AGENDA
MAY 5, 2026

REGULAR MEETING
CITY COUNCIL
CITY OF YUBA CITY

5:45 P.M. CLOSED SESSION
SUTTER ROOM/VIRTUAL

6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

MAYOR	• Marc Boomgaarden
VICE-MAYOR	• Michael Pasquale
COUNCILMEMBER	• Toni Cole
COUNCILMEMBER	• Wade Kirchner
COUNCILMEMBER	• Dave Shaw
CITY MANAGER	• Robert Bendorf
CITY ATTORNEY	• Shannon L. Chaffin

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible

*The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit yubacity.net ADA & Accessibility Resources page. If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or **(TTY: 530-822-4732)**, so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.*

AGENDA
REGULAR MEETING
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COUNCIL CHAMBERS/VIRTUAL

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link:https://yubacity-net.zoom.us/webinar/register/WN_9z7uhazuRzmfZbV6pWtxcg. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Public Comment:
Any member of the public wishing to address the City Council on any item listed on the closed session agenda, if any, will have an opportunity to present testimony to the City Council in the Council Chamber prior to the City Council convening into closed session. Comments from the public will be limited to three minutes. No member of the public will be allowed to be present once the City Council convenes into closed session.

Closed Session

A. Liability Claim
Claimant: Mohammed Irshad Ali, Claim 26-13
Agency Claimed Against: City of Yuba City

B. Liability Claim
Claimant: Manuel Salvador Romero-Oceguera, Claim 26-15
Agency Claimed Against: City of Yuba City

Regular Meeting

Call to Order

Roll Call

__ Mayor Boomgaarden
__ Vice-Mayor Pasquale

__ Councilmember Cole
__ Councilmember Kirchner
__ Councilmember Shaw

Invocation/Inspiration

Pledge of Allegiance to the Flag

City Attorney's Report on Closed Session Items, City Attorney Shannon Chaffin

Agenda Modifications

Ceremonial Presentations

1. National Public Safety Telecommunicators Week Proclamation

2. National Police Week Proclamation

Public Communication

3. Appearance of Interested Citizens

You are welcome and encouraged to participate in this meeting. Public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda will be considered at this time. Public comment is limited to three minutes per speaker. Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted five minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

Consent Calendar

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council request specific items to be discussed or removed from the Consent Calendar for individual action.

4. Fiscal Year 26/27 Chemical Award

Recommendation: Adopt a Resolution which takes the following action:

A. Awarding bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 26/27 formal bid for the period of July 1, 2026 through June 30, 2027; and

B. Authorizing the City Manager to negotiate and amend the awarded contracts as needed during the fiscal year, including to adjust unit prices, with the finding that it is in the best interest of the City

5. Debit and Credit Card Processing Fees

Recommendation: Adopt a Resolution authorizing City staff to begin charging debit/credit card users a fee of 2.00% of the transaction amount. Authorize the Finance Department to charge EFT users a per-transaction fee or a percentage-based fee not to exceed 2.00% as necessary in order to recover actual costs paid by the City

6. Appointment of Chief Labor Negotiator for the City

Recommendation: Approve the appointment of the City Manager, Robert Bendorf, or

his designee as the Chief Labor Negotiator for the City of Yuba City

7. Citywide Sign Upgrades (Award Contract Agreement)

Recommendation: Adopt a Resolution which takes the following actions:

A. Awards a construction contract to Square Signs, LLC of Burbank, CA in the amount of $847,842.60

B. Authorizes the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney

C. The City Council finds that CEQA was previously assessed for the project, a Class 1 Categorical Exemption (SCH#2025091013) was adopted, award of this construction contract is within the scope of the previously approved project, and no further environmental review is required under CEQA

8. Reallocate Senior Planner to Deputy Director-Development Services

Recommendation:

Adopt a Resolution taking the following actions:

A. Approve an amendment to the Salary Schedule to add Deputy Director – Development Services with a salary range of $12,374 to $15,041 monthly

B. Reallocate 1.0 vacant Senior Planner authorized position in Budget Unit 1910 to 1.0 Deputy Director – Development Services

9. Administration Department Vacancy Staffing Request – Executive Assistant

Recommendation: Ratify the City Manager's independent action to initiate the recruitment process for a full-time permanent Executive Assistant to the City Manager in Administration and authorize the Human Resources Director to fill the vacancy

10. Professional Services Agreement with Perkins Eastman (Phase 2)

Recommendation: Adopt a Resolution:

A. Approving a Professional Services Agreement with Perkins Eastman Architects D.P.C. of New York, NY for ongoing City visioning and planning services (Phase 2) in an amount not to exceed $100,000

B. Authorizing the City Manager to execute the agreement, subject to immaterial modifications and approval as to legal form by the City Attorney; and

C. Approving a budget transfer of $60,000 from 1510-62701 to Account No. 1305-62701 (City Manager Budget - Professional Services)

11. Professional Services Agreement with Shaw Yoder Antwih Schmelzer & Lange,

Inc.

Recommendation: Adopt a Resolution approving a Professional Services Agreement with Shaw Yoder Antwih Schmelzer & Lange, Inc. of Sacramento, CA for an amount not to exceed $49,200 annually for State legislative advocacy, subject to immaterial modifications by the City Manager and upon approval of the City Attorney as to legal form, with the finding that it is in the best interest of the City

12. Services Agreement with Electric Sky Drone Shows, LLC

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Services Agreement, in consult with the City Attorney as to legal form, with Electric Sky Drone Shows, LLC in the amount of $42,500 for a Drone Aerial Light Show on July 4, 2026 with the finding that it is in the best interest of the City

Business Items

13. Traffic Calming: Sanborn Road & McCune Ave

Recommendation: Review the results of the March 11, 2026, Sanborn/McCune Neighborhood Traffic Calming Meeting and provide recommendations regarding traffic-calming solutions along Sanborn Road, between Lincoln Road and Cherry Street

14. Amendment to the 2021-2029 City of Yuba City General Plan Housing Element

Recommendation: A. Conduct a Public Hearing, and;

B. Adopt a Resolution of the City Council of the City of Yuba City adopting the revised 2021-2029 City of Yuba City General Plan Housing Element

15. ZC 26-01 Mobile, Open Air, and Sidewalk Vending Ordinance Update

Recommendation: A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City amending Article 53 of Chapter 5 of Title 8 of the Municipal Code regarding mobile, open air, and sidewalk vending operations, including a finding that Zoning Code Amendment ZC 26-01 is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3)

Future Agenda Items

16. Future Agenda Items

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

17. City Manager's Report

18. City Council Reports

Adjournment

Proclamation

of the City Council

Yuba City Police Department
Communications Division

National Public Safety Telecommunicators Week
April 12 – 18, 2026

WHEREAS, the Yuba City Police Department Public Safety Dispatchers play a vital role in the protection of human life and property in our community; and

WHEREAS, Public Safety Dispatchers are responsible for responding to telephone calls from the public for police, fire, and emergency medical assistance and for dispatching said assistance to help save the lives and property of our citizens; and

WHEREAS, Yuba City Public Safety Dispatchers endure long shifts while handling life and death emergencies all the while setting high standards in the performance of their duties in a manner that has earned recognition by the California 911 Commission; and

WHEREAS, Yuba City Public Safety Dispatchers service and dedication to duty have resulted in countless lives saved, injuries minimized, and property damage reduced; and

WHEREAS, Public Safety Dispatchers are typically the first, and most critical, contact our citizens have with emergency services; and

WHEREAS, Public Safety Dispatchers are a vital link for our police and fire personnel by monitoring their activities by radio, providing them with critical information, and ensuring their safety; and

WHEREAS, each dispatcher has exhibited compassion, understanding, and professionalism during their performance on the job in the past year; and

WHEREAS, Public Safety Dispatchers perform their duties behind the scenes, utilizing advanced communication systems and critical decision-making skills while remaining a calm and steady voice during emergencies;

NOW, THEREFORE BE IT RESOLVED, that I, Marc Boomgaarden**,** Mayor of the City of Yuba City, on behalf of the entire Council and citizens we serve, do hereby recognize and honor our Yuba City Public Safety Dispatchers whose diligence and professionalism keep our city, citizens and first responders safe.

Done on this 5th day of May 2026 in the City of Yuba City, County of Sutter, State of California.

Proclamation

of the City Council

Yuba City Police Department

National Police Week
May 10 - 16, 2026

WHEREAS, in 1962 President John F. Kennedy signed a proclamation designating May 15th as Peace Officers' Memorial Day, an annual observance to honor the nation's fallen law enforcement officers as men and women of courage, judgement and dedication; and

WHEREAS, the calendar week in which it falls has been designated as National Police Week, a time of reflection and appreciation for the ultimate sacrifices made by the exceptionally dedicated men and women of law enforcement who were killed or disabled in the line of duty; and

WHEREAS, it is important that all citizens understand the challenges, duties and responsibilities of their police department and that the members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deceptions and the weak against oppression or intimidation; and

WHEREAS, the City of Yuba City is grateful for the day-to-day heroism of our officers, both past and present, as well as their families, who have given so much of their lives in service to our community; and

WHEREAS, the City Council of the City of Yuba City wishes to honor all the police officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty. May we always remember their tremendous sacrifice and the loved ones they left behind.

NOW, THEREFORE BE IT RESOLVED, that I, Marc Boomgaarden**,** Mayor of the City of Yuba City, on behalf of the entire Council and the citizens we serve, do hereby recognize and honor the men and women of Law Enforcement whose diligence and professionalism keep our city and citizens safe.

Done on this 5th day of May 2026 in the City of Yuba City, County of Sutter, State of California.

Public Communication

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements.

Procedure

You are welcome and encouraged to participate in this meeting. Complete a Speaker Card located in the lobby and give to the Clerk, public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda, will be considered at this time.

When a matter is announced, wait to be recognized by the Mayor to provide your comments to the Council. Comments should begin by providing your name and place of residence. A three minute limit is requested when addressing Council.

Request for additional time to address Council

Members of the public submitting written requests at least *24 hours* prior to the meeting will be allotted 5 minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

Procedure

When requesting to comment, please indicate your name and the topic and mail to:

City of Yuba City
Attn: City Clerk
1201 Civic Center Blvd
Yuba City CA 95993

Or email to:

Ciara Wakefield, City Clerk
cityclerk@yubacity.net

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Utilities Department
Presentation By: Phil Marler, Utilities Director

Summary

Subject: Fiscal Year 26/27 Chemical Award

Recommendation: Adopt a Resolution which takes the following action:

A. Awarding bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 26/27 formal bid for the period of July 1, 2026 through June 30, 2027; and

B. Authorizing the City Manager to negotiate and amend the awarded contracts as needed during the fiscal year, including to adjust unit prices, with the finding that it is in the best interest of the City

Fiscal Impact: $553,000 – Water Treatment Plant

$200,000	–	Acct. No. 7120-63702 (Chlorine)
$275,000	–	Acct. No. 7120-63703 (Alum)
$70,000	–	Acct. No. 7120-63708 (Fluoride)
$8,000	–	Acct. No. 7120-63714 (Citric Acid)

$660,000 – Wastewater Treatment Facility

$500,000	–	Acct. No. 8120-63702 (Chlorine)
$160,000	–	Acct. No. 8120-63731 (Sodium Bisulfite)

$49,000 – Gauche Aquatic Park Acct. No. 5130-63701 (Chemicals)

Balances are based on projected need. The actual costs will vary based upon usage.

Purpose:

To cost-effectively provide the essential chemicals for the water and wastewater treatment processes and operation of the Gauche Aquatic Park (GAP).

Council's Strategic Goals:

This item supports Council's Strategic Goals of *Fiscal Responsibility* and *Infrastructure* by ensuring the safe operation of water, wastewater, and recreation services through responsible procurement of

materials and supplies.

Background:

The City's Water Treatment Plant (WTP) and Wastewater Treatment Facility (WWTF) treatment processes and the maintenance of the GAP facility require a number of chemicals purchased in bulk. In order to maximize cost savings and purchasing efficiencies, the City has primarily utilized two avenues for obtaining annual contracts for the chemical supply and delivery. These options are a City-run formal bid and the Bay Area Chemical Consortium (BACC) annual bid.

In 2016, the City joined the BACC for the purchase of bulk chemicals. The BACC is a group of over sixty (60) municipalities and water agencies which consolidate all chemical purchases into one shared formal bid to leverage economy of scale for better pricing and facilitation with these large chemical companies.

Analysis:

The City uses six (6) of the chemicals bid by the BACC, as listed below. The recommended awardees and base unit prices for Fiscal Year 25/26 per the annual BACC bid are as follows:

Aluminum Sulfate
Chemtrade Chemicals US LLC $1.3053 /gallon
Parsippany, NJ

Citric Acid
Northstar Chemical as a dba of Pacific Star Chemical
Monrovia, CA $7.90 /gallon

Hydrofluosilicic Acid
DuBois Chemicals, Inc. $3.23 /gallon
Sharonville, OH

Liquid Chlorine
Thatcher Company of California, Inc. $2,649.00 /ton
Salt Lake City, UT

Sodium Bisulfite (40%)
Univar Solutions USA LLC $2.32 /gallon
Kent, WA

Sodium Hypochlorite (12.5%)
Pioneer Americas LLC (Olin Corporation) $3.545 /gallon
Cleveland, TN

Individual contracts will also include any required taxes, delivery, and other fees as indicated in their BACC bid specifications.

On June 6, 2023, City Council awarded two (2) chemical contracts from Formal Bid 23-02 and one (1) sole-source chemical contract to fulfill the remaining bulk chemical needs. Fiscal Year 26/27 will be the third of the three (3) yearly extensions approved by Council as part of those contract terms.

Chemical pricing is subject to variability driven by broader market conditions, including fluctuations in

raw material costs, energy markets, and global supply chain dynamics. These factors may result in unanticipated price increases beyond the manufacturer's control. To ensure the City's ability to secure and maintain a consistent supply of essential treatment chemicals, staff recommends authorizing the City Manager to approve adjustments to contract amounts, within the established authorized range, as necessary to respond to such fluctuations.

Fiscal Impact:

Funding for these bulk chemical purchases is annually budgeted in the Water, Wastewater, and GAP operating budgets. The Fiscal Year 26/27 proposed budget amounts for these chemicals are as follows:

Facility	Account Title	Estimated Amount
WTP	CHLORINE	$200,000
WTP	ALUMINUM SULFATE	$180,000
WTP	FLUORIDE	$70,000
WTP	CITRIC ACID	$6,000
WWTF	CHLORINE	$500,000
WWTF	SODIUM BISULFITE	$160,000
GAP	SODIUM HYPOCHLORITE	$49,000

The total chemical expenditures for the fiscal year are estimated at $1,165,000; however, chemical needs are variable during the treatment process due to water quality, weather, and other mitigating factors and subsequent usage can only be estimated.

Alternatives:

Direct staff to conduct a formal bid for the subject chemicals, rather than utilizing the BACC bid results. This is unlikely to result in any cost savings, as negotiating in bulk via the BACC helps to secure lower rates from vendors.

Recommendation:

Adopt a Resolution:

A. Awarding bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 26/27 formal bid for the period of July 1, 2026 through June 30, 2027, and

B. Authorizing the City Manager to negotiate and amend the awarded contracts as needed during the fiscal year, including to adjust unit prices, with the finding that it is in the best interest of the City.

Attachments:
1. Resolution

Prepared By:
Mylaina McMurray
Administrative Analyst II

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AWARDING FISCAL YEAR 26/27 BULK CHEMICAL PURCHASE CONTRACTS TO BAY AREA CHEMICAL CONSORTIUM LOW BIDDERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID CONTRACTS

WHEREAS, the City of Yuba City joined the Bay Area Chemical Consortium (BACC) in order to acquire bids for six (6) of the City of Yuba City's Fiscal Year 26/27 chemical procurement needs; and

WHEREAS, in response to the BACC's advertisement, the City received the bids for BACC Fiscal Year 26/27 in the total base bid amounts listed herein; and

WHEREAS, the City Utilities Department has reviewed the bids, examined the low bidders and their bid responses, and found them to be both the lowest qualified responsive and responsible bidders, as listed below:

Aluminum Sulfate Chemtrade Chemicals US LLC Parsippany, NJ	$1.3053 /gallon
Citric Acid Northstar Chemical as a dba of Pacific Star Chemical Monrovia, CA	$7.90 /gallon
Hydrofluosilicic Acid DuBois Chemicals, Inc. Sharonville, OH	$3.23 /gallon
Liquid Chlorine Thatcher Company of California, Inc. Salt Lake City, UT	$2,649.00 /ton
Sodium Bisulfite (40%) Univar Solutions USA LLC Kent, WA	$2.32 /gallon
Sodium Hypochlorite (12.5%) Pioneer Americas LLC (Olin Corporation) Cleveland, TN	$3.545 /gallon

, and has recommended them for award of these contracts; and

WHEREAS, the City desires to award the bids to the above low bidders and enter into a agreements with said vendors to provide bulk chemicals to the City's Water Treatment Plant, Wastewater Treatment Facility, and Gauche Aquatic Park throughout Fiscal Year 26/27.

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

1. The City Council of the City of Yuba City does hereby accept the bids received by the Bay Area Chemical Consortium as listed herein, identifies the lowest responsive and responsible bidders as noted above, and awards bulk chemical purchase contracts for City facilities per the results of the Bay Area Chemical Consortium Fiscal Year 26/27 formal bid for the period of July 1, 2026 through June 30, 2027 as follows:

   Aluminum Sulfate
   Chemtrade Chemicals US LLC $1.3053 /gallon
   Parsippany, NJ

   Citric Acid
   Northstar Chemical as a dba of Pacific Star Chemical
   Monrovia, CA $7.90 /gallon

   Hydrofluosilicic Acid
   DuBois Chemicals, Inc. $3.23 /gallon
   Sharonville, OH

   Liquid Chlorine
   Thatcher Company of California, Inc. $2,649.00 /ton
   Salt Lake City, UT

   Sodium Bisulfite (40%)
   Univar Solutions USA LLC $2.32 /gallon
   Kent, WA

   Sodium Hypochlorite (12.5%)
   Pioneer Americas LLC (Olin Corporation) $3.545 /gallon
   Cleveland, TN

   The City Manager is authorized to enter into agreements on behalf of the City of Yuba City for the same, subject to review as to legal form by the City Attorney.

2. The City Manager is authorized to negotiate and amend these agreements as needed during the fiscal year, including to adjust unit prices, in an amount not to exceed 15% of the base price.

3. The City Council finds that the award of each of these bids is in the best interest of the City.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of May 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNCIL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Joe Jones, Accounting Manager

Summary

Subject: Debit and Credit Card Processing Fees

Recommendation: Adopt a Resolution authorizing City staff to begin charging debit/credit card users a fee of 2.00% of the transaction amount. Authorize the Finance Department to charge EFT users a per-transaction fee or a percentage-based fee not to exceed 2.00% as necessary in order to recover actual costs paid by the City

Fiscal Impact: For fiscal year 2024-25, the city paid approximately $95,600 in debit/credit card and EFT processing fees. Thus, it is estimated that cost recovery fees will bring in revenue that would offset this annual cost

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Purpose:

To establish a cost recovery fee to recoup the cost of debit card, credit card, and electronic funds transfer (EFT) processing fees.

Strategic Focus Area:

This project addresses the City's Strategic Focus Area of fiscal responsibility through evaluation of all citywide expenditures and revenues.

Background:

The City accepts debit and credit cards and EFT as payment for City services. These payments are accepted both in person and online. The fees charged by card processors for these transactions are currently paid by the City on behalf of the customer. The City has several card processors across various departments including Finance, Police, and Community Services.

The fees charged by cities vary based on the type of service, such as providing utilities services or registering for recreational programs. Fees can also vary in their structure in that some cities use a percentage-based fee whereby a flat percentage of the transaction price is charged. This can also be combined with a minimum charge. For example, a 3% fee imposed with a minimum transaction charge of $1.00. The Finance Department compiled information for 12 California cities and found that fee percentages ranged from 2.45% to 4.00%, with an average of 3.14% across all cities.

For fiscal year 2024-25, the City of Yuba City paid approximately $95,600 in fees on behalf of

customers. Two different methods are currently being utilized by the City for the fee depending on the vendor/processor. These methods are 1) vendor-collected fees; and 2) pass through fees. With vendor-collected fees, the fees are charged directly to the customer by the card processor and collected from the customer at the point of sale. As a result, the City is not involved in the fee collection process. However, in the pass-through method the City collects the fee from the customer and later remits the fees to the card processor.

Analysis:

California law authorizes the City to impose a fee for the use of debit card, credit card, and EFT to pay for City services. The fee should be limited to cost recovery and may be approved through City Council action by Resolution. The fee should 1) reflect only the reasonable cost of processing the transaction, 2) be clearly disclosed to the customer in advance of payment, and 3) be avoidable by paying with a no-fee alternative such as by cash or check.

To ensure these requirements are met, the proposed fee will be characterized as a “cost-recovery fee” or “convenience fee,” and be charged to cover actual fees paid by the City.

To inform customers in advance of payment that a fee will be applied to the transaction, staff will post written signs at cashiering locations and/or debit/credit card terminals as necessary. Further, staff will include a note on bills sent to customers to inform them of the new fee for the optional use of a debit or credit card or EFT to pay the bill. For payments made online, staff will work with credit card processors to confirm the fee is disclosed to the customer prior to accepting payment. Staff will also update the City’s website as appropriate to disclose the new fee. The City’s website will also inform customers of alternative no-fee payment options (e.g., cash and check).

The proposed cost-recovery fee is very reasonable. Of the 12 cities reviewed, the average fee charged to customers was 3.10%. Staff have analyzed the City’s costs and found that debit and credit card fees are approximately 2.00% of the transaction amount. For EFT transactions, the City’s fee can vary by card processor and is generally a flat amount per transaction.

The cost recovery fee would not be imposed on transactions under the vendor-collected method since the customer pays the fee directly to the card processor. Accordingly, the 2.00% fee would apply to debit and credit card transactions under the pass-through method to recover the City’s costs of providing the service. For EFT transactions, the City will work with card processors to establish a percentage-based fee or a per transaction fee to charge to customers. In addition, Staff plan to work with the City’s current card processors regarding the potential to move to the vendor-collected method to streamline the process.

The Finance Department will regularly review the cost recovery fees charged to customers and fees paid by the City, and recommend adjustments to the fee as necessary.s

Fiscal Impact:

For fiscal year 2024-25, the city paid approximately $95,600 in debit/credit card and EFT processing fees. Thus, it is estimated that cost recovery fees will bring in revenue that would offset this annual cost.

Alternatives:

A. Select a fee amount in an amount less than 2.00% for debit/credit card, and EFT payments.
B. Do not set a cost-recovery fee and continue to pay debit/credit card and EFT fees on behalf of

the customer.

Recommendation:

Adopt a Resolution authorizing City staff to begin charging debit/credit card users a fee of 2.00% of the transaction amount. Authorize the Finance Department to charge EFT users a per-transaction fee or a percentage-based fee not to exceed 2.00% as necessary in order to recover actual costs paid by the City.

Attachments:

1. ATTACHMENT 1
2. (Yuba - Resolution) Approval of Credit Card Processing Fees (2117129.2) v.2

Prepared By:	Submitted By:
Joe Jones	Robert Bendorf
Accounting Manager	City Manager

ATTACHMENT 1

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING CREDIT CARD COST RECOVERY FEES FOR COST RECOVERY

WHEREAS, the City Council of the City of Yuba City ("City") may authorize the use of a credit card, debit card, or electronic funds transfer for payment of services rendered by the City pursuant to California Government Code Sections 6159(b)(5) and 6159(c).

WHEREAS, pursuant to Government Code Section 6159(h), the City may impose a fee for the use of a credit or debit card or electronic funds transfer, not to exceed the costs incurred in providing for such payment method.

WHEREAS, vendors use two methods of fee collection, a "vendor-collection" method wherein the card user pays any fees directly to the vendor, and the "pass-through" method wherein the City pays any card processing fees.

WHEREAS, the City will impose a cost recovery fee to recover costs associated with the pass-through method which is calculated to save the City an estimated $95,600 annually in processing fees.

WHEREAS, customers can continue to pay with cash, check or in some cases, an electronic check, to avoid incurring a cost recovery fee.

NOW, THEREFORE, the City Council of the City of Yuba City does hereby resolve as follows:

1. The recitals set forth herein are true and correct.

2. The City Council does hereby authorize the City to impose a cost recovery fee in the amount of two percent (2%) of the transaction amount on payments for City services made using a credit or debit card, and a fee determined by the Finance Director for electronic funds transfer pursuant to California Government Code Section 6519(h). The City Council finds that any such fee will not exceed the costs incurred by the City in providing the option for payment by credit or debit card, or electronic funds transfer, as determined from time to time by the Finance Director based on actual or estimated processing costs.

3. The City Manager or the Finance Director of the City are hereby authorized to do all things necessary to implement this resolution, including establishing and periodically updating such fees, and adopting any administrative procedures necessary.

I HEREBY CERTIFY that the foregoing resolution was introduced and read at a Regular Meeting of the City Council of the City of Yuba City on the 5th day of May, 2026, and was duly adopted at said meeting by the following vote:

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Gina Rowland, Human Resources Director

Summary

Subject: Appointment of Chief Labor Negotiator for the City
Recommendation: Approve the appointment of the City Manager, Robert Bendorf, or his designee as the Chief Labor Negotiator for the City of Yuba City
Fiscal Impact: There is no fiscal impact resulting from this recommended action

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Purpose:

Pursuant to California Government Code Section 54957.6, the City Council is required to identify its designated labor negotiation representatives in an open and public session.

Background:

The City has labor agreements with the following four bargaining units that will expire on June 26, 2026:

- Yuba City Police Officers' Association
- Police First Level Managers
- Police Mid-Managers
- Public Employees' Union, Local 1 / AFSCME 57

Historically, the City has contracted out for labor negotiation services. These outside services are no longer necessary as internal staff possess the necessary experience and expertise to negotiate successor agreements.

Analysis:

Staff recommends the City Council appoint the City Manager, Robert Bendorf, or his designee as the City's Chief Negotiator to consult with and advise the Council in employer-employee relations matters, and to meet and confer in good faith with representatives of recognized employee organizations.

Fiscal Impact:

No longer using an outside consultant as the City's Chief Spokesperson for labor negotiations will

result in cost savings to the City.

Alternatives:

The City Council could choose to not make this appointment. If this alternative is selected, the City would continue to contract out for labor relations services.

Attachments:
None

Prepared By:
Gina Rowland
Human Resources Director

Submitted By:
Robert Bendorf
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: Citywide Sign Upgrades (Award Contract Agreement)

Recommendation: Adopt a Resolution which takes the following actions:

A. Awards a construction contract to Square Signs, LLC of Burbank, CA in the amount of $847,842.60

B. Authorizes the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney

C. The City Council finds that CEQA was previously assessed for the project, a Class 1 Categorical Exemption (SCH#2025091013) was adopted, award of this construction contract is within the scope of the previously approved project, and no further environmental review is required under CEQA

Fiscal Impact: $1,144,587.51 – Account No. 921315 (Citywide Signal Hardware Upgrades)
$847,842.60 - Contract Award Amount
$211,960.65 - Construction Contingency (25%)
$84,784.26 - Construction Management/Inspection Contingency (10%)

Purpose:

To promote vehicle and pedestrian safety by maintaining safe and effective signage throughout the City.

Strategic Focus Area:

This project addresses the City's Strategic Focus Area of improving the City’s infrastructure.

Background:

In October of 2020, the City applied for a Highway Safety Improvement Program (HSIP) grant to audit the current condition of all City-owned signs, and to replace and/or upgrade signs as determined necessary by said audit. In March of 2021, the City was notified by Caltrans that it had been awarded $305,900 for the sign audit, and $1,529,500 for construction costs, totaling $1,835,400 grant funds received for the project. Between 2023 and 2024 the citywide audit took place, with a consultant

collecting data on sign size, retro-reflectivity, condition, and overall compliance with the current version of the California Manual on Uniform Traffic Control Devices (CAMUTCD).

The project involves the improvements of signs at over 2,000 locations throughout the City. The scope of improvements includes rehabilitation, relocation, removal, and replacement to comply with current standards set forth by the CAMUTCD.
The locations to be addressed are shown on the Project Location Map (Attachment 2).

City staff developed the Plans, Specifications, and Estimate for the Citywide Sign Upgrades Project. On April 1, 2025, Council approved the Plans and Specifications for the Citywide Sign Upgrades and authorized the Public Works Department to advertise for bids.

Analysis:

The project was advertised for bids beginning March 17, 2026. On April 6, 2026, only two (2) bids were received and opened by the City Clerk. The two bids received, and the Engineer's Estimate are shown below:

Company	**Base Bid Amount**
Square Signs, LLC	$847,842.60
Statewide Traffic Safety and Signs, Inc.	$1,371,785.00
Engineer's Estimate:	*$1,120,050.00*

Square Signs, LLC. is the low, responsible, and responsive bidder. Contract administration, construction management, and quality assurance inspection will be performed by Public Works Department staff. Project construction is expected to begin Summer 2026 and continue through Fall 2026.

Fiscal Impact:

The estimated total construction cost for the project is approximately $1,102,195.38, which consists of the following components:

Construction Contract:	$847,842.60
Construction Contingency (25%)	$211,960.65
Construction Management and Inspection (10%)	$ 84,784.26
Total Project Cost:	$1,144,587.51

Staff recommends a 25% construction contingency to maximize the use of grant funding for eligible sign upgrades not currently included in the contract plans. Currently, CIP Account No. 921315 (Citywide Sign Upgrades) has a balance of $1,495,787.70, consisting entirely of HSIP grant funds. No fiscal adjustments are required for this account.

Environmental:

An environmental assessment has been conducted for this project in compliance with California Environmental Quality Act (CEQA). Based on the environmental assessment, the project has been determined to be Categorically Exempt (Class 1 §15301(c)) from CEQA and a Notice of Exemption (SCH#2025091013) was filed on September 22, 2025. This action is within the scope of the previously approved Project for which a Categorical Exemption was adopted, and no further CEQA review is required.

Alternatives:

1. Reject the bids and delay or cancel proposed project.

Recommendation:

Adopt a Resolution which takes the following actions:

A. Awards a construction contract to Square Signs, LLC of Burbank, CA in the amount of $847,842.60.

B. Authorizes the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney.

C. The City Council finds that CEQA was previously assessed for the project, a Class 1 Categorical Exemption (SCH#2025091013) was adopted, award of this construction contract is within the scope of the previously approved project, and no further environmental review is required under CEQA.

Attachments:

1. Attachment 1 - Resolution
2. Exhibit A - Draft Agreement
3. Attachment 2 - Citywide Sign Upgrades Plans

Prepared By:
Santiago Carrillo
Associate Civil Engineer

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AWARDING A CONSTRUCTION CONTRACT TO SQUARE SIGNS, LLC IN THE AMOUNT OF THEIR TOTAL BID OF $847,842.60, AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY, SUBJECT TO REVIEW AND APPROVAL AS TO LEGAL FORM BY THE CITY ATTORNEY, FOR THE CITYWIDE SIGN UPGRADES PROJECT.

WHEREAS, the City of Yuba City (City) advertised for bids for the Citywide Sign Upgrades Project (Project); and

WHEREAS, in response to the advertisement, the City received two (2) bids for the Project in the following bid amounts:

Square Signs, LLC	$847,842.60
Statewide Traffic Safety and Signs, Inc.	$1,371,785.00; and

WHEREAS, the City Public Works Department has reviewed the two (2) bids, and examined Square Signs, LLC and its bid response, found it to be both the lowest qualified responsive and responsible bidder, and has recommended it for award of this project; and

WHEREAS, the City desires to award the bid to Square Signs, LLC and enter into an agreement with Square Signs, LLC to construct the Project.

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

1. The City Council finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. The City Council finds that CEQA was previously assessed for the project, a Class 1 Categorical Exemption (SCH#2025091013) was adopted, award of this construction contract is within the scope of the previously approved project, and no further environmental review is required under CEQA.

3. The City Council of the City of Yuba City does hereby accept the two (2) bids received as noted above, finds that Square Signs, LLC is the lowest responsive and responsible bidder, and awards the construction contract to Square Signs, LLC in the total amount bid of $847,842.60 for the Citywide Sign Upgrades Project. City Manager is authorized to execute the same and make any non-material changes thereto subject to approval as to legal form by City Attorney.

4. This Resolution shall become effective immediately.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of May 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

A. Exhibit A – (Draft) Agreement for the Construction of the Citywide Sign Upgrades Project

EXHIBIT A

CONTRACT AGREEMENT
CONTRACT

FOR THE CONSTRUCTION OF

CITYWIDE SIGN UPGRADES PROJECT
CONTRACT NO: 1315-CON-26

THIS AGREEMENT, made and concluded this ____ day of _____ 2026, between the City of Yuba City, party of the first part, and Square Signs, LLC., Contractor, part of the second part.

ARTICLE I. – WITNESSETH, That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the said party of the first part, and under the conditions expressed in the two bonds, bearing even date with these presents, and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the City of Yuba City Public Works Department, the work described in the Special Provisions, Standard Specifications of the State of California Department of Transportation dated 2024, the Standard Plans dated 2024, including any addenda thereto and also in conformance with current Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished, which said special provisions, project plans, Standard Plans, Standard Specifications, and Labor Surcharge and Equipment Rental Rates are hereby specially referred to and by such reference made a part hereof.

The special provisions for the work to be done are dated 04/01/2025 and are entitled:

BID BOOK

NOTICE TO CONTRACTORS
SPECIAL PROVISIONS
PROPOSAL
AND CONTRACT

FOR

CITYWIDE SIGN UPGRADES PROJECT
CONTRACT NO: 1315-CON-26

The project plans for the work to be done were approved April 1, 2025, and are entitled:

PROJECT PLANS FOR
CITYWIDE SIGN UPGRADES PROJECT
CONTRACT NO: 1315-CON-26

ARTICLE II. – The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the prices hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions herein set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III. – The State general prevailing wage rates determined by the Director of Industrial Relations are hereby made a part of this contract. It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith. When the project is subject to both State and Federal hourly minimum rates for wages and fringe benefits and when the two rates differ for similar kinds of labor, the Contractor shall not pay less than the higher rate.

ARTICLE IV. – By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in conformance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V. – And the said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage, arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Yuba City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications, and the requirements of the Engineer under them, to wit.

Approved as to legal form:

City Attorney
City of Yuba City

CITY OF YUBA CITY

Robert Bendorf
City Manager

Date

CONTRACTOR

Company Name

Company Address

Phone Number

Signature

Name (Printed)

Title

Date

BID ITEM LIST
CITYWIDE SIGN UPGRADES PROJECT
CONTRACT NO. 1315-CON-26

Bid Item	Item Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization, Demobilization, and Final Cleanup	LS	1		
2	Traffic Control (Encroachment Permit and Traffic Control Plans)	LS	1		
3	Rehabilitate Signs (Includes Signs, Posts, Stainless Steel Brackets & Hardware, and Mounts for Compliance with Current CA MUTCD Standards.)	EA	167		
4	Relocate Signs (Relocate Signs to the Current CA MUTCD Compliant Vertical Position.)	EA	990		
5	Remove Roadside Signs (Removal of signs no longer included in the current CA MUTCD or deemed unnecessary)	EA	2		
6	Remove Signposts (Removal of Posts where signs are no longer needed)	EA	2		
7	Replace Roadway Signs (Replace signs in compliance with current CA MUTCD Standards.)	EA	520		
8	Remove Signs (Signs Mounted on Wood Poles)	EA	282		
9	Install Sign on Metal Post (City Light Pole or Metal Tabular Post)	EA	339		
10	Metal Post Installation (Furnishing and installation of breakaway metal signpost with ground sleeve, including all necessary hardware for a complete installation)	EA	328		
11	Furnish Single Sheet Aluminum Sign (.080" - Unframed) with 3M #3930 HIP reflective sheeting or equivalent	EA	50		
12	Furnish Single Sheet Aluminum Sign (.080" - Unframed) with 3M #4081 DG3 reflective sheeting or equivalent	EA	93		
13	Furnish Single Sheet Aluminum Sign (.080" - Unframed) with 3M #4083 DG3 reflective sheeting or equivalent	EA	31		
14	Furnish Single Sheet Aluminum Sign (.080" - Unframed) with 3M #4090 DG3 reflective sheeting or equivalent	EA	719		
	Total Bid Amount:				

ATTACHMENT 2

CALL BEFORE YOU DIG
2 WORKING DAYS
CALL "USA" TOLL FREE
811 OR **1-800-227-2600**

UNDERGROUND SERVICE ALERT

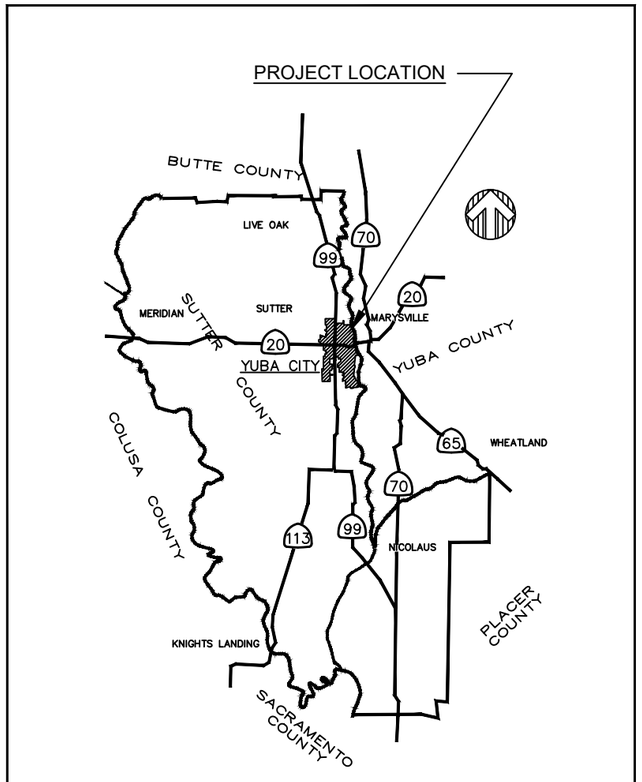
THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES TWO (2) WORKING DAYS PRIOR TO GRADING OR DIGGING

Project Plans for
CITYWIDE SIGN UPGRADES PROJECT

FOR THE
CITY OF YUBA CITY
SUTTER COUNTY, CALIFORNIA
FOR USE IN CONJUNCTION WITH:
CALTRANS STANDARD SPECIFICATIONS DATED 2024
CALTRANS STANDARD PLANS DATED 2024
CITY OF YUBA CITY DESIGN AND CONSTRUCTION DETAILS DATED JULY 2016

PLAN INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-4	INVENTORY MAP
5 & 6	CITY STANDARD DETAILS



VICINITY MAP
NTS

GENERAL NOTES (ALL SHEETS)

1. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" AT (800) 227-2600 AT LEAST ONE (1) WEEK PRIOR TO START OF CONSTRUCTION FOR LOCATING UNDERGROUND UTILITIES.

2. CONTRACTOR IS TO VIDEO OR PHOTOGRAPH JOBSITE AREA TO DOCUMENT EXISTING CONDITIONS PRIOR TO START (i.e. CULVERTS, DRIVEWAYS, EXISTING PAVEMENT CONDITIONS, STRIPING, EDGE OF ROAD, PRIVATE PROPERTY, LANDSCAPING, FENCING, ETC.) TO MINIMIZE UNDUE CLAIMS. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL PROPERTY TO ORIGINAL OR BETTER CONDITION, INCLUDING TRAFFIC MARKINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO CITY OR OTHER UTILITIES CAUSED BY HIS OPERATIONS.

4. THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION. MAIL AND REFUSE SERVICE SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THIS PROJECT. THE U.S. POSTAL SERVICE SHALL HAVE UNINTERRUPTED ACCESS TO MAILBOXES AT ALL TIMES.

5. THE CONTRACTOR SHALL POSSESS A CLASS "A" OR ANY OTHER LICENSE(S) REQUIRED BY THE STATE OF CALIFORNIA.

6. THE CONTRACTOR SHALL PROVIDE, AT PRE-CONSTRUCTION CONFERENCE, CONSTRUCTION SIGN LOCATIONS AND TRAFFIC HANDLING PLAN THAT WILL BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR SHALL BE REQUIRED TO SUBMIT TRAFFIC CONTROL PLANS FOR ANY WORK OTHER THAN SHOULDER CLOSURES.

7. CONTRACTOR SHALL PLACE "NO PARKING" SIGNS 48 HOURS PRIOR TO CONSTRUCTION IN AREAS WHICH PARKING NEEDS TO BE RESTRICTED PRIOR TO CONSTRUCTION AND NOTIFY AFFECTED BUSINESSES AND RESIDENCES WITH CITY APPROVED DOOR HANGER NOTICES.

