements.</p> <p>The County’s subdivision standards require sidewalks. There have been a number of complete street projects that have increased the amount of bike lanes in the urban area of the County. The County has not received applications for any specific plans since 2011 that would enable County input on bikeable and walkable paths.</p>	<p>Delete.</p>
<p>Implementation Program H-7.3.1, Energy Conservation Assistance for Low-Income Households</p> <p>The County will continue to permit weatherization and energy conservation improvements as eligible activities under its Housing Rehabilitation Program (see Program H-4.2.2). The County will also provide program participants with information on utility company and other energy conservation assistance programs. Explore additional methods of increasing awareness of these funding opportunities.</p> <p>Specific Objective: N/A Responsibility: Community Development and Services Agency. Time Frame: Current and ongoing. Funding: CDBG and HOME; General Fund.</p>	<p>The County has continued to permit weatherization and energy conservation improvements as eligible programs in its Housing Rehab Program.</p> <p>As part of the CDBG owner-occupied rehabilitation program, the County has designated weatherization and energy conservation as “allowed” improvements.</p>	<p>Continue as Implementation Program H-7.2.1, Energy Conservation Assistance for Low-Income Households.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-8.1.1, Preservation of Historic Residences</p> <p>Evaluate the potential impact of development or rehabilitation activities on historic properties. Give higher funding priority to eligible projects whose objectives include the preservation of properties identified as historic by a federal, state, or local agency.</p> <p>Property owners who wish to alter or convert historic structures that are recognized by the state as historic will be required to follow state historic preservation guidelines. The County will require owners of buildings that are not presently recognized by the state, but which are recognized as of historic or architectural value by a local historic organization, to consult the state historic preservation office before any permit for exterior alterations, conversion, or demolition will be issued; if it is determined that the property is of historic or architectural significance, compliance with state guidelines for historic preservation will be required.</p> <p>In public meetings and hearings on proposed activities involving the use of public funds for development or rehabilitation, the County will invite the public to comment on the potential impact of such activities on historically significant sites. Notices of such meeting and hearings will include language inviting such public comment.</p> <p>The County may exempt property owners from specific historic preservation requirements, to the extent it has the authority to do so, if such requirements would conflict with handicapped access, energy conservation, seismic safety retrofitting, or if the strict application of historic preservation requirements would impose an unreasonable economic hardship on the property owner. Any such decision would be made on case-by-case basis.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Current and ongoing.</p> <p>Funding: Permit fees; General Fund; CDBG.</p>	<p>The County has not had any applications for development or rehabilitation on any historic properties since the adoption of the Housing Element.</p>	<p>Delete.</p>

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Housing Program	Progress	Continue/Modify/Delete
<p>Implementation Program H-8.1.2, Monitoring of Housing Element Policy and Program Success</p> <p>The Community Development Director or his/her designee shall monitor progress toward housing goals and implementation of housing implementation programs. On a biannual basis, the Community Development Director or designee shall review housing programs and ensure communication among responsible County departments, necessary coordination with the Planning Commission, Board of Supervisors, and proactive actions are being taken, as necessary to implement the housing implementation programs.</p> <p>On an annual basis, the Community Development Director shall report to the Board of Supervisors, as appropriate, to apprise the Board of implementation of the Housing Element. The results of this monitoring shall be a part of the County's annual progress reports on the General Plan delivered to the Governor's Office of Planning and Research, and the US Department of Housing and Community Development shall be notified of progress, as appropriate. The Community Development Director or his/her designee shall use a tracking form in monitoring and reporting progress.</p> <p>Specific Objective: N/A</p> <p>Responsibility: Community Development and Services Agency.</p> <p>Time Frame: Biannual review of programs following adoption of the Housing Element through 2013; annual reporting to the Board of Supervisors.</p> <p>Funding: General Fund.</p>	<p>The Community Development Director meets annually with the Board of Supervisors to discuss the Housing Element and its implementation.</p>	<p>Delete.</p>

Table 1-2 New and Amended Public Health and Safety Element Goals and Policies

Proposed Goals and Policies	
Goal HS1. Flood Protection	
Reduce flood risk for the County's people and property.	
Policy HS1.3	<p>The County may allow non-residential improvements within the 100-year floodplain so long as the proposed improvements do not:</p> <ul style="list-style-type: none"> ○ Increase flood heights or velocities; ○ Inhibit emergency access; ○ Create excessive costs in providing governmental services during or after flooding; ○ Interfere with the existing waterflow capacity of the floodway; ○ Substantially increase erosion and/or sedimentation; or ○ Contribute to the deterioration of any watercourse or the quality of water in any body of water; <u>or</u> ○ <u>Contain occupiable floor space below the base flood level elevation.</u>

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Goal HS2. Fire Risk

Protect people and property from wildland and urban fire risk and create more fire-resilient communities.

- Policy HS2.5 Road and building construction on slopes of more than 45% ~~is~~ 10 percent are strongly discouraged and will only be approved if consistent with County standards and the Yuba County Wildfire Safety Plan.
- Policy HS2.8 Communication and electricity infrastructure ~~in and any essential public facilities shall be located outside of identified hazard zones, particularly areas prone to wildfire of elevated fire hazard severity. When this is not feasible, these facilities and sets of infrastructure should be located and~~ designed to withstand the impacts of fire hazard events to avoid interruptions and continue meeting community needs during periods of fire activity.
- Policy HS2.10 New developments shall provide access that will allow safe evacuation and movement of firefighting equipment during a wildfire—specifically, each new development shall not receive planning approval without having a minimum of two entry/exit points. Evacuation routes shall have the capacity to accommodate traffic in relation to the population served.
- Policy HS2.1312 Clustered developments in Rural Community portions of the foothills ~~are encouraged to and/or occurring in any of CAL FIRE's Fire Hazard Severity Zones shall take advantage, whenever possible, of natural and manmade~~ man-made fire breaks; provide defensible space for clusters of buildings (rather than individual buildings); locate and orient buildings and pervious areas to reduce fire risk; avoid areas of steep topography and dense vegetation; and otherwise use a site plan review process in coordination with County staff to ensure that wildfire risk is minimized.
- Policy HS2.15 The County will ensure that its infrastructure, services, and critical assets are hardened against fire hazards and that governance and public services continue to function during and after a fire hazard event.
- Policy HS2.16 The County will adopt fire hazard landscaping design standards as prescribed by CAL FIRE for all of its new facilities and will make appropriate retrofits to existing facilities to reduce wildfire risks, where feasible.
- Policy HS2.17 The County will ensure that minimum requisite firefighting services and infrastructure are ubiquitous throughout its jurisdiction, including but not limited to: high-visibility street signage and house numbers, appropriate street widths and building clearances for firefighting equipment and vehicles, high water pressure at all fire hydrants, and driving signage indicating rights-of-way with no outlets. The County shall assess existing developments to ensure that these requirements are met.
- Policy HS2.18 The County will encourage and support work to regularly remove fuels from public and private lands in order to protect and maintain defensible spaces.
- Policy HS2.19 The County will discourage all new residential development within a Very High fire hazard severity zone or in the wildland-urban interface areas. The County shall require all new residential developments in these areas to demonstrate that the proposed development has incorporated sufficient fire hazard mitigation features, as outlined in Policy HS2.1, before the issuance of any permits.
- Policy HS 2.20 The County will require all new development occurring within identified Very High fire hazard severity zones to prepare and submit a fire protection plan to assess and mitigate fire risks in these areas. The plan should include 1) risk analysis; 2) fire response capabilities assessment; 3) fire safety requirements (i.e., defensible space, infrastructure, and building ignition resistance); 4) mitigation measures and design considerations for nonconforming fuel modification; 5) wildfire education strategies; and 6) plan maintenance and limitations.
- Policy HS2.21 The County will require absent owners of housing units and owners of seasonal or vacation rental housing units to modify and clear fuel loads throughout their properties pursuant to "firescaping" standards as established by CAL FIRE and that they shall conduct these clearance exercises on a regular basis.
- Policy HS2.22 The County, pursuant to Policy HS2.15, will reduce wildfire risks to its transportation network by regularly clearing vegetation adjacent to public roadways and to private roadways when responsibility has not been delegated to private land owners, as described by Policy HS2.11.
- Policy HS2.23 The County will maintain and keep in a state of good repair all existing fuel breaks and new fuel breaks that the County establishes in the future.
- Policy HS2.24 The County will refer to the CAL FIRE 2020 Strategic Fire Plan, as needed, for guidance on long-term fire hazard reduction projects and efforts.
- Policy HS2.25 The County will facilitate planning exercises for communities in both Very High fire hazard severity zones and State Responsibility Areas that will identify the most effective methods to evacuate people in these areas in the event of a fire hazard.

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- Policy HS2.26 The County will make available and share relevant educational and outreach materials with the public to help residents understand appropriate fire mitigation activities, such as defensible space, and emergency evacuation procedures during a fire hazard.*
- Policy HS2.27 The County will regularly assess communities in Very High fire hazard severity zones and State Responsibility Areas that may be underserved by existing emergency/first-responder facilities, and will conduct projections of where new fire emergency services needs may be emerging as a result of newly planned uses or developments.*
- Policy HS2.28 Following a large and/or destructive fire in Yuba County or the region, the County shall reassess standards and other requirements for new development and redevelopment, and revise these requirements to ensure a high level of community resilience to fire events.*
- Policy HS2.29 The County, in coordination with local water providers, shall work to ensure the long-term sustainability of water supplies to meet current and anticipated future firefighting needs.*

Goal HS3. Water Quality

Preserve, protect, and improve the quality of regional water supplies.

- Policy HS3.4 New developments shall be designed to control surface runoff discharges, in compliance and to comply with or exceed the permit requirements and the receiving water limitations administered by the Regional Water Quality Control Board, by limiting construction of new impervious surfaces, such as parking lots, travel ways, vehicle waiting areas, and vehicle loading areas to the minimum amount needed to implement the subject project. The County instead shall encourage new developments to use permeable materials, such as bricks or open cell pavers, where feasible.*
- Policy HS3.9 The County will regularly evaluate available septic system technologies and shared leach field systems to serve planned Rural Centers and allow their use if proven to be protective of water quality.*
- Policy HS3.18 The County will ensure that all land uses that handle, produce, store, or transport hazardous materials shall not negatively impact the surrounding watershed through appropriate mitigation activities to limit the risk of a hazardous materials release event.*
- Policy HS3.19 The County will cooperate with regional partners and jurisdictions to mitigate threats to regional water supplies and, when necessary, manage incidents where conditions threaten the watershed's quality. These include the cities of Marysville and Wheatland, communities in unincorporated Yuba County, the Yuba County Water Agency, and the California Department of Water Resources.*

Goal HS7. Hazards and Hazardous Materials

Protect the community from the harmful effects of hazards and hazardous materials.

- Policy HS7.9 The County will encourage the use of landscaping and green infrastructure to help remediate contaminated sites to process and clean soils of hazardous materials.*

Goal HS8. Geology and Soils

Reduce risk to people and property from geologic hazards and soil limitations.

- Policy HS8.15 The County shall enforce and implement the seismic safety requirements of the 2019 California Building Code to reduce risks to structures and lives from seismic shaking hazards.*
- Policy HS8.16 The County will require that developers submitting proposals in hilly terrain with a slope of more than 15 percent shall perform a geotechnical analysis investigating the potential for deep-seated landslide hazards.*
- Policy HS8.17 The County will restrict intensive developments and land uses along rivers and waterways where it is likely that erosion could cause property damage or threaten life during high-precipitation events.*

Goal HS9. Public Safety and Emergency Preparedness and Response Management

Minimize the loss of life and damage to property from natural and human-caused hazards by ensuring adequate emergency routes and response.