8. THE CONTRACTOR SHALL PROVIDE THE USA TICKET NUMBER FOR THIS PROJECT TO THE CITY PRIOR TO COMMENCING ANY EXCAVATIONS.

Designed under the direction of:

Santiago Carrillo, PE
RCE No. 96422
Expires: 09/30/2026

Approved on 04/01/2025
City of Yuba City, City Council

LICENSED PROFESSIONAL ENGINEER
SANTIAGO CARRILLO
C 96422
CIVIL
STATE OF CALIFORNIA

CITY OF YUBA CITY

COVER

SUBMITTED BY: S. CARRILLO
1201 CIVIC CENTER BLVD.
YUBA CITY, CA 95993
(530) 822-3288

DESIGN BY: SC
DRAWN BY: SC
CHECKED BY: KB
DATE OF PLANS: 04/01/2025

DRAWING NO.
SHEET 1 OF 6 SHEETS

Recommendations

- Remove
- Replace
- Replace and Relocate
- Relocate
- Rehabilitate
- Retain
-

Incorporated Cities

MATCHLINE SEE SHEET NO. 3

LICENSED PROFESSIONAL ENGINEER
SANTIAGO CARRILLO
C 96422
CIVIL
STATE OF CALIFORNIA

CITY OF YUBA CITY

INVENTORY MAP

SUBMITTED BY: S. CARRILLO	DESIGN BY: SC	DRAWING NO.	
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWN BY: SC		
	CHECKED BY: KB	SHEET 2	
	DATE OF PLANS: 04/01/2025	OF 6 SHEETS	

MATCHLINE SEE SHEET NO. 2

Recommendations

- Remove
- Replace
- Replace and Relocate
- Relocate
- Rehabilitate
- Retain

Incorporated Cities

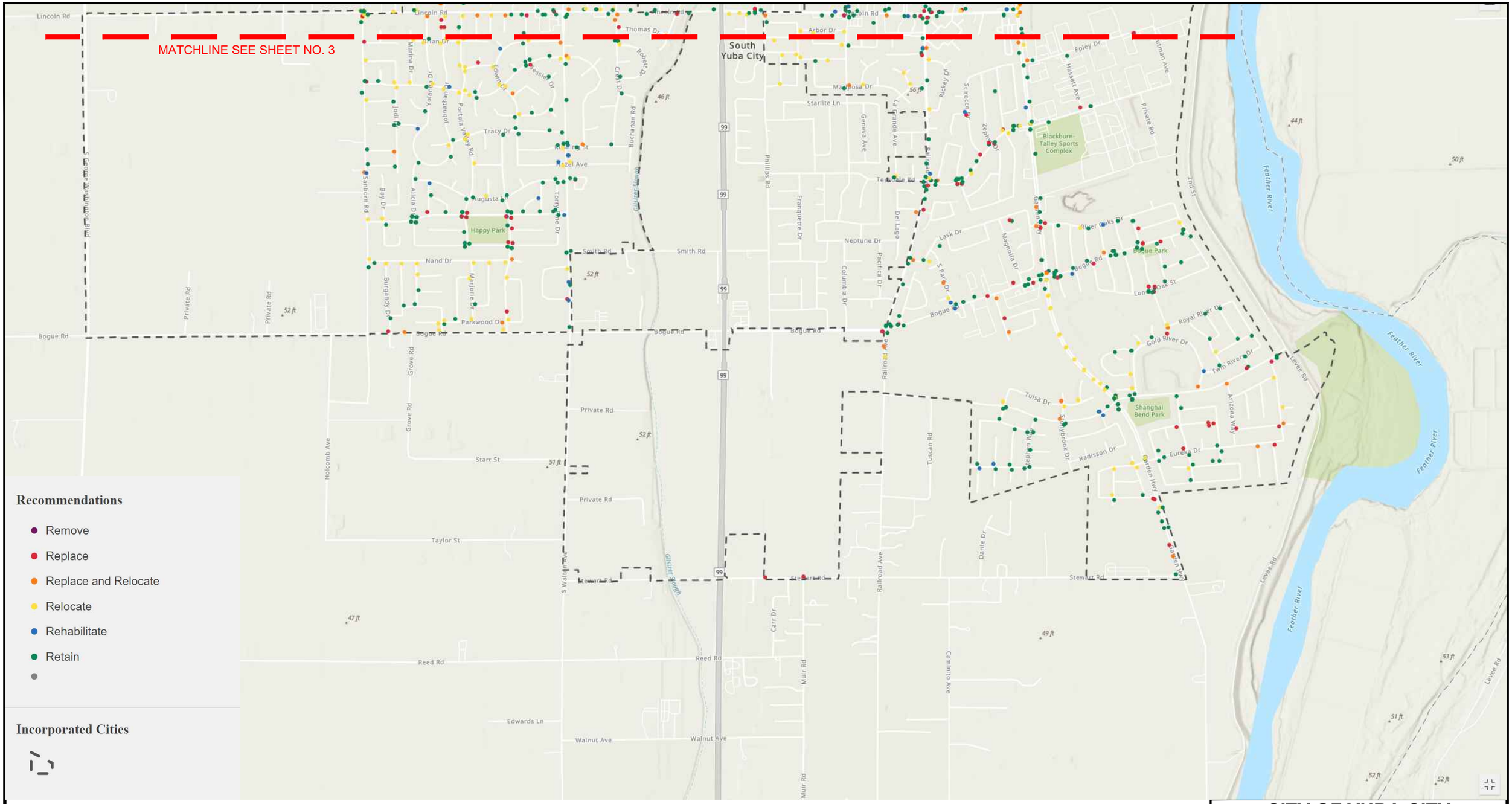
MATCHLINE SEE SHEET NO. 4

LICENSED PROFESSIONAL ENGINEER
SANTIAGO CARRILLO
C 96422
CIVIL
STATE OF CALIFORNIA

CITY OF YUBA CITY

INVENTORY MAP

SUBMITTED BY: S. CARRILLO	DESIGN BY: SC	DRAWING NO.	
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWN BY: SC		
	CHECKED BY: KB	SHEET 3	
	DATE OF PLANS: 04/01/2025	OF 6 SHEETS	



Recommendations

- Remove
- Replace
- Replace and Relocate
- Relocate
- Rehabilitate
- Retain

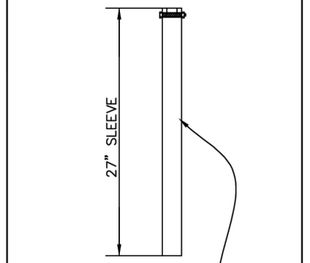
Incorporated Cities

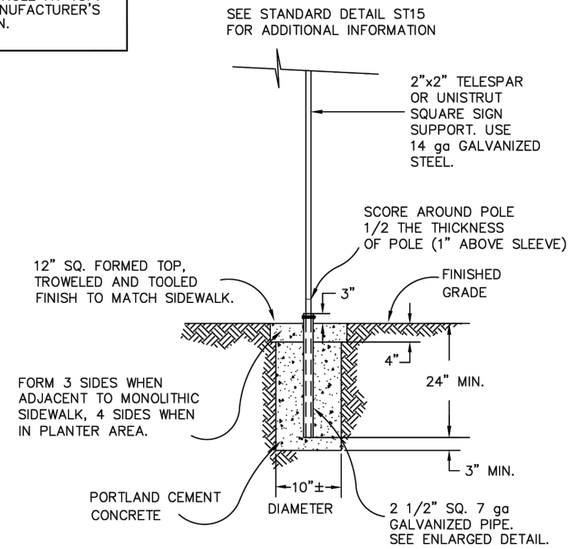
LICENSED PROFESSIONAL ENGINEER
SANTIAGO CARRILLO
C 96422
CIVIL
STATE OF CALIFORNIA

CITY OF YUBA CITY

INVENTORY MAP

SUBMITTED BY: S. CARRILLO	DESIGN BY: SC	DRAWING NO.	
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWN BY: SC		
	CHECKED BY: KB	SHEET 4	
	DATE OF PLANS: 04/01/2025	OF 6 SHEETS	



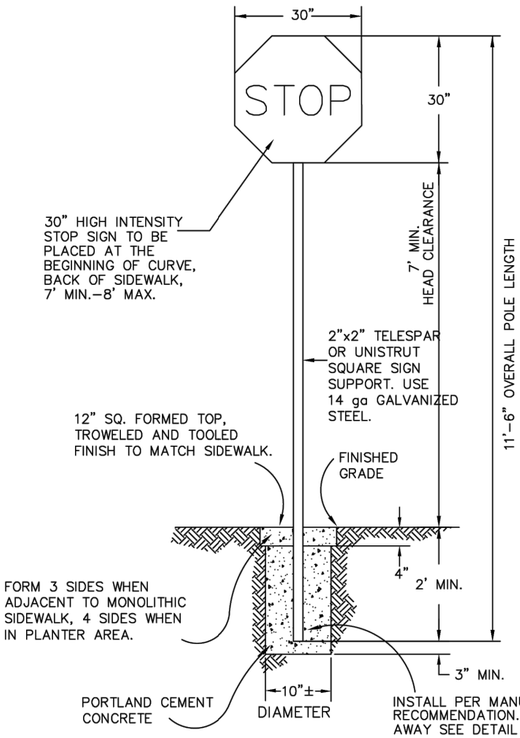


* BREAK AWAY POSTS ARE REQUIRED FOR MEDIANS AND ISLANDS

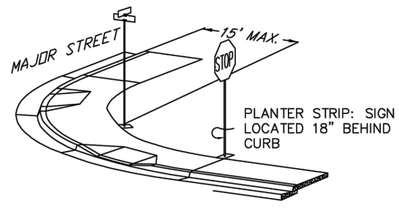
BREAK AWAY FOR STREET SIGNS

DATE	REVISIONS	BY

CITY OF YUBA CITY
STANDARD DETAIL
ST16
APPROVED DATE



NOTES
1. SIGN LOCATION TO BE DETERMINED BY THE CITY ENGINEER.
2. MOUNTING ASSEMBLIES TO MEET THE REQUIREMENTS OF THE CITY ENGINEER.
3. STOP SIGNS MUST BE INSTALLED WITHIN 7 DAYS AFTER PAVING.



STOP SIGNS

DATE	REVISIONS	BY
5/19/14	PROW Standards; curb ramp	SAL

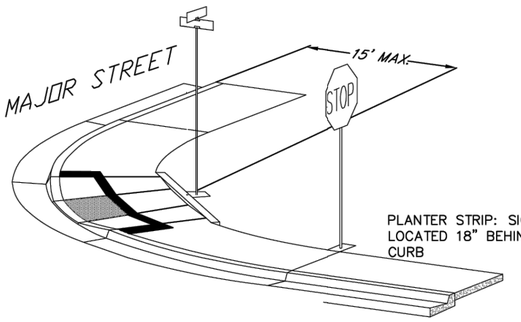
CITY OF YUBA CITY
STANDARD DETAIL
ST17
APPROVED DATE



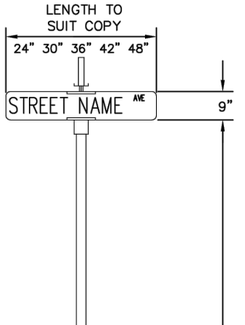
CITY OF YUBA CITY

CITY STANDARD DETAILS

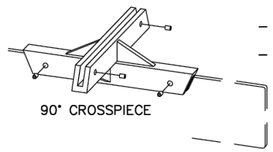
SUBMITTED BY: S. CARRILLO		DESIGN BY: SC	DRAWING NO.
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288		DRAWN BY: SC	
		CHECKED BY: KB	SHEET 5
		DATE OF PLANS: 04/01/2025	OF 6 SHEETS



PLANTER STRIP: SIGN LOCATED 18" BEHIND CURB



- 9" HIGH INTENSITY REFLECTIVE SIGN.
- 8" CAPITAL REFLECTIVE LETTERS FOR MULTI-LANE STREETS WITH SPEED LIMITS GREATER THAN 40 mph.
- 6" CAPITAL REFLECTIVE LETTERS FOR ALL OTHER STREETS.
- 4" CAPITAL REFLECTIVE LETTERS FOR WAY, DRIVE, AVE, COURT, ETC.



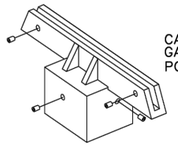
90° CROSSPIECE

2"x2" TELESPAR OR UNISTRUT SQUARE SIGN SUPPORT. USE 14 ga GALVANIZED STEEL.

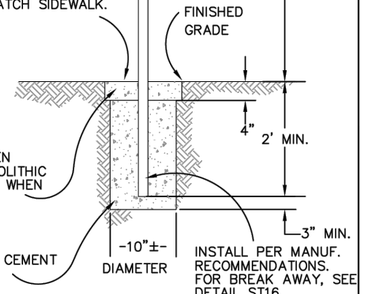
12" SQ. FORMED TOP, TROWELED AND TOOLED FINISH TO MATCH SIDEWALK.

FINISHED GRADE

CAP & CROSSPIECE SET SCREWS 5/16"-18x1/4 STEEL PLATED SOCKET HD.



CAP FOR 2"sq GALVANIZED STEEL POST



FORM 3 SIDES WHEN ADJACENT TO MONOLITHIC SIDEWALK, 4 SIDES WHEN IN PLANTER AREA.

PORTLAND CEMENT CONCRETE

INSTALL PER MANUF. RECOMMENDATIONS. FOR BREAK AWAY, SEE DETAIL ST16.

NOTES:

1. SIGN LOCATION SHALL NOT BE RELOCATED UNLESS APPROVED BY THE CITY ENGINEER.
2. NAME PLATES & MOUNTING ASSEMBLIES TO MEET THE REQUIREMENTS OF THE CITY ENGINEER.
3. SIGN SHALL BE GREEN WITH WHITE LETTERS (ALL CAPS) AND A 1/2" WHITE BORDER.
4. FONT SHALL BE HIGHWAY GOTHIC "C" (ALL CAPS). NO HEIGHT OR WIDTH VARIATIONS ALLOWED.
5. STREET NAME SIGNS MUST BE INSTALLED WITHIN 7 DAYS AFTER PAVING.
6. USE HEAVY DUTY SLOTTED HIGH TENSION ALUMINUM ALLOY DIE CASTINGS FOR CAPS & CROSS PIECES APPROVED BY THE CITY.

STREET SIGNS

DATE	REVISIONS	BY
11/17/11	8" reflective letters	sal

CITY OF YUBA CITY

STANDARD DETAIL

ST15

APPROVED _____ DATE _____

LICENSED PROFESSIONAL ENGINEER SANTIAGO CARRILLO C 96422 CIVIL STATE OF CALIFORNIA

CITY OF YUBA CITY

CITY STANDARD DETAILS

SUBMITTED BY: S. CARRILLO	DESIGN BY: SC	DRAWING NO.	
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWN BY: SC		
	CHECKED BY: KB	SHEET 6	
	DATE OF PLANS: 04/01/2025	OF 6 SHEETS	

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Human Resources Department
Presentation By: Gina Rowland, Human Resources Director

Summary

Subject: Reallocate Senior Planner to Deputy Director-Development Services

Recommendation: Adopt a Resolution taking the following actions:

A. Approve an amendment to the Salary Schedule to add Deputy Director – Development Services with a salary range of $12,374 to $15,041 monthly

B. Reallocate 1.0 vacant Senior Planner authorized position in Budget Unit 1910 to 1.0 Deputy Director – Development Services

Fiscal Impact: Full year cost increase for salaries and benefits is estimated to be $90,632 to Budget Unit 1910 – Development Services. The majority of the cost will be paid for with development fees as well as an increase in the general fund allocation to the department.

Purpose:

To reallocate the existing vacant Senior Planner position to a new Deputy Director-Development Services who will oversee day-to-day operations for the Planning division and provide for succession planning within the Development Services Department.

Strategic Focus Area:

This item speaks to the City's Strategic Focus Area of Workforce Excellence by making staffing adjustments that improve current operations and provide for succession planning for the future.

Background:

Currently, the Planning Division of the Development Services Department is staffed with one Assistant/Associate Planner and one Senior Planner. The incumbent in the Senior Planner position recently resigned and the department has reevaluated its staffing needs considering both current needs as well as future needs. An emphasis in all City departments is ensuring a succession plan is in place for leadership positions.

Analysis:

In order to provide a high level of professional planning services both internally to City staff and externally to the public, as well as to ensure a succession plan is in place for the Development Services Department, staff recommends the City Council approve the reallocation of an existing vacant Senior Planner to a new at will Deputy Director – Development Services with a salary range of $12,374 to $15,041 monthly. The recommended salary is at a level that will be very competitive with surrounding jurisdictions in order to attract a highly qualified candidate with well-rounded and progressive City planning experience as well as someone with an established track record of implementing innovative economic development initiatives.

The "at will" designation for this assistant department head position represents a new direction for the City. "At Will" means the position serves at the pleasure of the appointing authority and the incumbent can be separated at any time with or without cause. Converting assistant department head positions to at will at the time they become vacant will allow the City maximum flexibility in filling key leadership positions with the best qualified candidates.

Fiscal Impact:

The full year cost for the Deputy Director position for salary and benefits is estimated to be $252,689. The net difference between the new Deputy Director position and the now vacant Senior Planner for the upcoming Fiscal Year is approximately $90,632, of which will be paid for with a majority of development fees and an increase in the general fund portion.

Alternatives:

Do not approve the recommended actions. If this alternative is selected, there would be no advanced level professional planner available to serve in the absence of the Development Services Director.

Attachments:
1. Resolution
2. Exhibit A - Salary Reso

Prepared By:
Gina Rowland
Human Resources Director

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING AN AMENDMENT TO THE SALARY SCHEDULE AND REALLOCATING A VACANT SENIOR PLANNER TO DEPUTY DIRECTOR-DEVELOPMENT SERVICES

WHEREAS, the Development Services Department has a current vacancy for Senior Planner; and

WHEREAS, the Department has evaluated its staffing needs and has identified a need for a higher level professional planner position to provide oversight of day-to-day operations for the Planning division and to serve in the absence of the Director of Development Services; and

WHEREAS, a priority for all City departments is to ensure a succession plan is in place for leadership positions; and

WHEREAS, Human Resources recommends approval of a new at will Deputy Director – Development Services position to meet the business needs of the department and to provide for succession planning.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuba City as follows:

SECTION I.

Approve an amendment to the City's salary schedule as set forth in Exhibit A for Deputy Director – Development Services.

SECTION II.

Amend the Authorized Positions to reallocate 1.0 FTE Senior Planner in Budget Unit 1910 to 1.0 FTE Deputy Director – Development Services.

SECTION III.

The changes set forth herein shall be effective May 16, 2026. The Director of Human Resources is hereby authorized to implement the provisions of this Resolution.

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 5th day of May 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

Approved as to Form:

Ian B. Sangster
Kronick, Special Counsel

Exhibits:

A. Salary Schedule Amendment (Effective May 16, 2026)

EXHIBIT A

CITY OF YUBA CITY
SALARY SCHEDULE AND GENERAL COMPENSATION PLAN
EFFECTIVE MAY 16, 2026

Mid Managers - EMPLOYEES HIRED PRIOR TO APRIL 28, 2018

CLASSIFICATION		Group	SALARY STEPS 1	2	3	4	5	
7165*	ACCOUNTING MANAGER	MM	10,041	10,543	11,070	11,624	12,205	Monthly
			57.93	60.83	63.87	67.06	70.42	Hourly
7070*	ADMINISTRATIVE ANALYST III	MM	7,761	8,149	8,556	8,984	9,433	Monthly
			44.78	47.01	49.36	51.83	54.42	Hourly
7125*	ANIMAL SERVICES MANAGER	MM	8,600	9,030	9,481	9,955	10,452	Monthly
			49.62	52.10	54.70	57.43	60.30	Hourly
7025*	BUSINESS DEVELOPMENT MANAGER	MM	10,335	10,852	11,395	11,965	12,563	Monthly
			59.63	62.61	65.74	69.03	72.48	Hourly
7112*	CHIEF BUILDING OFFICIAL	MM	9,857	10,350	10,868	11,411	11,981	Monthly
			56.87	59.71	62.70	65.83	69.12	Hourly
7418*	CITY CLERK ADMINISTRATOR	MM	9,434	9,906	10,401	10,921	11,467	Monthly
			54.43	57.15	60.01	63.01	66.16	Hourly
7114*	CITY CLERK ADMINISTRATOR - RISK MANAGER	MM	10,142	10,649	11,181	11,740	12,327	Monthly
			58.51	61.44	64.51	67.73	71.11	Hourly
	DEPUTY DIRECTOR - DEVELOPMENT SERVICES	MM	12,374	12,993	13,643	14,325	15,041	Monthly
			71.39	74.96	78.71	82.64	86.78	Hourly
7175*	DEPUTY P.W. DIRECTOR - ENGINEERING	MM	11,298	11,863	12,456	13,079	13,733	Monthly
			65.18	68.44	71.86	75.46	79.23	Hourly
7160*	DEPUTY DIRECTOR - UTILITIES	MM	9,989	10,488	11,012	11,563	12,141	Monthly
			57.63	60.51	63.53	66.71	70.05	Hourly
7110*	DIVISION FIRE CHIEF	MM	11,720	12,306	12,921	13,567	14,245	Monthly
			67.62	71.00	74.54	78.27	82.18	Hourly
7120*	ENGINEER - SENIOR	MM	9,350	9,818	10,309	10,824	11,366	Monthly
			53.94	56.64	59.48	62.45	65.57	Hourly
7200*	ENVIRONMENTAL COMPLIANCE MANAGER	MM	9,080	9,534	10,011	10,512	11,037	Monthly
			52.38	55.00	57.76	60.65	63.68	Hourly
7205*	INFORMATION SECURITY ADMINISTRATOR	MM	9,043	9,495	9,970	10,469	10,992	Monthly
			52.17	54.78	57.52	60.40	63.42	Hourly
7105*	INFORMATION TECHNOLOGY MANAGER	MM	10,018	10,519	11,045	11,597	12,177	Monthly
			57.80	60.69	63.72	66.91	70.25	Hourly

CITY OF YUBA CITY
SALARY SCHEDULE AND GENERAL COMPENSATION PLAN
EFFECTIVE MAY 16, 2026

Mid Managers - EMPLOYEES HIRED ON OR AFTER APRIL 28, 2018

CLASSIFICATION		Group	SALARY STEPS 1	2	3	4	5	6	7	8	9	
7565*	ACCOUNTING MANAGER	MM	10,041	10,292	10,543	10,807	11,070	11,347	11,624	11,915	12,205	Monthly
			57.93	59.38	60.83	62.35	63.87	65.46	67.06	68.74	70.42	Hourly
7470*	ADMINISTRATIVE ANALYST III	MM	7,761	7,955	8,149	8,353	8,556	8,770	8,984	9,209	9,433	Monthly
			44.78	45.89	47.01	48.19	49.36	50.60	51.83	53.13	54.42	Hourly
7525*	ANIMAL SERVICES MANAGER	MM	8,600	8,815	9,030	9,256	9,481	9,718	9,955	10,204	10,452	Monthly
			49.62	50.86	52.10	53.40	54.70	56.07	57.43	58.87	60.30	Hourly
7425*	BUSINESS DEVELOPMENT MANAGER	MM	10,335	10,594	10,852	11,124	11,395	11,680	11,965	12,264	12,563	Monthly
			59.63	61.12	62.61	64.18	65.74	67.38	69.03	70.75	72.48	Hourly
7512*	CHIEF BUILDING OFFICIAL	MM	9,857	10,104	10,350	10,609	10,868	11,140	11,411	11,696	11,981	Monthly
			56.87	58.29	59.71	61.21	62.70	64.27	65.83	67.48	69.12	Hourly
7419*	CITY CLERK ADMINISTRATOR	MM	9,434	9,670	9,906	10,154	10,401	10,661	10,921	11,194	11,467	Monthly
			54.43	55.79	57.15	58.58	60.01	61.51	63.01	64.58	66.16	Hourly
7414*	CITY CLERK ADMINISTRATOR - RISK MANAGER	MM	10,142	10,396	10,649	10,915	11,181	11,461	11,740	12,033	12,327	Monthly
			58.51	59.98	61.44	62.97	64.51	66.12	67.73	69.42	71.11	Hourly
	DEPUTY DIRECTOR - DEVELOPMENT SERVICES	MM	12,374	12,684	12,993	13,318	13,643	13,984	14,325	14,683	15,041	Monthly
			71.39	73.18	74.96	76.83	78.71	80.68	82.64	84.71	86.78	Hourly
7575*	DEPUTY P.W. DIRECTOR - ENGINEERING	MM	11,298	11,581	11,863	12,160	12,456	12,768	13,079	13,406	13,733	Monthly
			65.18	66.81	68.44	70.15	71.86	73.66	75.46	77.34	79.23	Hourly
7560*	DEPUTY DIRECTOR - UTILITIES	MM	9,989	10,239	10,488	10,750	11,012	11,288	11,563	11,852	12,141	Monthly
			57.63	59.07	60.51	62.02	63.53	65.12	66.71	68.38	70.05	Hourly
7510*	DIVISION FIRE CHIEF	MM	11,720	12,013	12,306	12,614	12,921	13,244	13,567	13,906	14,245	Monthly
			67.62	69.31	71.00	72.77	74.54	76.41	78.27	80.23	82.18	Hourly
7520*	ENGINEER - SENIOR	MM	9,350	9,584	9,818	10,064	10,309	10,567	10,824	11,095	11,366	Monthly
			53.94	55.29	56.64	58.06	59.48	60.96	62.45	64.01	65.57	Hourly
7600*	ENVIRONMENTAL COMPLIANCE MANAGER	MM	9,080	9,307	9,534	9,773	10,011	10,262	10,512	10,775	11,037	Monthly
			52.38	53.69	55.00	56.38	57.76	59.20	60.65	62.16	63.68	Hourly
7605*	INFORMATION SECURITY ADMINISTRATOR	MM	9,043	9,269	9,495	9,733	9,970	10,220	10,469	10,731	10,992	Monthly
			52.17	53.48	54.78	56.15	57.52	58.96	60.40	61.91	63.42	Hourly
7505*	INFORMATION TECHNOLOGY MANAGER	MM	10,018	10,269	10,519	10,782	11,045	11,321	11,597	11,887	12,177	Monthly
			57.80	59.24	60.69	62.20	63.72	65.31	66.91	68.58	70.25	Hourly

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: Administration Department Vacancy Staffing Request – Executive Assistant

Recommendation: Ratify the City Manager's independent action to initiate the recruitment process for a full-time permanent Executive Assistant to the City Manager in Administration and authorize the Human Resources Director to fill the vacancy

Fiscal Impact: Budgeted position - 1305 (Administration - City Manager)
Salary Range: $64,596.00 - $78,528.00 Annually

Purpose:

To fill the vacant Executive Assistant to the City Manager position in the Administration Department in order to adequately support the City Manager, Executive Team, and City Council.

Background:

The Executive Assistant to the City Manager plays a vital role in providing high-level administrative and organizational support to the City Manager, while also serving as a key coordination point between the City Manager's Office, Department Heads, City Council, and the public. This role goes beyond traditional administrative duties and requires a high degree of professionalism, discretion, and organizational expertise.

The previous Executive Assistant retired in February 2026, leaving a vacancy in this critical classification. In an effort to provide Administration with needed support, another retired annuitant is currently assisting with special projects part-time until July 1 and/or until the recruitment/selection process for the full-time Executive Assistant can be completed.

Analysis:

City Council implemented a hard hiring freeze as a budgetary control measure, effective September 1, 2025. However, given the critical nature of this position and the limited timeframe to hire full-time staff, the City Manager preemptively directed the Human Resources Department to initiate a recruitment for an Executive Assistant this month. In order to finalize the recruitment and move forward with the selection process, staff is requesting that the City Council ratify the City Manager's independent action and authorize the Human Resources Director to fill the vacancy.

Fiscal Impact:

Funding for this position is included in the current fiscal year budget. There will be no additional fiscal impact associated with filling the vacancy beyond the already approved personnel costs. The salary range for the Executive Assistant classification is $64,596.00 - $78,528.00 Annually.

Alternatives:

Direct the City Manager to leave this position vacant and continue to ask part-time and existing staff to cover these functions. Note: This is not a sustainable alternative due to the sizable workload and undue burden on remaining staff.

Recommendation:

Ratify the City Manager's independent action to initiate the recruitment process for a full-time permanent Executive Assistant to the City Manager in Administration and authorize the Human Resources Director to fill the vacancy.

Attachments:
None

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Robert Bendorf, City Manager

Summary

Subject: Professional Services Agreement with Perkins Eastman (Phase 2)

Recommendation: Adopt a Resolution:

A. Approving a Professional Services Agreement with Perkins Eastman Architects D.P.C. of New York, NY for ongoing City visioning and planning services (Phase 2) in an amount not to exceed $100,000

B. Authorizing the City Manager to execute the agreement, subject to immaterial modifications and approval as to legal form by the City Attorney; and

C. Approving a budget transfer of $60,000 from 1510-62701 to Account No. 1305-62701 (City Manager Budget - Professional Services)

Fiscal Impact: Up to $100,000 - 1305-62701 (City Manager - Professional Services)
Budget Transfer of $60,000 from 1510-62701 to Account No. 1305-62701 (City Manager Budget - Professional Services)

Purpose:

To continue the City's visioning and planning process with Perkins Eastman Architects D.P.C. (Perkins Eastman).

Strategic Focus Area:

Consistent with the City's vision statement - One community, endless possibilities, a place to call home, the work of economic visioning and effectively planning for the City's future will touch all of the City's Strategic Focus Areas: Safe Communities, Economic Development, Infrastructure, Workforce Excellence, Fiscal Responsibility.

Background:

The City of Yuba City is committed to enhancing community livability, economic vitality, and overall quality of life through thoughtful planning and strategic investment. As part of this commitment, the City previously engaged Perkins Eastman to conduct Phase 1 of a comprehensive citywide visioning and planning process.

Phase 1, completed in March 2026, resulted in the delivery of a detailed report outlining a forward-looking vision for the City. The report identified key opportunities for improvement, including targeted amenities, infrastructure enhancements, and place-based strategies designed to strengthen the City's identity and long-term competitiveness.

Analysis:

Building upon the foundation established in Phase 1, the City now seeks to initiate Phase 2 of the visioning and planning process. This next phase will focus on refining conceptual ideas, developing actionable implementation strategies, and advancing priority projects identified in the initial report.

Perkins Eastman is uniquely qualified to perform this work due to their direct involvement in Phase 1. Their familiarity with the City's goals, stakeholder input, and prior analysis ensures continuity, efficiency, and a cohesive planning process. Engaging the same firm minimizes duplication of effort and allows the City to build upon existing work without delay.

Fiscal Impact:

Up to $100,000 - 1305-62701 (City Manager - Professional Services)
Budget Transfer of $60,000 from 1510-62701 to Account No. 1305-62701 (City Manager Budget - Professional Services)

Alternatives:

1. Do not proceed with City visioning and planning services and provide staff with alternate direction.
2. Direct staff to modify the scope of services.

Recommendation:

Adopt a Resolution:

A. Approving a Professional Services Agreement with Perkins Eastman Architects D.P.C. of New York, NY for ongoing City visioning and planning services (Phase 2) in an amount not to exceed $100,000
B. Authorizing the City Manager to execute the agreement, subject to immaterial modifications and approval as to legal form by the City Attorney; and
C. Approving a budget transfer of $60,000 from 1510-62701 to Account No. 1305-62701 (City Manager Budget - Professional Services)

Attachments:
1. Resolution - PSA Perkins Eastman (Phase 2)
2. PSA Perkins-Eastman (Phase 2) - Effective 05.05.26
3. PSA Perkins-Eastman (Phase 2) - Exhibit A (Scope of Services)
4. PSA Perkins Eastman (Phase 2) - Exhibit B (Insurance Req)

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PERKINS EASTMAN ARCHITECTS D.P.C. OF NEW YORK, NY, FOR CITY VISIONING AND PLANNING SERVICES IN AN AMOUNT NOT TO EXCEED $100,000, SUBJECT TO IMMATERIAL MODIFICATIONS BY THE CITY MANAGER UPON APPROVAL BY THE CITY ATTORNEY, WITH THE FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY, AND APPROVE A BUDGET TRANSFER OF $60,000 FROM ACCOUNT NO. 1510-62701 TO ACCOUNT NO. 1305-62701

WHEREAS, the City of Yuba City is committed to enhancing community livability, economic vitality, and overall quality of life through thoughtful planning and strategic investment; and

WHEREAS, the City previously engaged Perkins Eastman Architects D.P.C. to conduct Phase 1 of a comprehensive visioning and planning process, resulting in the delivery of an original report and recommendations in March 2026; and

WHEREAS, the Phase 1 report established a framework and identified key opportunities to improve the City through targeted amenities, infrastructure, and place-based strategies; and

WHEREAS, the City now seeks to advance into Phase 2 of the visioning and planning process, which will focus on refining concepts, developing actionable implementation strategies, and advancing priority projects; and

WHEREAS, Perkins Eastman Architects D.P.C. possesses the institutional knowledge, expertise, and continuity necessary to effectively carry forward the Phase 2 work; and

WHEREAS, the proposed Professional Services Agreement with Perkins Eastman Architects D.P.C. is in an amount not to exceed $100,000; and

WHEREAS, sufficient funds are not currently appropriated in the project account, and a supplemental appropriation in the amount of $100,000 is necessary to fund the agreement;

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

1. The City Council hereby approves a Professional Services Agreement with Perkins Eastman Architects D.P.C. of New York, NY, for City Visioning and Planning services in an amount not to exceed $100,000.
2. The City Manager is hereby authorized to execute the agreement and any necessary amendments consistent with the intent of this resolution, subject to approval as to form by the City Attorney.
3. The City Council hereby approves a supplemental appropriation in the amount of $60,000 from Account No. 1510-62701 to Account No. 1305-62701 to fund the agreement.
4. The approved services will support Phase 2 of the City's visioning and planning process, with the goal of improving the City and providing needed amenities, enhancing livability, and advancing strategic community development priorities.
5. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of May, 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit:
A. Professional Services Agreement – Perkins Eastman

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of May 5, 2026, by and between the City of Yuba City, a municipal corporation ("City") and Perkins-Eastman Architects D.P.C. ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein; and

C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. The Consultant shall provide Visioning and Planning Services:

See Attached Scope of Services
(Exhibit A)

2. Time of Performance. The services of Consultant are to commence on May 5, 2026 and shall continue until all authorized work is completed and approved by the City. Finalization shall be completed at the direction of the City of Yuba City.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule of Charges set forth in Exhibit A, which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation exceed $100,000 without additional written authorization from the City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's invoices shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and a description of any reimbursable expenses. City shall pay Consultant not later than 30 days after approval of the monthly invoice by City staff. When payments made by the City equal 90% of the maximum fee provided for in this Agreement, no further payments shall be made until the final work under this Agreement has been accepted by City.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City.

6. Termination. This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination. Such compensation is subject to the conditions of Section 4 of this agreement.

7. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon request.

   Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regards to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

   Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the services under this Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the services under this Agreement. Nothing furnished to Consultant, which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs relating to project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

8. Consultant's Books and Records:

a. Consultant shall maintain any and all ledgers, books of accounts, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.
b. Consultant shall maintain all documents and records which demonstrated performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.
c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Administrator, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.
d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

   Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

   a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
   b. Possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(B)(2).)

10. Interest of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

11. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

13. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.

14. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of Yuba City business license.

14. Indemnity. Consultant agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs, including attorney fees and expenses in connection therein), arising out of the performance of this Agreement in whole or in part by any negligent act or omission of the Consultant, or anyone directly or indirectly employed by the Consultant or anyone for whose acts the Consultant may be liable, or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the sole negligence or willful misconduct of the City, its officers, agents, employees or volunteers.

15. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, necessary insurance policies as described in Exhibit B.

16. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City	**Robert Bendorf** **City Manager** **City of Yuba City** 1201 Civic Center Blvd Yuba City, CA 95993 (530) 822-4602
If to Consultant:	**Vaughan Davies** **Principal** **Perkins-Eastman Architects D.P.C.**

115 5th Avenue
New York, NY 10003
(310) 754-1523

17. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

18. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

19. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under the Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

20. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

21. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

22. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sutter.

23. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

24. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

25. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

26. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

27. Prohibited Interest. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising there from.

28. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non- discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF YUBA CITY:	**CONSULTANT:**
By:_____	By: _____
Robert Bendorf	**Vaughan Davies**
City Manager	**Principal**
City of Yuba City	**Perkins-Eastman Architects D.P.C.**

Attachments:

Exhibit A – Scope of Services
Exhibit B - Insurance Requirements

EXHIBIT A

PERKINS EASTMAN ARCHITECTS D.P.C.
SCOPE OF SERVICES

Consultant shall perform the following work on time and materials basis not to exceed a total of $100,000, upon request and prior to authorization by the City:

1. **Site Plan and Downtown Vision Refinements**
   Develop more refined illustrative plans for near term priority sites, indicating total GSF, recommended program, public realm improvements, private development/investments, and preliminary form and massing. Assist the City with as needed building and/or site due diligence. property owners' discussions to facilitate potential land use changes. Sites are assumed to be a selection of the following:

   a. Triangle Site
   b. "Levee District"
   c. Teegarden Street Improvements
   d. Harter Site
   e. Fairgrounds
   f. County Waterfront Site (south of Bridge St.)

   This scope shall also include an update of overall "Vision Diagram" to reflect the above.

2. **Technical Assistance, Planning Policies and Development Standard Update**
   a. Building from Scope Area 1, coordinate with others (consultants, stakeholders, property owners, agencies) to support regulatory updates.
   b. Coordinate as needed with Downtown Specific Plan Update focusing on building form, place and urban design guidance. Other areas shall include but are not limited to parking design guidance, circulation, access and site planning.

3. **Development and Implementation Assistance**
   a. Coordinate with the City as needed to develop RFI's and RFQ/P's for individual site opportunities - Levee, Harter, Triangle Site, Fairgrounds; etc.
      i. Update and refine collateral; Context map, Illustrative plan, sketch view/s, precedent character images, Narrative and fact sheet for each site
   b. Identify prospective developers and create a contact list for prospective developers.
   c. Support the City in other related research and collateral for implementation and funding such as EIFD or Energy or Third Party funders.

4. **Greenway Trail Implementation, Vision and Technical Assistance**
   a. Build from city existing resources to develop a site plan; confirm sites to be acquired to support the greenway vision
   b. Develop vignettes and sketches and images for select trail segments to support city-led discussions, e.g. Explore partnership opportunities with Rails to Trails, Legislators

Travel, reimbursables, and direct expenses charged by Consultant must by authorized by the City and billed separately; such charges are subject to the not to exceed contract amount.

EXHIBIT B

Professional Services Agreement
Insurance Requirements

I. **Workers' Compensation Coverage**. Consultant shall maintain Workers' Compensation Insurance for his/her employees in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars ($1,000,000) per accident for bodily injury and/or disease. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars ($1,000,000) per accident for bodily injury and/or disease for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City. This provision shall not apply if Consultant has no employees performing work under this Agreement. If the Consultant has no employees for the purposes of this Agreement, Consultant shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto as Exhibit C.

II. **General Liability Coverage**. Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

III. **Automobile Liability Coverage**. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars ($1,000,000) combined single limit for each occurrence.

IV. **Professional Liability Coverage**. Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees, subcontractors, or sub-consultants. The amount of this insurance shall not be less than one million dollars ($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

V. **Endorsements**. Each general liability and automobile liability insurance policy shall be with insurers possessing a current A.M. Best's rating of no less than A:VII and shall be endorsed with the following specific language or equivalent:

A. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant,

including materials, parts or equipment furnished in connection with such work or operations. Conforms to ISO CG 2009 and CG 2037 10 01. Both are required.

B. This policy shall be considered primary insurance as respects to the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

C. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

D. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.

E. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

F. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage except after thirty (30) days written notice has been received by the City.

VI. **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retention's.

VII. **Certificates of Insurance**. Consultant shall provide certificates of insurance with original endorsements to City, as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Robert Bendorf, City Manager

Summary

Subject: Professional Services Agreement with Shaw Yoder Antwih Schmelzer & Lange, Inc.

Recommendation: Adopt a Resolution approving a Professional Services Agreement with Shaw Yoder Antwih Schmelzer & Lange, Inc. of Sacramento, CA for an amount not to exceed $49,200 annually for State legislative advocacy, subject to immaterial modifications by the City Manager and upon approval of the City Attorney as to legal form, with the finding that it is in the best interest of the City

Fiscal Impact: Not to exceed 49,200 Annually
1305-62701 (City Manager - Professional Services)

Purpose:

To provide legislative advocacy services to ensure the City's interests are effectively represented at the State level.

Strategic Focus Area:

Working with a legislative advocacy firm supports each of the City's Strategic Focus Areas by strengthening the City's ability to influence policy, secure resources, and proactively respond to State actions.

Background:

The City of Yuba City operates in an increasingly complex legislative and regulatory environment where State actions directly impact local operations, funding, and policy implementation. Legislative advocacy services are an important tool to ensure the City's interests are effectively represented and advanced at the State level.

Shaw Yoder Antwih Schmelzer & Lange, Inc. (SYASL) is a well-established California-based advocacy firm providing legislative and regulatory representation, association management, and strategic consulting services to public, private, and nonprofit clients. The firm has been consistently ranked among the top ten most successful advocacy firms in California in recent years. Additionally, several SYASL lobbyists have been recognized among the "Top 100" most influential individuals in Sacramento.

SYASL has extensive experience representing municipalities and has demonstrated success advocating before both the California State Legislature and various state regulatory agencies and departments.

Analysis:

Retaining SYASL would provide the City with professional representation and strategic guidance on legislative matters that affect municipal operations and community priorities. Services to be provided include, but are not limited to:

- Monitoring legislation and regulatory actions relevant to the City
- Advocating on behalf of the City before the State Legislature and regulatory agencies
- Identifying and supporting funding opportunities and grant programs
- Providing strategic advice on legislative positioning and policy development
- Facilitating communication between the City and State decision-makers

SYASL emphasizes accountability and measurable outcomes, with a strong focus on delivering a return on investment for its clients—particularly public agencies that must demonstrate the value of such services to their constituents.

Through this agreement, the City will be better positioned to proactively engage in the legislative process, protect local interests, and pursue opportunities that enhance services, infrastructure, and overall community well-being.

Fiscal Impact:

Not to exceed 49,200 Annually - 1305-62701 (City Manager - Professional Services)

Alternatives:

1. Do not proceed with legislative advocacy services and provide staff with alternate direction.
2. Direct staff to modify the scope of services.

Recommendation:

Adopt a Resolution approving a Professional Services Agreement with Shaw Yoder Antwih Schmelzer & Lange, Inc. of Sacramento, CA for an amount not to exceed $49,200 annually for State legislative advocacy, subject to immaterial modifications by the City Manager and upon approval of the City Attorney as to legal form, with the finding that it is in the best interest of the City.

Attachments:

1. Resolution - PSA SYAS&L (Effective 06.01.26)
2. PSA SYAS&L - (Exhibit A) - Effective 06.01.26
3. PSA SYASL - (Exhibit B) (Scope of Services)
4. PSA SYAS&L (Exhibit B) - Proposal
5. PSA SYAS&L (Exhibit C) - Insurance Req

Prepared By:
Ciara Wakefield

Submitted By:
Robert Bendorf

City Clerk

City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SHAW YODER ANTWIH SCHMELZER & LANGE, INC. (SYASL) OF SACRAMENTO, CA FOR LEGISLATIVE ADVOCACY SERVICES IN AN AMOUNT NOT TO EXCEED $49,200 ANNUALLY, SUBJECT TO IMMATERIAL MODIFICATIONS BY THE CITY MANAGER UPON APPROVAL BY THE CITY ATTORNEY, WITH THE FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY

WHEREAS, the City of Yuba City seeks to actively monitor, influence, and respond to legislative and regulatory actions at the State level that impact municipal operations, funding opportunities, and local priorities; and

WHEREAS, Shaw Yoder Antwih Schmelzer & Lange, Inc. (SYASL) provides legislative and regulatory advocacy, association management, and strategic consulting services to a broad range of public, private, and non-profit sector clients; and

WHEREAS, SYASL has been consistently recognized as one of the top ten most successful advocacy firms in California for several years, and several of its lobbyists have been named among the “Top 100” most influential individuals in Sacramento; and

WHEREAS, SYASL has demonstrated expertise representing clients before the California State Legislature, as well as a proven record of success advocating before state regulatory agencies and departments; and

WHEREAS, SYASL emphasizes measurable return on investment for its clients, particularly public sector agencies that must demonstrate the value of advocacy services to their constituents; and

WHEREAS, the City desires to retain SYASL to provide legislative advocacy services to support the City’s interests and strategic priorities at the State level; and

WHEREAS, the proposed Professional Services Agreement is in an amount not to exceed $49,200 annually;

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

1. The City Council hereby approves a Professional Services Agreement with Shaw Yoder Antwih Schmelzer & Lange, Inc. for legislative advocacy services in an amount not to exceed $49,200 annually.
2. The City Manager is hereby authorized to execute the agreement and any necessary amendments consistent with the intent of this Resolution, subject to approval as to form by the City Attorney.
3. The services provided under this agreement will support the City’s efforts to effectively engage in the legislative process, advocate for local priorities, secure funding opportunities, and monitor regulatory developments impacting the City.
4. This Resolution shall take effect June 1, 2026.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of May, 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibits:
A. Professional Services Agreement – Shaw Yoder Antwih Schmelzer & Lange, Inc.
B. Scope of Work
C. Insurance Requirements

EXHIBIT A

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of June 1, 2026, by and between the City of Yuba City, a municipal corporation ("City") and Shaw Yoder Antwih Schmelzer & Lange, Inc. ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein; and

C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. The Consultant shall provide Legislative Advocacy Services:

See Attached Scope of Services
(Exhibit A)

2. Time of Performance. The services of Consultant are to commence on June 1, 2026 and shall continue until all authorized work is completed and approved by the City. Finalization shall be completed at the direction of the City of Yuba City.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule of Charges set forth in Exhibit A, which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation exceed $49,200 per year without additional written authorization from the City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Consultant shall submit monthly billings to City. City shall pay Consultant not later than 30 days after approval of the monthly invoice by City staff.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City.

6. Termination. This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination. Such compensation is subject to the conditions of Section 4 of this agreement.

7. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon request.

   Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regards to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

   Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the services under this Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the services under this Agreement. Nothing furnished to Consultant, which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs relating to project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

8. Consultant's Books and Records:

   a. Consultant shall maintain any and all ledgers, books of accounts, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.
   b. Consultant shall maintain all documents and records which demonstrated performance under this Agreement for a minimum period of three (3) years, or

for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Administrator, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

   Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

   a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
   b. Possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(B)(2).)

10. Interest of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

11. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

13. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.

14. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of Yuba City business license.

14. Indemnity. Consultant agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs, including attorney fees and expenses in connection therein), arising out of the performance of this Agreement in whole or in part by any negligent act or omission of the Consultant, or anyone directly or indirectly employed by the Consultant or anyone for whose acts the Consultant may be liable, or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the sole negligence or willful misconduct of the City, its officers, agents, employees or volunteers.

15. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, necessary insurance policies as described in Exhibit B.

16. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City	**Robert Bendorf** **City Manager** City of Yuba City 1201 Civic Center Blvd Yuba City, CA 95993 (530) 822-4602
If to Consultant:	**Karen Lange** **Partner** **Shaw Yoder Antwih Schmelzer & Lange, Inc.** 1415 L Street, Suite 1000 Sacramento, CA 95814 (916) 446-4656

17. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

18. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

19. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under the Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

20. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

21. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

22. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sutter.

23. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

24. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

25. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

26. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party

warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

27. Prohibited Interest. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising there from.

28. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non- discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF YUBA CITY:	**CONSULTANT:**
By:_____	By: _____
Robert Bendorf	**Karen Lange**
City Manager	**Partner**
City of Yuba City	**Shaw Yoder Antwih Schmelzer & Lange, Inc.**

Attachments:
Exhibit A – Scope of Services
Exhibit B - Insurance Requirements

EXHIBIT B

SHAW YODER ANTWIH SCHMELZER & LANGE, INC.
SCOPE OF SERVICES

Consistent with its proposal of April 2, 2026, Shaw Yoder Antwih Schmelzer & Lange (Consultant) shall perform the following work on a time and materials basis not to exceed a total of $49,200 annually, upon request and prior authorization by the City:

Provide lobbying services including:

i) Through relationships with the State/Newsom administration, legislative leadership, and other Constitutional offices;
ii) Timely intelligence and reports;
iii) Assistance with the sponsorship of legislation;
iv) Preparation of position letters and periodic updates as bills are amended;
v) Drafting of legislation and amendments;
vi) Provide Mr. Yoder and Ms. Lange as the lead advocates for all legislation requiring committee testimony, with support as needed, and draft testimony for City personnel or witnesses;
vii) Manage the scheduling of any meetings with City officials or other stakeholders identified by the City;
viii) Assisting with the coordination of allied interests and statewide associations (such as League of Cities) to further the interests of the City; and
ix) Providing an advocacy approach consistent with the Consultant's proposal

Shaw
Yoder
Antwih
Schmelzer
& Lange

1415 L Street
Suite 1000
Sacramento
CA, 95814
916-446-4656

April 2, 2026

To: Mayor Marc Boomgaarden, City of Yuba City
Vice-Mayor Michael Pasquale, City of Yuba City
Robert Bendorf, City Manager, Yuba City

Fm: Karen Lange, Partner
Paul Yoder, Partner
Dylan Elliott, Legislative Advocate

RE: City of Yuba City – Proposed Scope of Services Providing Legislative Advocacy Services

On behalf of everyone here at Shaw Yoder Antwih Schmelzer & Lange (SYASL), thank you for meeting with us to discuss the possibility of our firm providing legislative advocacy services to the City of Yuba City.

Our reputation of integrity and professionalism allows us to forge and maintain strong relationships with lawmakers and influencers, as well as with the hundreds of local elected officials we represent through their Boards of Supervisors and City Councils, and our intimate understanding of policymaking enables us to always know what to do next. So, when challenges arise, we lead our clients to the local, legislative, regulatory or budgetary outcome they seek – and deliver results about which they can feel good.

Our firm's local government foundation has proven valuable to our clients as we develop relationships with local elected officials who often move on to the statehouse. We currently represent 21 County Boards of Supervisors throughout California, as well as 6 cities.

We encourage you to learn more about our firm at www.SYASLpartners.com.

Proposed Scope of Services

Project Approach and Work Schedule

Our basic approach to effective advocacy is information-based; and our principals have demonstrated repeatedly the ability to deliver the right information to influence the right decision-makers in Sacramento, as well as the ability to obtain for our clients the meetings with the people they want to meet with, when they want to meet with them. SYASL specializes in the timely delivery of information to decision-makers of both parties, instead of advocacy through strictly partisan relationships.

SYASL is well situated to help Yuba City curate relationships with not just key legislators and staff, but also with key figures in the Newsom Administration, as well as gubernatorial candidates running to replace Governor Newsom after he terms out. Through our work, we would ensure that Yuba City would maintain a stellar reputation as a leader in a variety of policy areas, maintain credibly positive relations

with the Yuba City legislative delegation, and be broadly seen as a thoughtful and constructive participant in policy conversations.

Relationships

Newsom Administration and Legislative Leadership

SYASL works effectively with the Newsom Administration. We have strong relationships at every level of the Newsom Administration, and in many cases these relationships are based on years of close and positive working relationships. We have had former clients and employees go to work in the Governor's executive office. There is not one single key player with whom we do not have a longstanding and beneficial relationship. Legislatively, we are on first-name terms with the Speaker, Pro Tem, budget chairs, and other legislative leaders.

Other Constitutional Offices

SYASL maintains great relationships with every constitutional officer. SYASL also plays the "long-game," i.e., we cultivate positive relationships with every potential future Governor and other constitutional officers.

Proactive Lobbying

Legislative Monitoring

SYASL daily monitors the introduction and amendment of every piece of legislation throughout the entire year, as this is the only way to ensure that relevant changes are caught and communicated with clients. The SYASL team would, on a daily basis, review a report containing every introduced and amended bill in California to ensure that Yuba City is up to speed on the latest developments in Sacramento. We would work with the City Administrator to inform the appropriate Yuba City staff of timely amendments so the proper advocacy can occur.

In addition to scouring legislation, we monitor the legislative process for relevant audit requests through the Joint Legislative Audit Committee, budget items and related trailer bills, consequential political appointments, and regulatory actions by relevant state departments, boards, and offices. We would communicate developments to Yuba City personnel in a timely fashion.

Our staff also actively monitors press releases and other forms of communication utilized by the Governor, legislative leadership, and other key players. This can sometimes provide early signs of things to come.

Timely Intelligence & Reports

We would provide frequent updates via e-mail, phone call or other communication to ensure timely delivery of intelligence and status updates that work for both Yuba City and SYASL. We deliver weekly reports that outline the current status of legislation, administrative actions and other relevant reports, studies, polls and grant information important to Yuba City. We can and will adjust our delivery approach as requested or warranted. Timely information is vital to making informed decisions on critical

policy and we are committed to ensuring that Yuba City stays up to speed on the latest events and provides us with the direction needed to achieve the best results for the residents of Yuba City.

We would also provide Yuba City staff with links to reports that will be updated through our bill tracking software in real time, so you can access them at your ease. For example, we would you with a link to your bill matrix that will refresh with all relevant updates each time you click the link. We also will continue to provide you with a link that will allow you to check which bills being tracked by Yuba City have been amended on any given day. This would give your staff the ability to review amendments to priority bills daily so they can be completely up to speed with the latest changes.

We believe the system SYASL has built for our local government clients is effective and produces results, and if selected and the City is onboarded, we would refine and develop that system so that it works best for you. Please see our attachments to this proposal for an example of our regular, proactive correspondence to county clients.

Sponsored Legislation

SYASL has a demonstrated record of success in the introduction and passage of legislation on behalf of our clients, and we are prepared to continue that success for Yuba City. ***SYASL annually sponsors more local government-related legislation than any other advocacy firm in California.*** Carrying sponsored bills, if done correctly to maximize the probability of success, is significant and requires significant preparation, material development, and substantial lobbying effort depending on the bill's nature.

Position Letter & Paper Preparation

We can assist in both the initial drafting of position letters and the periodic updating of those letters as bills are amended and move through the process, as well as distributing the letters that the City prepares themselves. We propose to work with key staff in Yuba City to develop a process whereby SYASL can get meaningful input from council members and staff so that we can draft letters and get them submitted timely, as well as make sure the letters the City produces reach their intended destination. Yuba City positions on legislative proposals should be communicated clearly with precision and technical proficiency. Therefore, the substance of the letters needs to be informed by the technical experts at Yuba City. SYASL will work with Yuba City to ensure that the necessary technical data and information is collected and analyzed so we can use the information in the preparation of position letters.

It would be helpful to parlay the City's strategic plan into a format that can be considered a legislative platform that provides sufficient flexibility for the Council to take positions on bills as rapidly as needed to keep pace with the legislative process; it is often the case that bills move faster than the Brown Act allows local agencies to engage and it is vital that a legislative platform be proactively approved to ensure that the City can be directly engaged quickly on critical legislation.

Draft Legislation and Amendments

SYASL works with many of our clients on drafting legislation to sponsor in the legislative process. We can draft legislation and amendments in areas where our lobbyists have expertise. We still suggest that our clients consult legal experts, internal or external, where it is appropriate to do so. That being said, in the normal course of daily operations in and around the state capitol and regulatory bodies the team of

lobbyists from SYASL are more than capable of working with Yuba City to develop and advance legislation or amendments.

Committee Testimony

Mr. Yoder and Ms. Lange will be lead advocates for all legislation requiring committee testimony, with support as needed provided by Dylan Elliott and Clift Wilson. SYASL is also capable of drafting testimony for Yuba City personnel or other witnesses when needed.

Influencing Policy Analysis

We regularly field inquiries from legislative staff regarding nettlesome policy matters or in preparation for an oversight or informational hearing. We routinely consult with clients from our Counties and Cities regarding these inquiries and facilitate the City or County's inclusion in informational hearings on policy questions before the legislature, particularly around local government issues. Our firm is regularly the first call a policy consultant will make when analyzing proposed legislation. Ensuring our clients are positioned to inform state policy has been a hallmark of our years of work together.

Meetings with Decision Makers

SYASL proposes to manage the scheduling of any and all meetings for Yuba City on every issue within the scope of our contract. Our team can obtain meetings with elected officials, key staff, other stakeholders, and virtually any other appointee or agency/department representative with whom Yuba City will want to meet.

Coordination with Allied Interests

SYASL is widely respected as the hardest working and entirely ethical lobbying practice in California. Our representation of clients across the political and economic spectrum has allowed us to establish and maintain strong relationships in the Capitol community. Not only do we have extensive experience organizing coalitions and leading groups of lobbyists to achieve a common outcome, but we have the relationships necessary to marshal allied interests quickly and effectively based on the hard-won trust of other interests in Sacramento. Related to local government, SYASL is pleased at the potential opportunity to serve as Yuba City's Sacramento advocate and we would be able to position Yuba City with likeminded entities, and where appropriate, coordinate with statewide associations such as the League of Cities to further the interests of Yuba City.

Advocacy Approach

As stated above, our approach to successful advocacy starts with relationship building and ensuring the flow of information to key decision-makers.

That said, delivering results for Yuba City will require that we be engaged with key decision-makers on your behalf daily. This tactical work is described in detail below.

1. We would hold meetings with members of the Yuba City staff, as directed, to discuss the current political situation in Sacramento, review legislation, pending regulatory actions, open or forthcoming funding opportunities, upcoming ballot measures, and any other issues of interest

to the City and further obtain an understanding of the client's desired legislative and regulatory program, and to define specific objectives for the upcoming calendar year. Conversations with the Mayor and Vice-Mayor clearly outlined goals specific to economic development and public safety and we will devote appropriate resources to those interests.

2. We would meet with relevant legislators and other key state officials, formally when needed and informally on an ongoing basis, with an emphasis on building and maintaining excellent relationships to further Yuba City's stated goals. These cultivated relationships are critical to the success of Yuba City's legislative objectives, as they aid us in continuing our ongoing educational efforts with the Legislature regarding all issues of importance to the City.

3. We would work with your staff to translate your legislative and funding priorities into specific tactics, such as introduction of, or amendments to, bills to further Yuba City goals, the adoption of official positions on existing legislation and pending regulatory actions, the adoption of official positions on funding programs and administrative guidelines. We would obtain authors and champions for your original legislative proposals and lobby the Legislature and Administration-level officials to further your legislative and funding priorities.

4. As bills of interest to Yuba City move through the legislative process, we would monitor and if appropriate, communicate the City's official position on legislation to the appropriate legislators, committees, and staff, including preparing and distributing letters and alerts, preparing and delivering testimony before committees, and through personal contact with and lobbying of appropriate legislators and staff. This process would include preparing Yuba City staff for carrying out similar activities, such as testifying before committees and meeting with legislators, legislative staff, or administrative officials. As bills move to the Governor's desk, we would communicate with the appropriate staff in the Governor's Office and in his key policy departments and agencies regarding the City's position on bills. We would carry out a similar program on all regulatory and funding matters of interest to Yuba City, including lobbying Executive Branch agencies and departments as well as state boards and commissions.

5. As funding opportunities become available that align with Yuba City funding priorities, we would notify the City of the opportunities and pursue requested changes to program structure and administrative guidelines for Yuba City, including by securing letters from your legislative champions and allies.

6. We would continue to review every individual piece of legislation as it is introduced or amended. As stated earlier in the proposed scope, we assign all of our registered lobbyists the task of reviewing every introduced bill every day, and every amendment to every existing bill every day, so that nothing falls through. To help identify bills of importance to Yuba City, we would first flag bills that may have an impact on the adopted legislative and regulatory program (once one has been established; in the meantime we would flag those bills of interest by subject matter, specifically economic development and public safety). We would also cross-check key bills flagged by other SYASL clients, as well as associations and companies representing City interests to further bolster our efforts to initially capture relevant bills. Legislation potentially impacting Yuba City would be referred to Yuba City staff for further analysis and response. We would also research the background of and obtain all available specialized reports and other printed information relating to key bills and refer that material to staff to assist in the development of agency positions. We would provide advice and analysis as necessary on the key

bills identified by staff. As Yuba City adopts positions on these introduced and amended bills, we would carry out the activities identified above. We would continue to track these bills in a computer database and generate regular, streamlined reports to Yuba City regarding the status of each of your tracked bills.

7. We would monitor and attend legislative committee and administrative agency hearings as necessary to assess the impact on Yuba City of actions taken by these entities regarding legislation, regulations, and funding opportunities. Our emphasis would be on legislation, regulations, or funding developments consistent with the City's legislative and funding priorities.

8. We would assist Yuba City staff in developing strategies and assessing political considerations and would provide recommendations to respond to legislative and regulatory issues as they arise, whether in the form of specific bills or as broad policy or funding issues. Our emphasis would be on maximizing state benefits accruing to Yuba City and opposing threats to your missions.

9. We would assist you in working with regional agencies and state agencies and commissions to develop support for Yuba City policies and identify those entities with like-minded goals. The members of our team regularly interact with the staff, lobbyists, and members of organizations Yuba City already is partnering with.

10. We would maintain necessary formal and informal ongoing communications with Governor's Office staff and state officials on the City's behalf. This continuing contact would ensure that these individuals understand that Yuba City should be of vital interest to them and a critical component of the future of legislation affecting city operations and governance.

11. We would, upon request from Yuba City staff, provide logistical support to arrange appointments, meetings, and site tours with key elected officials, their staff, and state agencies, departments, boards, and commissions.

12. We would continue to provide necessary or requested written and oral reports on issues of importance to Yuba City including: telephone calls and/or emails as needed to provide high priority alerts on breaking legislative, regulatory, and funding and ballot measure news; regularly-scheduled telephone calls (at a frequency determined by Yuba City for purposes of providing updates and receiving direction; and, if needed, regular written reports reflecting the latest status of each bill lobbied or being monitored by Yuba City, as well as an overview of ongoing policy and state and regional funding developments affecting Yuba City. We would also attend meetings and provide presentations to Yuba City staff and leadership, at your request.

13. We would adhere to all regulations governing the activities of registered lobbyists in California, including preparing necessary Fair Political Practices Commission lobbying reports for execution by Yuba City.

We believe the three essential characteristics of an effective lobbyist (or advocacy team) are:

1. Understanding each client's needs through ongoing conversations with the client to effectively convey to policymakers the client's position;

2. Regular communication with members of the Legislature, their staff, and Administration officials to ensure they understand the client's legislative program; and,

3. Ethically bound and committed to the honest presentation of positions and facts.

Evolving Policy Approach

The Governor is in his final year of his second term; the Administration will begin to see turnover in anticipation of new leadership, and we plan to ensure our clients are well-positioned to engage with whoever is next elected to the Governor's Office. This strategy includes engaging with existing elected officials seeking the next office (such as we did with then-Sen. Lara on fire insurance) and talking to newcomers who are looking to educate themselves on issues facing discrete parts of the State. We regularly seize on the opportunity to be the source of information and policy when newly-elected officials are looking to rapidly gain an understanding of a particular issue. We would move to position Yuba City Councilmembers and/or staff in that role where the City has an interest.

Company Background and Experience

Legal name:	Shaw Yoder Antwih Schmelzer and Lange, Incorporated (SYASL)
Address:	1415 L Street, Suite 1000 Sacramento, CA., 95814
Telephone number:	(916) 446-4656
Website:	https://syaslpartners.com/

SYASL is a corporation in California. SYASL is a privately held company. Karen Lange is the person in our company authorized to execute a proposed contract; the best number for Karen is (916) 446-4656 and the best email is Karen@syaslpartners.com.

SYASL is owned by seven Partners – Paul Yoder, Andrew Antwih, Jason Schmelzer, Karen Lange, Matt Robinson, Silvia Solis Shaw, and Michael Pimentel. Joshua Shaw and Paul Yoder acquired the firm in 1998. The firm under its original ownership – which Mr. Shaw joined in 1990 and Mr. Yoder joined in 1993 – was founded in 1975. Andrew Antwih was named a Partner of the firm in 2009, and Jason Schmelzer and Karen Lange were both added as Partners in 2016. Matt Robinson was named partner in 2020. Silvia Solis Shaw was named partner in 2024 and Michael Pimentel was named partner in 2025. Mr. Shaw has transitioned to an advisory role with the firm and has stepped back from ownership and advocacy roles.

SYASL's lineage dates back to 1978. The firm still retains its first client. This continuing forty-seven year relationship is emblematic of how our firm produces for its clients over and over – and year after year –we place the value of long-term relationships and dedication to our clients as the highest priority every day.

SYASL provides legislative and regulatory advocacy, association management and strategic consulting services to a broad range of public, private and non-profit sector clients. We have been continuously listed in the top ten most successful advocacy firms in California for the past several years, and several of our lobbyists have been touted on the "Top 100" most influential people in Sacramento list. SYASL

not only expertly represents its clients before the State Legislature, but also brings a proven record of success lobbying state regulatory agencies and departments. SYASL prides itself on providing return on investment for all its clients, especially its public sector ones who must – and should – prove the ongoing value of hired advocacy to their constituents.

Our firm's rich history of representation for local government agencies allows our advocates to form lasting relationships with local officials who, due to California's term limit laws, often move to the statehouse, where we continue to work effectively with them on a wide array of issues. This is vital, as at least half the legislature is relatively new going into the 2026 legislative session. Also, because the firm represents many statewide associations consisting of public and private organizations, our lobbyists work regularly with all legislators and state agencies across many policy and committee areas, which would naturally extend the influence Yuba City can have with these same entities. The firm also represents twenty-two counties in California, which allows for multi-dimensional and cross-cutting analysis and implementation of strategies that produce excellent results for all our clients.

Our firm's record is one of achievement and significant success in the enactment, defeat, or amendment of legislation for our clients. We enjoy regular access to and success in working with the leadership of both parties and both houses of the California Legislature, as well as longstanding ties to the top personnel in the Newsom Administration. Furthermore, we have worked effectively during both Republican and Democratic administrations and during every different turn of executive and legislative leadership since the firm's inception.

The Partners of SYASL are pleased to emphasize the client focus of the firm. Due to the firm's client base and our array of advocates, we are able to offer increased services to our core clients and utilize the firm's resources to tailor legislative representation programs individually for each client. Yuba City would be served by two of the seven Partners in the firm, and supported by two additional lobbyists and the firm's senior legislative aide.

Each one of our clients is unique and we pride ourselves on devoting the proper time and resources to learn their issues and represent them knowledgeably and energetically – we operate for each client as if we are an extension of their in-house operations. We invest our time and energy getting to know each client's needs; we do that because our understanding and knowledge of our clients' needs over the years directly correlate to an informed representation of a client's specific interests in specific policy and budget negotiations. We are able to deter badly-devised concepts and proposals before they ever see the light of day, because we know from years of experience with our individual clients what will and will not work for them.

Including the Partners, SYASL currently employs twelve registered lobbyists, four legislative assistants, and one dozen other full-time or part-time professional, clerical, and technical staff. We are registered with the Fair Political Practices Commission to lobby state government for various clients consisting of local governments, transit or transportation agencies, private sector organizations, and non-profit trade associations. SYASL's core competencies include, but are not limited to, local government, transportation, housing, behavioral health, natural resources, energy, and human resources issues.

Our firm enjoys a reputation among legislators, staff, and peers as one of the hardest working and most effective lobbying firms in Sacramento. All our advocates spend much of their time in the "Swing Space" and the Capitol making direct contact with legislators and staff. It is in the halls of the Capitol that we

can be most effective, and it is there that we are most likely to learn in a timely manner about opportunities for, and challenges to, our clients.

In addition to the firm representing twenty-one other counties in California, as well as six cities, we constantly work with the California State Association of Counties (CSAC), Rural County Representatives of California (RCRC), the Urban Counties Caucus (UCC), the League of Cities (CalCities) and the California Special Districts Association (CSDA). These relationships help us coordinate allied interests on important legislative measures and stay informed of key bills that will impact county interests.

KAREN LANGE, Partner
Karen Lange became a partner in Shaw Yoder Antwih Schmelzer and Lange in 2016 and has worked with the firm's partners and staff since 2006. Karen began her career in public policy in 1998, first interning for a member of Congress. Following that, she began working in the California State Assembly.

During the California energy crisis in 2001, Karen left the Legislature to work for Navigant Consulting, which was advising the State of California on energy contracts procured by the State. Karen returned to the Legislature and worked as the Legislative Director for a member of the California Assembly, focusing on issues impacting the Central Valley – particularly health, agriculture, and water. Don Peterson hired Karen to become a lobbyist with his firm, Peterson Consulting, Inc. in 2006. Mr. Peterson maintained a longstanding strategic partnership with Joshua Shaw and Paul Yoder and shared several clients – mostly counties.

Since her hiring, Karen has worked on issues for nearly two dozen California counties and county-related organizations. Karen worked for Peterson Consulting for three years, until Don Peterson passed on December 9, 2009. On that date, Shaw / Yoder / Antwih purchased Peterson Consulting. Since 2009, Karen has expanded her focus area to include animal shelter and welfare issues, as well as working on energy policy. Karen holds a Bachelor's Degree from the University of California, Berkeley.

PAUL J. YODER, Partner
Paul J. Yoder is one of the founding Partners of Shaw Yoder Antwih Schmelzer and Lange. Mr. Yoder has been a legislative advocate in California for thirty years. In 1990, he began his career as a lobbyist for the County of San Diego. At the time, Mr. was the youngest lobbyist in the state. In 1993, Mr. Yoder joined Gerber and Associates, Inc., where he lobbied for many of the firm's public clients, including several counties, several water agencies, transit agencies, and solid waste interests, as well as the firm's corporate clients.

Mr. Yoder joined with Mr. Shaw to acquire Gerber and Associates, Inc. The firm was subsequently renamed Shaw / Yoder, Inc. In 2001, Mr. Joshua Yoder again partnered with Mr. Shaw in the acquisition of several other lobbying firms, and together they successfully transitioned other sets of local government clients. Mr. Yoder now successfully represents dozens of local governmental entities both in legislative and regulatory matters.

Mr. Yoder's government advocacy duties and experience at the firm include: drafting legislative language; reviewing, tracking and analyzing legislative bills, public laws, and agency regulations, including Federal laws; monitoring legislative committee and agency hearings; testifying at hearings; maintaining cordial and cooperative relationships with key legislators, legislative staff and committee consultants, and administrative agency staff, including in the Governor's Office; coordinating legislative

strategies with other interest groups and related associations; and, maintaining liaison with clients regarding pending legislative issues and developing strategies to move client interests forward.

Mr. Yoder holds a Bachelor of Arts degree in English Literature, from Yale University. He has completed all the course work towards a Master of Arts degree in Public Policy and Administration, at the California State University at Sacramento.

DYLAN ELLIOTT, Legislative Advocate
Dylan Elliott joined Shaw Yoder Antwih Schmelzer & Lange as a Legislative Advocate in 2024 after serving on the policy team of State Senator Ben Allen.

In his former role, Dylan served as lead advisor to the Senator on a broad array of issues including natural resources, water, energy, emergency preparedness, health, human services, and governmental organization, among others. In addition to his advisory responsibilities, Dylan managed several high-profile bills during which he successfully negotiated and worked with various stakeholders including advocacy organizations, local governments, and the Governor's Administration.

Beyond his legislative role, Dylan served on the Senator's communications team as a speech writer and constituent outreach coordinator prior to a brief stint as Acting Director of Communications.

Dylan holds a Bachelor of Arts degree in Philosophy, Politics, and Economics from Pomona College.

CLIFTON WILSON, Legislative Advocate
Clifton Wilson is a Legislative Advocate at Shaw Yoder Antwih Schmelzer & Lange. He first joined the team in 2022 as a Legislative Intern. Clifton was also a Legislative Aide at SYASL before being promoted to Legislative Advocate.

As a Legislative Advocate, Clifton works closely with SYASL's local government clients to gather pertinent issue-oriented information, monitoring the legislature, state agencies, departments, boards, regulatory commissions, third parties, news and current events. Clifton also supports client relations and keeps stakeholders informed through various newsletters.

Prior to joining the SYASL team, Clifton was highly active in academia. He was a teacher's assistant for multiple political science courses, running the gambit from Constitutional Law, California Politics, to Political Theory.

Clifton received his Master of Arts in Political Science from the California State University of Sacramento and his Bachelor of Arts in Political Science from the University of California, Davis.

Our Proposed Fee
Our proposed monthly fee is $4,100 per month.

EXHIBIT C

Professional Services Agreement
Insurance Requirements

I. **Workers' Compensation Coverage**. Consultant shall maintain Workers' Compensation Insurance for his/her employees in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars ($1,000,000) per accident for bodily injury and/or disease. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars ($1,000,000) per accident for bodily injury and/or disease for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City. This provision shall not apply if Consultant has no employees performing work under this Agreement. If the Consultant has no employees for the purposes of this Agreement, Consultant shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto as Exhibit C.

II. **General Liability Coverage**. Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

III. **Automobile Liability Coverage**. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars ($1,000,000) combined single limit for each occurrence.

IV. **Professional Liability Coverage**. Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees, subcontractors, or sub-consultants. The amount of this insurance shall not be less than one million dollars ($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

V. **Endorsements**. Each general liability and automobile liability insurance policy shall be with insurers possessing a current A.M. Best's rating of no less than A:VII and shall be endorsed with the following specific language or equivalent:

A. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant,

including materials, parts or equipment furnished in connection with such work or operations. Conforms to ISO CG 2009 and CG 2037 10 01. Both are required.

B. This policy shall be considered primary insurance as respects to the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

C. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

D. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.

E. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

F. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage except after thirty (30) days written notice has been received by the City.

VI. **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retention's.

VII. **Certificates of Insurance**. Consultant shall provide certificates of insurance with original endorsements to City, as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Robert Bendorf, City Manager

Summary

Subject: Services Agreement with Electric Sky Drone Shows, LLC

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Services Agreement, in consult with the City Attorney as to legal form, with Electric Sky Drone Shows, LLC in the amount of $42,500 for a Drone Aerial Light Show on July 4, 2026 with the finding that it is in the best interest of the City

Fiscal Impact: $42,500 - Account 1305-62701 (City Manager - Professional Services)

Purpose:

To provide a drone aerial light show as part of Yuba-Sutter's July 4, 2026 celebration, enhancing community engagement through a safe, innovative, and regionally significant event.

Strategic Focus Area:

This item supports the City's Strategic Focus Areas of Safe Communities and Economic Development. By offering residents the opportunity to celebrate on a big scale locally, families are likely to remain within the community for holiday festivities, reducing travel and associated risks while increasing patronage of local businesses and contributing to the local economy.

Background:

The year 2026 marks a significant milestone as the United States celebrates the 250th anniversary of the signing of the Declaration of Independence. Communities across the nation are planning commemorative events that reflect on the country’s history while celebrating community pride, innovation, and shared experiences.

Locally, the City is partnering with other local jurisdictions on a two-day regional celebration scheduled for July 3–4, 2026. Planned activities include a fireworks display in the river bottoms on July 3, followed by a family-oriented event at the Yuba-Sutter Fairgrounds on July 4, featuring a car show, community activities, and a drone aerial light show.

To enhance the July 4 event and provide a unique, modern alternative to traditional fireworks, staff is recommending the use of a drone light show as a featured attraction.

Analysis:

Electric Sky Drone Shows, LLC specializes in designing, choreographing, and performing large-scale drone aerial light shows. The company brings Hollywood-level production expertise and cutting-edge technology to create synchronized, animated light displays in the night sky. Their performances are designed to captivate audiences and provide a safe, innovative, and environmentally conscious entertainment option.

The proposed drone show will serve as the headline attraction for the July 4 celebration at the Yuba-Sutter Fairgrounds. Unlike traditional fireworks, drone shows reduce fire risk, minimize noise impacts, and allow for highly customized storytelling elements, including patriotic imagery and community-specific themes.

This event is expected to draw residents and visitors from throughout the region, supporting community engagement and local economic activity. The drone show complements the July 3 fireworks event, creating a full weekend of celebration that appeals to a broad audience.

Entering into an agreement with Electric Sky Drone Shows, LLC ensures a high-quality production that aligns with the City's goals of innovation, safety, and community celebration.

Fiscal Impact

Funding Source: 1305-62701 (City Manager - Professional Services)

The total cost of the Services Agreement will not exceed $42,500.

Funding for this event is being shared by local Yuba-Sutter agencies in partnership with several private businesses. Yuba City will have a share of cost estimated to be approximately $30,000 to $35,000. Funding has been included in the proposed Fiscal Year 2026–27 budget.

In addition, since Yuba City is the host agency for the drone show, it is recommended Yuba City will provide the initial deposit as stated in the attached. This is consistent with the City of Marysville and their coordination and approval of the regional fireworks show to be held on July 3.

Alternatives:

1. Do not proceed with the 4th of July drone show and provide staff with alternate direction.

Recommendation:

Adopt a Resolution authorizing the City Manager to execute a Services Agreement, in consult with the City Attorney as to legal form, with Electric Sky Drone Shows, LLC in the amount of $42,500 for a Drone Aerial Light Show on July 4, 2026 with the finding that it is in the best interest of the City.

Attachments:
1. Resolution - Electric Sky
2. Electric Sky Service Agreement
3. Electric Sky Certificate of Insurance

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING A SERVICES AGREEMENT WITH ELECTRIC SKY DRONE SHOWS, LLC OF STUDIO CITY, CA FOR AN AERIAL DRONE LIGHT SHOW ON JULY 4, 2026 IN THE AMOUNT OF $42,500.00 WITH THE FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY

WHEREAS**,** the City Council of the City of Yuba City is committed to fostering community engagement, supporting local economic vitality, and providing safe and innovative public events; and

WHEREAS**,** the year 2026 marks the 250th anniversary of the signing of the Declaration of Independence, presenting a unique opportunity for communities nationwide to host commemorative celebrations; and

WHEREAS**,** the City is participating in a two-day regional celebration on July 3 and July 4, 2026, including a fireworks display in the river bottoms on July 3 and a family-oriented event at the Yuba-Sutter Fairgrounds on July 4; and

WHEREAS**,** the July 4 event will include a car show, family activities, and a drone aerial light show designed to provide a unique and memorable experience for residents and visitors; and

WHEREAS**,** Electric Sky Drone Shows, LLC specializes in designing, choreographing, and performing high-quality drone light shows utilizing advanced technology and artistic production to create engaging visual displays; and

WHEREAS**,** the use of a drone aerial light show provides a safe and innovative alternative to traditional fireworks, reducing fire risk and noise impacts while allowing for customized and dynamic visual storytelling; and

WHEREAS**,** the City Council finds that entering into a Services Agreement with Electric Sky Drone Shows, LLC in the amount of $42,500 is in the best interest of the City to ensure a high-quality event that promotes community pride and regional participation; and

WHEREAS**,** the Services Agreement has been reviewed and approved as to legal form by the City Attorney.

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

Section 1. The City Council hereby finds that the above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council hereby finds that entering into a Services Agreement with Electric Sky Drone Shows, LLC is in the best interest of the City.

Section 3. The City Manager is hereby authorized to execute a Services Agreement, in consultation with the City Attorney as to legal form, with Electric Sky Drone Shows, LLC

in the amount of $42,500.00 for a drone aerial light show to be held on July 4, 2026 at the Yuba-Sutter Fairgrounds.

Section 4. The City Manager, or designee, is authorized to make minor, non-substantive modifications to the Agreement consistent with the intent of this Resolution, subject to approval by the City Attorney as to legal form.

Section 5. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of May, 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit:
A. Proposed Services Agreement – Electric Sky Drone Shows, LLC
B. Certificate of Insurance

EXHIBIT A

SERVICE AGREEMENT

This **Service Agreement**, hereinafter 'the Agreement', for the provision of Drone Show Services is made between **Electric Sky Drone Shows LLC** of 12400 of Ventura Blvd #561 Studio City, CA 91604 ("**Company**") through its representative Ali Amini
and _____
of _____ through its representative _____ ("**Customer**").

The effective date of this Agreement is April 28,2026, and this Agreement remains in force unless terminated under the terms hereinafter provided,

WHEREAS, Company has the capability and capacity to provide drone services for aerial light shows and other related services, and

WHEREAS, Customer desires the Company to provide such services under the terms and conditions hereinafter set forth, and Company is willing to perform such services.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Company and Customer (hereinafter, collectively, the "Parties", or each, individually, a "Party") agree as follows:

SERVICES

1. **Company Services and Responsibilities of the Customer:** Company makes available drone services for aerial light shows, hereinafter 'the light shows', through drone

technology and the Customer agrees to facilitate and support the Company in relation to entry, stay and the provision of the light show services at the required locations agreed for the light shows. Customer support would also be provided during the duration of the shows and without prejudice to the foregoing, the Customer must provide the show Location together with precise launch area coordinates, show display storyboard requirements, and show date except in exceptional circumstances such as major service failures; or inclement weather conditions which cause the show to be canceled.

COMPENSATION AND PAYMENTS

2. **Compensation:** The Customer will provide compensation to Company based on the pricing schedule below for the services rendered by Company as required by this agreement. All prices stated include all relevant local taxes:

Show Name	**Yuba City INDEPENDENCE Day Celebration**
Show Date and Time	July 4th 2026, Time TBD
Show Location	421 Center St, Yuba City, CA 95991
Launch Area Coordinates	39°07'56.2"N 121°36'29.4"W
Duration	12-14 Minutes
Drone #	250
Total Cost	$42,500.00

In the event that this agreement is terminated by the Customer prior to completion of the services but where the services have been partially performed, Company will be entitled to pro rata payment of the compensation and any deposit, provided that there has been no breach of contract on the part of the Company.

3. **Modes of Payment:** The Company accepts payment of compensation via Cash, Money Order, Zelle, Paypal, Visa, Amex, Discover and/or Mastercard. If there is adequate time the Company may accept personal checks. Full payment of the remaining balance must be paid by the Customer to the Company no later than 72 hours before the scheduled show date/ time.

   The Customer invoice will disclose method of desired payment options convenient to the Customer. When using a credit card as a type of payment there will be an additional charge of 2.4%- 3.4%. A separate invoice will be created for credit card payments. The Customer also acknowledges that once the Customer has booked the light show with the Company, it means that the Company has reserved time in their schedule exclusively for the Customer.

4. **Animation Design and Lighting Changes:** No animation changes can be made 7 days prior to the show. If, however, a change is required for:
   a. 1 formation change then Company will need to be notified 8 working days prior to the show and the cost per formation change would be $1000.
   b. Every other additional formation, an additional 5 working days notification would be required.

5. **Other Payment terms:**
   a. 50% payment will be applied if cancellation occurs more than 60 days before the show.
   b. 100% payment will be applied if cancellation occurs 60 days or less before the show.
   c. If the show is booked in less than 30 days, then 100% payment will be applied in the case of any cancellation prior to the show.
   d. Other: __

6. **Rescheduling, Postponement and Relocation:**

a. In case of a cancellation due to weather or any other reason such as FAA, security or force majeure issues, the Company may delay the show until conditions improve.
b. If the conditions do not improve, the Company will reschedule or relocate the show at a convenient day and time and place for both parties.
c. If conditions do not improve and the event is rescheduled or relocated, the client is responsible for **all incremental costs** caused by the change, including but not limited to, travel changes, lodging, crew standby, freight/shipping, additional site assessments, permitting rework, etc.
d. Local permits and licenses are managed/handled with the assistance of the Customer. There are permit fees, the Customer is responsible for managing and covering these costs thereof.
e. Other: __

7. **Deposit:** The Company requires a non-refundable deposit equal to 30% of the total cost which shall be due upon execution of this agreement from the Customer in order to secure and reserve the time and date of the aerial drone show including animation and FAA permission. Deposits may be partially refunded due to extreme circumstances or major service failure and force majeure. The remaining balance of the total cost must be paid by the Customer to the Company no later than 72 hours before the scheduled show date/ time. Payments via credit cards are subject to a processing fee of 2.4%–3.4%. Failure to pay the balance by the deadline constitutes a material breach and grounds for cancellation by the Company.

8. **Refunds:** The Company reserves the sole discretion to issue refunds only in extraordinary circumstances, such as catastrophic service failures, legally recognized force majeure events, or extreme weather conditions that render performance impossible. The Customer expressly acknowledges and agrees that no refunds, credits, or rescheduling will be granted

for cancellations, delays, or terminations arising from non-weather-related disruptions, changes in event plans, or any cause outside of the Company's control. Furthermore, the Customer acknowledges that 30% of the total deposit is specifically allocated to pre-production services, including but not limited to animation and programming, and is strictly non-refundable under any circumstances.

BOOKINGS AND DURATION OF THE AGREEMENT

9. **Term:** The term of this agreement will begin on the "effective date" of this agreement and will remain in full force and effect until the completion of the services or for a minimum of twelve months, subject to earlier termination as provided in this agreement. The term of this agreement may be extended with the written consent of the parties.

10. **Booking:** In order to allow and enable the Company to immediately reserve and book the desired time and date of the aerial light shows, both the deposit and full payment must be paid by the Customer and the Customer acknowledges that:
    a. A booking is taken on a provisional basis until the deposit has been paid in full and funds cleared through the banking system (where appropriate).
    b. The balance of the service charges is payable not less than 72 hours after the start of the service. Failure to pay the deposit or balance in full by the due dates will constitute grounds for cancellation by Company.
    c. Upon confirmation of a custom order, the Company will initiate contact with the Customer to discuss and gather input regarding the Customer's vision and desired themes. The parties will collaborate to select up to ten (10) visual concepts to be incorporated into a preliminary storyboard.

SITE ASSESSMENTS AND RESPONSIBILITIES OF THE PARTIES

11. **Site/Event Assessment:** Company will evaluate site location by making certain that; permits, waivers, safety measures and FAA regulations and requirements are in place and, in doing so, Company may use a series of FAA (Federal Aviation Authority) automated applications to make certain all safety measures have been met when the site is located within the USA and in case of its provision of services in territories beyond the USA, the domestic and international laws shall be applicable. Each Site location is assessed thoroughly by following specific safety procedures, further Company must be able to forecast and identify any safety hazard, whether procedural, operational, or maintenance related as soon as possible after, if not before, an incident occurs. However, the Company does not bear any responsibility for any intentional torts or disorder committed by the Customer's spectators, by-standers or the outsiders. Furthermore, the Company does not bear any liability for any public and private nuisance when the site is selected at the choice of the Customer. Customer is responsible for securing the "fallout zone" with barriers and security. Company is not liable for nuisance claims on the Customer selected the site.