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Proposed Goals and Policies

- Policy HS9.4 The County's development and improvement standards will require a circulation system with multiple access points, ~~adequate provision for emergency equipment access,~~ and evacuation egress ~~egresses~~.
- Policy HS9.5 The County will adopt an updated emergency evacuation route network that accounts for each route's feasibility under differing hazard conditions (e.g., flood, fire, seismic hazards) and that integrates locally with Marysville's and Wheatland's evacuation networks and regionally with the networks of Butte, Nevada, Placer, Sierra, and Sutter counties.*
- Policy HS9.6 The County will harden evacuation networks leading to resilience hubs or other emergency shelters and ensure that they are easily accessible through multiple routes and that they remain free and clear of conditions such as unstable utility poles, old or dead trees with loose branches, etc.) that threaten their operational status during a hazard event.*
- Policy HS9.7 The County will review its facilities and collaborate with property owners of private community assets (meeting houses, lodges, faith-based buildings, etc.) in order to evaluate which of these facilities could become cooling centers, resilience hubs, or emergency shelters that provide safe places for residents of Yuba County during hazard events or emergency conditions (fire, extreme heat, flooding hazards, etc.). These places shall remain operational both during and after the hazard event as needed.*
- Policy HS9.8 The County will regularly update its Emergency Operations Plan and identify which of its facilities shall become alternative sites for continuity of governance during and after a hazard event. These sites shall have redundancies for power and communications.*
- Policy HS9.9 The County will encourage the development of locally owned and operated power suppliers and sources of energy to support the creation of power microgrids that are resilient to regional impacts on large power suppliers or events requiring mass public safety power shutoffs.*
- Policy HS9.10 The County will keep residents and stakeholders as up to date as possible on any emerging or current hazard events through communication media such as texts, phone calls, email, social media announcements, television broadcasts, and press releases.*
- Policy HS9.11 The County will provide all public information materials available in English and Spanish and provide prompt translations upon request.*
- Policy HS9.12 The County will collaborate with utilities (e.g., power, gas, water) to prepare for Public Safety Power Shutoff events and other potential infrastructure disruptions in order to increase regional resilience.*
- Policy HS9.13 The County will work with the cities of Marysville and Wheatland, unincorporated communities in Yuba County, surrounding counties, and the Sacramento Area Council of Governments on future hazard mitigation and emergency management planning efforts where feasible.*
- Policy HS9.14 The County shall ensure that plans are in place to quickly evacuate vulnerable populations (e.g., unhoused people, seniors in assisted living facilities, people with disabilities, etc.).*
- Policy HS9.15 The County shall work with local emergency service providers to better assess emergency service needs under current and anticipated future conditions, including changes to emergency service needs as a result of climate change.*
- Policy HS9.16 The County shall continue to participate in drills and trainings with local emergency service providers to maintain and enhance a high level of service for community members.*

Goal HS11. Healthy Communities

Improve the overall health of Yuba County's residents.

- Policy HS11.1 The County will encourage access to grocery stores in Yuba County's neighborhoods, particularly in areas that are underserved or lack sufficient access to grocery stores.
- Policy HS11.6 The County will identify sources of zoonotic and vector-borne diseases in Yuba County and prepare for their impacts on the livelihoods of their residents.*

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Proposed Goals and Policies

Goal HS12. Severe Weather

Protect against the impacts of severe weather in Yuba County.

Policy HS12.1 The County will monitor prevailing weather conditions and issue prompt warnings to residents to take shelter when the occurrence of severe weather events are deemed imminent.

Policy HS12.2 The County will diligently work to mitigate the threats of extreme wind through aggressive tree trimming and undergrounding of utilities when possible.

Policy HS12.3 The County will monitor winter weather and yearly El Niño conditions to determine if a severe winter storm is likely and will work to clear drainage channels of debris that could prevent effective drainage.

Policy HS12.4 The County will ensure hydration stations and cooling centers are available for all residents during extreme heat events.

Policy HS12.5 The County will ensure that information on extreme heat and the dangers it poses to at-risk populations is shared with all county residents.

Policy HS12.6 The County will help connect farmers and agricultural workers with resources (property insurance, temporary unemployment benefits, housing assistance, etc.) should severe weather, like extreme heat, extreme wind, or freezing temperatures, damage any crops or kill any livestock on farms in Yuba County.

Goal HS13. Drought

Ensure a reliable water supply to protect against drought events.

Policy HS13.1 The County will work with local water providers to increase storage capacity and reduce losses, including evaporative losses, from water infrastructure.

Policy HS13.2 The County will continue work with local water providers to promote water efficiency retrofits in existing buildings and landscaping projects.

Policy HS 13.3 The County will support efforts to secure additional water resources as needed to help meet community demand.

Policy HS 13.4 The County will review and revise indoor and outdoor water efficiency standards for new developments and significant retrofits.

Policy HS 13.5 The County will consider the impact of proposed development projects on local water resources, and shall not approve projects that risk exceeding the capacity of available water supplies. The County will require water efficiency improvements beyond minimum standards as necessary for discretionary projects.

Policy HS 13.6 The County will work with local agricultural operators and agricultural groups to promote water-saving strategies and techniques to protect agricultural operators against drought conditions.

Goal HS14. Agriculture and Forestry Hazards

Protect the long-term viability of agricultural and forestry activities in Yuba County.

Policy HS14.1 The County will work with the UC Cooperative Extension and local agricultural groups to support and participate in ongoing agricultural education programs to help inform the agricultural community about climate-related pests and hazard conditions.

Policy HS 14.2 The County will support efforts by local farmers and ranchers to raise crops and livestock that are better adapted to warmer temperatures, greater precipitation variability, and changes in pest regimes.

Policy HS 14.3 The County will review and revise land use plans to accommodate changes in the types of agricultural activities suitable for Yuba County and to allow agricultural activities to move into more viable areas as conditions change.

Policy HS 14.4 The County will work with community-based organizations to ensure that all agricultural workers have adequate protection from extreme conditions, and that healthy and safe working conditions are maintained.

Policy HS 14.5 The County will protect and restore natural lands adjacent to agricultural areas to provide sufficient habitat for native pollinators and other species.