12. **Responsibilities:** Company shall provide all digital storage, equipment, and administrative support personnel in furtherance of this agreement. Company agrees and warrants that all service activities undertaken will strictly adhere to the Customer's requests which the Customer has reviewed and approved in writing. Customer is responsible for securing fallout zone with proper signage, barriers and security personnel.

13. **Inability to Conduct Show due to Weather or other Legal Obstructions:** In the event that Company's light shows for the site within the USA are halted or delayed due to inclement weather per the discretion of the FAA or Company using standard aviation forecasting tools or FAA restrictions and a force majeure, the show will be rescheduled to a later time that is more conducive to safe flight operations. In addition, if the FAA issues flight restrictions due to standard operating national airspace procedures, the show will be rescheduled within a reasonable time based on when those restrictions have been lifted or

released. When the site for the light shows is located beyond the USA, this clause will be read in consonance with the domestic and international laws.

14. **Likeness, Social Media, Customer Picture Usage Waiver:** The Customer understands that the Company may wish to use their pictures of shows or designs on social media or for other advertising purposes or other business concepts. Customer agrees to permit Company to use such imagery as appropriate for an indefinite period, with the exception of images of individuals, recognizable private property and other company's logo- these would require approval in writing.

15. **Intellectual Property:** Company retains all rights to show animations and programming. Customer grants Company a perpetual right to use footage of the show for promotional purposes.

16. **Show Waivers/Authorizations:** In the event that Company's show requires a waiver or authorization from the FAA for flight operations outside of standard allowable regulations, such as line of sight, flight over people or other special requirement, the Company will manage the FAA approval process and notify the Customer of the specific details, possible modifications and/or decisions by the FAA or local municipal ordinances. However, it is obligatory for the Customer to provide specific details for the light shows so that the proper parameters can be submitted for approval. Moreover, when the site for the light shows is located beyond the USA, this clause will be read in consonance with the domestic and international laws.

17. **Independent Contractor.** In providing the services under this agreement it is expressly agreed that Company is acting as an independent contractor and not as an employee. Company and the Customer acknowledge that this agreement does not create a partnership or joint venture between them, and is exclusively a contract for service. The Customer is

not required to pay, or make any contributions to, any social security, local, state or federal tax, unemployment compensation, workers' compensation, insurance premium, profit-sharing, pension or any other employee benefit for Company during the term. Company is responsible for paying, and complying with reporting requirements for, all local, state and federal taxes related to payments made to Company under this agreement.

CONFIDENTIALITY AND INDEMNIFICATION

18. **Confidentiality & Non-Disclosure:** The Company, and Company's director officers, employees, independent contractors and representatives agree and recognize that all names provided to Company by Customer are to be held in strict confidence. Company, or any of Company's directors, officers, employees, and representatives will not, directly or indirectly, copy, lend, rent, trade, give away, duplicate, pledge or sell the Customer's names, address and/or telephone numbers to any third party, as all such material is deemed "confidential information." Further, Company agrees to adhere to any state or federal privacy statutes or regulations applicable to the aforementioned information. This provision survives the termination of this agreement, regardless of the basis for such termination. Company shall take such measures to prevent its directors, officers, employees, and representatives from using any confidential information, other than for the intended benefit of Customer.

19. **Indemnification.** Each party hereto agrees to indemnify and hold harmless the other party hereto and its affiliates, and their officers, agents and employees from and against any and all losses, claims, demands, liabilities, costs, fines, penalties, forfeitures, assessments, damages, and expenses (including attorneys' fees and any punitive or extra-contractual damages) or other liabilities resulting or arising from or involving any of the following: the violation of any law, regulation, or other legal mandate, by any party hereto or its officers, directors, employees, subcontractors, agents or representatives or its affiliates, and their

officers, directors, employees, subcontractors, agents or representatives; or the breach by any party, or its officers, directors, employees, subcontractors, agents or representatives or its affiliates, and their officers, directors, employees, subcontractors, agents or representatives of any covenant, condition, warranty, or representation contained in this Agreement; or any other acts or omissions of either party, its officers, directors, employees, subcontractors, agents or representatives or its affiliates, and their officers, directors, employees, subcontractors, agents or representatives in connection with this Agreement, whether negligent, intentional, or otherwise, including, but not limited to, the failure to satisfy any of the duties as required under this Agreement.

20. **Warranties.** There are no warranties from the Company to the Customer and as such the Customer agrees to discharge Company and its affiliates, successors and assigns, officers, employees, representatives, partners, agents and anyone claiming through them, in their individual and/or corporate capacities from any and all claims, liabilities, obligations, promises, agreements, disputes, demands, damages, causes of action of any nature and kind, known or unknown, which the Customer has or ever had or may in the future have against the Company or any of the released parties arising out of or relating to this contract. This release shall not be in any way construed as an admission by the Company that it has acted wrongfully with respect to the Customer or any other person that it admits liability or responsibility at any time for any purpose, or that the Customer has any rights whatsoever against the Company.

21. **Limitation of Liability:** Company's total liability is limited to the Total Cost of this Agreement. The Company is not liable for intentional torts by the Customer’s spectators.

DISPUTE RESOLUTION

22. **Arbitration:** Any dispute or difference arising out of or relating to this Agreement shall

be referred to an arbitration panel consisting of a party-appointed arbitrator. Arbitration shall be initiated by the delivery of a written notice of demand for arbitration by one party to the other. Each party shall choose and agree on the same arbitrator. If both parties fail to agree, a court of law with proper jurisdiction may appoint an arbitrator. If either party refuses or neglects to appoint an arbitrator within thirty (30) days after a request by the other to do so, the other party may appoint arbitrator.

The arbitrator shall have the power to determine all procedural rules for the arbitration, including discretionary power to make orders as to any matters which it may consider proper in the circumstances of the case with regard to pleadings, discovery, and inspection of documents, examination of witnesses and any other matter relating to the conduct of the arbitration. The arbitrator may receive and act upon evidence, whether oral or written, strictly admissible or not, as it shall in its discretion think fit. The arbitrator shall not be obliged to follow judicial formalities or the rules of evidence, may abstain from following the strict rules of law, and shall make its decision giving due consideration to the custom and practice of the insurance and reinsurance business. The decision of the arbitrator shall be final and binding on both parties. Judgment upon the award rendered may be entered in any court having jurisdiction.

OTHER

23. **Insurance:** The Company's Unmanned Aircraft Systems (UAS) Liability and Commercial General Liability insurance is placed through Convex Insurance UK Limited for third party bodily injury and/or property damage resulting from an Occurrence at any premises used by the Insured in connection with their UAS operations.

24. **Entire Agreement:** This agreement represents the full and complete understanding of the parties. It supersedes all prior oral or written understandings, agreements, and negotiations about the subject of this agreement. No provisions or agreements made after execution of

this agreement are binding, unless in writing and signed by all the parties. This agreement cannot be amended, changed, or altered without the express written agreement of each of the parties hereto.

25. **Titles/Headings.** Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement

26. **Force Majeure:** In no event shall the parties be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including (but not limited to) accidents, acts of war or terrorism, natural catastrophes, pandemics, or acts of God, and interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services; it being understood that the parties shall use reasonable efforts which are consistent with accepted practices in the industry to resume performance as soon as practicable under the circumstances.

27. **Modification & Waiver:** No provision of this agreement may be amended or modified unless such amendment or modification is agreed to in writing and signed by Company and Customer. No waiver by either of the parties of any breach by the other party hereto of any condition or provision of this agreement to be performed by the other party hereto shall be deemed a waiver of any similar or dissimilar provision or condition at the same or any prior or subsequent time.

28. **Notice:** Any notice given pursuant to this agreement shall be in writing and shall be deemed given on the earlier of the date the same is emailed, mailed, postage prepaid, registered with return receipt requested, to the address as shown on the signature page, or at such other address as a party may from time to time designate in writing.

29. **Severability & Survival:** Should any provisions of this Agreement be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and if such provision or provisions are not modified as provided above, this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had not been set forth herein. Upon the expiration or other termination of this Agreement, the respective rights and obligations of the parties hereto shall survive such expiration or other termination to the extent necessary to carry out the intentions of the parties under this Agreement.

30. **Authority:** Each party warrants and represents that i) it has the full right and authority to enter into and perform its responsibilities pursuant to this agreement;
ii) in performing its obligations under this agreement, the Company and the Customer will remain in compliance with all applicable laws and regulations and will not infringe or violate any rights of any third parties. The foregoing warranties shall survive any termination of this agreement.

31. **Governing Law, Jurisdiction, and Venue:** This Agreement, for all purposes, shall be construed in accordance with the laws of the State of California, USA without regard to conflicts of law principles. Any action or proceeding by either of the parties to enforce this agreement shall be brought only in a state or federal court located in Los Angeles County, California. The parties hereby irrevocably submit to the exclusive jurisdiction of such courts and waive the defense of inconvenient forum to the maintenance of any such action or proceeding in such venue.

SIGNATORIES

IN ACKNOWLEDGEMENT OF FULL UNDERSTANDING, THE PARTIES ACKNOWLEDGE AND AGREE THAT THEY HAVE FULLY READ, UNDERSTOOD

AND VOLUNTARILY ENTER INTO THIS AGREEMENT. THE PARTIES ACKNOWLEDGE AND AGREE THAT THEY HAVE HAD AN OPPORTUNITY TO ASK QUESTIONS AND CONSULT WITH AN ATTORNEY OF THEIR CHOICE BEFORE SIGNING THIS AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Company

Name: _____

Company Name: _____

Title/ Role: _____

Address: _____

Email: _____

Signature: _____ Date:_____

Customer

Name: _____

Company Name: _____

Title/ Role: _____

Address: _____

Email: _____

Signature: _____ Date:_____

EXHIBIT B

CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY): 4/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
1160 N Town Center Dr Ste 300
Las Vegas NV 89144

License#: 0D69293

CONTACT NAME: Jami Keener
PHONE (A/C, No, Ext): 702-998-3883 **FAX (A/C, No):**
E-MAIL ADDRESS: jami_keener@ajg.com
PRODUCER CUSTOMER ID #: ELECSKY-01

INSURER(S) AFFORDING COVERAGE	%	NAIC #
INSURER A : Convex Insurance UK Limited		
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Electric Sky Drone Shows LLC
12400 Ventura Boulevard #561
Studio CA

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

POLICY INFORMATION **CERTIFICATE NUMBER:** 1908226673 **REVISION NUMBER:**

POLICY TYPE						LINE OF BUSINESS SUBCODE									
	INDUSTRIAL AID		PLEASURE & BUS	X	COMMERCIAL		AIRPLANE		HELICOPTER		MIXED FLEET		EXCESS		QUOTA SHARE
	NON-OWNED	X	UAS Light Show			X	LIABILITY ONLY		HULL & LIABILITY		HULL ONLY	X	UAS/Drone		

AIRCRAFT INFORMATION ☐ **ACORD 333, Aircraft Schedule attached**

YEAR	MAKE	MODEL	SERIAL NUMBER	REGISTRATION NUMBER
	See Remarks*			

TERRITORY: Worldwide

AIRCRAFT COVERAGES

INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y / N)	SUBROGATION WAIVED? (Y / N)
A	C2601ELE2324	4/1/2026	4/1/2027	Y	

COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
AIRCRAFT HULL		$		$	
		$			
AIRCRAFT LIABILITY	X War Liability	$ 10,000,000	EA OCC	$	EA PER
		$	EA PASS	$	AGGR
MEDICAL PAYMENTS	INCLUDING CREW	$ 25,000	EA PER		
	EXCLUDING CREW				

COVERAGE CODE	COVERAGE DESCRIPTION	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
	Premises Liab		$ 10,000,000	EA OCC	$	
			$		$	
			$		$	
			$		$	
			$		$	
			$		$	

DESCRIPTION OF OPERATIONS / REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

See Attached...

CERTIFICATE HOLDER

City of Yuba City
1201 Civic Center Blvd
Yuba City CA 95993

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: ELECSKY-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	Electric Sky Drone Shows LLC 12400 Ventura Boulevard #561 Studio CA
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 21 **FORM TITLE:** CERTIFICATE OF AVIATION LIABILITY INSURANCE

Unmanned Aircraft Systems (UAS) Liability for Drone Light Shows and related operations.

Policy Territory: Worldwide excluding Russia, Ukraine, Belarus, Sudan, North Korea, Palau, Cuba, Venezuela, Iran, Syria, Afghanistan, Lebanon, and Israel.

Premises Liability: Policy is extended to cover third party claims for Bodily Injury and/or Property Damage resulting from an Occurrence at any premises used by the Insured in connection with their Unmanned Aircraft System operations.

Blanket Liability Coverage for UAS held on file, including:

UAS MAKE	MODEL	TOTAL # INSURED
UVify	IFO	320
DJI	Mavic 4 Pro	1
DJI	Mavic 2 Pro	1

As respects the UAS operations of the Named Insured:
- Certificate Holder is an Additional Insured as respects UAS Liability and Premises Liability, pursuant to and subject to the policy's terms, definitions, conditions and exclusions.

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Additional Insured Clause

Solely as respects an occurrence arising out of the ownership, maintenance, or use of an unmanned aircraft insured under this policy, and solely to the extent required by an agreement with the Named Insured, the following provisions shall apply as required by the Named Insured:

The insured section of the policy is amended to include the certificate addressee as an insured, but only as respects the Named Insured's use of the aircraft and only with respect to the certificate addressee's liability because of acts or omissions of the Named Insured, as required by the Named Insured.

However, no such person or organization is an Insured if he, she, or it, or any of his, her, or its agents or employees is engaged in the manufacture, maintenance, repair, or sale of aircraft, aircraft engines, components or accessories, or in the operation of any airport, hangar, flying school, flight service, or aircraft or piloting service, as respects any occurrence arising out of such activity.

The insurance, as to the interest of the certificate addressee, shall be primary without right of contribution by any other valid and collectible insurance available to the certificate addressee, as required by the Named Insured.

We waive any right of recovery we may have against the certificate addressee because of payments it makes for physical damage to aircraft described in this certificate, but only to the same extent that the Named Insured has waived its right of recovery for such physical damage against the certificate addressee, and only as required by the Named Insured.

A121 Amended

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: Traffic Calming: Sanborn Road & McCune Ave

Recommendation: Review the results of the March 11, 2026, Sanborn/McCune Neighborhood Traffic Calming Meeting and provide recommendations regarding traffic-calming solutions along Sanborn Road, between Lincoln Road and Cherry Street

Fiscal Impact: Minor staff time associated with the installation of temporary traffic calming measures.

Purpose:

To calm traffic and improve safety along Sanborn Road, between Cherry Street and Lincoln Road.

Strategic Focus Area:

This project addresses the City's Strategic Focus Area of Safe Communities and improves the City's quality of life as calming traffic in a residential area will allow residents, pedestrians, and cyclists to feel safer.

Background:

The section of Sanborn Road between Lincoln Road and Cherry Street has been subject to speeding, reckless driving, and accidents. This is likely due to its nature as a collector roadway with a long, straight, wide right-of-way, with no traffic-calming devices in place. Since 2024, staff has worked with the Sanborn/McCune neighborhood community to determine options for traffic-calming solutions. In Summer of 2025, City staff installed a mini roundabout at the intersection of Sanborn Road and McCune Drive, in hopes of slowing vehicular traffic. While vehicle speeds did slow slightly, ultimately the community alerted the City to navigability issues with the mini-roundabout, and it was removed in Winter of 2025. Based upon the strong community feedback, staff coordinated another neighborhood meeting with the community.

Analysis:

On March 11, 2026 a meeting was held at 728 Sanborn Road to discuss safety concerns, provide potential solutions, and allow for the community to provide input. The meeting was attended by Public Works staff, District Councilmember Kirchner, City firefighters, the Sutter County Sheriffs Department, the County's Director of Development Services, Neal Hay, and 42 area residents. During the meeting,

the staff discussed issues with reckless driving, speeding, previous accident history, and provided examples of a number of traffic-calming countermeasures.

The countermeasures which staff provided included horizontal countermeasures: medians, pinch-points, chicanes, lane shifts, on-street parking, intersection curb extensions, street trees, and one vertical countermeasure: speed humps. Additionally, staff provided renderings of a potential test option for median pinch points (Attachment 1). This option would require vehicles to slow by means of median pinch points placed approximately every 450 ft. This option would have no material cost, as all materials used were previously purchased for the previous mini-roundabout pilot project.

After the initial discussion, staff provided poster boards in which residents could view the City's proposed countermeasures, and vote on which items they liked and disliked via red and green stickers. Further, staff provided comment cards for residents to provide additional input. The comment cards received have been attached as Attachment 2 to this Staff Report. Lastly, staff opened the meeting up for discussion. During the discussion portion of the meeting, many residents provided examples of their experiences with dangerous traffic situations in the area, and their thoughts on traffic-calming solutions. Between the poster boards, comment cards, and discussion, the most common items requested by the residents were speed humps and an all-way stop at Sanborn Road and McCune Drive.

Regarding the residents' desire for an all-way stop at the intersection of Sanborn Road and McCune Avenue, staff does not recommend the installation of an all-way stop. Per CA MUTCD Section 2B.04 05, "YIELD or STOP signs should not be used for speed control." CA MUTCD states that multi-way stop controls should be based upon an engineering study which considers minimum criterion the following:

1. Crash Experience
2. Site Distance
3. Transition to Signal Control or Transition to Yield Control at a Circular Intersection
4. 8-Hour Volume
5. Other Factors Including:
    1. Need to control left turn conflicts
    2. Intersection with streets of similar design and operating characteristics where all-way stop control would improve traffic operational characteristics
    3. Where pedestrian and/or bicyclists' movements support the installation of all-way stop control

City staff collected data, completed an Engineering Study for All-Way Stop Control, and determined that none of the criteria were met. Studies have shown that installation of stop signs unnecessarily can cause negative results, such as: increased speed after stopping to compensate for time lost, and reduced compliance at stop signs and rolling stops for signs that may feel unwarranted.

Regarding speed humps, staff requested quotes for bolt-down speed cushions which would include cut-outs for emergency vehicles. Attachment 3 includes a brochure on the staff's preferred model. The cost for the material to construct four speed cushions is approximately $12,000. Public Works Staff has the capability of installing these in-house. While staff is not opposed to utilizing speed cushions as a last-resort traffic-calming measure on local roadways, staff does not recommend installing speed humps or other types of vertical traffic control measures on arterial or collector roadways at this time.

Staff recommends that the presented median pinch-point traffic control be installed at this time as no equipment purchases are necessary, and staff can install the pinch points in-house.

Moving forward, staff plans to create a Traffic Calming Program which will provide resources to residents traffic calming solutions for different scenarios, provides traffic calming request forms, and

ultimately creates a uniform and more efficient process for implementing traffic calming throughout the City.

Fiscal Impact:

Minor staff time associated with the installation of temporary traffic calming measures.

Alternatives:

1. Direct staff to purchase and install the presented speed cushions. Equipment cost is approximately $12,000
2. Direct staff to implement other traffic control methods, such as the horizontal measures presented by staff, and considered by the community.
3. Direct staff to purchase and install solar speed feedback signs

Reccomendations:

Review the results of the March 11, 2026, Sanborn/McCune Neighborhood Traffic Calming Meeting and provide recommendations regarding traffic-calming solutions along Sanborn Road, between Lincoln Road and Cherry Street.

Attachments:

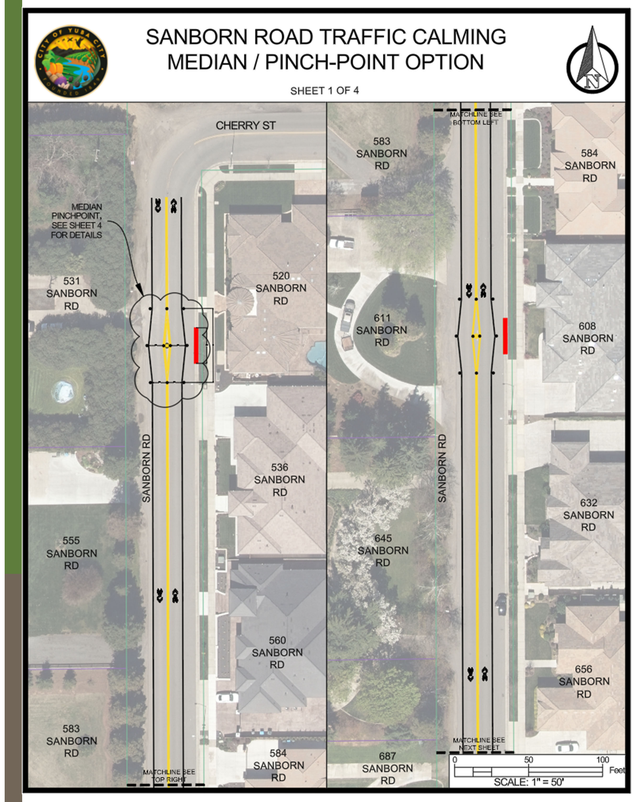
1. Attachment 1 - Test Option
2. Attachment 2 - Comments
3. Attachment 3 - Speed Cushions

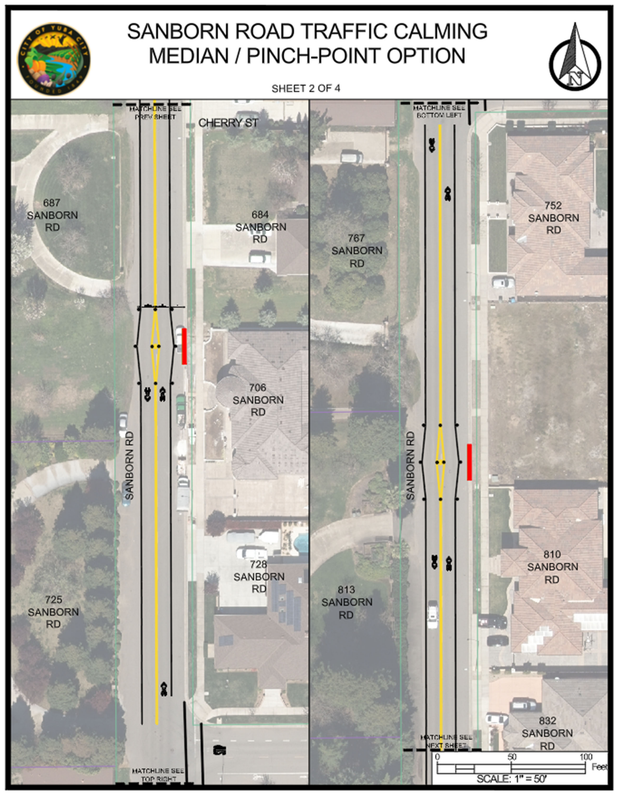
Prepared By:
Josh Wolffe
Public Works Director

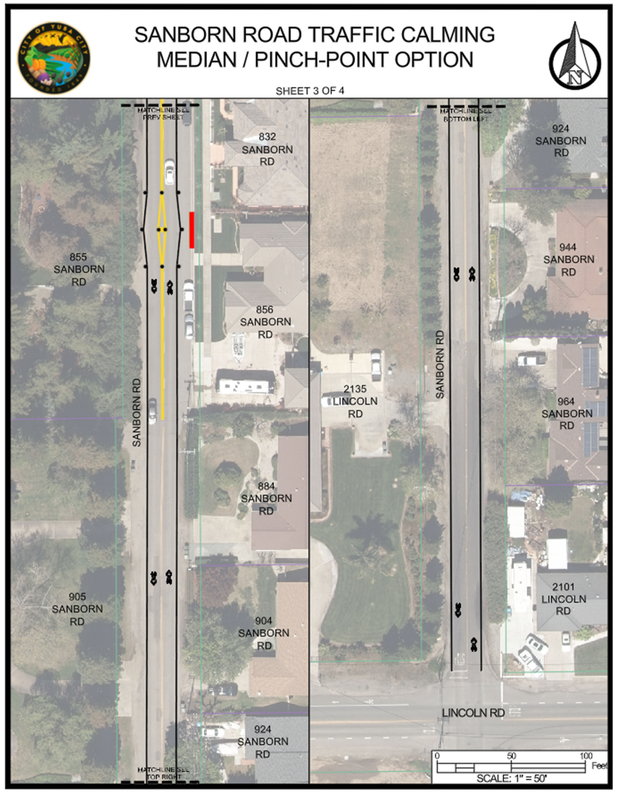
Submitted By:
Robert Bendorf
City Manager

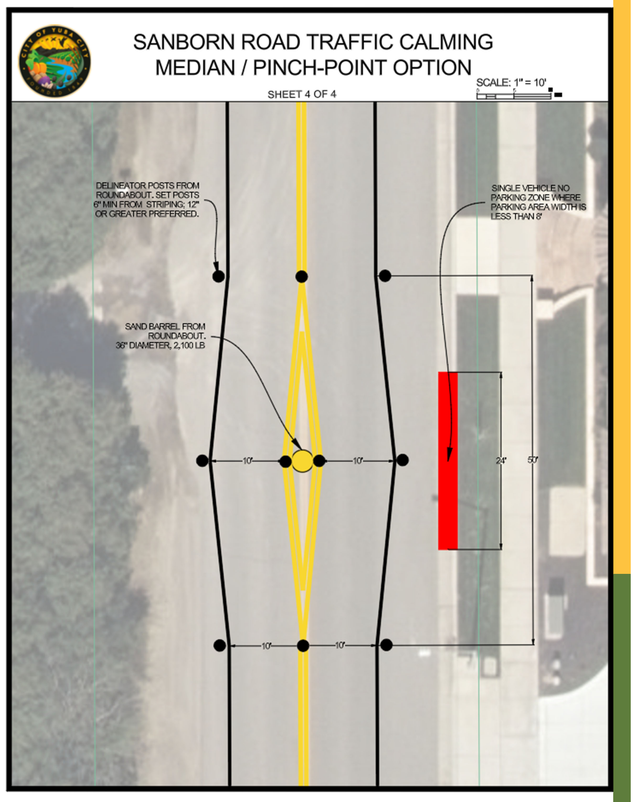
ATTACHMENT 1

POTENTIAL TEST OPTION:
MEDIAN / PINCH-POINTS









Potential benefits:

- Only five parking spaces restricted along Sanborn; can be placed in coordination with property owners
- Will not restrict emergency service vehicles, large delivery trucks, or large personal vehicles
- Placed every 450 feet to ensure vehicles maintain reduced speeds
- Discourages Sanborn being used as cut-through.
- Minimal cost; traffic control devices from roundabout can be re-used, no additional devices necessary

ATTACHMENT 2

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☒ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☐ Visibility issues

☒ Reckless driving ☒ Pedestrian safety

☒ Cut-through traffic

☐ Other: donuts @ intersection

Where/when do you most often notice these problems?

Sanborn + mcune

Additional comments or ideas:

Optional:

Name: Jas Sangha

Email or Phone: 530

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: donuts at intersection

Where/when do you most often notice these problems?

Sanborn & mcune

Additional comments or ideas:

Optional:

Name: Macie Sangha

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [ ] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

Sanborn between
Mccune & Cherry

Additional comments or ideas:

Optional:

Name: Tejinder Rai

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☐ Yes ☒ No ☒ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☐ Visibility issues

☐ Reckless driving ☒ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

WEEKEND MORNING WALKS,

EVENING WALKS.

Additional comments or ideas:

Optional:

Name: NEIL HAY

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☐ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

Sanborn, Anna Drive, McCune

Additional comments or ideas:

Speed Bumps, Humps are or should be the primary option to help reduce speed in the neighborhood

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

All of Sanborn Road, specifically north of Lincoln Rd.

Additional comments or ideas:

I don't think McCune & Sanborn should have a 3-way stop (people will use it to slow down & rev off). I think speed bumps throughout are the best & only option at this point.

Optional:

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

Sanborn Road is treated like a Race Track

Additional comments or ideas:

Please add Speed Bumps

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: Commercial vehicles parking in residential areas.

Where/when do you most often notice these problems?

Mcguire Road, Anna and some other streets.

Additional comments or ideas:

Residents should be encouraged to park their vehicles properly and on their driveways

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☑ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☐ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

_____

_____

_____

Additional comments or ideas:

Put the Sign Board of Speed

_____

_____

_____

_____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☒ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☐ Visibility issues

☒ Reckless driving ☒ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

McCune & Sanborn

Additional comments or ideas:

Wreckless Driving Speeding

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [ ] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

_____

_____

_____

Additional comments or ideas:

Speed bumps and stop signs might help.

Optional:

Name: Eleni Karnoupis

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☑ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☐ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

_____

_____

_____

Additional comments or ideas:

Community would like to additional speed bumps and stop sign.

_____

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [x] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

McCune Ave + Sanborn Rd

Additional comments or ideas:

Need a 3-way Stop Sign @ McCune + Sanborn + Speed bumps

Optional:

Name: Tiaith John

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [x] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [x] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

intersection

nights | evening | weekends

Additional comments or ideas:

Stop Signs!

speed bumps

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [x] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [x] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

intersection

evenings / nights weekends

Additional comments or ideas:

Stop signs

speed bumps

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☒ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☐ Visibility issues

☒ Reckless driving ☒ Pedestrian safety

☐ Cut-through traffic

☐ Other: Cars doing donuts @ McCune & Sanborn

Where/when do you most often notice these problems?

Speeding on Sanborn

Additional comments or ideas:

Need Stop Signs - Flashing at Sanborn & McCune

Speed tables both ends Sanborn

Optional:

Name: Ken Bates

Address: 0 Carmenist

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: Cars doing donuts at McCune & Sanborn

Where/when do you most often notice these problems?

Speeding on Sanborn

Additional comments or ideas:

Need Stop Signs - Flashing at Sanborn and McCune

Speed Tables both ends Sanborn

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☐ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☑ Cut-through traffic

☐ Other: Kids on gas powered bikes

Where/when do you most often notice these problems?

Daily - After School - Mainly 3-9

Additional comments or ideas:

Speed bumps + Stop signs.

Addit' ' '

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [ ] Reckless driving
- [ ] Pedestrian safety
- [ ] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

everyday

Additional comments or ideas:

put a stop ~~sign~~ in the middle
t speed ~~pan~~ bumps
in two places

Optional:

Name: Tim Dalke

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [x] Visibility issues
- [x] Reckless driving
- [x] Pedestrian safety
- [x] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

evenings & nights especially

Additional comments or ideas:

speed bumps
Stop Signs

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

- [x] Yes
- [ ] No
- [ ] I travel through this area frequently

What traffic concerns do you experience in this area?

- [x] Speeding vehicles
- [ ] Visibility issues
- [x] Reckless driving
- [ ] Pedestrian safety
- [x] Cut-through traffic
- [ ] Other: _____

Where/when do you most often notice these problems?

Everyday and all day long

Additional comments or ideas:

Would be nice to put speed bumps and stop sign

Optional: _____

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☑ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☑ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

Evenings

Additional comments or ideas:

Speed bumps & Stop Sign

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☑ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☑ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

& Evenings

Additional comments or ideas:

Need Speed bumps and Stop Sign

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☒ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☒ Visibility issues

☒ Reckless driving ☒ Pedestrian safety

☒ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

All along north Sanborn Rd.
Especially at McCune

Additional comments or ideas:

I strongly support, in this order: (1) (2)
(1) Choke points by 2 center medians combined with 2 or 3 speed humps.
(2) stop sign as secondary in importance

Optional:

Name: ZAC Repka

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☐ Visibility issues

☑ Reckless driving ☐ Pedestrian safety

☑ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

ON SANBORN RD between LINCOLN RD. TO CHERRY ST

Additional comments or ideas:

STOP SIGN AND BUMP TABLE.

Optional:

Name: MAKHAN S. [illegible]

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☑ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☑ Speeding vehicles ☐ Visibility issues

☑ Reckless driving ☑ Pedestrian safety

☐ Cut-through traffic

☐ Other: LOUD MUSIC

Where/when do you most often notice these problems?

McCune & SANBORN

Additional comments or ideas:

NEED Stop Signs & Speed TABLES

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☐ Yes ☐ No ☑ I travel through this area frequently

What traffic concerns do you experience in this area?

☐ Speeding vehicles ☑ Visibility issues

☑ Reckless driving ☐ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

at Least 1 x wk

especially on weekends

Additional comments or ideas:

Stop signs &

Speed bumps

Optional:

Name: Sandra

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☒ Yes ☐ No ☐ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☐ Visibility issues

☒ Reckless driving ☒ Pedestrian safety

☐ Cut-through traffic

☐ Other: Electric Bikes

Where/when do you most often notice these problems?

ON Sanborn Rd

Additional comments or ideas:

Need Speed Humps & 3-way Stop

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

Sanborn Rd & McCune Ave Traffic Calming Meeting

Community Feedback Card

Do you live in this neighborhood?

☐ Yes ☐ No ☒ I travel through this area frequently

What traffic concerns do you experience in this area?

☒ Speeding vehicles ☒ Visibility issues

☒ Reckless driving ☒ Pedestrian safety

☐ Cut-through traffic

☐ Other: _____

Where/when do you most often notice these problems?

I visit family several times a week

Additional comments or ideas:

there needs to be slower traffic in area

Optional:

Name: _____

Email or Phone: _____

Thank you for helping us improve traffic safety in your neighborhood.

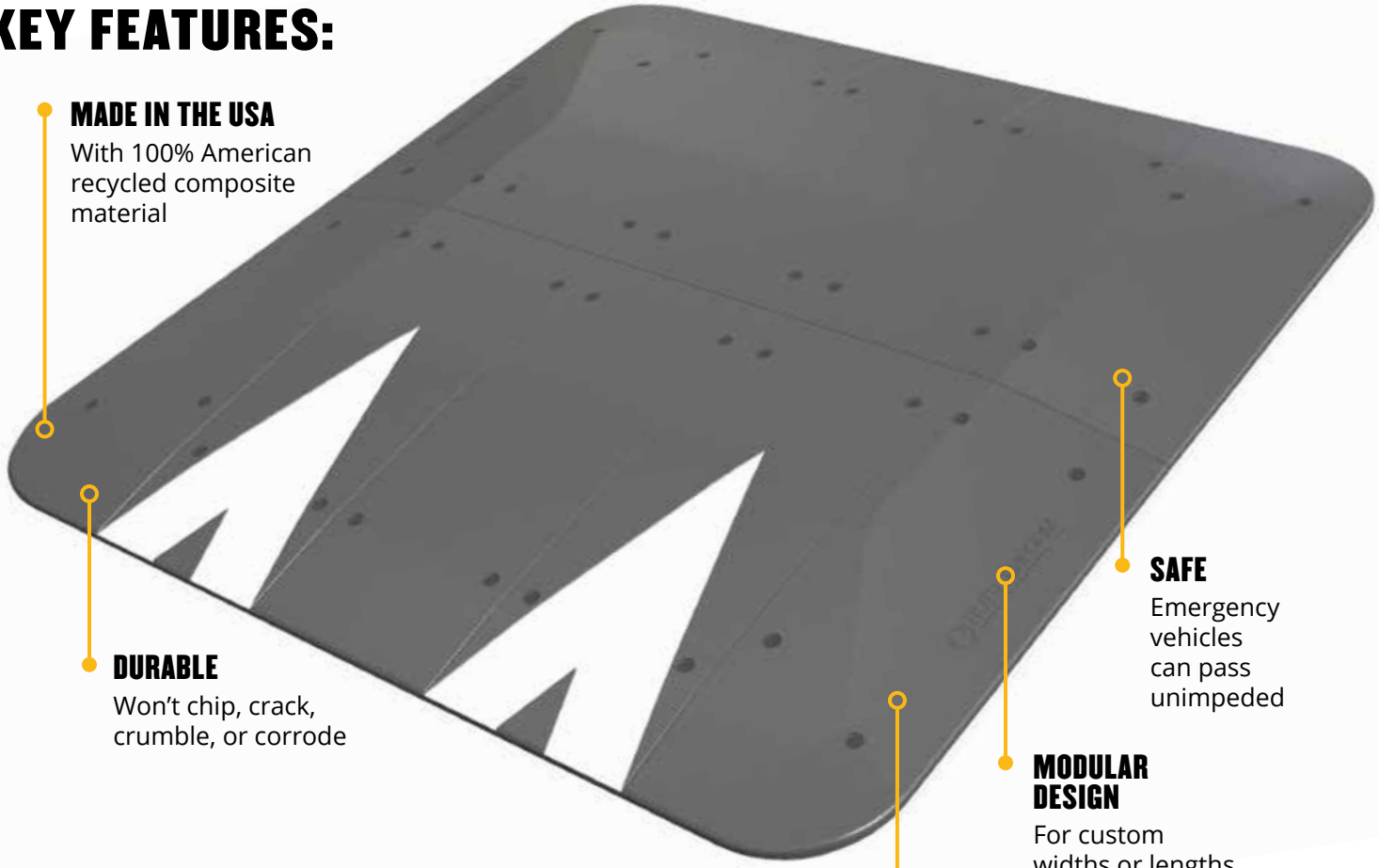
ATTACHMENT 3

SPEED CUSHION

RubberForm Speed Cushions are traffic calming devices and effective alternatives to asphalt and concrete speed humps or radar signs. Speed cushion design allows emergency vehicles to pass unimpeded while still slowing down other vehicles. Our speed cushions are carefully innovated and manufactured for easy installation and maintenance: no road closures, no heavy equipment, no large work crews required.

Our Next-Gen recycled composite material can outlast and outperform the alternatives: concrete, asphalt, or compression molded recycled rubber. RubberForm speed cushions won't crack, crumble, or corrode, no matter the heat, cold, rain, ice, or snow thrown at them.

KEY FEATURES:



MADE IN THE USA
With 100% American recycled composite material

DURABLE
Won't chip, crack, crumble, or corrode

SAFE
Emergency vehicles can pass unimpeded

MODULAR DESIGN
For custom widths or lengths

EASY
To install, remove, and relocate

Made in the USA

100% Recycled Materials

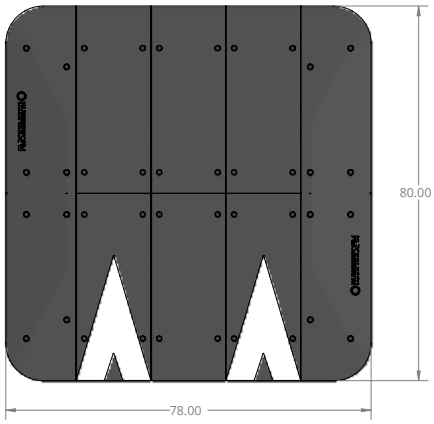
Unrivaled Quality

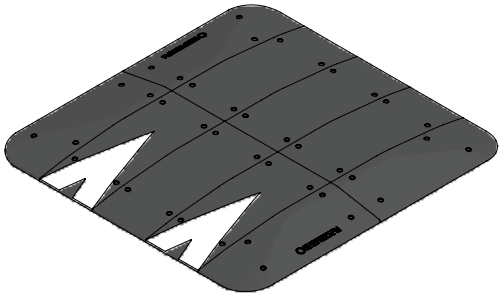
UV Resistant

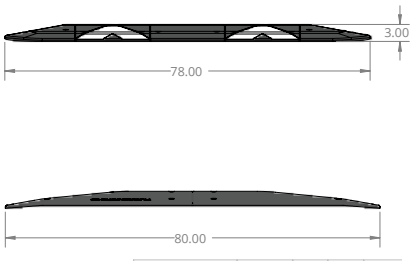
SPEED CUSHIONS SPECIFICATIONS

RUBBERFORM SPEED CUSHION (10-PC)

- 3”H x 78”W x 80”L
- Total weight 228 lbs.
- Standard 10-piece system proprietary injection molded
- Available all black or with up to 6 white or yellow MUCTD arrowheads
- Made in USA with 100% recycled composite material







RUBBERFORM RF-SCHWK10 (INCLUDED HARDWARE KIT)

- 10 piece Speed Cushion Hardware Kit
- 40 – Lag Bolts: 1/2 in. x 6 in.
- 40 – Washers
- 40 – Anchors
- 40 – Black Caps
- 24 – Dual Flange Connectors

RUBBERFORM RF-SCEPR

- 2 Part Mortar Cement

RUBBERFORM RF-SCRDG

- Mortar Dispensing Gun







CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Amendment to the 2021-2029 City of Yuba City General Plan Housing Element
Recommendation: A. Conduct a Public Hearing, and;

B. Adopt a Resolution of the City Council of the City of Yuba City adopting the revised 2021-2029 City of Yuba City General Plan Housing Element
Fiscal Impact: None

Purpose:

To hold a Public Hearing on the Amended 2021-2029 City of Yuba City General Plan Housing Element.

Strategic Focus Area:

This proposal aligns with the City's Strategic Focus Area of Infrastructure.

Background:

The purpose of a General Plan Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Housing Elements are required to be updated on eight-year cycles and are subject to the review and approval of the State Housing and Community Development Department (HCD). The 2021–2029 Housing Element serves as the City of Yuba City's guiding policy document to meet future housing needs for all of the City's economic levels.

Analysis:

2021-2029 City of Yuba City General Plan Housing Element.
Per State requirements, the City's 2021 – 2029 Housing Element Update includes the following components:

Analysis of existing and projected housing needs

- Assessment of Fair Housing
- Inventory of available land for housing
- Analysis of potential constraints on housing

- Evaluation of previous housing element
- Goals, policies, and implementation programs

Regional Housing Needs Assessment (RHNA). HCD determines the number of housing units that regions throughout the state must plan for. Sacramento Area Council of Governments (SACOG) is responsible for developing a methodology for allocating these units by income category to each city and county in the region. The City is not responsible for building these allocated housing units, but the City is responsible for identify adequately zoned vacant land to accommodate the development of these units. The City of Yuba City was assigned 3,308 of SACOG's 153,512 new housing units. Due to a carryover (remaining unaccommodated need) RHNA from the previous Housing Element cycle, 529 units are added to 3,308 resulting in 3,837. Based on the City's current land inventory the City does not have enough land zoned at a minimum of 20 units an acre to meet the high density RHNA allocation. Therefore, the element includes Program H-C-7 to address a shortfall of adequate sites and unaccommodated need from the prior planning period. Government Code section 65584.09 requires the unaccommodated housing need to be addressed (rezoned) within the first year of the new planning period. Program H-C-7 commits the City to complete the rezoning of sites by May 15, 2022.

The City prepared General Plan Amendment 22-03 and Rezone 22-04 which was approved by the City Council on May 2, 2023. The entitlements redesignated certain properties to a High-Density Residential General Plan land use designation and rezoned the properties to Multiple-Family Residence District (R-3). However, not all sites included were rezoned due to certain property owners ultimately deciding to "opt-out." As a result, the Housing Element required updating to bring it consistent with the properties that were ultimately rezoned.

The amendment proposed updates to incorporate properties previously designated as High-Density Residential Land-Use designation and rezoned to Multiple-Family Residence District (R-3) as part of General Plan Amendment 22-03 and Rezone 22-04, consistent with Government Code Section 65583.2(i). This amendment only comprises textural changes and updates to existing tables within the Housing Element.

The amended Housing Element was presented to the Yuba City Planning Commission on March 25, 2026, with a recommendation to City Council to approve the amended Housing Element. The motion to approve passed 5-0.

Environmental Determination:

An Addendum to the City of Yuba City General Plan Environmental Impact Report (EIR) was prepared for the 2021-2029 Housing Element (State Clearinghouse Number 2001072105) that was adopted by the City Council on March 1, 2022. The Addendum to the General Plan EIR can be viewed online at: https://www.yubacity.net/departments/development_services/housing_cdbg/housing_element.php

A Mitigated Negative Declaration was adopted by the City Council for General Plan Amendment 22-03 and Rezone 22-04 on May 2, 2023, (State Clearinghouse Number 2023020503) that redesignated certain properties to High-Density Residential Land-Use Designation and rezoned the properties to Multiple-Family Residence District (R-3) for compliance with State Housing laws. A Notice of Determination was filed by the City on May 5, 2023. A copy of the Environmental Assessment for General Plan Amendment 22-03 and Rezone 22-04 may be viewed online at www.yubacity.net/environmental

Environmental impacts of the properties to be included in the proposed Housing Element amendment have been previously analyzed by the City and no additional environmental review is determined

necessary.

Recommended Action:

A. Conduct a Public Hearing, and;

B. Adopt a Resolution of the City Council of the City of Yuba City adopting the revised 2021-2029 City of Yuba City General Plan Housing Element.

Attachments:
1. City Council Resolution

Prepared By:	Submitted By:
Doug Libby	Robert Bendorf
Development Services Director	City Manager

ATTACHMENT 1

RESOLUTION NO._____

RESOLUTION OF THE YUBA CITY CITY COUNCIL ADOPTING THE AMENDED 2021-2029 CITY OF YUBA CITY GENERAL PLAN HOUSING ELEMENT

WHEREAS, the California Legislature has determined that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals; and

WHEREAS, California Government Code Section 65588(b) requires the City of Yuba City to periodically prepare and update to the Housing Element of its General Plan; and

WHEREAS, as provided in Government Code Section 65350 et. seq., this 2021-2029 Housing Element constitutes a General Plan Amendment ("Project"); and

WHEREAS, the City of Yuba City prepared the draft 2021-2029 Housing Element in accordance with California Housing Element Law (Government Code section 65580 et seq.); and

WHEREAS, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing Element Update; and

WHEREAS, the City's share of the regional housing need was established in the Regional Housing Needs Assessment Plan prepared and adopted by the Sacramento Area Council of Governments (SACOG) in March 2020. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the Housing Element; and

WHEREAS, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income categories, and the Housing Element Update identifies sites that can accommodate housing exceeding the City's RHNA; and

WHEREAS, the City prepared General Plan Amendment 22-03 and Rezone 22-04 which was approved by the City Council on May 2, 2023 and redesignated certain properties to a High-Density Residential General Plan Land Use Designation and Rezoned the properties to Multiple-Family Residence District; and

WHEREAS, not all sites included in the Housing Element were rezoned due to certain property owners deciding to 'opt-out' and as a result the Housing Element requires updating the bring it consistent with the properties that were rezoned as part of General Plan Amendment 22-03 and Rezone 22-04; and,

WHEREAS, the City prepared an Addendum to the General Plan EIR for the 2021-2029 Housing Element Update that fully demonstrates that the analysis in the General Plan EIR (State Clearinghouse Number 2001072015), adequately addressed the potential physical impacts associate 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; and

WHEREAS, the City has determined that the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 25, 2026, to consider the Amended 2021-2029 Housing Element Update; and

WHEREAS, after considering all information provided to it, and providing an opportunity to the public to provide public testimony, the Planning Commission recommend the City Council adopt the proposed Amended 2021-2029 City of Yuba City General Plan Housing Element; and

WHEREAS, on May 5, 2026, the City Council conducted a duly noticed public hearing on the project, at which time it received input from City Staff, public comment portion was opened, and public testimony and evidence, both written and oral, was considered by the City Council after which public testimony was closed; and

WHEREAS, the revised 2021-2029 Housing Element and associated Addendum must be reviewed and re-adopted by City Council prior to HCD certification; and

WHEREAS, on May 5, 2026, the City Council re-adopted the 2021-2029 City of Yuba City General Plan Housing Element.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Yuba City does resolve as follows:

1. Recitals: The City council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA Findings: The City Council finds an Addendum to the City of Yuba City General Plan Environmental Impact Report (EIR) was prepared for the 2021-2029 Housing Element (State Clearinghouse Number 2001072105) that was adopted by the City Council on March 1, 2022. Additionally, a Mitigated Negative Declaration was adopted by the City Council for General Plan Amendment 22-03 and Rezone 22-04 on May 2, 2023, (State Clearinghouse Number2023020503) that redesignated certain properties to High-Density Residential Land-Use Designation and rezoned the properties to Multiple-Family Residence District (R-3) for compliance with State Housing laws.

   The City Council finds that the proposed project was previously environmentally assessed under these CEQA documents. In this regard, the City Council finds:

i. No substantial changes are proposed in the project which will require major revisions of the 2023 Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, there are no changes to the previously analyzed project.

ii. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, there are no changes to the previously analyzed project.

iii. There is no new information, which was not known and could not have been known at the time of the environmental documents that the project would have significant effect not otherwise discussed in the environmental document.

As such, environmental impacts of the properties to be included in the proposed Housing Element amendment have been previously analyzed by the City and no additional environmental review is determined necessary.

3. State Law Compliance: The City Council finds that the 2021-2029 Housing Element of the General Plan substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and is consistent with the Land Use and other elements of the City's General Plan. The proposed amendments reflect the latest requirements of State Law for housing elements and are consistent with sound planning principles in that the proposed policies and proposed implementing regulation are compatible and ensure that the goals and policies of the General Plan can be adequately implemented to achieve the community's vision.

4. General Plan Consistency. The City Council finds the proposed Amended 2021-2029 Housing Element complies with the policies of the City's General Plan.

5. Public Benefits. The City Council finds the proposed Amended 2021-2029 Housing Element is a public benefit.

6. No Detrimental Impact. The City Council finds that the proposed Amended 2021-2029 Housing Element will not be detrimental, or cause adverse effects, to adjacent property owners, residents, or the general public.

7. Approval of Amended 2021-2029 Housing Element. Based on the information provided above, the City Council of the City of Yuba City amends the General Plan Housing Element to adopt the 2021-2029 Housing Element as set forth in Exhibit A.

8. Effective Date of Resolution. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on May 5, 2026, by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the City Council of the City of Yuba City.

_____

Marc Boomgaarden, Mayor

ATTEST:

_____

Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

_____

Shannon L. Chaffin, City Attorney

Exhibit A: Amended 2021-2029 Housing Element

Exhibit A

1201 Civic Center Boulevard | Yuba City, CA 95993 | **www.yubacity.net**

2021-2029 HOUSING ELEMENT UPDATE

FINAL, CERTIFIED MAY 5, 2022
REVISED FEBRUARY 2026
ADOPTED 9/7/2021; RESOLUTION NO. 21-127
REVISED JANUARY 2022
RE-ADOPTED 3/1/2022; RESOLUTION NO. 22-024





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2021-2029 HOUSING ELEMENT UPDATE

FINAL, CERTIFIED MAY 5, 2022
REVISED FEBRUARY 2026
ADOPTED 9/7/2021; RESOLUTION NO. 21-127
REVISED JANUARY 2022
RE-ADOPTED 3/1/2022; RESOLUTION NO. 22-024

Prepared By:

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1 Introduction

This is the City of Yuba City's 6th cycle, 2021-2029 Housing Element update. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing for all economic segments of the community and to adopt an action plan toward this end. State law (Government Code Sections 65580 through 65589) mandates the Housing Element contain the following:

- An assessment of housing needs that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation.
- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels.
- An inventory of vacant and underutilized sites by zoning category and General Plan land use designation, with an assessment of the availability of public facilities, and services to those sites.
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and an eight-year schedule of implementing actions with quantified objectives.
- Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

In accordance with state law, the Housing Element has been updated to be consistent and compatible with other General Plan elements. The principles of the General Plan focus on generating and preserving a mix of housing types in all neighborhoods to ensure that Yuba City remains affordable to all economic segments of the community. The City is completing an update to its other General Plan elements concurrently with this Housing Element update. The City will incorporate mandated Environmental Justice goals and policies into existing General Plan elements as they are updated.

Data Sources

The Sacramento Area Council of Governments (SACOG) provided two data packages for the 6th cycle update. Both were approved by the California Department of Housing and Community Development (HCD). These are the primary sources used in this Housing Element for data on population, housing, employment, and income. SACOG's first data package is primarily point-in-time data based off the 2013-2017 U.S. Census American Community Survey (ACS) five-year data and covers Total Population, Total Housing Units, Employment by Industry, Household Characteristics, Housing Stock Characteristics, Disability, Farm Workers, Homeless, and Assisted Units (both at-risk and all other). SACOG's second data package is primarily trend data based off the 2000 Census, the 2010 Census, and Census ACS five-year data products from 2010-2014 and 2014-2018 time spans. These tables are a continuance of the Housing Element data provided to jurisdictions for the 2013-2021 Regional Housing Needs Allocation (RHNA) cycle and in most cases include that prior data with the addition of more recent ACS data. In cases where previous Census tables had been discontinued, other similar Census tables were identified, and data provided wherever possible. Data package two topics include: Population Trend Characteristics (Gender/Age/Race-Ethnicity), Employment by Industry Trends, Household Trends, Household Income Trends, Housing Stock Trends, Disability Trends, Elderly Trends, Large Household and Female-Headed Household Trends, and detailed Homeless Trends.

Where additional data was needed during the preparation of this Housing Element, it was obtained from sources including the California Department of Finance, U.S. Census, ACS, Comprehensive Housing Affordability Strategy (CHAS), HCD, real estate websites, California Department for Developmental Disabilities, Department of Social Services, Community Care Licensing Division, Sutter-Yuba Homeless Consortium Continuum of Care, and the California Housing Partnership Corporation.

Due to differences in sampling methods and sample sizes, the total number of households or total population may show slight differences between data sources. Many tables in this assessment use data from the 2014-2018 ACS. However, other data sources, such as the 2012-2016 CHAS and the California Department of Finance housing survey were used and may show slight differences.

Summary of Population and Housing Characteristics

- The population in Yuba City grew 4 percent between 2010 and 2019, from 64,925 people to 67,536 people. Neighboring jurisdictions of Live Oak and Marysville each grew by 5 percent during that time, while unincorporated Sutter County decreased by 1 percent (California Department of Finance). The annexation of unincorporated land is a factor in the population changes. The estimated 2020 population was 70,458 (California Department of Finance).
- The number of people aged 19 and younger decreased by 7 percent between 2010 and 2018 (20,328 residents to 18,917 residents). During the same time, the population aged 60 and older grew by 22 percent (10,645 residents to 12,965 residents) (U.S. Census, ACS). This may indicate an increased need for housing for seniors.
- In 2018, 43 percent of Yuba City residents identified as White (28,502 residents), 19 percent were Asian (12,390 residents), and 2 percent were African American (1,450 residents). Thirty percent of all residents (19,931 residents) were of Hispanic origin (ACS).
- Between 2010 and 2018, the number of households in Yuba City grew by 5 percent (from 21,550 to 22,572), while the number of housing units only increased by 2 percent (from 23,174 to 23,690) (ACS). Average household size remained approximately the same (2.9 in 2010 and 3.0 in 2018) (California Department of Finance).
- In 2018, the homeowner vacancy rate in Yuba City was 1.5 percent and the rental vacancy rate was 3.5 percent (ACS). According to the Yuba-Sutter Economic Development Corporation, in 2018, the region's vacancy rate was estimated at 8.34 percent, suggesting that housing pressures are higher in Yuba City than in the surrounding region.
- In 2019, 66 percent of the homes in Yuba City were detached single-family, 4 percent were attached single-family, 8 percent were multifamily located in a 2- to 4-unit structure, 18 percent were multifamily located in a 5+ unit structure, and 4 percent were mobile homes or trailers. (California Department of Finance).
- Among lower-income households, 70 percent of renters (6,480 households) and 63 percent of owner-occupied households (1,895 households) are overpaying for housing (paying 30 percent or more of their gross monthly income). This indicates a significant need for housing that is affordable to lower-income groups.

2 Public Outreach

State law requires the City of Yuba City (the City) to solicit public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs to preserve, improve, and develop housing for all income segments of the community. To meet the requirements of California law, the City has completed public outreach and encouraged community involvement, as described herein.

It should also be noted that the City has several opportunities for public participation with regard to housing and special needs supportive services outside the Housing Element process. The City is a member of the Sutter-Yuba Homeless Consortium and City staff regularly attends the consortium meetings. The Point in Time Count prepared by the Consortium was used in the preparation of the Housing Element. A one-on-one consultation with the Consortium's Executive Director, Johnny Burke was conducted to obtain input for this Housing Element and Consortium members will be invited to the Planning Commission Study Session on April 28, 2021 and included in the distribution list for the Public Draft Housing Element. As a Community Development Block Grant (CDBG) entitlement city, Yuba City annually solicits input from the public regarding housing needs and supportive service needs for special-needs populations. The most recent CDBG Consolidated Plan and Analysis of Impediments to Fair Housing was completed in 2020 and covers the years 2020 – 2024. The City held two public meetings on the CDBG Consolidated Plan and Analysis of Impediments to Fair Housing, however no feedback from the public was received. These efforts collectively provide valuable insight into affordable housing and the housing needs of the homeless and special-needs populations. The City has used the information obtained through these forums in the development of housing policies and programs.

Consultations

In November and December 2020 and March 2021, 13 agencies and organizations were contacted to request their feedback on housing needs in Yuba City. One-on-one interviews were conducted with these 10 organizations:

- St. Andrews Presbyterian Church
- Twin Cities Rescue Mission
- Central Valley Homeless Assistance Veterans Program
- Hands of Hope
- Sutter-Yuba Homeless Consortium
- Regional Housing Authority for Sutter and Nevada Counties
- California Rural Legal Assistance
- Alta California Regional Center
- Sutter-Yuba Mental Health Services
- FREED Center for Independent Living

The stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in the City? What are your three top concerns for the future of housing in Yuba City?

2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

4. Housing conditions: How would you characterize the physical condition of housing in Yuba City? What opportunities do you see to improve housing in the future?

5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

6. How has COVID affected the housing situation?

Through these consultations, the stakeholders expressed several concerns for unmet housing needs and barriers to access housing in Yuba City. Overall, stakeholders identified the lack of affordable housing as a top concern for the future of housing in the city. Lack of affordable housing can exacerbate existing concerns for overcrowding, overpayment, and homelessness. Stakeholders attributed the lack of affordable housing in Yuba City to the housing market influencing rising rents, due in part to the cost of development, which outpaces the ability for residents to access housing. Where affordable rental housing is available, standards to secure housing, such as prior rental history and credit checks, continue to make housing inaccessible for some very low- and extremely low-income households. Additionally, the heightened competition for limited affordable housing puts populations that need assistance in applying for housing, such as seniors or persons with a disability, at a disadvantage. (See Programs H-A-3, H-D-1, H-D-5, H-D-6.)

Stakeholders serving homeless individuals expressed that in addition to the need for affordable housing, persons experiencing homelessness need services to support re-entry to housing situations. To prevent persons re-entering homelessness, access to affordable housing needs to be coupled with substance-abuse services, mental health services, self-sufficiency education, and job opportunities. Additionally, service providers emphasized the importance of homeless prevention programs and services that keep vulnerable populations housed, such as extremely low-income households and seniors and persons with disabilities living on a fixed income. (See Program H-D-5.)

Stakeholders expressed that stronger code enforcement program that encouraged rehabilitation would benefit all residents. They felt that of the available affordable housing options, many of them are in physical disrepair and are not accessible or safe for residents. A stronger code enforcement program could address rehabilitation and preservation of existing housing stock without displacing current residents. Rehabilitation and preservation of existing housing stock can also address housing supply concerns. (See Program H-A-1.)

Stakeholders agreed that their clients are primarily seeking affordable rental housing, particularly for extremely low-income households, and suggested that opportunities for housing ownership for very low- and extremely low-income households would only be successful with a significant subsidized loan program. (See Programs H-C-1 and H-D-1.)

As of March 2021, the impacts of the COVID-19 pandemic to housing in Yuba City were not yet fully understood by stakeholders, as the eviction moratorium was an ongoing and significant measure to ensure that residents maintain housing. Stakeholders anticipating an increase in un-housed residents when the moratorium has lifted commented that the COVID-19 pandemic has amplified the need for more affordable housing in Yuba City, as well as policies similar to the eviction moratorium to protect tenants. (See Programs H-A-3, H-B-2, H-C-1, H-D-3, and H-D-5.) The City implemented two programs in response to COVID-19: a Mortgage Assistance program, which provides up to 90 days of mortgage assistance to qualified residents who are behind in mortgage, and the Emergency Winter Shelter Program which provides funding for additional days/nights the emergency winter shelter will be open and helps to cover the COVID-19 costs that have increased operation costs.

Stakeholders discussed alleged fair housing issues in the city. These issues may be addressed through community education to increase understanding of rights and responsibilities of tenants, landlords, homeowners, and property owners. (See Program H-F-1.)

Comments provided during these consultations that are related to fair-housing issues are described in greater detail in *Section 4, Assessment of Fair Housing*.

Comments have been considered and when required by state law or are appropriate and feasible based on the City's available resources, changes have been made to the plan to address the comments. The list of interviewees is included in Appendix A.

Public Meetings and Hearings

See Appendix I for information on public noticing and distribution lists.

The City of Yuba City held a public meeting with the Planning Commission on April 28, 2021, to solicit public input and encourage public participation in the Housing Element update. Translation services were available upon request; however, none were requested. No public comment was received. Planning Commissioner Adams expressed support for mixed-use development in the Plumas Street Corridor /Freemont area near downtown. The other Commissioners concurred.

At a public hearing on August 25, 2021, the Planning Commission passed Resolution NO. PC21-13, recommending that the City Council approve the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR). At a public hearing on September 7, 2021, the City Council took the recommended action and passed resolution NO. 21-127. At both hearings, translation services were available upon request; however, none were requested. No public comment was received at either hearing.

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3 Housing Needs Assessment

This chapter provides demographic and housing market information to evaluate existing and future housing needs. The main purposes of this assessment are to evaluate the effectiveness of existing housing policies and programs and to provide a general direction and focus for future housing, policies, and programs.

Note: Due to differences in sampling methods and sample sizes, the total number of households or total population may show slight differences between data sources. Many tables in this assessment use data from the 2014-2018 American Community Survey (ACS). However, other data sources, such as the 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) and the Department of Finance housing survey, were used and may show slight differences.

Population

Yuba City's population growth has been strong but variable throughout the twentieth and early twenty-first centuries, more than doubling in the 1920s and growing most quickly thereafter in the post-World War II era (until 1960) and in the 1980s. As shown in Table 3-1, Yuba City's population has grown significantly from 64,925 in 2010 to 67,536 in 2019. Since 2010, the population in Yuba City has increased by 4 percent (2,611 additional residents). When compared to neighboring jurisdictions, Yuba City had the third-largest population growth between 2010 and 2019. Live Oak and Marysville's populations increased 5 percent in the same time period. Sutter County's overall population increased by 3 percent, while the population of the unincorporated area of the county decreased by 1 percent. The population change in Sutter County and Yuba City is largely attributed to the City's annexation of unincorporated land. In addition, there was an influx of population in Sutter County and its cities as a result of the Camp Fire in Paradise in nearby Butte County that may not be fully accounted for in Table 3-1. According to Department of Finance estimates released in 2020, the estimated 2020 Yuba City population was 70,458 (most recent data available, as of March 2021).

Table 3-1: Population Trends in Yuba City and Neighboring Jurisdictions (2010 to 2019)

Jurisdiction	*Population*			*Absolute Change*	*% Change*
	2010	2015	2019	*2010-2019*	*2010-2019*
Sutter County Total	**94,737**	**96,383**	**97,490**	**2,753**	**3%**
Live Oak	8,392	8,496	8,840	448	5%
Yuba City	64,925	66,982	67,536	2,611	4%
Unincorporated Sutter County	21,420	20,905	21,114	-306	-1%
Marysville	12,072	12,263	12,627	555	5%

Source: SACOG 2020; California Department of Finance, E-1 Population Estimates, 2019.

Table 3-2 shows the estimated distribution of residents by age group within Yuba City. According to the 2014-2018 ACS, 15 percent of Yuba City residents (9,991 residents) were between the ages of 25 and 34 in 2018. The majority of residents (57 percent; 38,048 people) were between the ages of 20 and 64 in 2018 and constitute the City's workforce-age population. Elderly residents (age 65 or greater) made up 14 percent of the population (9,423 residents) in 2018.

Those aged 20 to 64 (the workforce age group) made up 57 percent of the population in 2010 and 2018. The number of residents between the ages of 65 and 74 increased by 30 percent during this time period, but this age group represents only 8 percent of the total population (5,293 residents in 2018).

The number of people aged 19 and younger decreased by 7 percent between 2010 and 2018 (20,328 residents to 18,917 residents). During the same period, the population aged 60 and older grew by 22 percent (10,645 to 12,965 residents). This may indicate an increased need for housing for seniors. Programs H-D-4 and H-D-5 are included to address these needs.

Table 3-2: Age Distribution in Yuba City (2018)

Age Group	*2010*		*2018*		*2010 to 2018*	
	Population	*Percent of Total*	*Population*	*Percent of Total*	*Absolute Change*	*Percent Change*
Under 5 years	5,256	8%	4,911	7%	-345	-7%
5 – 9 years	5,115	8%	4,996	8%	-119	-2%
10 – 14 years	4,893	8%	4,517	7%	-376	-8%
15 – 19 years	5,064	8%	4,493	7%	-571	-11%
20 – 24 years	4,616	7%	4,293	6%	-323	-7%
25 – 34 years	9,251	14%	9,991	15%	740	8%
35 – 44 years	8,324	13%	8,406	13%	82	1%
45 – 54 years	8,323	13%	8,007	12%	-316	-4%
55 – 59 years	3,438	5%	3,809	6%	371	11%
60 – 64 years	3,049	5%	3,542	5%	493	16%
65 – 74 years	4,059	6%	5,293	8%	1,234	30%
75 – 84 years	2,524	4%	2,859	4%	335	13%
85 years and over	1,013	2%	1,271	2%	258	25%
Total	**64,925**	**100%**	**66,388**	**100%**	**1,463**	**2%**

Note: Items may not sum to total due to rounding.

Source: 2010 US Census, 2014-2018 ACS (SACOG)

According to the 2014-2018 ACS, 43 percent of Yuba City residents were White (28,502 residents), 19 percent were Asian (12,390 residents), and 2 percent were African American (1,450 residents) (see Table 3-3). Thirty percent of all residents (19,931 residents) were of Hispanic origin. This is less than Live Oak (50 percent of the population) and slightly more than unincorporated Sutter County (24 percent of the population). Additionally, Yuba City has a significantly higher Asian population than neighboring jurisdictions.

Table 3-3: Total Population by Race/Ethnicity in Yuba City and Neighboring Jurisdictions (2018)

Race/ Ethnicity	*Sutter County Total*		*Live Oak*		*Yuba City*		*Unincorporated Sutter County*		*SACOG Region*	
	#	%	#	%	#	%	#	%	#	%
Hispanic	29,354	31	4,333	50	19,931	30	5,090	24	191,731	26
Non-Hispanic										
White	44,769	47	3,116	36	28,502	43	13,151	63	320,672	43
African American	1,793	2	156	2	1,450	2	187	1	70,735	10
Asian	14,532	15	786	9	12,390	19	1,356	6	106,666	14
Other	1,254	1	46	1	916	1	292	1	15,277	2
Two or More	4,170	4	185	2	3,199	5	786	4	34,512	5
Total Population	**95,872**	**100**	**8,622**	**100**	**66,388**	**100**	**20,862**	**100**	**739,593**	**100**

Source: US Census, ACS 2018 5-year Estimates, Table DP05

Households

The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. The definition of family in the City's code is "One or more persons occupying a residence and living as a single housekeeping unit as distinguished from a group occupying a boarding house or hotel." This is compliant with California fair housing law. The US Census defines a family household as a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives.

Between 2010 and 2018, the number of households in Yuba City grew by 5 percent, while the number of housing units only increased by 2 percent during that time (see Table 3-4). The number of households in Yuba City increased from 21,550 in 2010 to 22,572 in 2018 according to the 2014-2018 ACS, a 5-percent increase. The number of housing units increased from 23,174 in 2010 to 23,690 in 2018, a 2-percent increase. Household size remained approximately the same. The California Department of Finance identifies an average household size of 3.00 in 2018, compared to an average household size of 2.99 in 2010.

Table 3-4: Household Growth Trends in Yuba City (2010 and 2018)

	2010	*2018*	*Absolute Change 2010-2018*	*% Change 2010-2018*
Total Households	21,550	22,572	1,022	5%
Total Housing Units	23,174	23,690	516	2%
Average Household Size	2.99	3.00	0	<1%

Source: 2014-2018 ACS, 2010 Census, California Department of Finance, (SACOG Housing Element Data)

In 2018, the largest household type in Yuba City was family households. As seen in Table 3-5, 72 percent of Yuba City households were family households (16,208 households) and 52 percent (11,833 households) were married couples either with or without children in 2018. Female-headed households with children made up 8 percent of the City's households (1,761 households), and 28 percent of Yuba City households were non-family households (6,364 households). Thirty-seven percent of households were families with children, a majority of which were married couple families with children.

Table 3-5: Household Types in Yuba City (2010 and 2018)

Household Type	*2010*		*2018*		*2000 to 2018*	
	Population	*Percent of Total*	*Population*	*Percent of Total*	*Absolute Change*	*Percent Change*
Family Households	15,567	73%	16,208	72%	641	4%
With Own Children	8,242	39%	8,267	37%	25	0%
Married Couple Families	11,580	54%	11,833	52%	253	2%
With Own Children	5,908	28%	5,620	25%	-288	-5%
Female Householders	2,901	14%	2,874	13%	-27	-1%
With Own Children	1,870	9%	1,761	8%	-109	-6%
Male Householders	1,086	5%	1,501	7%	415	38%
Non-family Households	5,838	27%	6,364	28%	526	9%
Total Households	**21,405**	**100%**	**22,572**	**100%**	**1,167**	**5%**

Note: Items may not sum to total due to rounding. Due to differences in sampling methods and sample sizes in the data sources, the total number of households or total population may show slight differences in the tables in this section.

Source: 2006-2010 and 2014-2018 ACS

Local Housing Supply

According to the 2018 ACS, there were an estimated 22,572 occupied housing units in Yuba City, an increase of 1,167 housing units (5.4 percent) from the 21,405 occupied housing units reported in the 2010 US Census (see Table 3-6). In both 2010 and 2018, most renters lived in single-family homes (see Table 3-7). According to Table 3-8, the most common household sizes in both 2010 and 2018 were two-person households for owner-occupied homes and either one- or two-person for renter-occupied households. Table 3-9 shows that most homeowners in Yuba City were between the ages of 35 and 54 in 2017.

Housing Tenure

Table 3-6 shows the number of vacant and occupied housing units in Yuba City, as well as the proportion of home ownership and types of vacancies. According to the 2018 ACS, 53 percent of occupied households owned their homes and 47 percent rented (most recent data available, as of March 2021). The share of owner-occupied housing units decreased from 2010 to 2018 from 58 percent in 2010 to 53 percent in 2018. Department of Finance estimates from 2020 estimate that there are currently 22,478 occupied housing units in the city.

Table 3-6: Housing Units by Tenure in Yuba City (2010 to 2018)

	2010		*2018*	
	Housing Units	*Percent Occupied*	*Housing Units*	*Percent Occupied*
Occupied	21,405	100%	22,572	100%
Owner-Occupied	12,421	58%	11,880	53%
Renter-Occupied	8,984	42%	10,692	47%

Source: 2014-2018 ACS, 2006-2010 ACS

Vacancies

The 2018 ACS reported that the overall housing vacancy rate in Yuba City was 5 percent, a decrease from 7 percent in 2010. Of the 1,193 vacant housing units in Yuba City in 2018, the majority (386 units, or 32 percent of vacancies) were for rent. In 2018, the overall vacancy rate for homeowners in the city was 1.5 percent, and 3.5 percent for rental units. According to the Yuba-Sutter Economic Development Corporation, in 2018, the region's vacancy rate was estimated at 8.34 percent, suggesting that housing pressures are higher in Yuba City than in the surrounding region. Department of Finance estimates from 2020 estimate that the overall vacancy rate as of January 2020 was 5.5 percent.

Table 3-7: Housing Vacancies in Yuba City (2010 to 2018)

	2010		*2018*	
	Number	*Percent*	*Number*	*Percent*
Vacant	1,624	100%	1,193	100%
For Rent	713	44%	386	32%
For Sale Only	285	18%	185	16%
Rented or Sold, Not Occupied	68	4%	102	9%
For Seasonal, Recreational, or Occasional Use	72	4%	52	4%
For Migrant Workers	0	0%	0	0%
Other Vacant	486	30%	468	39%
Homeowner Vacancy Rate	2.1%		1.5%	
Rental Vacancy Rate	6.3%		3.5%	

Source: 2010 US Census, 2014-2018 ACS (SACOG Housing Element Data), 2006-2010 ACS

Renters by Housing Unit Type

Table 3-8 shows what types of homes renters occupied in both 2010 and 2018 based on estimates provided by the US Census Bureau. In 2018, 49 percent of renters lived in a single unit, either attached or detached. In 2010, 41 percent of renters lived in the same situation. Program H-A-1 addresses the needs of single-family households by continuing the single-family unit rehabilitation program. The number of renters living in multifamily housing with 10 or more units decreased from 33 to 23 percent of the total renter-occupied housing units (2,976 in 2010 to 2,411 in 2018). In addition, the number of renters living in mobile homes or other unit types increased significantly between 2010 and 2018 with a 154-percent increase (229 additional households).

Table 3-8: Renters in Single-Family and Multifamily Units in Yuba City (2010 and 2018 Estimate)

	2010		*2018*		*2010 - 2018 Estimate*	
	Number	*Percent*	*Number*	*Percent*	*Absolute Change*	*Percent Change*
Total Renter Occupied Housing Units	**8,984**	**100%**	**10,692**	**100%**	**1,708**	**19%**
One Unit Detached or Attached	3,661	41%	5,238	49%	1,577	43%
2 - 9 Units	2,198	24%	2,665	25%	467	21%
10 or More Units	2,976	33%	2,411	23%	-565	-19%
Mobile Home and All Other Unit Types	149	2%	378	4%	229	154%

Source: 2006-2010, 2014-2018 ACS

Household Size by Tenure

The size of households by tenure in Yuba City can be seen for both 2010 and 2018 in Table 3-9. In 2018, the largest household size category for owner-occupied households was two-person households. This was also the case in owner-occupied homes in 2010. Overall, the number of owner-occupied households increased 7 percent between 2010 and 2018. For renter-occupied homes, both one-person and two-person households were the most numerous household sizes in both 2018 (12 percent each, or 2,871 two-person households and 2,867 one-person households) and 2010 (10 percent each, or 2,244 two-person households and 2,241 one-person households). Across all households, two-person households were the most common size in both 2018 and 2010. The percent of households with five or more persons has not increased between 2010 and 2018; in both time periods, 16 percent of households had five or more people (3,425 households in 2010, 3,847 in 2018).

Table 3-9: Household Size by Tenure in Yuba City (2010 and 2018)

Household Tenure and Size	*2010*		*2018*		*2010 to 2018*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Owner-Occupied Household						
1 Person household	2,451	11%	3,302	14%	851	35%
2 Person household	4,008	19%	4,566	19%	558	14%
3 Person household	1,565	7%	1,676	7%	111	7%
4 Person household	2,468	12%	1,987	8%	-481	-19%
5 Person household	1,189	6%	1,013	4%	-176	-15%
6 Person household	370	2%	284	1%	-86	-23%
7+ Person Household	370	2%	476	2%	106	29%
Total Owner Occupied	**12,421**	**58%**	**13,304**	**55%**	**883**	**7%**
Renter-Occupied Household						
1 Person household	2,241	10%	2,867	12%	626	28%
2 Person household	2,244	10%	2,871	12%	627	28%
3 Person household	1,509	7%	2,347	10%	838	56%
4 Person household	1,494	7%	930	4%	-564	-38%
5 Person household	925	4%	1,549	6%	624	67%
6 Person household	420	2%	174	1%	-246	-59%
7+ Person Household	151	1%	351	1%	200	132%
Total Renter Occupied	**8,984**	**42%**	**11,089**	**45%**	**2,105**	**23%**
All Households						
1 Person household	4,692	22%	6,169	25%	14,77	31%
2 Person household	6,252	29%	7,437	30%	1,185	19%
3 Person household	3,074	14%	4,023	16%	949	31%
4 Person household	3,962	19%	2,917	12%	-1,045	-26%
5 Person household	2,114	10%	2,562	11%	448	21%
6 Person household	790	4%	458	2%	-332	-42%
7+ Person Household	521	2%	827	3%	306	59%
Total Households	**21,405**	**100%**	**24,393**	**100%**	**2,988**	**14%**

Notes: Due to differences in sampling methods and sample sizes in the data sources, the total number of households or total population may show slight differences in the tables in this section.
Source: 2014-2018 and 2006-2010 ACS

Householder Age by Tenure

Table 3-10 shows the age of households in Yuba City by tenure for the period covering 2010 to 2017 according to the Sacramento Area Council of Governments (SACOG) Housing Element Data Profile. In 2017, 20 percent of all householders (4,388 householders) were between the ages of 45 and 54. This was a slight decrease from 2010, where 21 percent of householders were in that age group. In both 2017 and 2010, 36 percent of householders were between the ages of 25 and 44 (7,981 in 2017 and 7,812 in 2010). The percentage of householders age 65 and over increased between 2010 (4,462 householders) and 2017 (5,142 householders), from 21 to 23 percent. The increase in the senior population indicates a need for housing to meet the needs of this age group.

Table 3-10: Householders by Age and Tenure in Yuba City (2010 and 2017 Estimate)

Householder Tenure and Age	*2010*		*2017*		*2010-2017*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Owner-Occupied Households						
Householder 15 to 24 years	153	1%	37	0%	-116	-76%
Householder 25 to 34 years	1,276	6%	1,233	6%	-43	-3%
Householder 35 to 44 years	2,213	10%	1,765	8%	-448	-20%
Householder 45 to 54 years	2,861	13%	2,337	10%	-524	-18%
Householder 55 to 64 years	2,516	12%	2,541	11%	25	1%
Householder 65 to 74 years	1,667	8%	1,905	9%	238	14%
Householder 75 to 84 years	1,197	6%	1,313	6%	116	10%
Householder 85 years and over	383	2%	465	2%	82	21%
Total Owner-Occupied	**12,266**	**57%**	**11,596**	**52%**	**-670**	**-5%**
Renter-Occupied Households						
Householder 15 to 24 years	1,010	5%	825	4%	-185	-18%
Householder 25 to 34 years	2,412	11%	2,680	12%	268	11%
Householder 35 to 44 years	1,911	9%	2,303	10%	392	21%
Householder 45 to 54 years	1,701	8%	2,051	9%	350	21%
Householder 55 to 64 years	1,035	5%	1,402	6%	367	35%
Householder 65 to 74 years	571	3%	861	4%	290	51%
Householder 75 to 84 years	389	2%	392	2%	3	1%
Householder 85 years and over	255	1%	206	1%	-49	-19%
Total Renter-Occupied	**9,284**	**43%**	**10,720**	**48%**	**1436**	**15%**
All Households						
Householder 15 to 24 years	1,163	5%	862	4%	-301	-26%
Householder 25 to 34 years	3,688	17%	3,913	18%	225	6%
Householder 35 to 44 years	4,124	19%	4,068	18%	-56	-1%
Householder 45 to 54 years	4,562	21%	4,388	20%	-174	-4%
Householder 55 to 64 years	3,551	16%	3,943	18%	392	11%
Householder 65 to 74 years	2,238	10%	2,766	12%	528	24%
Householder 75 to 84 years	1,586	7%	1,705	8%	119	8%
Householder 85 years and over	638	3%	671	3%	33	5%
Total Households	**21,550**	**100%**	**22,316**	**100%**	**766**	**4%**

Notes: These figures may differ slightly from Table 3-2, as this table only considers the age of the householder rather the ages of the entire population of the city.
Source: 2010 US Census and 2013-2017 ACS (SACOG Housing Element Data)

Housing Stock/Number of Bedrooms by Tenure

Table 3-11 shows the number of bedrooms in households by tenure for both 2010 and 2018. In 2018, 28 percent of owner-occupied homes had three bedrooms and only 0.2 percent had no bedroom. In 2010, 32 percent of owner-occupied homes had three bedrooms (the largest share of households) and in both 2018 and 2010, less than 1 percent had no bedroom. Between 2010 and 2018, the number of owner-occupied homes with one bedroom decreased from 118 to 71, a 40-percent decrease.

The largest percentage of renter-occupied homes in Yuba City in 2018 had two bedrooms, representing 19 percent of all rented households (4,315 homes). This rental home size maintained a consistent share of the overall rental housing stock between 2010 and 2018. There was a significant increase in the number of renter-occupied homes with four and five bedrooms between 2010 and 2018. The number of four-bedroom units increased by 93 percent, from 540 homes in 2010 to 1,041 homes in 2018. The number of five-bedroom homes increased by 340 percent in the same time period, from 25 homes in 2010 to 110 in 2018.

Table 3-11: Number of Bedrooms by Tenure (2010 and 2018 Estimate)

Household Tenure and Number of Bedrooms	*2010*		*2018*		*2010 - 2018*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Owner-Occupied Household						
No Bedroom	41	<1%	31	<1%	-10	-24%
1 Bedroom	118	1%	71	<1%	-47	-40%
2 Bedrooms	1,502	7%	1,683	7%	181	12%
3 Bedrooms	6,744	32%	6,226	28%	-518	-8%
4 Bedrooms	3,370	16%	3,215	14%	-155	-5%
5 Bedrooms or more	646	3%	654	3%	8	1%
Total Owner-Occupied	**12,421**	**58%**	**11,880**	**53%**	**-541**	**-4%**
Renter-Occupied Household						
No Bedroom	139	1%	264	1%	125	90%
1 Bedroom	1,964	9%	1,737	8%	-227	-12%
2 Bedrooms	4,006	19%	4,315	19%	309	8%
3 Bedrooms	2,310	11%	3,225	14%	915	40%
4 Bedrooms	540	3%	1,041	5%	501	93%
5 Bedrooms or more	25	0%	110	0%	85	340%
Total Renter-Occupied	**8,984**	**42%**	**10,692**	**47%**	**1,708**	**19%**
All Households						
No Bedroom	180	1%	295	1%	115	64%
1 Bedroom	2,082	10%	1,808	8%	-274	-13%
2 Bedrooms	5,508	26%	5,998	27%	490	9%
3 Bedrooms	9,054	42%	9,451	42%	397	4%
4 Bedrooms	3,910	18%	4,256	19%	346	9%
5 Bedrooms or more	671	3%	764	3%	93	14%
Total Households	**21,405**	**100%**	**22,572**	**100%**	**1,167**	**5%**

Source: 2006-2010 and 2014-2018 ACS

Age and Condition

During the 2013-2021 planning period, the City conducted numerous code enforcement inspections on a total of 1,363 housing projects that were in some form of blight or disrepair. In the City's system "blight or disrepair" cases can be overgrown vegetation, stranded vehicles, excessive trash or stranded shopping carts. Of the 1,363 cases, the City estimates that approximately 5 percent of cases (approximately 68 of 1,363 homes) are homes that are structurally in disrepair. For the majority of these cases, the City sought voluntary code compliance to correct immediate health and safety issues and improve the housing conditions. In some other cases, the City did use former redevelopment funds to improve housing conditions.

According to Zillow.com, the median home value in Yuba City has been steadily increasing:

- $187,000, July 2012
- $233,000, July 2014
- $253,000, July 2016
- $311,000, July 2018
- $345,000, July 2020
- $376,000, April 2021

When looking at the median home values ($376,000) and the median household income in Yuba City, ($61,773) it is assumed that current property owners are completing ongoing maintenance and repairs to maintain the values of their homes.

Table 3-12 shows the distribution of Yuba City's housing stock by year built based on estimates from the 2013-2017 ACS and Department of Finance. According to this estimate, 59 percent of Yuba City's housing stock was built prior to 1990. Many homes built before 1978, but particularly those built before 1950, are at risk of containing lead-based paint. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. According to the 2013-2017 ACS, 47 percent of homes in the City were built in 1979 or earlier (11,229 homes).

Table 3-12: Year Housing Stock Built in Yuba City

Year Built	*Number*	*Percent of Total*
Built 2014 to 2020	363	2%
Built 2010 to 2013	174	1%
Built 2000 to 2009	4,468	19%
Built 1990 to 1999	4,690	20%
Built 1980 to 1989	2,855	12%
Built 1970 to 1979	3,984	17%
Built 1960 to 1969	2,949	12%
Built 1950 to 1959	2,040	9%
Built 1940 to 1949	1,164	5%
Built 1939 or earlier	1,092	5%
Total Housing by Year Structure Built	**23,779**	**100%**

Source: US Census ACS 2013-2017; State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2020.

Unit Type

Table 3-13 shows the distribution of Yuba City's housing units by type of structure, according to the California Department of Finance. In 2019, a majority of all housing units were single-family structures (70 percent)—66 percent of all units were single-family detached structures (15,662 homes), while 4 percent, or 930 homes, were attached single-family homes (for example, duplexes or townhouses). In 2010, 65 percent of all units were single-family detached (15,172 homes) and 4 percent were single-family attached (928 homes). Approximately 26 percent of all housing units in 2019, or 6,167 homes, were located in multifamily structures (those with two or more units per structure).