Policy HS 14.6 The County will work with regional, state, and federal partners to ensure the long-term health of Yuba County forest ecosystems through appropriate management techniques and efforts to ensure sustainable timber harvests.

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As shown in Table 1-1 and Table 1-2, the proposed 2021–2029 Housing Element and 2021 Public Health and Safety Element consolidate many programs from the previous Housing Element and Public Health and Safety Element to aid in implementation and eliminate redundancy. Except as shown in Table 1-2, all existing Public Health and Safety Element goals and policies will remain in place. In response to potential impacts of wildfires and climate change, the County is proposing to update its Public Health and Safety Element to ensure adequate emergency response and preventative measures are in place. These goals and policies will help increase the climate change resiliency of the population, built environment, economy, and natural environment within the county.

The following 13 amended programs are included in the proposed 2021–2029 Housing Element. (Note: the following programs are modified using italic underline or ~~strikeout~~ to indicate change to the amended programs.)

■ Implementation Program H-2.2.2, Regulatory Incentives

The County will offer ~~a~~ the minimum density bonus provided for in state law and, ~~in addition,~~ consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. Other development incentives/concessions that the County may consider on a case-by-case basis are:

- ✓ Fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units.
- ✓ Priority permit processing to "fast track" affordable housing projects is an option in addition to priority permit processing required under state law.
- ✓ Low-interest financing (if available as a result of a successful tax-exempt bond issue or application for financing from a state or federal agency).
- ✓ Alternative development standards, provided the alternative standards are used to reduce the cost per unit of the affordable dwelling unit and the alternative standards can meet County health and safety requirements for water, wastewater, drainage, and emergency service access.

The County will promote its density bonus program through an informational brochure available at the County's permit counter, information posted on the County's website, and at ~~pre-application meetings with housing developers. The Development Code update will reevaluate development standards for affordable housing and age-restricted projects so that special exceptions and/or density bonuses may not be required to meet the needs of these types of projects, thus reducing the processing time and cost for such projects.~~ preapplication meetings with housing developers.

Specific Objective: Increase awareness of the County's density bonus program and encourage its use in conjunction with affordable or senior housing.

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing. ~~Amendments to comply with GC §Section 65915 will be included completed in the comprehensive Development Code update. Provide 2021. Continue to provide~~ information at permit counter and ~~post on County's website within 60 days of adoption of Development Code.~~

Funding: Permit fees; General Fund; SB 2.

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■ **Implementation Program H-2.2.3, Housing for Extremely Low-Income Households**

Ensure that the needs of extremely low-income households, including homeless youth, are specifically considered in local housing programs.

The County allows single-room occupancy units, which are suitable for extremely low-income households, without discretionary review in the RH district and with administrative and conditional-use permits in five other districts: CMX, NMX, DC, EC, and IC.

The County, as feasible, will continue to apply for and use available housing resources, including project-based rental subsidies, such as local housing choice vouchers, federal housing assistance payment vouchers, and state Mental Health Services Act vouchers, ~~and as well as~~ other resources such as ~~the Neighborhood Stabilization Program (NSP) and~~ CDBG and HOME funds for the provision of housing for extremely low-income households.

The County will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved ~~and~~ to maintain the affordability of existing housing affordable to extremely low-income households.

~~The County will coordinate with housing providers and seek funding for acquiring and rehabilitating and/or converting rental properties or motels to create housing units for extremely low-income households.~~

~~The County may also seek funding to "buy down" the cost of new or preserved housing units in either income-restricted or mixed-income housing projects, if cost effective.~~

Specific Objective: Assist in obtaining funds and supporting services for extremely low-income households, including the homeless; pursue funding applications for 4- or 5 extremely low-income households during the planning period.

Responsibility: Community Development and Services Agency.

Time Frame: Meet with special needs housing providers annually and ongoing.

Funding: General Fund;; regional, state, and federal housing grants; loans; and other funding programs.

■ **Implementation Program H-3.1.1, Homeless Services**

Yuba County will continue to cooperate with homeless shelter providers ~~and~~ to meet the needs of individuals and families without permanent housing, including the homeless. In addition, the County will meet with providers of emergency shelters and transitional housing to determine the need and appropriate locations for such facilities in the unincorporated area (see Program H-1.2.1). ~~The County will take the following actions to, 1). To meet the needs of the homeless;;~~ *the County will take the action by implementing the following program components:*

- ~~• The zoning code will be amended to define and allow transitional and supportive housing by right in all zones where residential uses are allowed. These uses will be allowed in the same way as other residential uses in the zones.~~

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- ✓ The County should assist shelter and transitional housing providers in applying for state and federal funding to support the development of emergency shelters and transitional housing (see Program H-6.1.1).
- ✓ The County should continue to work with homeless service providers; through the County Health and Human Services Department, to arrange for ~~motels to~~ overnight vouchers to motels for homeless persons and the placement of homeless individuals and families.
- ~~The County will meet with representatives of Marysville, Yuba City, and Sutter County to determine the need and a potential location for an additional site for a homeless facility serving the Yuba City-Marysville urban area.~~

Specific Objective: N/A

Responsibility: Health and Human Services Department, Community Development and Services Agency

Time Frame: Current and ongoing; ~~meet with local government representatives as necessary to reach consensus on the need and appropriate location for an additional homeless facility~~ Work with providers at least once annually.

Funding: General Fund; potential sources of funding for homeless facilities and services include federal emergency shelter grants, Shelter Plus Care Program, Housing for Persons with Aids, Homekey, Emergency Housing Assistance Program, and CDBG.

■ Implementation Program H-3.1.2, Housing for Farmworkers

Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers (see Programs H-6.1.1 ~~and H-4.2.2~~). Migrant farmworker housing is currently allowed only in the Exclusive Agricultural (AE) zone, although Implementation Program H-3.1.6 commits the County to amending the Development Code to allow housing for six persons or less in the same way residential structures are allowed in zones allowing residential uses ~~and~~. Implementation Program H-3.1.6 also commits the County to amend the Development Code to allow employee housing of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. Both actions are to comply with the state Employee Housing Act: (Health & Safety Code Section 17021.5 and 17021.6). This will benefit year-round residents employed in agriculture, the overwhelming majority of ~~who~~ whom are low income and ~~who~~ tend to have a higher percentage of large families. The County will continue to meet with the Agricultural Commissioner, farmers, ranchers, affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for state and federal funds (see Program H-6.1.1).