Table 3-13: Housing Units by Type in Yuba City (2010 to 2019)

	2010		*2019*		*2010 to 2019*	
	Housing Units	*Percent of Total*	*Housing Units*	*Percent of Total*	*Absolute Change*	*Percent Change*
Single-Family	16,100	69%	16,592	70%	492	3%
Detached	15,172	65%	15,662	66%	490	3%
Attached	928	4%	930	4%	2	0%
2-4 Unit Structure	1,917	8%	1,927	8%	10	1%
5+ Unit Structure	4,239	18%	4,240	18%	1	0%
Mobile Home or Trailer	918	4%	954	4%	36	4%
Total Housing Units	**23,174**	**100%**	**23,713**	**100%**	**539**	**2%**

Note: Items may not sum to total due to rounding.

Source: SACOG Housing Element Data, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.

Employment

Yuba City is in the interesting position of being both an employment center for the Yuba-Sutter Metropolitan Statistical Area (MSA), comprising Yuba and Sutter Counties, and a bedroom community to Sacramento, the California state capital.

Employment growth in Yuba City has increased at a much slower rate than population or household growth. However, the Yuba-Sutter area has still experienced significant growth in the commercial and industrial sectors. According to the City's General Plan, key components of the Yuba City economy include:

- Yuba City's Town Center, which has emerged as a successful employment center specializing in healthcare and related services in the redevelopment zone near downtown.
- Yuba City is the shopping and urban service center for Yuba and Sutter Counties.
- Annexations have added opportunities for additional commercial and industrial development within the city.
- Residential development has expanded the base for retail within the city.
- Yuba City's employment mix is different from the region; medical employment is stronger in the city. Agricultural-based employment is also a stronger presence in Yuba-Sutter than in the Sacramento region and agricultural jobs tend to be low-paying.

Table 3-14 shows projected employment, population, and housing growth trends for the city and for Sutter County as a whole, as estimated by SACOG. As compared to Sutter County as a whole, the number of jobs, residents, and units of housing in Yuba City are all expected to grow at a slower rate between 2016 and 2040. In Yuba City, the number of housing units and residents are both expected to grow 21 percent during this period (5,014 new homes and 13,835 new residents), while the number of jobs is expected to increase 26 percent in the same time period (6,816 projected new jobs).

Table 3-14: Employment Growth Trends in Yuba City and Sutter County, 2016-2040

	Yuba City			*Sutter County*		
	2016	*Projected 2040*	*Projected Percent Change*	*2016*	*Projected 2040*	*Projected Percent Change*
Total Jobs	26,594	33,410	26%	34,405	43,957	28%
Total Population	66,918	80,753	21%	96,392	118,023	22%
Total Housing Units	23,828	28,842	21%	34,186	42,279	24%
Jobs/Population Ratio	0.40	0.41		0.36	0.37	
Jobs/Housing Unit Ratio	1.12	1.16		1.01	1.04	

Source: SACOG Detail Modeling Projections for 2040, February 2020

Jobs/Employed Residents and Jobs/Housing Ratios

As shown in Table 3-14, the City had a job/population ratio of 0.4 in 2016, which is only expected to increase to 0.41 by 2040. Because this population estimate includes residents who are not working, such as retired residents and young children, this does not necessarily imply a deficit of jobs. According to the St. Louis Federal Reserve, in January 2020, the Yuba City MSA had an unemployment rate of 6.5 percent, which was lower than the Sutter County unemployment rate of 8.7 percent in the same month, but much higher than for California as a whole, which was 3.9 percent during that period.

On March 11, 2020, the World Health Organization declared the novel coronavirus (COVID-19) outbreak a global pandemic. Shortly after, in response to the COVID-19 pandemic, Executive Order N-33-20 went into effect on March 19, 2020, which orders all individuals living in the State of California to stay home or at their place of residence, except as needed to maintain continuity of operation of the federal critical infrastructure sectors, critical government services, schools, childcare, and construction, including housing construction. Since then, people have lost their jobs or have had their hours reduced due to the impacts of COVID-19 throughout the state. While the situation is too recent to know the long-term effects on employment, at the time the report is being written, many people have been laid off or furloughed, and have filed for unemployment insurance.

The jobs/housing ratio is a metric that can be used to estimate if the number of available jobs match the number of available housing units. For example, a ratio of 1:1 would mean that for each job within the city, there is one home available for that worker to occupy. There is no ideal ratio, as the ratio does not factor in the percentage of housing units that are occupied by non-workers (e.g., retired residents or residents with disabilities that are unable to work). However, changes in the ratio can signal trends in the availability of housing near employment centers. Table 3-14 also shows the jobs/housing ratio for 2016 and projected ratio for 2040. In 2016, the jobs/housing ratio was 1.12, and it is expected to increase to 1.16 by 2040, indicating that workers may have a slightly easier time finding housing near their jobs by 2040. As shown in Table 3-15, educational, health, and social services jobs represented the largest percentage of employment in Yuba City in 2018, with 22 percent of workers having employment in this sector (5,781 workers). Retail jobs represented 13 percent of jobs (3,414 jobs) and 10 percent of residents worked in agriculture, forestry, fishing and hunting, and mining jobs (2,700 jobs). While salaries in

education, health, and social service jobs can vary widely, retail positions tend to have lower-than-average wages. Employees in these roles may struggle to find market-rate housing that is affordable to them.

Table 3-15: Employment by Industrial Sector in Yuba City (2018)

Sector	*2018*	
	Employees	*Percent Share*
Employed civilian population 16 years and over	26,615	100%
Agriculture, forestry, fishing and hunting, and mining	2,700	10%
Construction	1,980	7%
Manufacturing	2,094	8%
Wholesale trade	827	3%
Retail trade	3,414	13%
Transportation and warehousing, and utilities	1,425	5%
Information	267	1%
Finance, insurance, real estate, and rental and leasing	1,064	4%
Professional, scientific, management, administrative, and waste management services	1,941	7%
Educational, health, and social services	5,781	22%
Arts, entertainment, recreation, accommodation, and food services	2,526	9%
Other services (except public administration)	862	3%
Public administration	1,734	7%

Source: 2014-2018 ACS

Work Commuting Patterns

Commute times can be an important indicator of the jobs-housing balance both within the city and the region. Long commutes can degrade one's quality of life and add significantly to the cost of living. Low-cost housing that is located very far from job centers may have a net effect of being expensive, particularly if low-cost transportation options, such as high-frequency transit, are not available. As shown in Table 3-16, the majority of employed Yuba City residents have a commute time of less than 20 minutes, and the mean commute time is 26.4 minutes. This suggests that while the City should still be mindful of future development sites and their proximity to employment centers, that at present most residents do not experience long commutes. A notable minority of residents (21.2 percent, or approximately 5,535 workers) have commutes of 45 minutes or more, suggesting that they may work in the Sacramento area.

Table 3-16: Commute Times for Yuba City Residents (2018)	
Less than 10 minutes	18.7%
10 to 14 minutes	21.9%
15 to 19 minutes	15.8%
20 to 24 minutes	6.8%
25 to 29 minutes	2.3%
30 to 34 minutes	6.8%
35 to 44 minutes	6.7%
45 to 59 minutes	10.5%
60 or more minutes	10.7%
Mean travel time to work (minutes)	26.4 Minutes

Source: 2014-2018 ACS

Large Employers

Table 3-17 shows the major employers within Yuba City in fiscal year (FY) 2019 and how these same employers ranked in FY 2010. In FY 2019, the largest employer in Yuba City was Yuba City Unified School District, with 1,316 employees (or 4.4 percent of total employment). The school district was also the largest employer in FY 2010. In FY 2019, the second-largest employer was the County of Sutter, with 3.2 percent of the city's total employment, or 1,012 jobs. The City saw the largest increase in jobs among the top 10 employers in 2019, with 157 jobs added (or a 48-percent increase).

Table 3-17: Top Employers in Yuba City (Fiscal Years 2011 and 2020)

Employer	*Fiscal Year 2011*		*Fiscal Year 2020*		*Fiscal Year 2011 to 2020*	
	Employees	*Percent of Total Employment*	*Employees*	*Percent of Total Employment*	*Absolute Change*	*Percent Change*
Yuba City Unified School District	1,321	6.7%	1,410	3.3%	89	7%
County of Sutter	950	4.8%	1,012	2.3%	62	7%
Sunsweet Growers	702	3.6%	620	1.4%	-82	-12%
Walmart	525	2.7%	305	0.7%	-220	-42%
City of Yuba City	293	1.5%	402	0.9%	109	37%
Home Depot	N/A	N/A	300	0.7%	N/A	N/A
Geweke Ford	N/A	N/A	200	0.5%	N/A	N/A
Valley Truck and Tractor	N/A	N/A	200	0.5%	N/A	N/A
The Fountains	N/A	N/A	200	0.5%	N/A	N/A
Valley Fine Foods	N/A	N/A	186	0.4%	N/A	N/A

Source: City of Yuba City, Finance Department.

Income and Housing Costs

The estimated median household income for Yuba City (see Table 3-18) was $61,773 according to the 2019 ACS one-year estimate (most recent data available, as of March 2021). As expected, most one-person households had a significantly smaller median income. The median household income for a two-person household was slightly higher than the median, at $69,469. Just over half of households within the city fit into one of these two groups.

Table 3-18: Median Income by Household Size for Yuba City (2019 Estimate)

Household Size	*Median Annual Income*
1 Person household	$35,176
2 Person household	$69,469
3 Person household	$62,604
4 Person household	$98,671
5 Person household	$71,260
6 Person household	$140,203
7+ Person Household	$108,436
Median Income	$61,773

Source: 2019 One-Year Estimate, ACS

Income categories, as defined by the US Department of Housing and Urban Development (HUD), include:

- **Extremely Low:** Households with income of 30 percent or less of the area median income.
- **Very Low:** Households with income less than 50 percent of the area median income.
- **Low:** Households with income between 50 and 80 percent of the area median income.
- **Moderate:** Households with income between 80 and 120 percent of the area median income.
- **Above Moderate:** Households with income over 120 percent of the area median income.

According to HUD 2012-2016 CHAS data, as reported by SACOG, 11 percent of the total households in Yuba City (2,510 households) are categorized as extremely low income; 73 percent of extremely-low income households are renters and 27 percent are owners (see Table 3-19). Thirteen percent of total households (2,880 households) are categorized as very low income, and 17 percent of total households (3,835 households) are categorized as low income. Of the total households, 42 percent are in the lower-income categories.

Table 3-19: Households by Income Category and Tenure (2016 Estimate)

	Households	*Percent of Owner-Occupied*
Owner-Occupied Households		
Total Owner Occupied	**11,645**	**100%**
Below 30% of HAMFI	685	6%
30-50% of AMI	915	8%
50-80% of AMI	1,420	12%
80-100% of AMI	930	8%
Above 100% of AMI	7,695	66%
Renter-Occupied Households		
Total Renter Occupied	**10,465**	**100%**
Below 30% of HAMFI	1,825	17%
30-50% of AMI	1,965	19%
50-80% of AMI	2,415	23%
80-100% of AMI	1,325	13%
Above 100% of AMI	2,935	28%
All Occupied Households		
Total Occupied Households	**22,110**	**100%**
Below 30% of HAMFI	2,510	11%
30-50% of AMI	2,880	13%
50-80% of AMI	3,835	17%
80-100% of AMI	2,255	10%
Above 100% of AMI	10,630	48%

Source: CHAS 2012-2016, SACOG Housing Element Data

Housing Affordability

Federal regulations and guidelines define the maximum affordable housing costs (e.g., mortgage, rent, utilities) as 30 percent of annual gross household income.

The California Department of Housing and Community Development (HCD) publishes income limits annually for the various income categories. Income limits are based on a family of four. Yuba City is included in the Sutter County income limits. The 2020 median income for Sutter County is $75,000. Table 3-20 demonstrates maximum affordable housing costs by income category based on the 2020 Sutter County income limits.

Table 3-20: Maximum Monthly Housing Costs by Income Category

Income Category	*Annual Income*[1]	*Maximum Affordable Monthly Rent Payment*[1, 2]	*Maximum Affordable Sale Price*[1, 2, 3]
Extremely low	< $26,200	$655	$141,537
Very Low	$26,201 - $34,950	$874	$188,806
Low	$34,951- $55,900	$1,398	$301,981
Moderate	$55,901 - $90,000	$2,250	$486,196
Above Moderate	> $90,000	Above $2,250	Above $486,195

Notes:
[1] Four-person household
[2] Assumes 30 percent of annual income can be used toward housing
[3] Assumes a 10 percent down payment, 30-year mortgage with an interest rate of 3 percent and property taxes of 1 percent.
Source: California Department of Housing and Community Development, State Income Limits for 2020

Housing Costs

As shown in Table 3-21, the median value of a house in Yuba City as of November 2020 was $335,594, according to Zillow.com. In a survey of Zillow.com home listings in the same time period, median prices varied from $237,250 to $435,000 depending on the number of bedrooms.

Table 3-21: Median Home Value, Sale Prices and Rental Costs in Yuba City (2020)

Median Home Value		
All Home Sizes	$335,594	
Median Sale Prices		Average Rental List Price
1 Bedroom	---[1]	$1,113
2 Bedroom	$237,250	$1,316
3 Bedroom	$340,000	$2,025
4+ Bedroom	$435,000	---[1]

Notes:
[1] No units at this size were listed when the survey was conducted.
Source: Zillow.com and Apartments.com, November 2020

As shown in Table 3-20, the maximum affordable purchase price for a four-person household is $141,537 for extremely low-income households and $188,806 for low-income households. However, as shown in Table 3-21, the median sales prices for homes of any size as of November 2020 are substantially more than that. In general, based on the above assumptions, lower-income households cannot afford to purchase homes in Yuba City without government or private assistance.

A four-person household in Yuba City would need to be within the moderate or above moderate-income categories to afford a home purchase at the median home value in Yuba City, assuming a 10-percent down payment, 30-year mortgage with an interest rate of 3 percent. Such a household would also need $33,559 in cash to make the 10-percent down payment. The estimated monthly mortgage payment for a $335,594 house is $1,528. This assumes a 10-percent down payment and a 30-year term. Additional costs, such as Community Facility District assessments and Homeowner Association dues, will affect affordability. As shown in Table 3-20, for moderate-income, four-person households, the maximum affordable sales price is estimated to be $301,981, which, as shown in Table 3-21, at the median sale prices gathered in November 2020, puts two-bedroom homes withing reach but not three-bedroom homes.

As shown in Table 3-20, the maximum affordable monthly rent for a four-person household is $655 for extremely low-income households and $874 for low-income households. However, as shown in Table 3-21, the average listings for rentals of any size as of November 2020 are substantially more than that. This indicates that lower-income households in Yuba City are paying significantly more than 30 percent of their income on housing. As shown in Table 3-20, for moderate-income, four-person households, maximum affordable monthly rent is estimated to be $2,250, which, as shown in Table 3-21, is sufficient for affording the average list price for three-bedroom rentals as of November 2020.

Overpayment

The 2012-2016 CHAS illustrates that overpayment remains a critical issue for very low- and low-income households in the city, especially renters. Overpayment and severe overpayment are defined by HUD as any household paying more than 30 or 50 percent, respectively, of their gross monthly income toward housing expenses.

As shown in Table 3-22, CHAS data documents that 83 percent of extremely low-income renter-occupied households, or 2,095 households, are overpaying for housing (paying at least 30 percent of their monthly income on housing expenses), and that 75 percent of households in that income group, or 1,875 households, are severely overpaying (paying more than 50 percent or more of their monthly income on housing).

The same data illustrates that approximately 81 percent of extremely low-income owner-occupied households are overpaying for housing (555 households) and that 74 percent of extremely low-income owner-occupied households are severely overpaying (510 households). Among very low-income households, 82 percent of renter households (2,355 households) and 68 percent of owner-occupied households (620 households) are overpaying for housing. In the same income group, 33 percent of renter households (945 households) and 34 percent of owner-occupied households (310 households) are severely overpaying.

Among all lower-income groups, 70 percent of renters (6,480 households) and 63 percent of owner-occupied households (1,895 households) are overpaying for housing. This indicates a significant need for housing that is affordable to lower-income groups. Rates of overpayment have likely increased in recent years due to trends in the housing market, such as the influx of population in the area as a result of the Camp Fire in Paradise and increasing housing costs. Through Program H-B-1, the City will work to identify new funding to support the development of housing that is affordable to lower-income households.

Table 3-22: Households Overpaying for Housing in Yuba City (2016)

Household	*Income Level*						
	Extremely Low	*Very low*	*Low*	*Moderate*	*Above Moderate*	*All Incomes*	*Extremely Low, Very Low and Low Income*
Owner	**685**	**915**	**1,420**	**930**	**7,695**	**11,645**	**3,020**
Overpaying	555	620	720	360	880	3,135	1,895
Percentage	81%	68%	51%	39%	11%	27%	63%
Severely Overpaying	510	310	225	85	65	1,195	1,045
Percentage	74%	34%	16%	9%	1%	10%	35%
Renter	**1,825**	**1,965**	**2,415**	**1,325**	**2,935**	**10,465**	**6,205**
Overpaying	1,540	1,735	1,310	385	285	5,255	4,585
Percentage	84%	88%	54%	29%	10%	50%	74%
Severely Overpaying	1,365	635	245	25	30	2,300	2,245
Percentage	75%	32%	10%	2%	1%	22%	36.18%
Total	**2,510**	**2,880**	**3,835**	**2,255**	**10,630**	**22,110**	**9,225**
Overpaying	2,095	2,355	2,030	745	1,165	8,390	6,480
Percentage	83%	82%	53%	33%	11%	38%	70%
Severely Overpaying	1,875	945	470	110	95	3,495	3,290
Percentage	75%	33%	12%	5%	1%	16%	36%

Note: For purposes of CHAS data, "Moderate" is identified as populations with incomes between 80 and 100 percent of the Household Area Median Family Income (HAMFI), and Above Moderate includes households with incomes greater than 100 percent of HAMFI. In other places in the document, this income group extends to 120 percent of AMI.
Source: 2012-2016 CHAS

Overcrowding

Overcrowding is defined as more than one person per room in a housing unit. The US Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of "room." Generally, overcrowding reflects the household's inability to afford larger housing. Homes are typically considered overcrowded when the household has more than one person per room, and severely overcrowded when the home has more than 1.5 persons per room.

Table 3-23 shows the persons per room by tenure in Yuba City for both 2010 and 2017. In 2017, 4 percent of owner-occupied households (437 households) and 12 percent of renter-occupied households (1,252 households) were overcrowded. In the same time period, 1 percent of owner-occupied households (108 households) and 3 percent of renter-occupied households (322 households) were considered severely overcrowded. Between 2010 and 2017, the percentage of all households experiencing severe overcrowding stayed stable at 2 percent, but the percent of households experiencing any overcrowding went up by two percentage points, from 6 to 8 percent. Rates of overcrowding may have increased in recent years due to trends in the housing market, such as the influx of population in the area as a result of the Camp Fire in Paradise and increasing housing costs

Table 3-23: Overcrowded Households in Yuba City (2010 and 2017 Estimate)

Owner-Occupied Households	*2010*		*2017*		*2010 to 2017*	
Persons per Room	*Households*	*Percent*	*Households*	*Percent*	*Absolute Change*	*Percent Change*
1.00 or less	12,008	97%	11,159	96%	-849	-7%
1.01 to 1.50	326	3%	329	3%	3	1%
1.51 or more	87	1%	108	1%	21	24%
Total	**12,421**	**100%**	**11,596**	**100%**	**-825**	**-7%**
% Overcrowded by Tenure	-	3%	-	4%	-	-
Renter-Occupied Households	*2010*		*2017*		*2010 to 2017*	
Persons per Room	*Households*	*Percent*	*Households*	*Percent*	*Absolute Change*	*Percent Change*
1.00 or less	8,140	91%	9,468	88%	1,328	16%
1.01 to 1.50	604	7%	930	9%	326	54%
1.51 or more	240	3%	322	3%	82	34%
Total	**8,984**	**100%**	**10,720**	**100%**	**1,736**	**19%**
% Overcrowded by Tenure	-	9%	-	12%	-	-
Total Occupied Households	*2010*		*2017*		*2010 to 2017*	
Persons per Room	*Households*	*Percent*	*Households*	*Percent*	*Absolute Change*	*Percent Change*
1.00 or less	20,148	94%	20,627	92%	479	2%
1.01 to 1.50	930	4%	1,259	6%	329	35%
1.51 or more	327	2%	430	2%	103	31%
Total	**21,405**	**100%**	**22,316**	**100%**	**911**	**4%**
% Overcrowded by Tenure	-	6%	-	8%	-	-

Source: 2013-2017 ACS, SACOG Housing Element Data; and 2006-2010 ACS

Housing Problems

Housing problems, as defined by HUD, can include a housing unit that lacks a kitchen, proper plumbing, more than one person per room (overcrowding), or a cost burden greater than 30 percent. Table 3-24 shows the number of housing units that had one or more of these problems by income category and tenure. According to the 2012-2016 CHAS, 30 percent of all owner-occupied households (3,460 households) and 57 percent of all renter-occupied households (5,915 households) had one or more housing problems in 2016. Overall, 42 percent of occupied households in Yuba City had one or more housing problems. The percentage of households with at least one housing problem is roughly equally distributed between income levels, with approximately 11 percent of households in each income level experiencing at least one housing problem.

Table 3-24: Households with One or More Housing Problems by Income and Tenure for Yuba City (2016 Estimate)

Owner-Occupied Households	*All Households*	*Households with at least one Housing Problem*	*Percent of Owner-Occupied*
Extremely Low Income	685	555	5%
Very Low Income	915	625	5%
Low Income	1,420	800	7%
Moderate and Above Moderate Income	8,625	1,480	13%
Total	11,645	3,460	30%
Renter-Occupied Households	*All Households*	*Households with at least one Housing Problem*	*Percent of Renter-Occupied*
Extremely Low Income	1,825	1,560	15%
Very Low Income	1,965	1,795	17%
Low Income	2,415	1,575	15%
Moderate and Above Moderate Income	4,260	985	9%
Total	10,465	5,915	57%
Total Occupied Households	*All Households*	*Households with at least one Housing Problem*	*Percent of Occupied*
Extremely Low Income	2,510	2,115	10%
Very Low Income	2,880	2,420	11%
Low Income	3,835	2,375	11%
Moderate and Above Moderate Income	12,885	2,465	11%
Total	22,110	9,375	42%

Source: CHAS 2012-2016

Special-Needs Groups

To ensure provision of adequate housing for all people, this section of the Housing Element evaluates the needs for supportive housing services for persons with disabilities (including developmental disabilities) and the special housing needs of female-headed households, large families, seniors, the homeless, and farmworkers within Yuba City for the eight-year period of the Housing Element.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, cognitive, self-care, and independent living limitations. Table 3-25 shows the population in Yuba City—approximately 8,404 persons—who lived with one or more of the above-listed disabilities in 2017. The largest individual category of disability were cognitive disabilities (2,980 residents) and independent living difficulties (2,762 residents), with 35 percent of the total disabled population reporting each of these disability types.

Table 3-25: Persons with Disabilities by Disability Type in Yuba City (2017)

	Number	*Percent*
Total Persons with One or More Disabilities	8,404	100%
Hearing Difficulty	2,410	29%
Vision Difficulty	823	10%
Cognitive Difficulty	2,980	35%
Ambulatory Difficulty	2,053	24%
Self-Care Difficulty	1,648	20%
Persons with One or More Disabilities, Ages 18+	7,865	100%
Independent Living Difficulty (Ages 18+ Only)	2,762	35%

Note: Total of all categories may be greater than 100%, as respondents may have more than one disability

Source: 2013-2017 ACS, SACOG Housing Element Data

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities that manifested before age 18. Table 3-26 shows the developmentally disabled population by age in 2019. Overall, there were 791 persons living with a developmental disability in Yuba City. The developmentally disabled population of Yuba City represented just over 1 percent of the total population in 2019.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. More than half of these residents, 56 percent, were older than 18 years old, suggesting a potential need for some amount of supportive housing focused on the needs of developmentally disabled residents. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The state Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta Regional Center, which serves the Yuba City area, provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist with housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta California Regional Center (see Program H-D-6). Alta California Regional Center is a private, nonprofit corporation that provides services to persons with a developmental disability and their families, including programs for persons with intellectual disabilities, cerebral palsy, epilepsy, autism, and early intervention services for infants and toddlers up to 36 months. Services range from socialization and recreation opportunities, transportation, day care/after school care, and employment services to providing supportive housing opportunities and independent living training. The Yuba City office provides services to residents of Sutter, Yuba, and Colusa County. The City will encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Programs H-D-5 and H-D-6 are proposed to specifically address the needs of the persons with disabilities (including developmental disabilities).

Table 3-26: Population with a Developmental Disability by Age in Yuba City (2019)

Age	*Number*	*Percent of Population with Developmental Disability*
0-17 Years	350	44%
18+ Years	441	56%
Total Population with a Developmental Disability	**791**	**100%**

Source: California Department for Developmental Disabilities, September 2020, SACOG Housing Element Data

Table 3-27 shows the disabled population in relation to the workforce of Yuba City. According to the 2018 US Census ACS, 31 percent of persons with disabilities were employed (1,310 persons), and 6 percent were unemployed (233 persons), and the remaining 64 percent (2,691 persons) were not in the labor force.

Table 3-27: Persons with Disabilities by Employment Status in Yuba City (2018)

With a Disability	*2018*	
	Number	*Percent*
Total	**4,234**	**100%**
Employed	1,310	31%
Unemployed	233	6%
Not in Labor Force	2,691	64%

Source: 2014-2018 ACS, SACOG Housing Element Data

Service providers who advocate on behalf of the disabled identify a serious lack of affordable housing targeted to extremely low-, very low-, and low-income households as a pressing problem for the disabled population. In addition, disabled persons need accessible housing units in close proximity to public services and commercial centers with special design features that accommodate the disability.

The FREED Center for Independent Living is a nonprofit organization that promotes independent living for people with disabilities. Its mission is to eliminate barriers to full equality for people with disabilities through programs that promote independent living and effective system changes, while honoring dignity and self-determination. To accomplish this mission, they offer a variety of services in Sutter, Yuba, Nevada, and Colusa Counties. Specific to Sutter and Yuba Counties, FREED prepares a Housing Guide to support clients searching for special needs housing options. The guide was most recently updated in 2019. FREED serves as one-stop shop to connect persons with disabilities to available services and

resources, both provided by FREED and by other organizations. FREED provides wrap-around services to create independence for their clients, including teaching independent living skills, referral and support services related to securing housing, minor home modifications or repairs, applying for social security, transition from hospital or nursing homes navigation, and providing transit vouchers. FREED provides community services as well, including running device/technology lending library, distributing re-used durable medical equipment (such as wheelchairs or walkers), and distributing emergency preparedness materials. Since the COVID-19 pandemic, FREED has launched programs to address food insecurity for their clients who are sheltering in place, such as providing restaurant vouchers and arranging food deliveries from foodbanks. Additionally, FREED expanded services to Yuba City to address isolation by providing laptop computers to clients and arranging weekly phone reassurances. FREED reports that the majority of its Sutter County clients reside in Yuba City and a majority of its clients are seniors whose disabilities are age-related. FREED and the Regional Housing Authority of Sutter & Nevada Counties (Housing Authority) identified that the inadequate supply of affordable housing, particularly housing equipped with accessibility features, is a significant barrier for persons with disabilities to access housing.

Sutter-Yuba Behavioral Health provides services to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in Yuba and Sutter Counties. Sutter-Yuba Behavioral Health maintains an inpatient psychiatric health facility and a psychiatric emergency services unit to provide emergency services to treat acute psychiatric conditions, crisis counseling, and emergency assessment. Outpatient services provide adults with access to therapists, substance abuse counselors, group programs, and individual support groups. Through partnership with Sutter County Schools, Sutter-Yuba Behavioral Health provides an on-site Adult Education and Work Activity Center to provide a variety of therapy, skill-building groups, and education opportunities to recovering clients. Sutter-Yuba Behavioral Health offers a Latino Outreach Center and Hmong Outreach Center for adults, children, and families that are bilingual or only speak Spanish or Hmong. Other programs support the behavior needs of children, youth, and their families, including clinical assessments, behavioral therapy, and therapy services for incarcerated youth. Mental health providers identify finding affordable housing as a constant struggle for their clients. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

Female-Headed Households

Female-headed households are considered a special-needs group because of the higher incidence of poverty in these types of households.

As shown in Table 3-28, the 2018 ACS data indicates that approximately 14 percent of all households (2,874 households) in Yuba City have female heads of household. Of these female-headed households, 1,761 are headed by females with children under the age of 18. The number of female-headed households decreased by 3 percent between 2010 and 2018, and the number of female-headed families with children decreased by 13 percent in the same period. The number of female-headed households without children increased by 18 percent in the same period.

Table 3-28: Female-Headed Households in Yuba City (2010 and 2018)

	2010		*2018*		*2010 to 2018*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Total Households	21,550	100%	22,572	100%	1,022	5%
Family Households	15,658	73%	16,208	72%	550	4%
Female-Headed Family Households	2,969	14%	2,874	13%	-95	-3%
Female-Headed Families with Children	2,022	9%	1,761	8%	-261	-13%
Female-Headed Families without Children	947	4%	1,113	5%	166	18%

Source: 2010 US Census, 2014-2018 ACS, SACOG Housing Element Data

Female-headed households with children need affordable housing, located in areas near childcare, schools, parks, transportation, and shopping and other services.

Large Families

Large families are defined by HUD as family households with five or more people. The 2014-2018 US Census ACS reports approximately 16 percent of households (3,649 households) in Yuba City have five or more people (see Table 3-29).

Table 3-29: Households by Size (2018)

Household Size	*Number*	*Percent*
1 Person	5,154	23%
2 Persons	6,612	29%
3 Persons	3,825	17%
4 Persons	3,332	15%
5 Persons	1,776	8%
6 Persons	1,085	5%
7 or More Persons	788	3%
Total Households	**22,572**	**100%**

Source: 2014-2018 ACS, SACOG Housing Element Data

Seniors

As shown previously in Table 3-2, the population aged 60 and older grew by 22 percent between 2010 and 2018 (10,645 to 12,965 residents). This may indicate an increased need for housing for seniors. According to the 2013-2017 ACS, as shown in Table 3-30, there were 5,565 senior-headed (persons age 65 or older) households. Of senior-headed households, 4,194 were owner-occupied and 1,371 were renter-occupied.

Table 3-30: Senior Households by Tenure (2017)

Owner-Occupied Households	*Households*	*Percent of All Owner-Occupied Households*
65 to 74 years	2,219	18%
75 to 84 years	1,549	13%
85 years and over	426	3%
Total Senior Population	**4,194**	**34%**
Renter-Occupied Households	*Households*	*Percent of All Renter-Occupied Households*
65 to 74 years	726	7%
75 to 84 years	271	3%
85 years and over	374	4%
Total Senior Population	**1,371**	**14%**
All Senior Households	*Households*	*Percent of All Households*
65 to 74 years	2,945	13%
75 to 84 years	1,820	8%
85 years and over	800	4%
Total Senior Population	**5,565**	**25%**

Source: 2017 ACS, One-Year Estimate

The 2008–2010 US Census ACS reported the income levels of senior-headed households. Table 3-31 shows the income level of senior-headed households in Yuba City. The largest income category of senior-headed households (14 percent of senior households, or 785 households) is $75,000 to $99,000. The second-largest group (691, or 12 percent) earned between $35,000 and $39,999, which is considered lower-income. Additionally, 32 percent of senior-headed households (1,798 households) earned less than $30,000 annually and are considered very low- and extremely low-income households.

Table 3-31: Senior Households by Income (2017 Estimate)

Annual Income	*Number*	*Percentage*
Less than $10,000	303	5%
$10,000 to $14,999	453	8%
$15,000 to $19,999	459	8%
$20,000 to $24,999	258	5%
$25,000 to $29,999	325	6%
$30,000 to $34,999	491	9%
$35,000 to $39,999	691	12%
$40,000 to $44,999	199	4%
$45,000 to $49,999	309	6%
$50,000 to $59,999	513	9%
$60,000 to $74,999	108	2%
$75,000 to $99,999	785	14%
$100,000 to $124,999	420	8%
$125,000 to $149,999	120	2%

Annual Income	*Number*	*Percentage*
$150,000 to $199,999	95	2%
$200,000 or more	36	1%
Total	**5,565**	**100%**

Source: 2017 ACS, One-Year Estimate

The Area 4 Agency on Aging serves a seven-county area including Yuba City. The Area 4 Agency on Aging 2016 - 2020 Area Plan surveyed nearly 2,000 seniors within the service region to identify priority needs and services important to seniors. This survey found that home delivered meals (Meals on Wheels) was the most important services to seniors, followed closely by transportation services. The Area Plan outlined initiatives to maintain and enhance a coordinated system of home and community-based services and supports for older adults and their caregivers. These initiatives include developing and expanding a rural meal vouchers program, sustaining long-term services through building relationships with stakeholders and local services providers, and supporting direct assistance to older adults through maintaining contracted services.

Seniors also face housing challenges related to physical disabilities. Many disabilities are age-related, and result in declining mobility and self-care issues. As noted in the section discussing the needs of the disabled, FREED Center for Independent Living reports that the majority of its clients are seniors whose disabilities are age-related. Age-related disabilities interfere with seniors' ability to remain independent. FREED underscored the findings of the Area 4 Agency on Aging survey's findings that seniors with disabilities need assistance with home repairs, home maintenance, and accessibility modifications, as well as in-home assistance. FREED's senior clients that are on a fixed income are often in precarious housing situations and vulnerable to entering homelessness. The Housing Authority has also identified a need for additional affordable and accessible senior housing.

Seniors have a variety of housing options, including:

- **Independent living**—Seniors reside in their home or apartment with little support or care.
- **Assisted living facilities**—Senior maintains a level of independence, residing in an apartment and receiving varied levels of support and assistance, such as light housekeeping, meals, transportation, and/or medication, etc.
- **Residential care facilities**—Typically a smaller licensed facility, often six or fewer residents, which provides services similar to those provided by assisted living facilities.
- **Intermediate care or skilled nursing facilities**—A licensed facility that provides a higher, continuous level of professional care.

Although there are a variety of housing options for seniors, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of these housing options and consequently remain in independent living situations struggling with self-care issues.

According to the California Department of Social Services, Community Care Licensing Division, there were nine licensed residential care facilities for the elderly in Yuba City in 2020. The total capacity of the elderly residential care facilities is 483 beds, with individual facility capacities ranging from 5 to 99 beds. The names of the facilities and their capacities are listed in Table 3-32.

Table 3-32: State Department of Social Services Licensed Elderly Care Facilities in Sutter County (2020)

Name	*Facility Capacity*
Cherry Blossom Assisted Living	79
The Courtyard	80
Emerald Oaks	99
The Gardens	49
Golden Years Residential Home Care	6
Summerfield Senior Living	99
White Rock Seniors Home	5
Willow Glen Care Center	60
Yuba Sutter Care Home Inc	6
Total	**483**

Source: State of California, Social Services, Community Care Licensing Division, December 2020.

Programs H-D-4 and H-D-5 are included to address the housing needs of seniors.

Homeless

There are numerous causes of homelessness: a lack of affordable housing, inadequate financial resources to pay rent and utilities, domestic violence, mental or physical illness, and/or substance abuse. Many individuals and families move in and out of homelessness over the course of a year. A lack of affordable housing can make it difficult for families to move from shelters and transitional housing into permanent housing and puts many low-income families with housing at risk of becoming homeless. It is difficult to estimate the number of individuals and person in families with children who are at risk of becoming homeless. However, the FREED Center and other service providers who serve very low-income households and the homeless population communicated the importance of preventing loss of housing for vulnerable households as a priority need with equal importance as addressing the lack of affordable housing. It can be assumed that those most at risk of becoming homeless are lower-income households paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of illness, job loss, or other factors and are at risk of becoming homeless.

The City of Yuba City is working within the framework of the Sutter-Yuba Homeless Consortium to address homeless needs within the community. The Sutter-Yuba Homeless Consortium comprises more than 50 representatives, including service providers, government agencies, nonprofits, and faith-based organizations within Yuba and Sutter Counties, whose goal is to address homeless needs and provide comprehensive services on a regional basis.

The Sutter-Yuba Homeless Consortium conducts point-in-time counts annually to identify the number of sheltered and unsheltered homeless individuals and families within its area of operation. The consortium uses the information in preparation of updates to the Yuba-Sutter Continuum of Care program. The count is only a snapshot, reflecting those persons identified as homeless on the day of the point-in-time count. The homeless population tends to be nomadic, and therefore, homeless providers emphasize it is sometimes difficult to identify the homeless as residents of a specific city or specific area.

However, using the 2019 point-in-time counts completed by the Sutter-Yuba Homeless Consortium, it is estimated the Sutter-Yuba area's homeless population was 409 persons, with 236 of those persons completely unsheltered and 173 precariously sheltered. City staff consulted with the Yuba City Police Department, which estimated the number of Yuba City's homeless population to be 142 persons in 2020. Among unsheltered persons in the Sutter-Yuba area, the largest percentage were staying in homeless

encampments (90 persons, or 22 percent of those counted) and a slightly smaller percentage were staying in vehicles (78 persons, or 19 percent of persons counted). Point-in-time counts are typically completed every other year; however, the count scheduled for 2021 was postponed due to the COVID-19 pandemic. According to the 2019 5-Year Regional Strategic Plan to Respond to Homelessness developed by the Bi-County Homeless Services Program, 12 homeless persons who filled out a consumer survey identified themselves as living in Yuba City. Table 3-33 provides a breakdown of the homeless population by housing type in the Sutter-Yuba area.

Table 3-33: Homeless Population in Sutter-Yuba Area (2019)

Housing Type	*Number*	*Percentage*
Homeless Encampments	90	22%
Vehicles	78	19%
Commercial or industrial Buildings	4	1%
On the street, in a doorway, under a bridge, or other place outside	64	16%
Unsheltered Subtotal	**236**	**58%**
At a hotel	24	6%
Couch surfing	16	4%
In a jail	27	7%
With family	71	17%
With friends	22	5%
Other shelter	13	3%
Precariously Sheltered Subtotal	**173**	**42%**
Total	**409**	**100%**

Source: Yuba City, Marysville/ Sutter, Sutter - Yuba Homeless Consortium Continuum of Care, 2019

Major homeless facilities and providers in the Yuba City area are listed in Table 3-34. The Yuba-Sutter Salvation Army provides emergency food, shelter, and utility assistance to families and individuals in crisis. Its residential and drop-in programs target homeless families and individuals. These programs include the Relief from Energy Assistance through Community Help and the Emergency Food and Shelter Program. These two programs provide rental assistance, food assistance, utility assistance, and temporary shelter. The Depot Family Crisis Center, in operation for over 20 years, is run by the Salvation Army and provides 65 beds for longer-term housing for homeless individuals. While residing at the crisis center, residents take part in a homeless prevention program, which includes life skills, vocational training, and job search training. The Depot Family Crisis Center primarily serves homeless families (about 80 percent) and single women (20 percent). According to the Salvation Army's website, about 10 percent of the Depot's client population has a mental illness, developmental disabilities, or both. The Salvation Army also manages a transitional housing community called Hope Vista, which consists of eight newly constructed homes. Currently, Hope Vista is providing shelter to families displaced by the Camp Fire disaster in 2019 through the Salvation Army's Emergency Disaster Transitional Living Program. The Salvation Army identified another significant factor contributing to homelessness, that of a lack of affordable housing for lower-income households; this makes it difficult for families to move from shelters and transitional housing into permanent housing and puts those with housing at risk of becoming homeless.

Buddy's House, a transitional housing program, with a mission of achieving clean and sober living for its program participants, has also identified substance abuse and mental illness as major contributing factors to homelessness. Buddy's House also identified the need for better reentry programs for persons being released from prisons. One-stop, coordinated, and integrated programs are needed to ensure prisoners are not released onto the street without access to documentation, such as driver license and social security numbers, and supportive services. Public assistance programs also need to be modified to allow those that want to make changes in their lives and move into transitional housing programs to do so without jeopardizing assistance.

The City of Yuba City does not provide services directly, but as noted above, is working within the framework of the Sutter-Yuba Homeless Consortium to provide homeless services and address facility needs. It should be noted that because of the regional, cooperative effort between Yuba-Sutter jurisdictions and service providers, Yuba City homeless individuals are able to avail themselves of shelters and housing services on a region-wide basis.

Yuba-Sutter homeless resources strive to meet the multiple needs of the homeless and provide integrated coordinated services. Assistance available to homeless individuals and families within the Yuba-Sutter area of operation include motel vouchers, assistance with rent and security deposits, emergency shelters, transitional housing, and case management. Additional facilities and agencies that provide these services are listed in Table 3-34.