~~Multi-family~~ Multifamily housing for farmworkers and their families will continue to be allowed under the same standards as any other type ~~multi-family~~ multifamily housing. Where ~~multi-family~~ multifamily is conditionally permitted, conditions of approval will focus on compliance with ~~zoning development~~ standards for height, yards, set-backs, parking, landscape buffering, and building coverage. Increased residential density is allowed without a conditional-use permit through the ~~PUD~~ Planned Unit Development process or

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with a density bonus. Additional conditions may be applied on a case-by-case basis to address local traffic and access issues (ingress and egress to a property).

~~The County believes that, by allowing multi-family farmworker housing by right in the Medium Density Residential (R-2) and High Density Residential (R-3) zones, and focusing on compliance with zoning standards in other zones that conditionally allow multi-family residential uses, the County will facilitate the provision of farmworker housing and provide greater certainty for their location in these zones.~~

The County may assist providers of farmworker housing ~~in accessing~~ to access state and federal funds (see Program H-2.1.1 for further details).

Specific Objective: ~~Facilitate allowing farmworker housing to occur on sites designated for agricultural operations and insure~~ ensure compliance with the Employee Housing Act.

Responsibility: Community Development and Services Agency

Time Frame: See Programs H-6.1.1, ~~H-4.2.2~~, and H-3.1.6, which specify separate timing.

Funding: General Fund; potential sources of funding for farmworker housing include ~~those sources listed in Program H-4.2.2, plus~~ the state's Joe Serna, Jr. Farmworker Housing Grant Program and USDA Rural Development 514 and 516 programs

■ Implementation Program H-3.1.3, Promote Alternative Housing Types

The County will continue to promote its development standards for alternative housing types; such as ~~second~~ accessory dwelling units, residential care facilities, ~~and~~ mobile homes and mobile home parks, ~~and~~ housing for persons with physical and developmental disabilities; through printed literature, the County's website, and pre-application meetings. The County will prepare a brochure that summarizes development standards for alternative housing types ~~and~~ provide the brochure at the permit counter. ~~The County will also, and~~ post the brochure on its website. The County will also continue to encourage pre-application meetings with property owners, or their representatives interested in developing alternative housing types to provide technical assistance regarding County standards and permit processes. ~~The updated Development Code update will allow for mobile home parks in additional zoning districts. Development standards will also be included based on recommendations from the Olivehurst Sustainable Community & Economic Revitalization (OSCER) and East Linda Revitalization (ELRP) plans.~~

Specific Objective: Increase awareness of the County's development standards for alternative housing types.

Responsibility: Community Development and Services Agency

Time Frame: ~~Within six months of adoption of the Development Code update, prepare~~ Prepare and make available brochure and post on County website ~~by the end of 2021.~~

Funding: Permit fees; General Fund.

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■ Implementation Program H-3.1.5, Water and Sewer Capacity Improvements and Working with Districts to Facilitate Housing

Work *The County will establish a written process to comply with Senate Bill 1087 and identify ways to move forward with improvements to water and wastewater infrastructure as needed in order to maintain sufficient infrastructure and capacity to serve the County's housing need. This will include continuing to work* with the Linda County Water District (LCWD) and Olivehurst Public Utility District (OPUD) to make water and sewer service available to new development. LCWD and OPUD will expand their wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees.

The County will continue regular communication with LCWD and OPUD on County General Plan policies and future growth vision to ensure that infrastructure needs can be met. The County will inform OPUD and LCWD of available funding sources and support efforts by OPUD and LCWD to upgrade their infrastructure.

The County will work with the water and wastewater providers to look for ways to remove constraints to housing development, including reducing impact fees.

Specific Objective: Continue to work with LCWD and OPUD to provide water and sewer service to accommodate the County's RHNA.

Responsibility: Yuba County Water Agency; Public Works Department; OPUD; LCWD.

Time Frame: Ongoing as funding is available; evaluate and meet with districts regarding constraints removal by 2022.

Funding: General Fund; ~~g~~Grants; ~~and d~~Development ~~f~~Fees.

■ Implementation Program H-3.1.6, Revisions to County Zoning and Development Standards

The County will revise the zoning and development standards to:

- ~~● ensure that second units are allowed in single family and multi-family zones including specific plan areas within the Valley Growth Boundary consistent with GC §65852.2.~~
- ~~● treat employee housing that serves six or fewer persons as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (per Health and Safety Code Section 17021.5) in all zones allowing single family residential uses. The zoning and development standards will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Health and Safety Code Section 17021.6) to comply with the State Employee Housing Act.~~
- ~~● allow residential care facilities for six or fewer persons as a permitted use in zones where a single family residence is a principally permitted use and residential care facilities for seven or more persons as a conditionally permitted use in zones where a single family residence is a principally permitted use.~~
- ~~● revise the ratio of required parking spaces to reflect the number of bedrooms in a dwelling unit, which is a reasonable predictor of parking demand. For example, one parking space per unit plus a reasonable factor for guest parking may be adequate for studio and small one bedroom units, housing designed for seniors, and housing designed for single working adults.~~

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- ~~modify chapter 12.130 in the County's ordinance code concerning density bonus requirements to comply with GC §65915.~~
- ~~ensure that "transitional housing" and "supportive housing," as those terms are defined in California GC §65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with §65583 of the California Government Code.~~
- ~~modify the maximum building height in the OAMU zone to match the 36-foot height limit found within other high-density residential zones, such as the Plumas Lake Specific Plan High Density Residential zone.~~
- ~~allow for neighborhood services as a conditionally permitted use in residential zones.~~
- ~~remove the definition of "family" from the zoning code or modify the definition to remove the reference to a maximum of five unrelated persons.~~
- ~~strengthen the minimum density ordinance to require developers to build projects at, or greater than, the minimum density of each zone. Minimum densities for each zone shall be established as part of the Development Code update and shall also include minimum densities for residential areas within the Plumas Lake and East Linda Specific Plans.~~
- ~~define single-room occupancy units and identify that such units are allowed in the County's multi-family zones and ensure that development standards facilitate the development of this type of housing.~~
- ~~provide exceptions in the Development Code for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the County, and would not require a fundamental alteration in the nature of the County's land use policies and Development Code.~~
- ~~review constraints associated with setbacks and lot coverage requirements and revise the regulations as appropriate to address the identified constraint of achieving maximum allowable densities in zones.~~
- ~~based on developer experience in the County, increase allowed heights in the R-3 zone and other appropriate zones and allow additional height increases with Design Review to address the identified constraint of achieving maximum allowable densities.~~
- ✓ Continue to amend the development code related to accessory dwelling units consistent with GC Section 65852.2.
- ✓ In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will amend its Zoning Code to allow farmworker employee housing in all zoning districts where single-family is allowed in the same way single-family housing is allowed.
- ✓ Amend the Development Code to allow supportive housing in compliance with AB 2162. This law requires that supportive housing be allowed without discretionary review in areas zoned for residential use where multifamily and mixed uses are permitted, including the RM, RH, CMX, NMX, DC, and EC zones which are nonresidential zones permitting multifamily uses.

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- ✓ Amend the Development Code to allow low-barrier navigation centers without discretionary review in compliance with AB 101 in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

Specific Objective: N/A

Responsibility: Community Development and Services Agency, Planning Commission, Board of Supervisors.

Time Frame: Complete with comprehensive Development Code update. Adoption anticipated amendments in 2014 2021. Make updates to accessory dwelling unit regulations as needed after that to remain consistent with GC Section 65852.2.

Funding: General Fund; ~~Strategic Growth Council grant~~; permit fees. SB 2

■ **Implementation Program H-5.1.3, 2 Preservation of At-Risk Rental Units**

~~The County will work with property owners of the 153 deed-restricted units that are at risk of converting to market-rate housing to preserve the lower-income housing by providing incentives or resources, such as working with the County Housing Authority to target Section 8 vouchers for the units or assist in identifying other funds for improvements.~~

~~Additionally, when units become at risk, the County Housing Authority will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.~~

The County will monitor the list of all dwellings in the unincorporated county that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. The County identified 121 units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The County will work to reduce the potential conversion of any units to market rate through the following actions:

- ✓ Monitor the status of affordable projects, rental projects, and mobile homes in unincorporated Yuba County. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.
- ✓ If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Pursuant to state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the County within three years of the scheduled expiration of rental restrictions. In addition, the County or owner will provide notice to HUD and the Yuba County Housing Authority. Owners shall also refer tenants of at-risk units to educational resources regarding:

- ✓ Tenant rights
- ✓ Conversion procedures
- ✓ Information regarding Section 8 rent subsidies
- ✓ Any other affordable housing opportunities in the county.

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In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the County shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market value is paid to the County to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing in the county. The County shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Specific Objective: Assist, as needed, in the preservation of ~~453~~ 121 units at-risk of converting to market-rate rents.

Responsibility: Community Development and Services Agency, Housing Authority.

Time Frame: ~~Meet Ongoing communication with owners at least one, service providers, and one-half years before eligible potential conversion purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.~~

Funding: CalHFA Help Program; ~~Multi-family~~ Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD).

■ Implementation Program H-6.2.1, Fair Housing Program

~~The County will continue to implement an equal housing opportunity program, which consists of the following actions:~~

~~make available published~~ In an effort to comply with Assembly Bill (AB) 686, the County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information, as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The County identified barriers to fair housing through the Fair Housing Assessment in the Special Housing Needs section of the Community Profile in this Housing Element. Specific actions to foster an inclusive community include:

- ✓ Within 6 months of adoption of the Housing Element, distribute information from state and federal agencies responsible for enforcing anti-discrimination laws. The County may distribute these information materials to organizations and institutions that have contact with the general public and to organizations representing home builders, real estate agents, and mortgage lenders. Provide updated information annually.

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- ✓ Reiterate the County's fair housing policies at *all* public meetings and hearings conducted in conjunction with the *Community Development Block Grant (CDBG)* and other housing and community development programs and include fair housing information in public notices of such meetings.
- ✓ ~~train~~ *Conduct bi-annual trainings for* County staff that have regular and direct contact with the public on how to handle and refer housing discrimination complaints, including complaints from housing voucher holders.
- ✓ Maintain a list, *updated annually*, of public and private agencies and organizations that provide counseling, legal, or other services in connection with housing discrimination complaints and refer complainants to one or more of these organizations.
- ✓ ~~as feasible~~ *Within one year of Housing Element adoption, dedicate or seek funding to prioritize basic infrastructure improvements in disadvantaged communities while mitigating displacement and increased costs to vulnerable populations. Annually reapply for funding as needed.*
- ✓ *As funding and staff capacity allows,* co-sponsor annual fair housing training and/or fair housing events with one or more nonprofit organizations in Yuba County (such as California ~~rural legal assistance~~ *Rural Legal Assistance*).
- ✓ *Annually* mail information regarding equal housing opportunity rights and responsibilities and the benefits of participation in the Housing Choice Voucher program to ~~multi-family~~ *multifamily* rental property owners. This action could be conducted in collaboration with a local nonprofit organization that specializes in fair housing law and referral of fair housing complaints. ~~;~~ *Meet annually with Yuba-Sutter Transit to determine if transit demand is met by existing routes and frequency, the County will assist in applying for additional funding to expand transit options if needed.*
- ✓ *Meet with school districts within one year of Housing Element adoption to develop a rural teacher incentive program to attract and retain high-quality teachers to poorly ranked schools.*
- ✓ *Within two years of Housing Element adoption, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the County.*
- ✓ *Meet biannually with local and regional fair housing agencies and organizations to track issues and identify patterns in the County.*

Specific Objective: ~~N/A~~ *Address fair housing issues.*

Responsibility: Community Development and Services Agency, Housing Authority.