Table 3-34: Major Homeless Facilities/Providers in Yuba City Area, 2020

Facility/Provider	*Type*	*Capacity*	*Services*
Sutter-Yuba Behavioral Health Services 446 Second St. Yuba City	Social Services	6 beds	Mental health services, emergency psychiatric services, youth and family services, recovery program, referral services
New Haven Court (Sutter-Yuba Behavioral Health and Hands of Hope) 448 Garden Highway Yuba City	Permanent Supportive Housing	40 beds	Case management, peer support activities, mental health care, substance use services, benefits counseling and advocacy, and basic housing retention skills
Crossroads Community Church/Joshua's House	Transitional Housing	---[1]	Recovery program; referral services
River Bottoms Ministry / A Hand Up Ministry		---[1]	
Buddy's House 1770 Magnolia Drive Yuba City	Transitional Housing	---[1]	Recovery program, referral services
Salvation Army Depot Family Crisis Center 408 J Street Marysville	Transitional Shelter	65 beds	Meals, counseling, education programs, self-sufficiency program, recovery program, job search assistance, savings programs
Salvation Army Hope Vista Riverside Drive Olivehurst	Transitional Housing	8 beds	Housing navigation, case management, employment assistance, self-sufficiency classes, recovery program

Facility/Provider	*Type*	*Capacity*	*Services*
Twin Cities Rescue Mission 940 14th Street Marysville	Emergency Shelter/ Transitional Housing	40 beds	Meals, support groups, medical and dental clinics, Bible clubs/Sunday School, referral services, intake, and re-entry for one-year men's treatment programs
Casa de Esperanza Yuba City (address confidential)	Emergency Shelter/ Domestic Violence	24 beds	Meals, counseling, and other services for battered or homeless women and children
Hands of Hope 909 Spiva Avenue Yuba City	Day Center	n/a	Coordinated Entry site, referral services, showers and restrooms, laundry, computers, used clothing, mentoring/referrals
R.E.S.T. (operated by Hands of Hope)	Rotating Emergency Shelter	Up to 35 beds	Wintertime rotating overnight shelter at various church facilities. Operates from late November through early April. One hot meal is provided per day. Intake occurs at Hands of Hope's day center.
St. John's Episcopal Church 800 D Street Marysville	Food/ Community Meetings	n/a	Lunch served on the 1st, 2nd, and 4th Wednesdays of the month
14FORWARD	Temporary Housing	40 beds	Tiny home temporary housing program.
Life Building Center 131 F Street Marysville	Emergency Shelter	25 beds	Community Court (Pilot), Coordinated Entry Site, medical services, job training, laundry, and referral services.
Better Way Shelter	Low Barrier Temporary Shelter	40 beds	Low barrier homeless shelter providing temporary stays up to 3 months; Housing First Model
Wintertime Total		Up to 237 bed	
Summertime Total		212 beds	

Notes:
[1] As of March 22, 2021, information unavailable.
Source: Forward Yuba Sutter: 5-year Regional Strategic Plan to Respond to Homelessness in Sutter and Yuba Counties, Bi-County Homeless Services Program, 2019, Salvation Army Depot, Salvation Army Hope Vista Twin Cities Rescue Mission, Hands of Hope, FREED, 14FORWARD, Casa de Esperanza, and R.E.S.T., 2020

Program H-D-5 is included to address the housing needs of homeless individuals.

Farmworkers

The 2017 US Department of Agriculture Census of Farmworkers identifies 4,672 persons employed as agricultural workers in Sutter County. Of these workers, 3,157 work less than 150 days per year and can be considered seasonal farmworkers. Sutter County's economy has historically been based on agriculture. The Yuba-Sutter Economic Development Corporation identifies farming as the fourth-largest employer in the region. As a result of the major role farming plays in the economy of the area, there has been a need within the community to provide housing for agricultural workers.

Farmworkers tend to have low incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable affordable housing as other low-income families. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short-term housing.

Public and nonprofit farmworker housing owners and managers provide the best source of information on housing needs of farmworkers.

The Housing Authority takes the lead on farmworker projects in the City. Richland Farm Labor Housing, consisting of 190 units (53 two-bedroom, 123 three-bedroom, and 12 four-bedroom units) was constructed in the late 1970s. The Richland Farm Labor Housing project is available to active farmworkers (including cannery/processing) and those retired or disabled from agricultural work. The Housing Authority states that demand for resident farmworker housing has remained constant. As of March 2021, there were 15 applicants on the waiting list. The Housing Authority also maintains an additional 99 beds of migrant worker housing at its Richland Public Housing (15 one-bedroom/studio, 36 two-bedroom, 37 three-bedroom, 9 four-bedroom, and 2 five-bedroom units). There is a waitlist of 1,234 applicants for units in Richland Public Housing. A total of 289 units of migrant farmworker housing are maintained by the Housing Authority.

The California Human Development Corporation owns and manages one farmworker housing project: Mahal Plaza is a 98-unit project containing two-, three-, and four-bedroom units. Mahal Plaza gives priority to resident farmworkers, as well as migrant farmworkers.

All public and nonprofit farmworker housing in Yuba City is targeted to farmworker families; the needs of single farmworkers are not addressed by these projects. While single farmworkers do not qualify for these projects, they do have the advantage of higher mobility and are more likely to secure housing on-site at their place of employment.

Many privately owned migrant quarters are maintained on individual farms in rural areas of the county. The number of these units is unknown. Program H-D-3 proposes amendments to the City's zoning code to comply with the Employee Housing Act to allow employee housing for farmworkers and other employees ministerially in zones allowing single-family residential structures and/or zones allowing agricultural uses.

At-Risk Units

Housing Element law requires jurisdictions to provide an inventory of assisted, affordable rental units that are eligible to convert to market rate housing within 10 years of the beginning of the eight-year planning period of the Housing Element (through May 15, 2031). The law also requires an estimation of the cost of preserving units at risk versus replacing the units.

Table 3-35 lists assisted housing projects in the City of Yuba City and identifies their current contract expiration dates after which conversion to market-rate housing is possible. Based on a review of the California Housing Partnership Corporation (CHPC) information regarding units at risk of conversion, two projects within the city are at risk of converting to market rate during the current Housing Element cycle. Sutter Village and Live Oak Apartments are owned by for-profit developers whose contracts for HUD Project Based Section 8 assistance are renewed annually. However, the overall contract for each of these projects expires after the end of the current planning period. Because their project's Section 8 contracts must be renewed annually, a total of 109 assisted units are at risk of conversion to market-rate housing within the current planning cycle. Program H-B-3 commits the City to monitoring units at risk and taking steps to prevent them from converting to market rate, if needed.

Table 3-35 Assisted Housing Units at Risk of Conversion

Project Name & Location	*Type*	*Total Units*	*Assisted Units*	*Overall Expiration Date*
Live Oak Apartments – 645 Queens Ave	Section 8 LMSA	88	35	11/30/2032[1]
Sutter Village – 1200 Gray Ave	Section 8 NC	74	74	8/31/2039[1]

Notes:
[1] While the assisted units identified here have project periods that expire after the end of the planning period, because Section 8 contracts require annual renewal these are considered "at risk."
Source: California Housing Partnership Corporation, February 2021

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These options are described herein.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely, and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multifamily sales listings within Yuba City's boundaries. The average cost to purchase a multifamily development was $116,839 per unit. There are 109 units at risk of converting to market rate within the current planning cycle. If these were purchased, the estimated cost of acquiring these would be $12,735,482.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 109 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Sutter County, the 2020 fair market rent is determined to be $838 for a studio, $844 for a one-bedroom unit, and $1,087 for a two-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in Table 3-36, the annual cost of subsidizing each unit ranges from $3,198 for a studio apartment with a one-person household to $4,350 per year for a three-person household in a two-bedroom apartment. Sutter Village has 74 one-bedroom units, which would require an annual estimated subsidy of $164,280. Live Oak Apartments has 20 two-bedroom assisted units and 15 one-bedroom assisted units, which would require an estimated annual subsidy of $120,300 in total. The estimated annual cost to subsidize both buildings' assisted units would be $284,580.

Table 3-36: Rental Assistance Required

Unit Size	*Fair Market Rent*[1]	*Household Size*	*Very Low Income (50% AMI)*	*Affordable Cost without Utilities*	*Monthly per Unit Subsidy*	*Annual per Unit Subsidy*
Studio	$838	1	$24,500	$572	$267	$3,198
1-bedroom	$844	2	$28,000	$659	$185	$2,220
2-bedroom	$1,087	3	$31,500	$725	$363	$4,350

Notes:
[1] Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis. 2020 FMRs listed.
Affordable cost = 30% of household monthly income

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. There has been little multifamily development Yuba City recently. However, estimates of multifamily projects in other cities the region may be instructive. An April 2020 BuildingJournal.com estimate for the construction cost of a two-story multifamily building in the Sacramento area with 12 units at 1,000 square feet per unit suggested a potential construction cost of approximately $90 per square foot. This estimate excludes land and site preparation development costs, fees, and related expenses. In practice the true cost may be higher or lower than this estimate, as the cost of building multifamily homes varies based on the cost of financing, the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. With an estimated average size of 700 square feet per unit in these buildings, it would cost approximately $6.87 million to construct 109 new assisted units at this rate.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of constructing 109 replacement units the second highest of the three quantified options ($6.87 million). In comparison, the annual costs of providing rental subsidies required to preserve the 109 assisted units are relatively low ($284,580). However, long-term affordability of the units cannot be ensured in this manner. The option of acquiring replacement units has the highest cost ($12.7 million)) and constrained by a variety of factors, including growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units appears to be construction of replacement units in the event that affordability restrictions are not continued.

Organizations Interested in Preserving Assisted Rental Housing

There are numerous entities with the managerial capacity to own and manage units at risk of conversion. HCD maintains a list of "qualified entities" who have a track record of creating, preserving, or managing affordable units. The full list is provided as Appendix III. Table 3-37 identifies three agencies that have been identified as having specific interest in Sutter County and being notified of the availability of assisted rental housing.

Table 3-37: Nonprofit Organizations Interested in Acquiring At-Risk Housing

Volunteers of America National Services	1108 34th Avenue	Sacramento
Community Housing Improvement Program, Inc.	1001 Willow Street	Chico
Mercy Housing Corporation	3120 Freeboard Drive, Suite 202	West Sacramento

Source: California Department of Housing and Community Development, 2020

Energy Conservation

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. Energy bills may comprise a substantial portion of monthly housing costs for both owners and renters. California's most recent energy crisis has further emphasized the need for conservation. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

California's Building Energy Efficiency Standards for residential buildings were established in 1978 in response to a legislative mandate to reduce energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The City's Building Division enforces the 2019 California Energy Building Code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies to reduce energy consumption.

The Pacific Gas and Electric Company (PG&E), Yuba City's primary energy provider, also has a number of monetary incentive programs for energy conservation as well as energy-efficient home improvements. Eligible lower-income residents can apply for free home energy assessments, weatherproofing, energy-efficient lightbulbs, and replacements of certain appliances. Information about these programs is distributed in monthly billing statements from PG&E and is available online. The City is currently working with PG&E to provide energy audit services to Yuba City residents.

Energy conservation is also addressed through the City's environmental review process. The negative declaration or environmental impact report for a development project identifies energy impacts and, if necessary, requires mitigation measures to reduce energy consumption.

The City's solar project at the wastewater treatment facility started providing electricity in late 2007. The solar arrays are constructed on piers and on sunny days the wastewater treatment facility meets all of its electrical needs with solar or existing biogas fueled micro-turbines. It is estimated that the solar facility produces 1.3 kilowatt hours per year, equivalent to the demand of 750 homes during daylight hours.

Future Housing Needs

In March 2020, SACOG adopted its final plan for Allocation of Regional Housing Needs for October 31, 2021, through October 31, 2029. The Regional Housing Needs Allocation (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing issues. The RHNA plan allocates a "fair share" of the region's projected housing needs to each city and county. These allocations are provided per household income group and are for the upcoming housing element planning period of October 31, 2021, through October 31, 2029.

The RHNA plan allocation was based on methodology adopted by SACOG in November 2019. SACOG developed the allocation methodology, which represents the culmination of input from the public, local housing planners, and housing stakeholders across the greater Sacramento region. The methodology is oriented around furthering the five RHNA objectives: (1) Increase Housing Supply and Mix of Housing Types; (2) Promote Infill, Equity, and Environment; (3) Ensure Jobs Housing Balance and Fit; (4) Promote Regional Income Parity; and (5) Affirmatively Further Fair Housing. The percentage of lower-income units starts with 40.7% lower income in each jurisdiction, with adjustments made on factors for affirmatively furthering fair housing, regional income, and job/housing fit.

Table 3-38 shows the SACOG RHNA plan allocation for Yuba City. As shown in the table, the RHNA plan allocated 3,308 new housing units to Yuba City for the planning period. Of the 3,308 new housing units, 378 units are to be affordable to extremely low-income households, 378 units are for very low-income households, 455 are for low-income households, and 2,097 units for moderate and above-moderate income households.

Table 3-38: Housing Needs by Household Income Category

Income Category	*Number*	*Percent*
Extremely Low	378	11%
Very Low	378	11%
Low	455	14%
Moderate	622	19%
Above Moderate	1,475	45%
Total	**3,308**	**100%**

Note: Assumes 50 percent of the very low-income households are extremely low-income households.
Source: SACOG 2021-2029 RHNA - Final Allocations.

The City must provide an estimate of the projected extremely low-income housing needs. The City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 756 very low-income housing needed, the City is estimating 378 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special-needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

4. Assessment of Fair Housing

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

AB 686 requires the City of Yuba City (City), and all jurisdictions in the state, to complete three major requirements as part of the Housing Element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritize contributing factors to fair housing issues.

2. Prepare the Housing Element Land Inventory and identify sites through the lens of AFFH.

3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the City has completed the following outreach and analysis.

Outreach

The update to the City's Housing Element was completed immediately following the updates to the City's 2020-2024 Consolidated Plan and 2020 Analysis of Impediments to Fair Housing Choice (AI). Because of the timing, the City incorporated community outreach regarding fair housing issues into the update process for the consolidated plan and analysis of impediments, as well as completing one-on-one meetings with service providers during the 2021-2029 Housing Element update process. The variety of methods and ongoing community outreach from late 2019 through 2020 provided an opportunity for the City to reach members of all socioeconomic segments.

In November 2019 and February 2020, the City held two public workshops to discuss the Consolidated Plan and AI process and the importance of community involvement in the preparation of both documents. These meetings were marketed through the City's website and email distribution of information to stakeholder organizations to reach their clients and staff. Across both meetings, attendees included representatives of the Regional Housing Authority for Sutter and Nevada Counties, Hands of Hope, Sutter-Yuba Homeless Consortium, Central Valley Homeless Assistance Veterans Program, FREED Center for Independent Living, Habitat for Humanity, and Bridges 2 Housing.

In addition to the public workshops for the AI and Consolidated Plan processes, the City conducted one-on-one consultation meetings for the Housing Element update with service providers and other organizations who serve special-needs groups and other typically hard-to-reach groups. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all economic segments of the community. The primary concern stakeholders felt needs to be addressed is the lack of affordable housing, especially for extremely low-income households. The Camp Fire in Paradise in nearby Butte County destroyed homes, displaced residents, and resulted in increased demand for housing in Sutter County, including Yuba City. The price

increases as a result of this increased demand have forced those seeking affordable housing to move further from resources and jobs. Even where housing is available, stakeholders asserted that many barriers to housing for low-income households result from strict rental requirements (e.g., credit history checks, rental references), cost of deposits up front that make affording new housing challenging, substandard housing conditions, and income source discrimination by landlords. Stakeholders emphasized that code enforcement processes typically either do not adequately require repairs to homes or result in occupants being displaced.

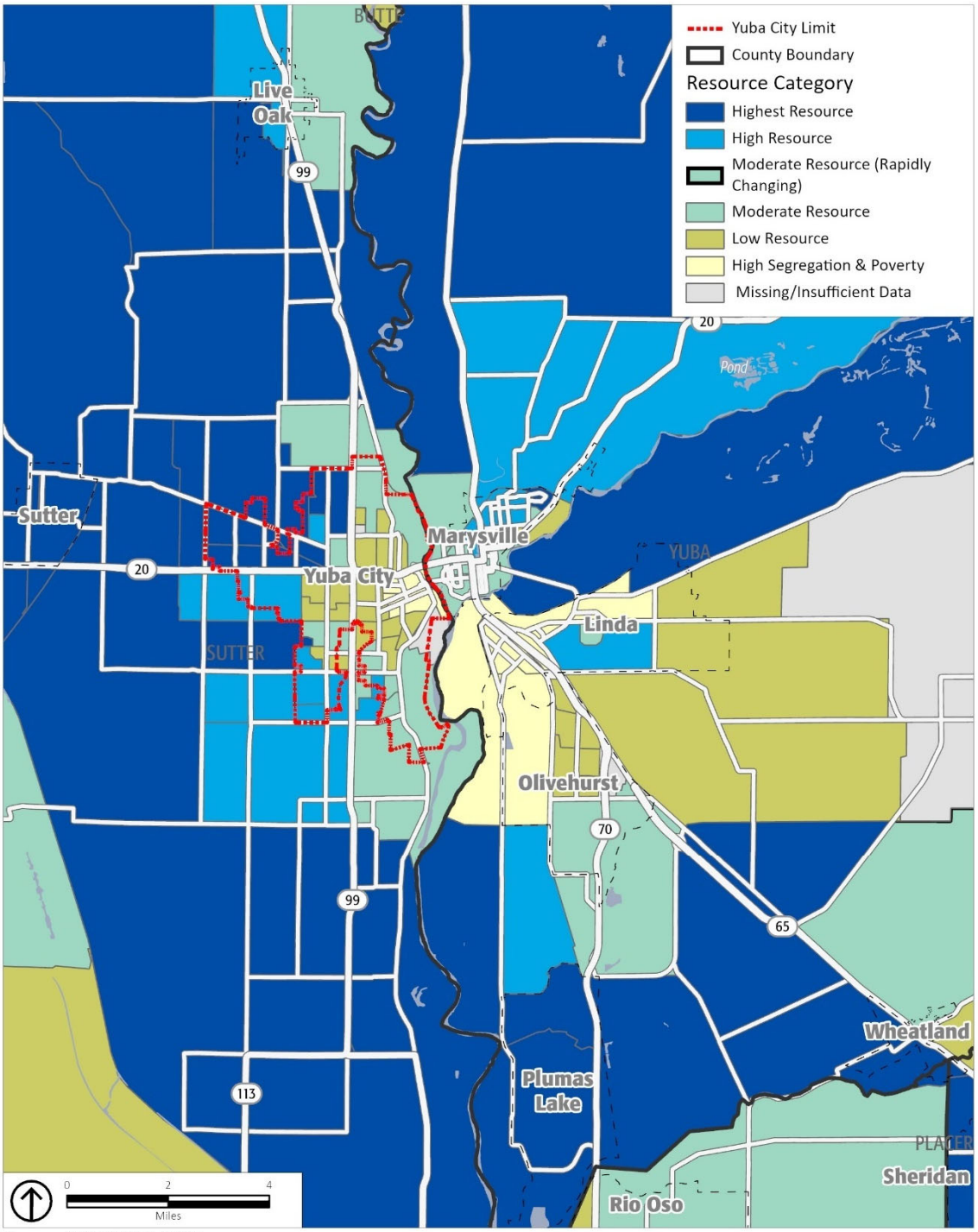
Assessment of Fair Housing Issues

California Government Code, Section 65583 (10)(A)(ii), requires the City of Yuba City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2020 Tax Credit Allocation Committee (TCAC)/Housing and Community Development (HCD) Opportunity Area map, the core of Yuba City is primarily Low Resource and has high rates of poverty and racial and/or ethnic concentration, as shown on Figure 4-1, *TCAC/HCD Opportunity Areas*. City staff reviewed this map and found that it accurately characterizes Yuba City.

The area of the city bordering the Feather River, south of Colusa Avenue, north of Franklin Avenue, and east of Cooper and Park Avenues is considered an area of high poverty and racial and/or ethnic concentration. In contrast, the portions of the city west of Harter Parkway, south of Lincoln Road, and north of Queens Avenue are primarily higher designations ranging from moderate to highest resource areas; all areas considered high or highest resource are along the western boundary of the city.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until “low resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access. In an area of high segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. In addition to reviewing these categorizations, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these.

Yuba City’s history is rooted in its agricultural economy, which remains the backbone of the local economy. Since its incorporation in 1908, Yuba City has been home to a racially and ethnically diverse population. Rapid regional growth recently has resulted in a near doubling in population size in Yuba City every 20 years. This wave of growth in an agricultural community has resulted in development of single-family housing to meet the needs of the family-oriented city. The agricultural economy and relative affordability of Yuba City, when compared with other areas in the Sacramento region, has historically been a draw for individuals and families immigrating into Northern California. These historic trends led to the multicultural character of the community today. The center of the city was developed first. Homes there tend to be older and smaller than in other areas of the City, and thus more affordable, which contributes to a concentration of lower-income households. The older homes west of the city center are also more affordable than other parts of Yuba City. Strong cultural emphasis on the family and multi-generational housing structure has created pockets of racial and/or ethnic concentration. This combined with an increase in residential development along the edges of the city has led to the concentration of poverty along with racial and/or ethnic concentration in the downtown area.



Source: TCAC/HCD, 2021.

Figure 4-1
TCAC/HCD Opportunity Areas

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map (Figure 4-1). Data for disability, poverty, and familial status was available at the census-tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block-group level. The City has used the most localized level of data available for the analysis.

Patterns of Integration, Segregation, and Racial/Ethnic Areas of Concentration

Over the last decade, the percentage of residents that identify their race as White has remained relatively stable at approximately 64 percent; however, the population of persons who identify their ethnicity as non-Hispanic White has decreased from 47 percent of the population in 2011 to 42 percent in 2019. Since 2011, the percentage of the population that identifies as Asian, the second-largest group, has decreased by 10 percentage points while there has been an increase in residents that identify as one or more race. Yuba City also has a relatively high percentage of the population that is foreign born (27 percent), slightly higher than the percentage of Sutter County residents that are foreign born (22 percent).

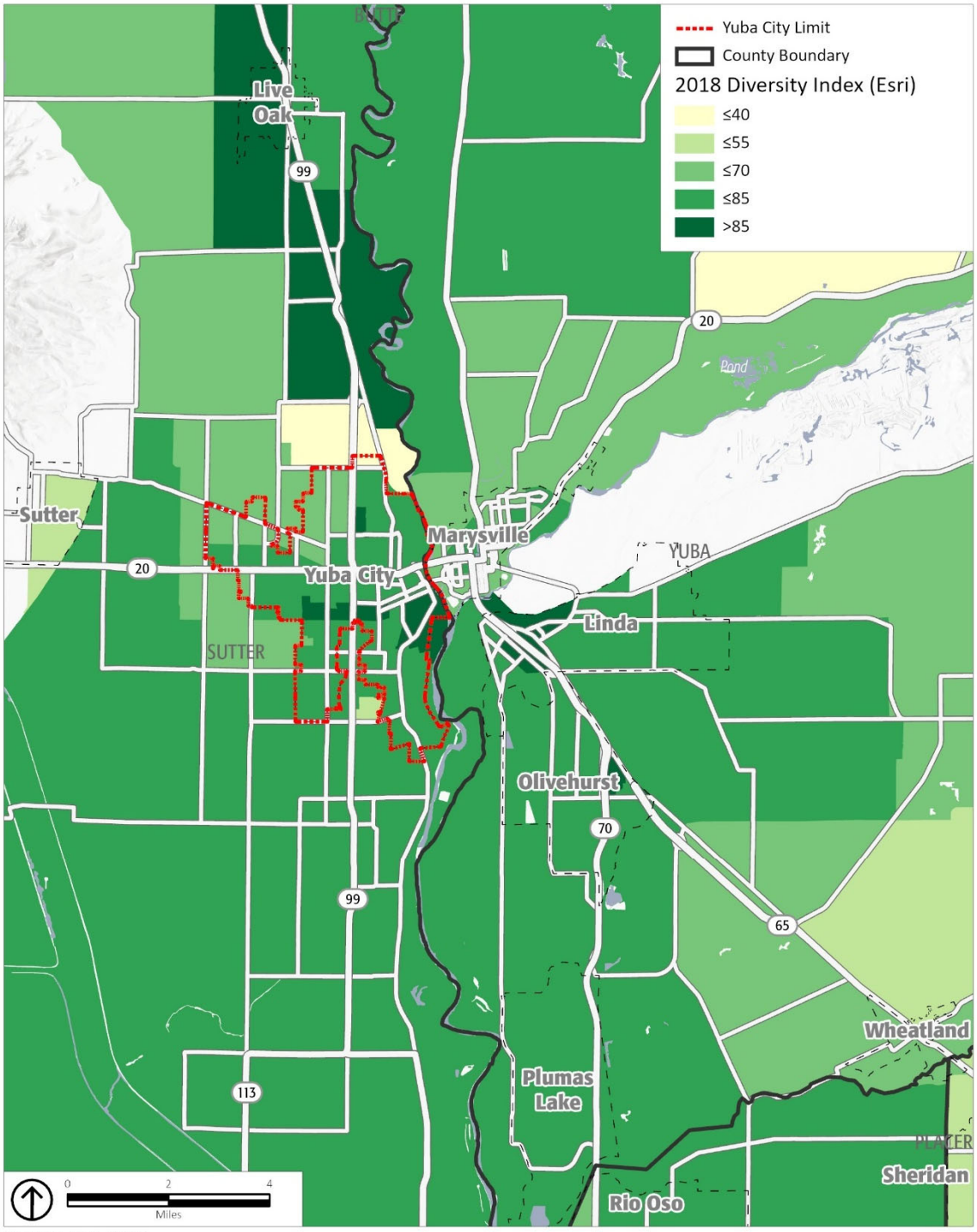
As shown on Figure 4-2, *Diversity Index (2018)*, there is a high level of diversity across the city which indicates positive patterns of integration in most of the city. Levels of diversity in Yuba City are similar to surrounding areas, including the Cities of Marysville and Live Oak, and unincorporated areas adjacent to all three cities. Moving further into the more rural parts of Sutter and Yuba Counties, areas tend to be populated with concentrations of one ethnic group and therefore have lower ratings on TCAC's diversity index. In northeast Yuba County, these less diverse areas tend to be primarily White, Non-Hispanic households. In Sutter County, to the north of Yuba City, these less diverse areas tend to be Black or Hispanic. Lower population density can also contribute to these lower diversity ratings. It is worth noting that the Esri diversity index used on Figure 4-2 is two-dimensional, so areas in the city that rank higher on the index have even distributions of racial and ethnic groups, and areas with lower rankings may have one larger racial or ethnic group within the area.

Although Figure 4-2 indicates a high level of diversity across Yuba City, as shown on Figure 4-3, *Racially or Ethnically Concentrated Areas of Poverty*, there is a racially or ethnically concentrated area of poverty (R/ECAP) just west of downtown, between State Route 20 and Franklin Avenue and between Cooper Avenue and State Route 99. A R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD), is an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of individuals are living at or below the poverty line. The R/ECAP is located in the older areas of the City, characterized by older, smaller housing, while growth and investment has focused in developing residential subdivisions in north and western areas of the City. Over 60 percent of the population residing in the R/ECAP are renting households, and Housing Choice Voucher (HCV) occupied housing units account for nine percent of the renter-occupied housing in the R/ECAP. While the R/ECAP does not have the highest concentration of HCV housing units in the City, the number of HCV housing units is more than triple the number of HCV units in adjacent census tracts west of Highway 99 and south of Franklin Avenue. As of the 2015-2019 American Community Survey (ACS), the population of this R/ECAP tract was estimated to be 5,386. This area, and downtown, have a higher percentage of Hispanic or Latino residents than other areas of Yuba City, reflecting areas to the north (Figure 4-4, *Predominant Population – Hispanic Majority*). There is also a higher percentage of residents in this area, as well as the rest of the southern portion of the city, whose primary language is not English (Figure 4-5, *Percentage of Population Linguistically Isolated*). In 2017, nearly 17 percent of Yuba City residents reported their primary language as one of many Indo-European languages, according to findings in the 2020 Yuba City Analysis of Impediments to Fair Housing. The Marysville/Yuba City Urbanized Area has a higher rate of non-English speaking households than most of the Sacramento Area Council of Governments (SACOG) region outside of downtown Sacramento. Yuba City has the only R/ECAP in Sutter County and as will be discussed, contains areas with the highest rates of poverty in the County. The R/ECAP in Yuba City is also the only R/ECAP within the rural areas of the SACOG region.

While Yuba City, Marysville, Linda, and Olivehurst have a larger area of concentrated poverty than most of the SACOG region outside of urbanized Sacramento, only Yuba City has an R/ECAP present. This implies that poverty within Yuba City disproportionately impacts non-White residents. Outside of Yuba City, R/ECAPs are present within the urbanized City of Sacramento and the suburban jurisdictions surrounding, including unincorporated Sacramento County, Rancho Cordova, and Davis.

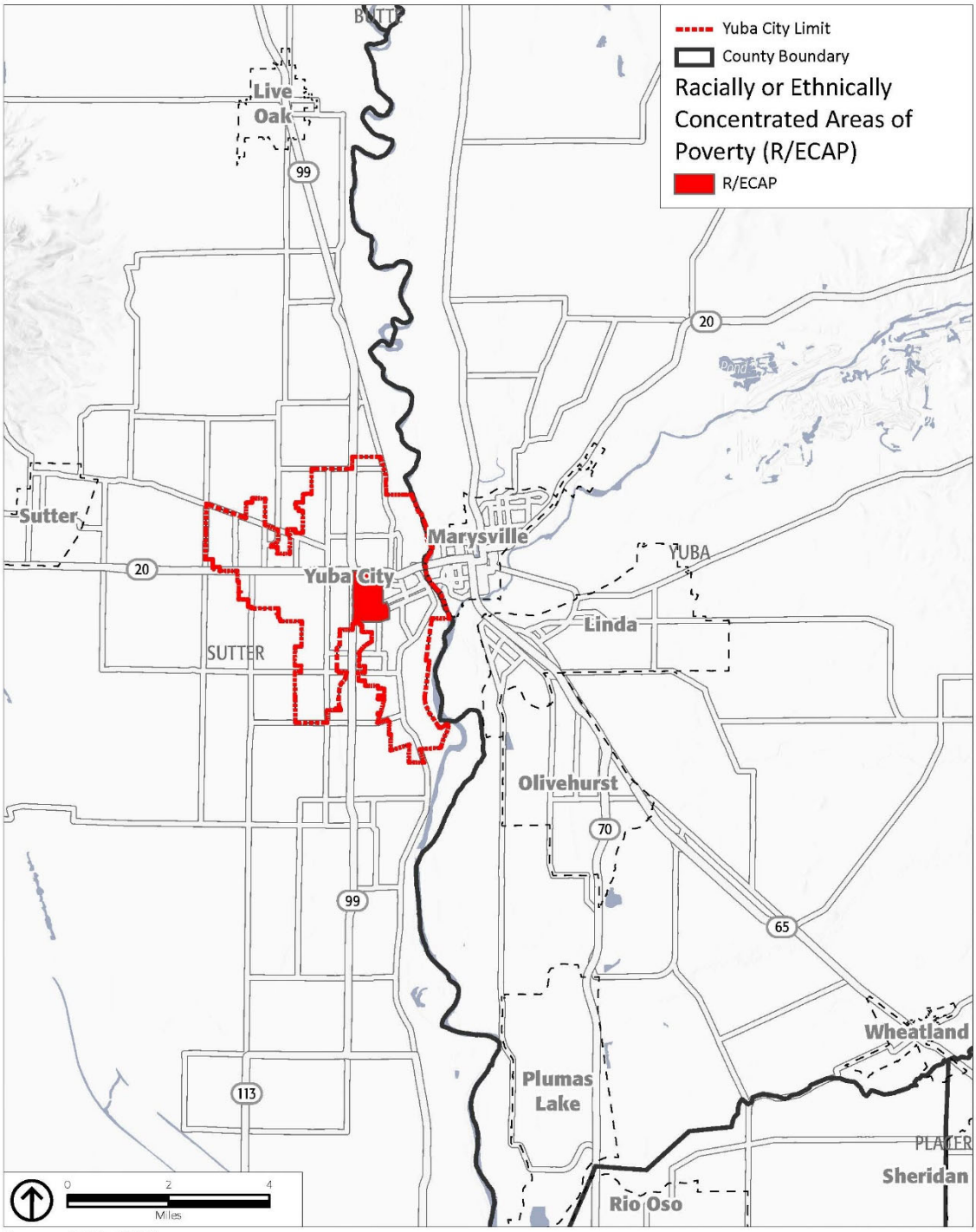
In 2014, the area of Yuba City south of State Route 20 and east of State Route 99 had the highest percent of households below the poverty line. However, by 2019, the ACS estimates that this concentration has decreased slightly while percentage of households at or below the poverty line has increased in the area north of Queens Avenue and east of State Route 99 (Figure 4-6, *Poverty Status [2010-2014],* and Figure 4-7, *Poverty Status [2015-2019]*). In this area north of Queens Avenue, it is estimated that more than 50 percent of the population is living in poverty; in most of downtown, more than 20 percent of the population falls into this category as well. While there are other areas of high poverty rates in the SACOG region, this area in Yuba City and the areas to the east in Marysville, Linda, and Olivehurst have a larger area of highly concentrated poverty than most of the region. From 2010 to 2019, the median income in Yuba City has increased from $49,500 to $61,773, compared to a lesser increase in Sutter County as a whole from $49,500 in 2010 to $50,944 in 2019. While there has been an increase in median income in Yuba City and a slight decrease in poverty rates, the gap between the median income and those households living in poverty has become more significant.

In northern Yuba City, the area with lowest rate of poverty (less than 10 percent) contains the only area in the city where the median income exceeds the statewide median income of $87,100, according to the HCD 2020 State Income Limits. This concentrated area of affluence is identified as Highest Resource on the TCAC Map, indicating residents of this area have access to the best outcomes in terms of health, economic attainment, and education attainment. While providing positive outcomes to residents within the concentrated area of affluence, barriers exist that prevent other Yuba City residents from accessing the same opportunity. Bounded by city limits to the west and north, Highway 99 to the east, and Redding Avenue to Stabler Lane, Butte House Road to Belvin Road, Bradley Estates Drive to Stabler Lane, and Queens Avenue to Highway 99 to the south, this area is predominantly characterized by single-family residential and larger lot sizes. The majority of housing units in this area are owner-occupied, with only 35 percent of housing units occupied of renting-households. HCV units account for less than three percent of renting-households; Yuba City's R/ECAP contains over triple the number of HCV-occupied units. Where Yuba City's R/ECAP features predominantly Hispanic population, the area in Yuba City with the highest median income has a predominantly White majority population, which also correlates with a decrease in linguistically isolated population compared to the R/ECAP and surrounding downtown region. This implies that wealth inequality limits access to Yuba City's concentrated area of affluence. Many factors can contribute to wealth inequality, including access to education, transportation, social networks, and primary language. None of the homeless resources listed in Table 3-34 are located in Yuba City's concentrated area of affluence and are primarily located in downtown Yuba City, within the R/ECAP, and south Yuba City, further limiting access to high resource areas and concentrating unhoused residents in low resource areas in south Yuba City. Much of unincorporated Sutter County surrounding Yuba City is designated as highest resource areas on the TCAC map. With exception of census tracts surrounding Live Oak, the County's highest resource areas have a predominant White population. However, despite designated 'Highest Resource' on the TCAC Map, median income does not exceed the HCD State median income ($87,100), except in a census tract that overlaps Yuba City, suggesting Sutter County does afford its residents access to considerable opportunity but does not contain concentrated areas of affluence. Within the SACOG region, cities such as Roseville, Folsom, and El Dorado Hills contain expansive concentrations of affluence, featuring highest resource categorizations on the TCAC map coupled with median incomes exceeding $125,000. Similar to Yuba City, these areas are predominantly White, suggesting that regionally White residents have the most access to affluent areas in the SACOG region.



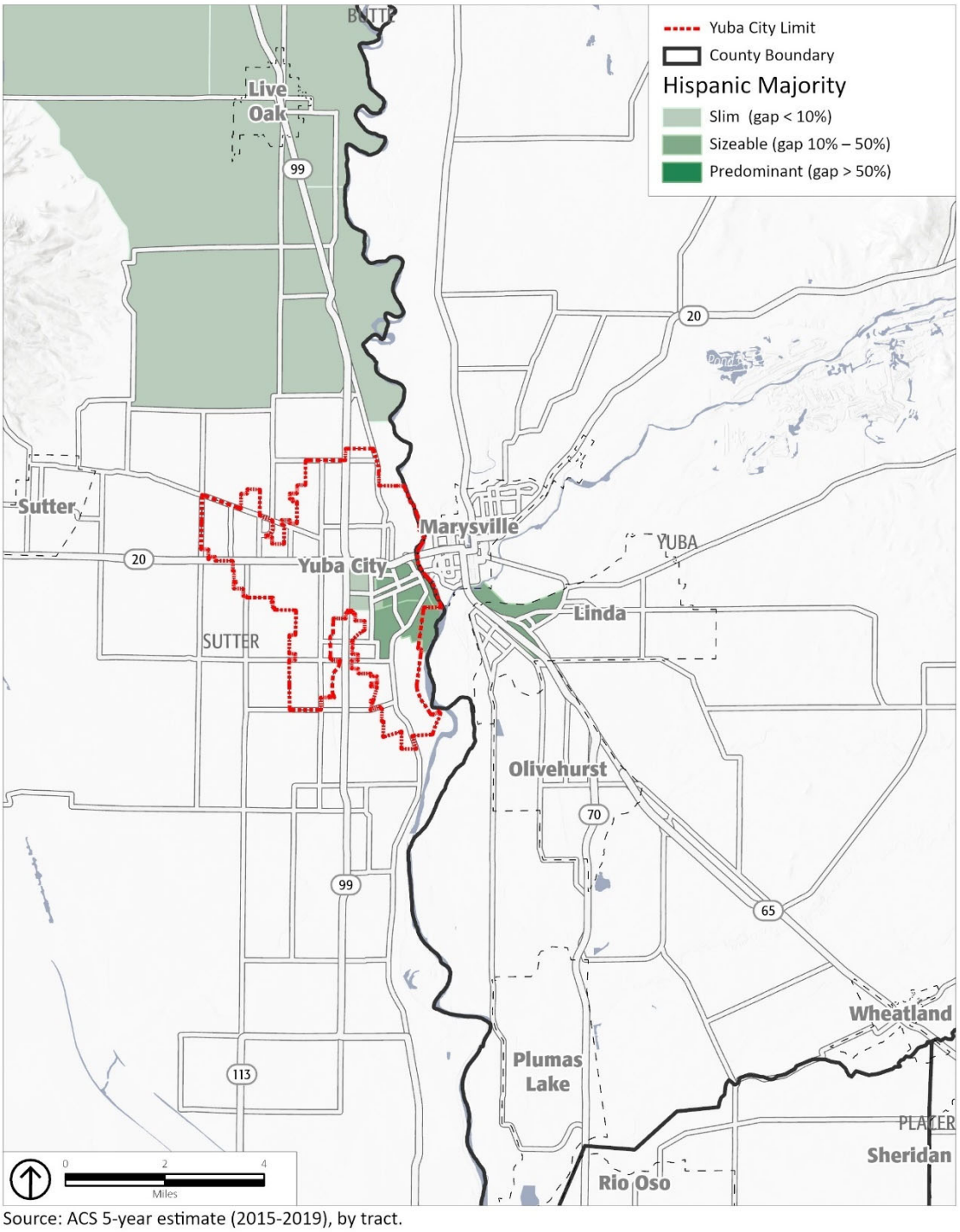
Source: Esri, 2018.

Figure 4-2
Racial and Ethnic Diversity Index (2018)



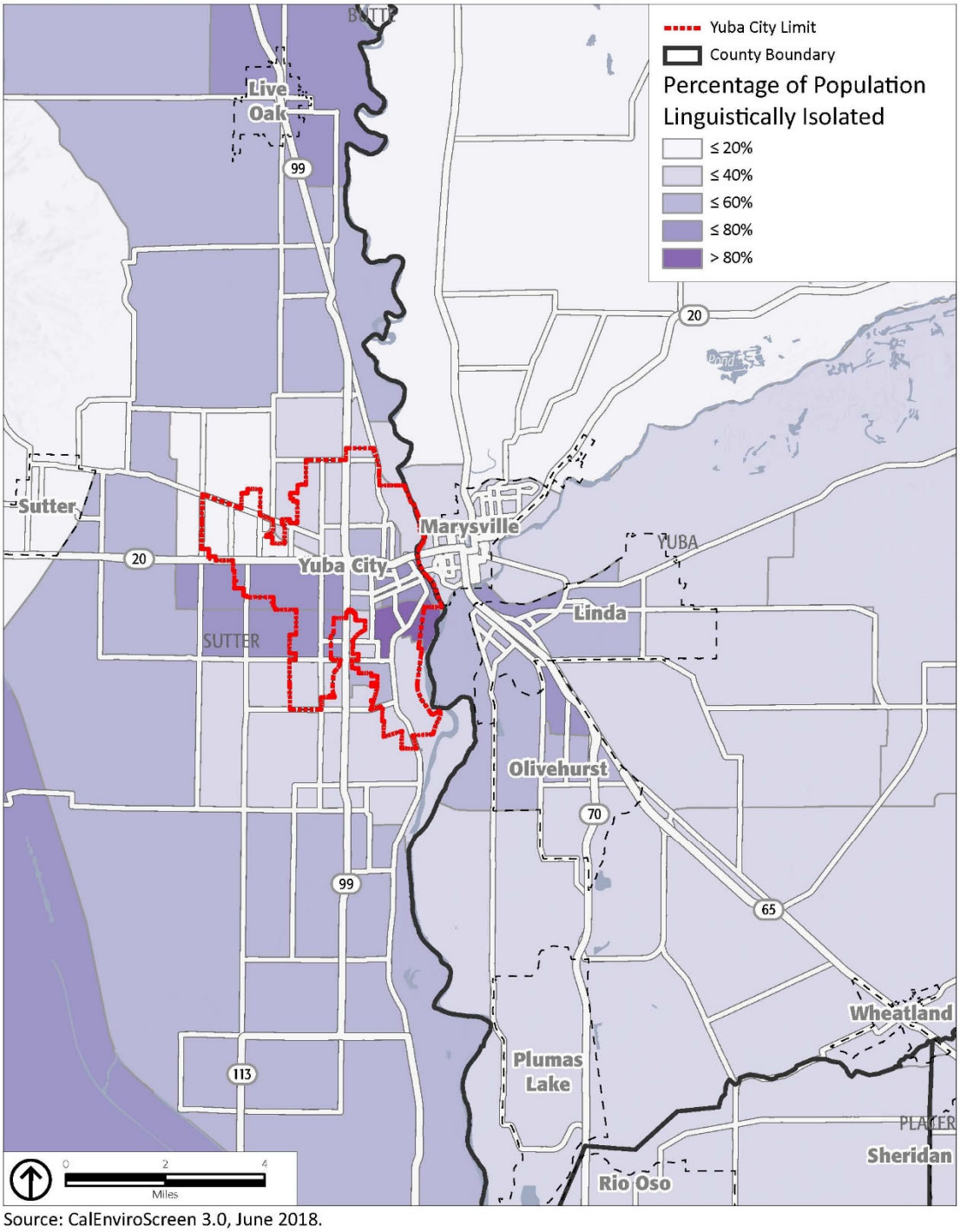
Source: HUD, 2010.