Time Frame: ~~Current and ongoing.~~ *Refer to each strategy in the AFFH program for specific timeframes.*

Funding: General Fund; CDBG; HOME (administrative funds related to grant activities).

Implementation Program H-2.1.4, Promote the Use of Housing Programs, and Implementation Program H-4.2.2, Rehabilitation of Substandard Dwelling Units, were combined and amended as one program – **Implementation Program H-2.1.3, Rehabilitate Substandard Dwelling Units and Promote the Use of Housing Programs.**

- **Implementation Program H-2.1.3, Rehabilitate Substandard Dwelling Units and Promote the Use of Housing Programs**

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To encourage private rehabilitation efforts, the County may apply for and/or assist eligible households to apply for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including rehabilitation of mobile home parks. Rehabilitation would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. To avoid discouraging rehabilitation efforts, the County will allow nonconforming dwelling units to be rehabilitated so long as the nonconformity is not increased and there is no threat to public health and safety. The County will continue to promote its standards for rehabilitating nonconforming structures through information at the County's permit counter and preapplication meetings with property owners or their representatives. The County will continue to promote the use of state and federal housing programs, including rehabilitation programs, by continuing to prepare program brochures that briefly describe available programs, who is eligible to apply, and how to apply. The brochures will be distributed to social services, community organizations, and institutions. They will be available at County offices, libraries, post offices, and community centers and will be distributed directly to residents in target areas (for programs targeted to specific communities). The County will also post program information on its website and develop a website application that can be downloaded by interested individuals.

Specific Objective: N/A

Responsibility: Community Development and Services Agency; Health and Human Services Department.

Time Frame: Current and ongoing; apply annually for additional funding from state and federal sources; annually distribute program information during the fall or when new funding becomes available.

Funding: CDBG; HOME; USDA Rural Housing Services; Housing set-aside funds; Housing and Community Services Funds.

Implementation Program H-3.2.1, Conditions of Approval, and Implementation Program H-3.2.2, Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7, were combined and amended as one program – **Implementation Program H-3.2.1, Conditions of Approval and Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7.**

- **Implementation Program H-3.2.1, Conditions of Approval and Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7.**

The County will continue to include compliance with, and reference to Government Code Section 65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from the sewer and water districts. The County will distribute the adopted Housing Element to special districts and request water and sewer providers for a copy of their policies demonstrating compliance with California Government Code Section 65589.7. Water and sewer providers are required to: “adopt written policies and procedures, not later than July 1, 2006, and at least once every five years thereafter,

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with specific objective standards for provision of services in conformance with this section” (Government Code Section 65589.7[b]). These should be made available to the County on request.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Ongoing.

Funding: Project Application Fee and General Fund.

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

- **Implementation Program H-2.1.4 – Preapproved Accessory Dwelling Unit Architectural Plans**

The County will evaluate and adopt at least five preapproved accessory dwelling unit plans to streamline the approval process and lower development costs for applicants. Projects that utilize these plans would not need to go through the building plan check process, and the plans would be free to the public.

Specific Objective: Facilitate development of ADUs.

Responsibility: Community Development and Services Agency.

Time Frame: Complete in 2023.

Funding: SB 2.

- **Implementation Program H-2.2.1 – Senate Bill 35 Procedure or Policy**

Establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Specific Objective: Streamline affordable housing projects.

Responsibility: Community Development and Services Agency.

Time Frame: Complete in 2021.

Funding: General Fund.

1.4 PURPOSE OF AN EIR ADDENDUM

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

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

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

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

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

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

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

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the Yuba County Planning Department, 915 8th Street, Suite 123, Marysville, California 95901.

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2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to the following: land use and community design; infrastructure, facilities, and services; economic development; circulation; flooding and dam inundation; fire risk; water quality; airport operations; air quality and climate change; geologic and soils stability and hazards, including seismic issues; emergency preparedness, response, and evacuation; noise; and healthy communities; preservation of open space; extraction and use of natural resources; conservation of agricultural, cultural, and natural resources; restoration of natural resources; and housing. The General Plan is largely designed to be self-mitigating by incorporating policies and action items, such as zoning codes and design standards, that address and mitigate related environmental impacts.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; geology, soils, mineral resources, and paleontological resources; climate change; land use planning, population, and housing; noise and vibration; public services and facilities; transportation and traffic; utilities and service systems; and energy.

Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The two new programs are informative and would result in no physical change to the environment. Other programs were modified to comply with state law, programs with similar intent were combined to aid in implementation, and programs where the County has already completed the identified task were eliminated.

Implementation Program H-2.2.2, Regulatory Incentives, involves informational changes to clarify that priority permit processing to “fast-track” affordable housing projects is an option and removes a reference to the Development Code update to reevaluate development standards for affordable housing and age-restricted projects. Implementation Program H-2.2.3, Housing for Extremely Low-Income Households, involves informational changes that includes a reference to allowing single-room occupancy units without discretionary review in the RH district and with administrative and conditional-use permits in five other districts: CMX, NMX, DC, EC, and IC; it removes references to coordination with housing providers and seeking funding for acquiring and rehabilitating rental properties or motels, and buying down the costs of mixed-income housing projects. Implementation Program H-3.1.1, Homeless Services, involves informational changes and includes a reference to taking action to meet the needs of the homeless and removes references to amending the zoning code to define and allow transitional and supportive housing, as well as meeting with representatives to determine a potential location for a homeless facility. Implementation Program H-3.1.2, Housing for Farmworkers, removes a reference to facilitating the provision of farmworker housing and provides greater certainty for their location in Medium-Density Residential (R-2) and High-Density Residential (R-3) zones.

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Implementation Program H-3.1.3, Promote Alternative Housing Types, involves informational changes that removes a reference to updating the Development Code to allow for mobile home parks in additional zoning districts. Implementation Program H-3.1.5, Water and Sewer Capacity Improvements and Working with Districts to Facilitate Housing, involves informational changes that include references to establishing a written process to comply with Senate Bill (SB) 1087 and identifying ways to move forward with improvements to water and wastewater infrastructure, as well as working with water and wastewater providers to look for ways to remove constraints to housing development. Implementation Program H-3.1.6, Revisions to County Zoning and Development Standards, involves informational changes that revise the program to amend the development code related to accessory dwelling units consistent with Government Code Section 65852.2; to allow farmworker employee housing in all zoning districts where single-family is allowed in the same way single-family housing is allowed; to allow supportive housing in compliance with Assembly Bill (AB) 2162; and to allow low-barrier navigation centers without discretionary review in compliance with AB 101 in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

Implementation Program H-5.1.2, Preservation of At-Risk Rental Units, involves informational changes that include references to monitoring a list of all dwellings in the unincorporated county that are subsidized by government funding or low-income housing developed through local regulations or incentives, providing notice of restrictions expiring for owners of deed-restricted affordable projects to HUD and the Yuba County Housing Authority, as well as working with property owners of deed-restricted affordable units. Implementation Program H-6.2.1, Fair Housing Program, involves informational changes that include a reference to develop an AFFH plan and lists specific actions to address significant disparities in housing needs and access to opportunity for all persons. These changes would not result in a physical environmental effect.

The following programs were combined and amended as one program to aid in their implementation as they were similar in intent:

- Implementation Program H-2.1.4, Promote the Use of Housing Programs, and Implementation Program H-4.2.2, Rehabilitation of Substandard Dwelling Units;
- Implementation Program H-3.2.1, Conditions of Approval, and Implementation Program H-3.2.2, Distribute Housing Element and Request Agency Compliance with Government Code Section 65589.7.

These modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

The two new programs represent changes that allow the County to amend the Development Code to evaluate and adopt preapproved accessory dwelling unit plans to streamline the approval process and lower development costs; and establish a written policy or procedure that specifies the SB 35 streamlining approval process and standards for eligible projects.

All future housing for extremely low-income households without discretionary review described in Implementation Program H-2.2.3, as well as supportive housing and low-barrier navigation centers without

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discretionary review described in Implementation Program H-3.1-6, would be required to be evaluated in accordance with the Zoning Code, as outlined in Title XI – Division II of the County’s municipal code. Future by-right development would still be subject to federal, state, and local policies regarding land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the County maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations such as dust control, stormwater runoff, and water quality prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 13.50 of the Municipal Code), which would address potential impacts to public services. Although these amendments would allow development of some housing without a discretionary review, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on the designations in the Land Use Element. As the County can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the General Plan EIR. The proposed Housing Element does not change the development pattern for the County, as shown in the Land Use Element of the General Plan and the zoning map for the County. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with that analyzed in the General Plan EIR.

The proposed Public Health and Safety Element would ensure compliance with SB 1241, SB 379, and SB 99. The proposed project consists of updates to General Plan goals and policies, which by themselves will have no physical effect on the environment. It is therefore not possible to know the amount or types of development projects, if any, that may be proposed in the future in response to the proposed project. For this reason, CEQA provides a process for performing environmental review on a programmatic level for projects such as General Plans. And, here, where General Plan amendments are proposed that do not require any specific future development projects or otherwise have a physical effect on the environment, it would be speculative to conclude that the amendments have the potential to result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the General Plan EIR. Furthermore, future development that will be proposed in the county, with or without the proposed project, is speculative. If a discretionary development project is proposed in the future, it will be subject to CEQA review, and at that time potential environmental impacts will be evaluated and addressed at the project-level consistent with the requirements of CEQA.

As the proposed 2021–2029 Housing Element and 2021 Public Health and Safety Element do not affect the land use pattern of the county, or result in any physical change to the environment, and as the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element and Public Health and Safety Element would not result in any new environmental impacts or increase the severity of any significant environmental impacts previously evaluated in the General Plan EIR.

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

As the proposed 2021–2029 Housing Element and 2021 Public Health and Safety Element do not change any land use designation or zoning district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2021–2029 Housing Element and 2021 Public Health and Safety Element update are not exempt. Rather, the determination here is that the 2006 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed project does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of implementation of the proposed project.

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

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

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

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

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As discussed previously, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the County has already completed the identified task. The policy changes included in the proposed Public Health and Safety Element are limited to complying with state law; ensuring adequate evacuation routes; and helping increase the climate change resiliency of the population, built environment, economy, and natural environment within the county. As with the existing Public Health and Safety Element, this document does not result in the approval of any development project. The proposed project would not result in the rezoning of land or approval of any development project. All development in the county must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

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

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

As discussed previously, the proposed Housing Element programs and Public Health and Safety Element policies are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 13 amended programs and two new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts. Because a development project must be consistent with the General Plan, zoning, and development standards of the County, and the proposed Housing Element and Public Health and Safety Element would not affect land use patterns in the county or result in any physical changes to the environment, the resulting impacts would be identical to the previously certified General Plan EIR. There would be no new environmental impacts or an increase in the severity of any previously identified environmental impacts.

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

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. The General Plan EIR identified significant impacts for aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; geology, soils, mineral resources, and paleontological resources; climate change; land use planning, population, and housing; noise and vibration; public services and facilities; transportation and traffic; utilities and service systems; and energy. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project does not include land use changes and the new and amended programs and policies identified in Table 1-1 and Table 1-2 do not affect land use patterns in the county or result in

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physical changes to the environment, there are no new or more severe significant impacts associated with the proposed project.

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

The proposed project includes policy-level changes that are limited to complying with state law and does not result in physical changes to the environment. As discussed previously, the proposed project would not create new impacts or the need for additional mitigation measures. As with the existing Housing Element and Public Health and Safety Element evaluated in the General Plan EIR, the proposed project would not result in significant environmental impacts; therefore, there is no need for new mitigation measures.

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

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