Figure 4-3
Racially or Ethnically Concentrated Ares of Poverty



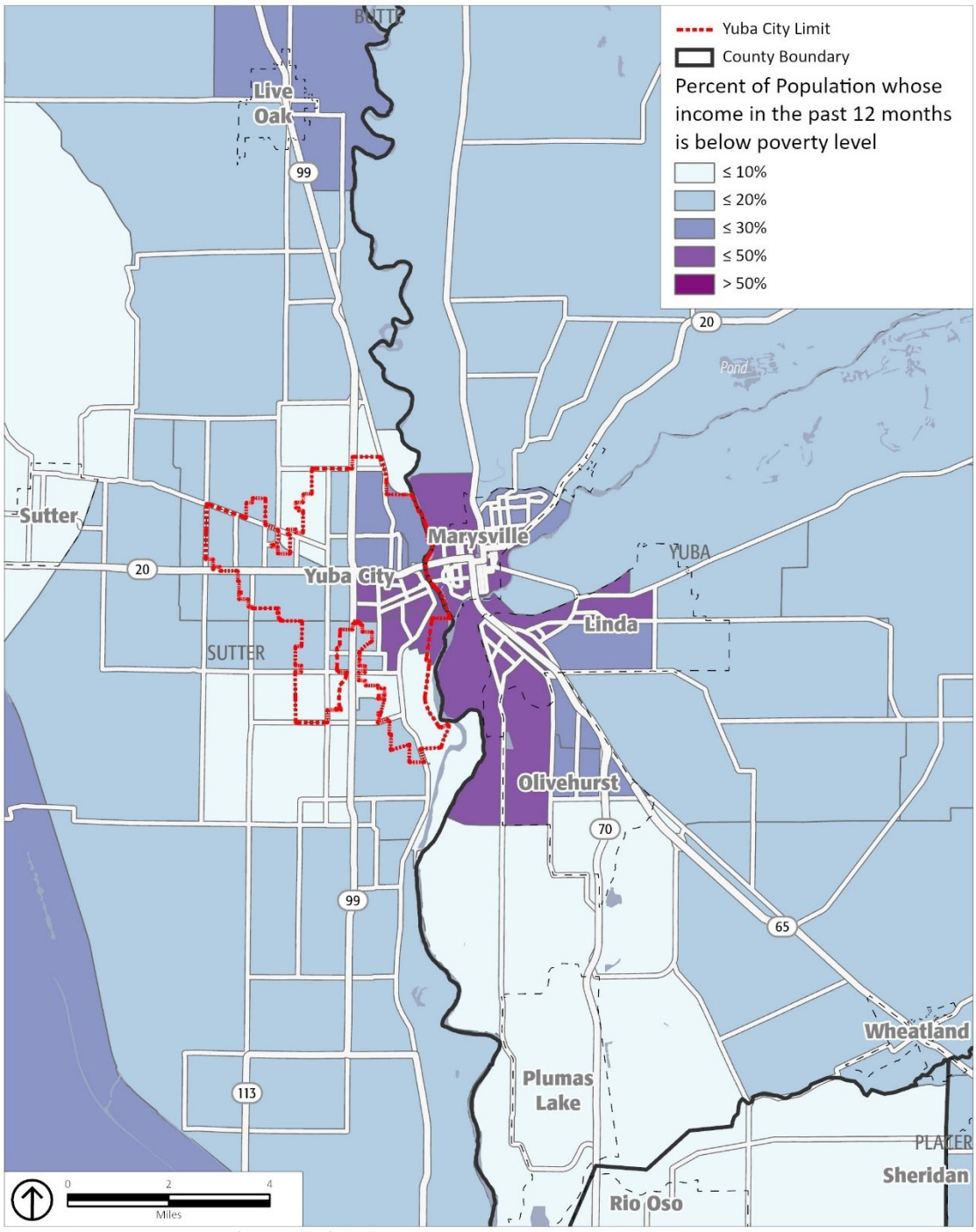
Source: ACS 5-year estimate (2015-2019), by tract.

Figure 4-4
Predominant Population - Hispanic Majority



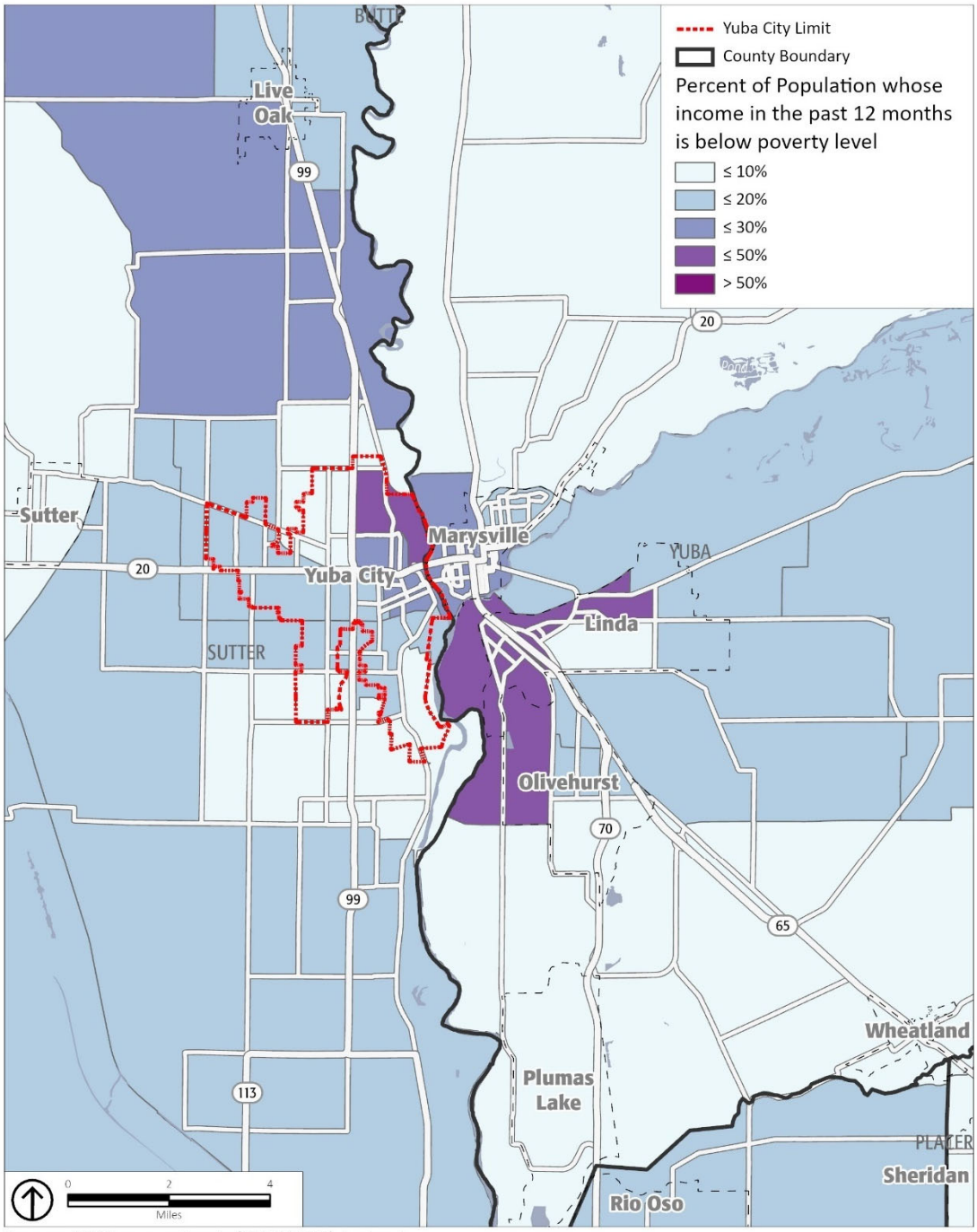
Source: CalEnviroScreen 3.0, June 2018.

Figure 4-5
Percentage of Population Linguistically Isolated



Source: ACS 5-year estimate (2010-2014), by tract.

Figure 4-6
Poverty Status (2010-2014)



Source: ACS 5-year estimate (2015-2019), by tract.

Figure 4-7
Poverty Status (2015-2019)

Yuba City has historically been highly family-oriented, a pattern that still exists today; as discussed previously in Section 3, *Housing Needs Assessment,* nearly three-quarters of households are families with children. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Yuba City. The percentage of households with children decreases in more rural and unincorporated areas, but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not dominated by married-couple households. Yuba City mirrors this regional trend but differs from the rural and unincorporated areas of Sutter County, which have a higher percentage of single-person households. The dominance of families with children in most areas of the city supports a need for larger housing; however, the larger local context of nonfamily and single-person households suggests that there is also a need for smaller and more affordable housing units to meet that need.

As shown on Figure 4-8, *Population with a Disability (2015-2019)*, most of Yuba City has a lower percentage of the population with a disability than the immediately surrounding areas. In 2014, there was a high concentration of individuals with a disability in the area north of State Route 20, east of State Route 99, and south of Queens Avenue. However, by 2019, this concentration has diminished across the Marysville/Yuba City Urbanized Area. Despite this decrease, an area of higher concentration of disability remains along the southern boundary of the city between Franklin Avenue and Lincoln Road. This area has a slight overlap with the R/ECAP tract and with areas of increased poverty, which may indicate a concentration of lower-income persons with a disability. Overall, the percentage of residents with a disability is slightly higher in Yuba City than most of the SACOG region, though there are a variety of services to meet the needs of this population, as described herein. Regionally, the percentage of persons with a disability decreases to less than five percent in areas of highest resource and concentrated areas of affluences, including corresponding areas of Roseville, Folsom, and El Dorado Hills and increases in areas with higher rates of poverty, such as Grass Valley and pockets of Sacramento. As in Yuba City, persons with a disability have limited access to highest resource areas across the SACOG region.

Access to Opportunity

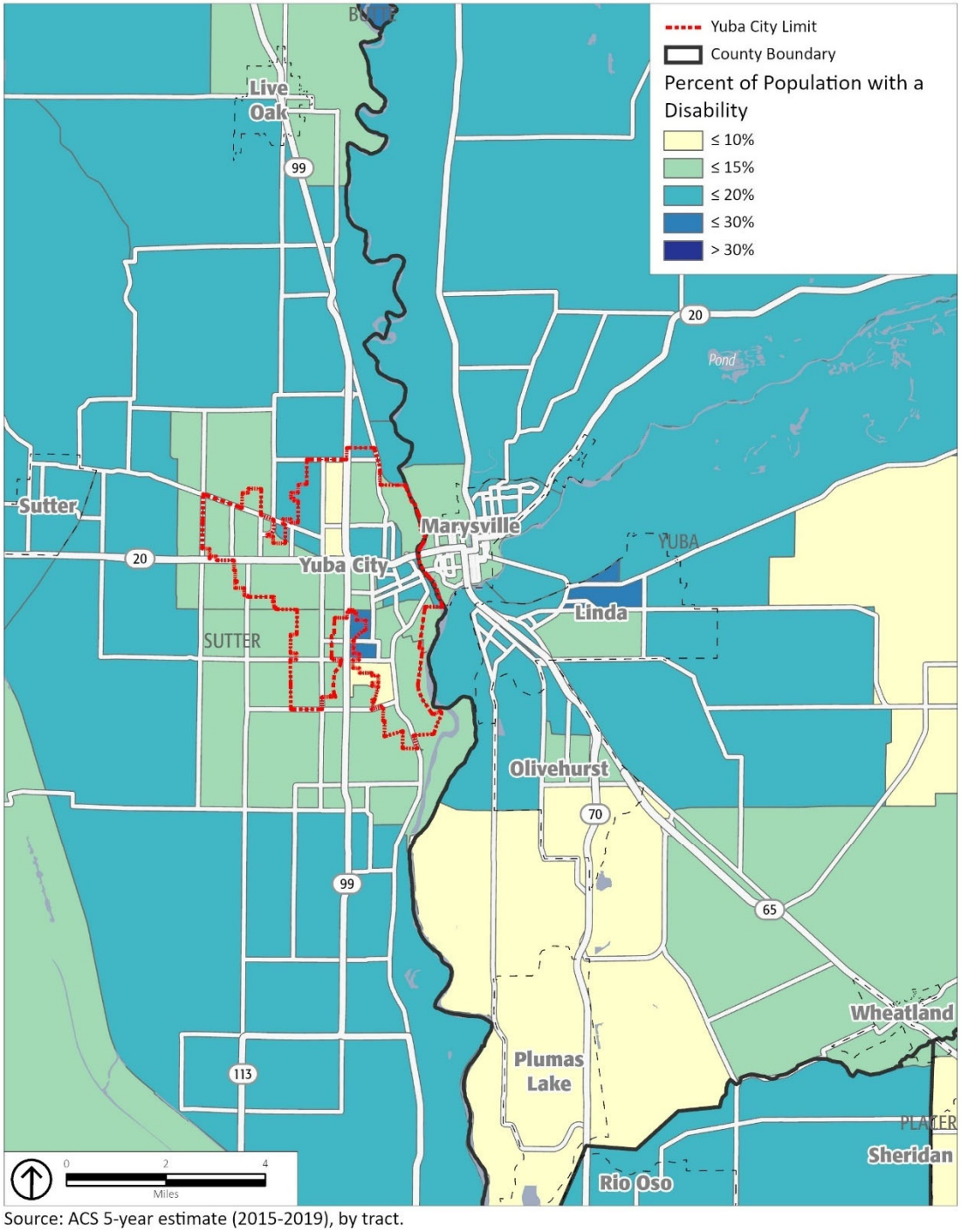
In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, of the 17 ranked schools in Yuba City, only one school ranked in the 80th percentile compared to other similar schools in the state (Franklin Elementary K-8). No schools rank above the 80th percentile. Ten schools ranked below the 50th percentile, though these schools are distributed across Yuba City and are not concentrated in areas of poverty. However, despite this distribution, the quality of most schools in Yuba City has resulted in the whole core of the city scoring 0-0.25 on TCAC and HCD's indicators of educational outcome, with a score of 1 being the most positive educational outcome. As shown on Figure 4-9, *TCAC Opportunity Areas – Education Domain Score*, Yuba City has a lower educational score than most of the western portions of the SACOG region, but similar to rural areas of Placer and El Dorado Counties. To improve access to high-quality schools for all residents, the City will meet with the school district to develop a teacher incentive program to attract and retain high-quality teachers to the Yuba City Unified School District (Program H-F-1).

Unlike many rural areas, Yuba City is served by extensive public transit routes operated by Yuba-Sutter Transit. In 2004, SACOG recognized Yuba-Sutter Transit for its outreach efforts to increase ridership through its Salutes Regional Awards Program. Yuba-Sutter Transit is also known for its low cost for a wide range of services. The transit agency offers fixed local routes throughout the Marysville/Yuba City Urbanized Area, including Route 1: Yuba City to Yuba College, Routes 2A and 2B: Yuba City Loop, and Route 5: South Yuba City to North Yuba City, which offer a variety of routes through all areas of Yuba City as well as connecting residents to resources in Marysville, Olivehurst, and Linda. The routes operate six days a week with 30- to 60-minute headways and are available for a basic fare of $1.00 or a discounted fair of $0.50 for youth, seniors, and eligible disabled residents and Medicare holders. Yuba-

Sutter Transit also offers weekday commute-hour and midday transportation from Yuba City to downtown Sacramento to connect residents to employment opportunities in the region, a service which is offered by most of the rural SACOG counties to support rural residents commuting to the Sacramento area. Within the Sacramento area, opportunities for public transit increase, making it possible for residents within the Sacramento area to use public transit reliably. In addition to frequent bus system, Sacramento offers light-rail that connects cities along the Highway 50 corridor up to Folsom. In 2019, SACOG updated the Public Transit and Human Services Transportation Coordinated Plan, which identified unmet public transportation needs regionally that particularly limit mobility on the part of seniors, persons with disabilities, and those with low incomes. Stakeholders that rely on public transit or demand-responsive services reported reaching medical appointments was one of the greatest unmet needs. Issues identified with existing services include:

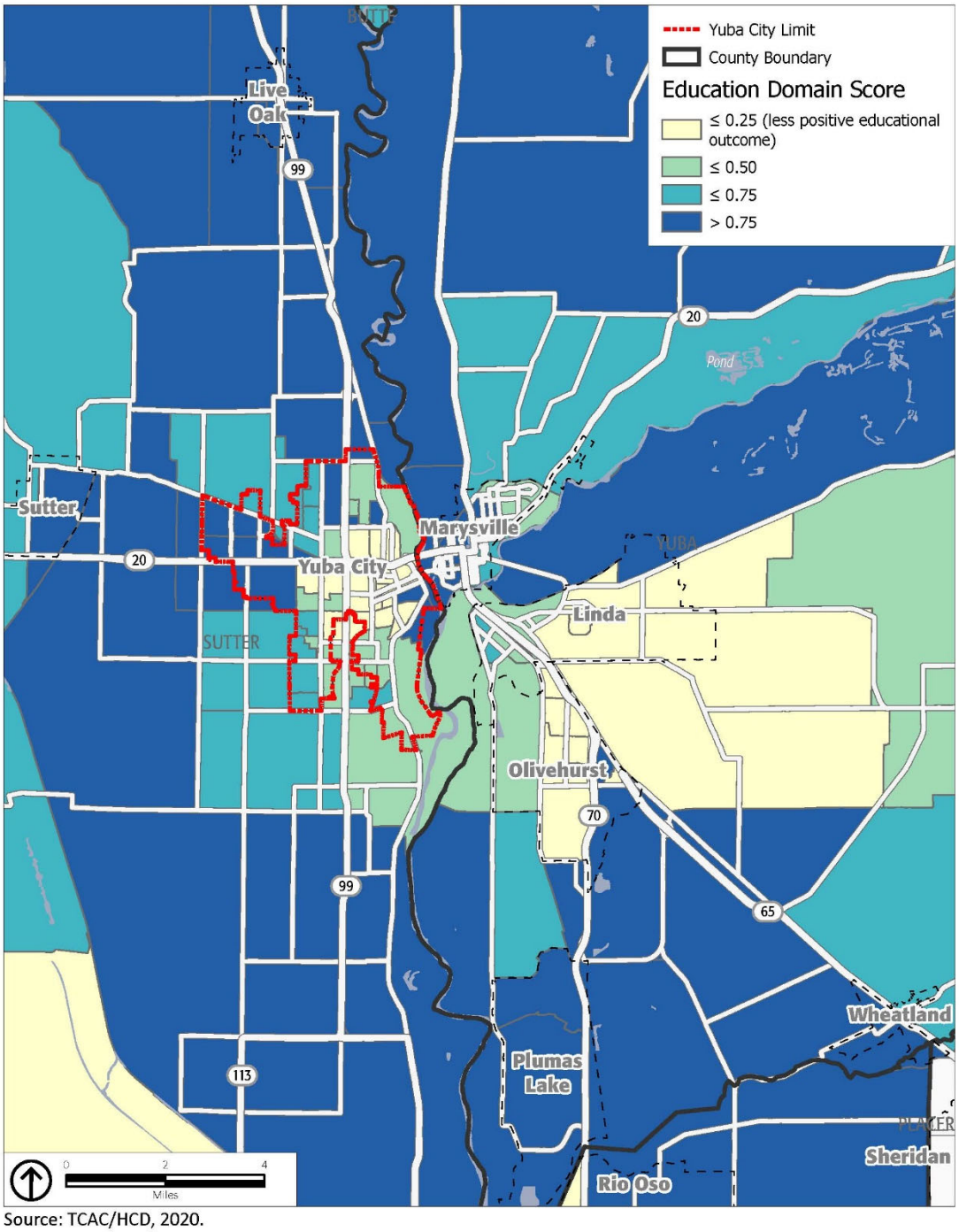
- Schedules are not always coordinated between agencies on route connections to reach medical centers.
- Those needing to reach medical facilities in another city or county can encounter difficulties trying to cross geographic boundaries, especially where eligibility requirements differ.
- Most demand-responsive services require advance reservations, making it difficult to reach a doctor for a same-day appointment because of an illness or emergency
- Transportation network companies (which allow users to schedule on demand rides via smartphone app) can be an option for those that have access to the technology necessary to request a ride and can afford these more expensive services. These services are usually not accessible to disabled persons that use mobility devices like wheelchairs and scooters, and frequently refuse rides to those with service animals.

Stakeholders additionally found that some cases of intercity connections are good, providing direct service without transfers or waiting, especially important for residents reliant on public transit. However, stakeholders of Yuba City or surrounding Sutter County had insufficient services between cities, particularly critical for residents attempting to reach medical centers. SACOG reported that from Yuba City to Kaiser Morse take up to 2.5 hours and three transfers, with half of the time spent waiting for transfers and is only available Monday through Friday.



Source: ACS 5-year estimate (2015-2019), by tract.

Figure 4-8
Population with a Disability (2015-2019)



Source: TCAC/HCD, 2020.

Figure 4-9
TCAC Opportunity Areas - Education Domain Score

As shown on Figure 4-10, *Job Proximity Index*, HUD's 2017 jobs proximity data identifies that areas with the closest proximity to jobs are in downtown Yuba City and downtown Marysville to the east. These areas have access to Highway 20, providing quick, reliable access to both downtown Yuba City and downtown Marysville. The data shows that the southern reaches of the city have the longest commute times, while the northern areas of the city enjoy closer job proximity, including the downtown area. South Yuba City is largely single-family homes with limited commercial uses integration, concentrating job opportunities within the downtown area. However, while the greatest access to jobs and employment opportunities is in the downtown portion of the City, the assessment of racial/ethnic concentration and integration patterns finds that this area is populated by the lowest-income households. The discrepancy between these findings may suggest that either the jobs in this area do not meet the needs of the residents, creating a jobs/housing imbalance, or that residents may be able to live and work in this area but only access low-wage positions. Regionally, job proximity scores increase in Sacramento, Roseville, and Rancho Cordova, which offer important economic centers for the region, while rural Sutter County and foothills have very low job proximity scores. While Yuba City creates a local job center for Sutter-Yuba counties, job growth in rural areas of SACOG, including Sutter County, are limited by lack of infrastructure. The SACOG Prosperity Plan released in May 2020 identifies specifically that "investment in digital infrastructure, including broadband and 5G wireless network expansions, can help overcome an existing digital divide and be a catalyst for innovation in the region, for businesses, educational institutions, the workforce and government. Greater broadband deployment will increase the ability to telecommute, which in turn also reduces the demand, capacity, climate impact and expense of transportation systems. Early work to identify strategic broadband corridors has already identified transportation corridors that could also benefit from greater broadband infrastructure, such as US 50 in rural El Dorado County or CA 113 in Yolo County, connecting to Sutter County and areas in Yuba County." The City will promote the availability of Sutter County's CalWorks program so residents can access financial assistance and employment training (Program H-F-1).

To meet the needs of the population with disabilities in Yuba City, there are 10 licensed adult residential care facilities and 9 licensed assisted living facilities for the elderly across the city. Additionally, residents are served by Heart to Heart Transportation and Dial-A-Ride, both providing reservation-based curb-to-curb non-emergency medical transportation for residents of Yuba City. Additionally, FREED provides vouchers for eligible residents that can be used to pay for Dial-A-Ride. The City also requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. To ensure that older housing that may not meet accessibility requirements can be adapted, the City will develop a process for reasonable accommodation requests (Program H-D-3).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a high score, is one with higher levels of pollution and other negative environmental indicators. Based on CalEnviroScreen, pollution and other environmental factors most negatively impact central Yuba City, from downtown to the eastern city limits along the river and adjacent to the R/ECAP. As discussed, central Yuba City has a predominant Hispanic majority population, making Yuba City's Hispanic population more susceptible to health complications due to exposure to environmental health hazards. Older housing (greater than 30 years) within the downtown area may further exacerbate health issues resulting from substandard housing that residents in north and south Yuba City living in newer residential subdivisions may not encounter. Regionally, jurisdictions within the Sacramento Valley have greater exposure to pollution, which poses a risk to resident health. While Yuba City includes the highest scores, the unincorporated County received relatively low scores when compared to the rest of the SACOG region. While still rural, foothill and mountain jurisdictions in the SACOG region enjoy improved

environmental conditions and are less likely to experience the same health complications Valley residents face.

Mortgage Loan Access

Data about the availability of financing for homebuyers is published annually as a result of the Home Mortgage Disclosure Act (HMDA). In 2019, just under two-thirds (64.6 percent) of first mortgages originated within the census tracts that cover Yuba City went to White homebuyers. Within the whole population of Yuba City, 43 percent of residents were White as of the 2014-2018 ACS. It is worth noting that HMDA includes Hispanic or Latino residents within other race and ethnicity categories, while the ACS disaggregates this identity. However, in 2019, 17.6 percent of home purchase loans that were originated were made to Hispanic or Latino residents; as of the 2014-2018 ACS, 30 percent of Yuba City residents were Hispanic. This suggests that differences in survey methodologies may not account for the disproportionate rates of loan origination for White residents. In 2019, 15.2 percent of loans originated were made to Asian homebuyers, while Asian residents accounted for 19 percent of the population as of the 2014-2018 ACS.

Rates of loan origination for White residents in 2018 were similar to those in 2019 (64.9 percent in 2018 compared to 64.6 percent in 2019). Fewer Hispanic or Latino residents received home purchase loans in 2018, with 14.1 of loans originated in 2018 made to Hispanic or Latino residents, as compared to 17.6 percent in 2019. More loans were originated to Asian homebuyers in 2018 than 2019 (17,8 percent in 2018, compared to 15.2 percent in 2019). Among loan applications denials, applications made by Asian residents were disproportionately high; 24.5 percent of denials made in 2019 and 21.0 percent of denials made in 2018 were made to Asian applicants. Hispanic or Latino residents represented 28.7 percent of denials in 2019, compared to 21.8 percent of denials in 2018. Both rates are lower than the percent of Yuba City's population that is Hispanic as of the 2014-2018 ACS (30 percent). Causes for disparities in access to home mortgages may be varied and can include disparities in income based on race and bias among lenders. The City has limited influence on these factors, but by encouraging and supporting the development of more affordable housing across the city, residents looking to purchase homes may be able to find homes at more accessible process and may be able to spend less on their current housing and would therefore have less of a challenge saving enough for a down payment. Program H-B-1 commits the City to supporting the Regional Housing Authority's First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households and ensuring equal access to the program across all socioeconomic groups. Program H-F-1 commits the City to supporting non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

Disproportionate Housing Need and Displacement Risk

As discussed in Section 3.5, *Income and Housing Costs*, overcrowding is a more significant issue among renter households than among owner households. While 7.3 percent of all households were overcrowded in 2019, 10.7 percent of renters are overcrowded, while approximately 4.4 percent of owners are living in overcrowded situations. In the City of Marysville, the rates of overcrowding are slightly less than Yuba City at 5.7 percent for all households; with less difference between renter (5.1 percent) and owner (6.7 percent) households as seen in those categories in Yuba City.

Per Figure 4-11, *Overcrowded Households*, overcrowding in Yuba City is most common in the area of high segregation and poverty, followed by areas of low resource. Overcrowding is also present, at a similar or higher rate, in the unincorporated areas of Linda and Olivehurst, as well as in the nearby cities of Marysville and Live Oak. More rural areas of Sutter and Yuba County have lower rates of overcrowding. The trends of overcrowding in Yuba City reflect the region, with higher concentrations of overcrowding in areas with higher poverty. The higher rate of overcrowding typically means that either

appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in these areas. The City will meet with the developers to identify barriers to constructing larger housing (Program H-D-7) and has included several other programs to incentivize development of affordable housing.

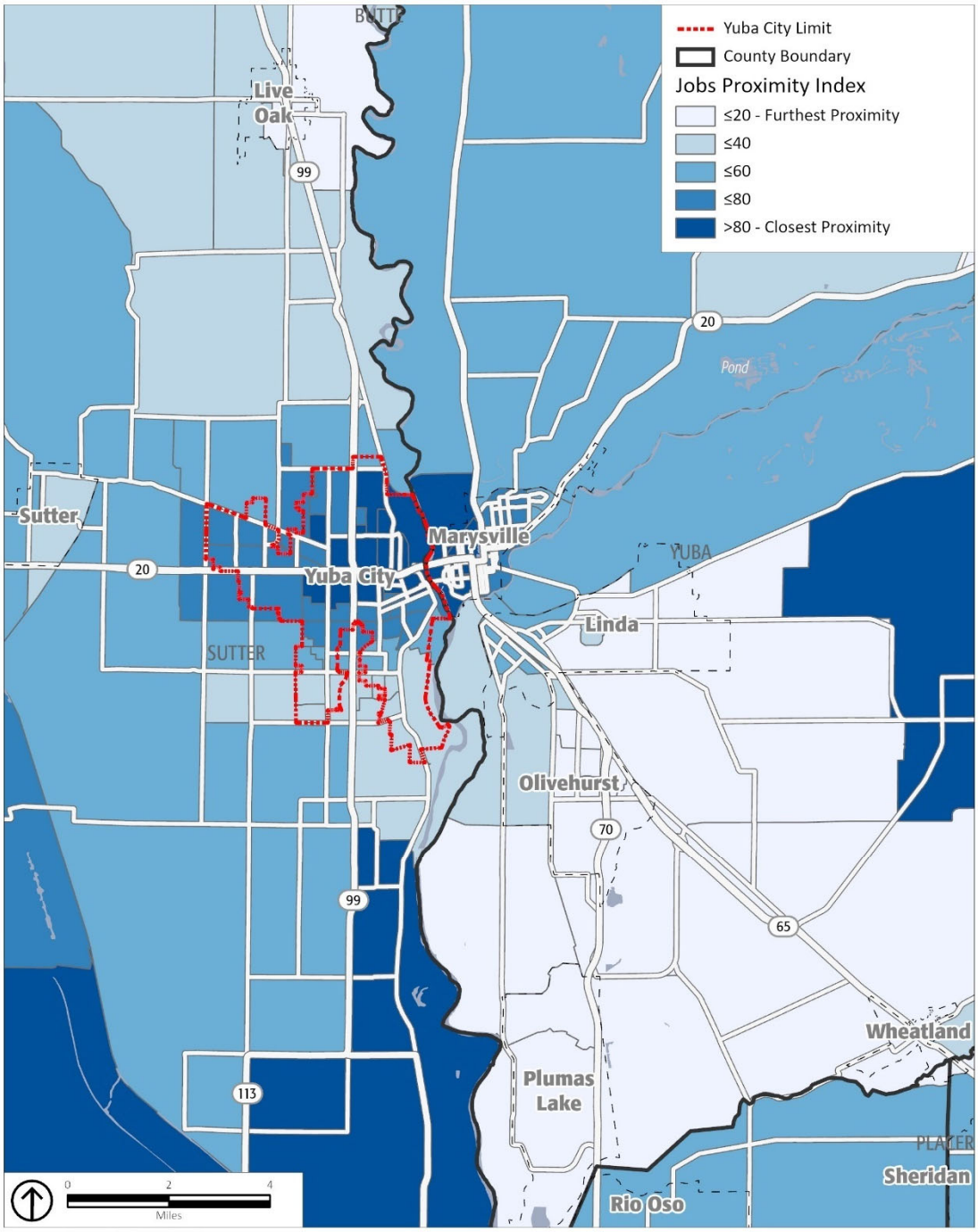
In addition to overcrowding, overpayment is a significant issue in Yuba City. While overpayment is an issue for both renters and homeowners, the issue is more significant among renters. HUD's Comprehensive Housing Affordability Strategy (CHAS) data estimates that approximately 43.8 percent of lower-income (< 80% HAMFI) renter households are paying more than 30 percent of their income toward housing expenses compared to 16.3 percent of lower-income owner households. Households that are paying more than 50 percent of their household income toward housing expenses are considered to be severely overpaying. For lower-income households (< 80% HAMFI), high rates of severe overpayment can indicate a lack of availability of more affordable housing options. Rates of overpaying among lower income households are similar in Yuba City and surrounding areas. The approximate percentages lower-income households paying more than 50 percent of their income on housing was:

- 14.9 percent of lower-income households in Yuba City, with
  - 21.5 percent of lower-income renter households and
  - 9.0 percent of lower-income owner households
- 13.9 percent of lower-income households in Sutter County (including incorporated cities), with
  - 20.7 percent of lower-income renter households and
  - 8.7 percent of lower-income owner households
- 15.9 percent of lower-income households in Marysville, with
  - 19.6 percent of lower-income renter households and
  - 9.3 percent of lower-income owner households
- 14.0 percent of lower-income households in Yuba County (including incorporated cities), with
  - 22.1 percent of lower-income renter households and
  - 8.2 percent of lower-income owner households

The percentage of homeowners overpaying for housing in Yuba City has decreased since 2014 in most areas of the city, with the exception of the area between Queens Avenue and Pease Road, east of State Route 99 where the percentage of homeowners overpaying has increased to more than two-thirds of owner households (see Figure 4-12, *Overpayment by Owners 2015-2019*). Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. Based on conversations with stakeholders and local service providers, overpayment can be a significant factor for very low-income households to enter homelessness. It can be assumed that those most at risk of becoming homeless are lower-income households paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of illness, job loss, or other factors and are at risk of becoming homeless. Stakeholders identified that regional patterns of displacement, particularly Butte County and Paradise residents displaced from Camp Fire, have increased competition for limited affordable housing in Yuba City, forcing residents to search for housing above their means. For Yuba City's very low-income residents, including seniors and persons with disabilities that may live on a fixed income, are most at risk for displacement as they unable to afford rent prices driven up by increased local demand. To understand displacement regionwide, the University of California at Berkeley prepared the

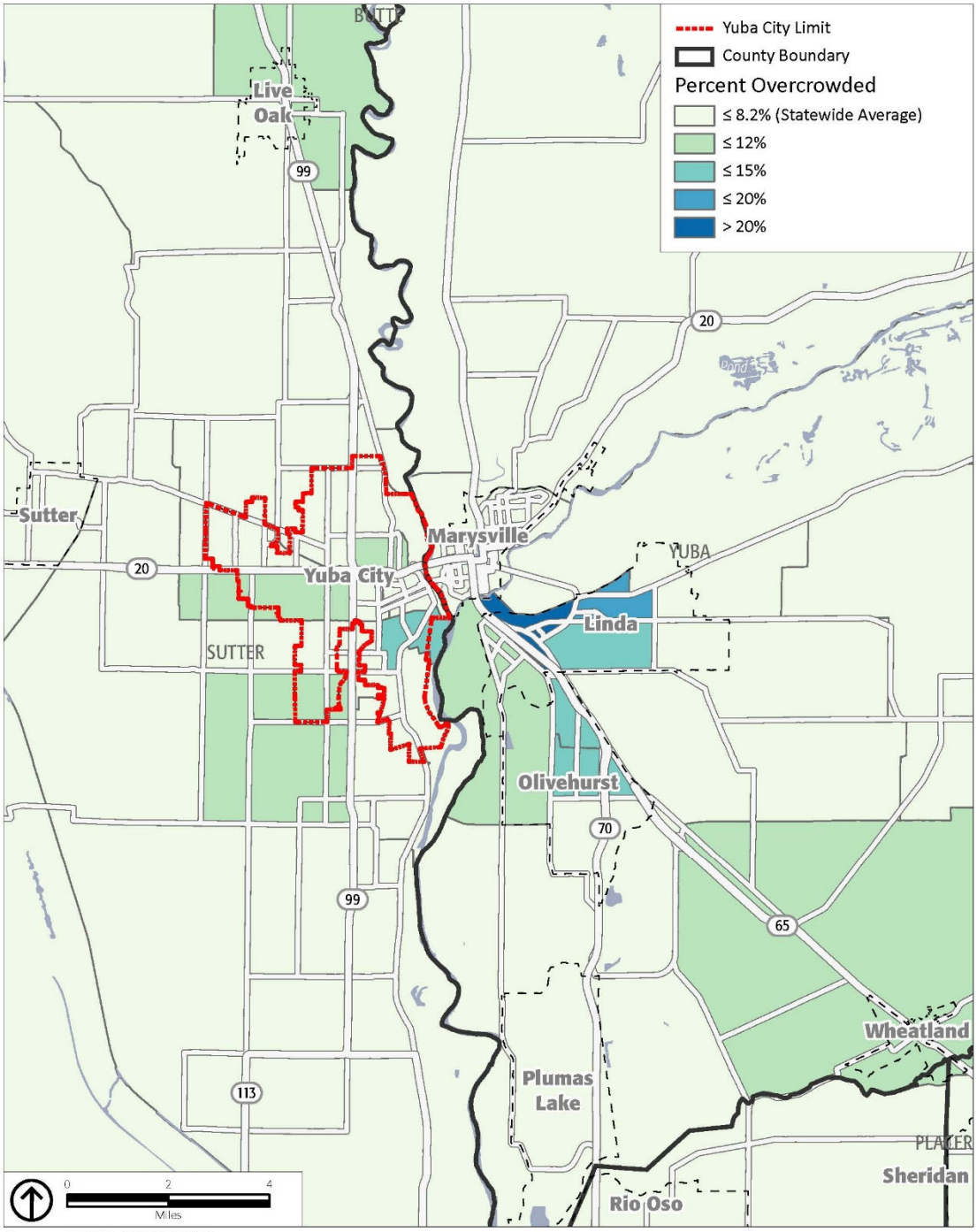
Urban Displacement Project in 2019 that assessed leading factors for displacement in the greater San Francisco and Sacramento region. Their research found that within urbanized Sacramento, low-income households are most susceptible to displacement, particularly residents living in neighborhoods vulnerable gentrification. Conversely, Folsom and Elk Grove are increasingly exclusive, meaning that low-income households are unable to move to these areas. Households with special housing needs, such as seniors, persons with disabilities, female-headed single-parents and farmworkers experience higher rates of cost burden, overcrowding and homelessness and are therefore more vulnerable to substandard housing conditions, displacement and homelessness.

Stakeholders reiterated that additional affordable housing, particularly housing affordable to very low-income households, would work to alleviate impacts of overpayment. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the city (Programs H-B-1, H-B-2, H-C-1-7, and H-D-1).



Source: HUD, 2014-2017.

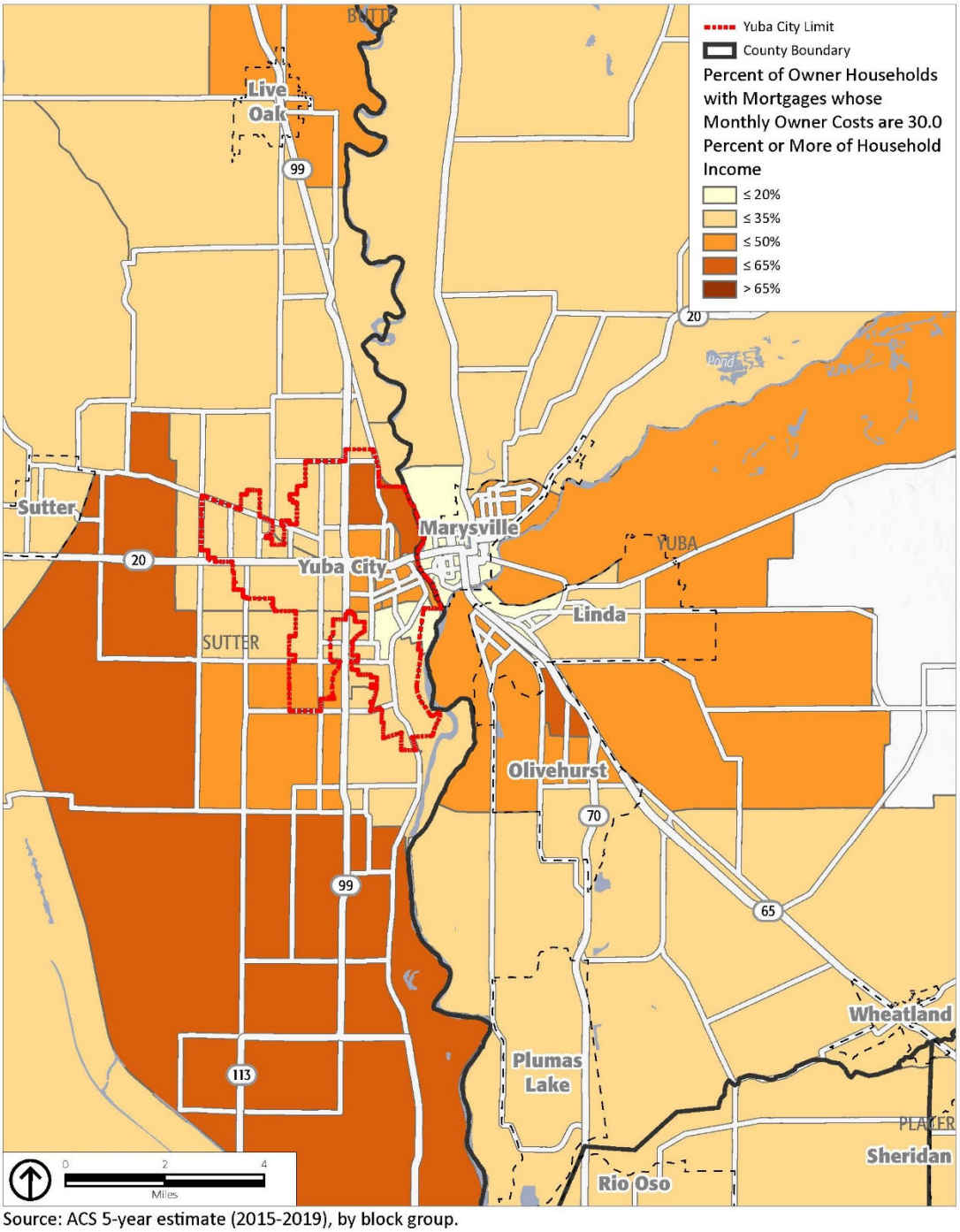
Figure 4-10
Jobs Proximity Index



Source: CHHS, 2006-2010.

Figure 4-11
Overcrowded Households

PLACEWORKS



Source: ACS 5-year estimate (2015-2019), by block group.

Figure 4-12
Overpayment by Owners (2015-2019)

In addition to overpayment and overcrowding, California Health and Human Services (CHHS) estimates that as many as 10 percent of housing units in the low-resource areas of downtown are missing a complete kitchen or plumbing. While this estimate may be higher than the actual number, it is higher than surrounding areas in Sutter and Yuba Counties, though similar to downtown Marysville, Linda, and Olivehurst. Additionally, approximately 59 of the housing stock in Yuba City is older than 30 years (built prior to 1990) and is likely in need of some type or repair or rehabilitation. Given that the median home value in Yuba City ($335,594) is lower than many jurisdictions in the SACOG region and the City has a low median income, it is assumed that many homeowners, especially of older homes, are unable to keep up with regular maintenance of their homes. In some cases, the cost of repairs or necessary retrofitting to bring a housing unit into compliance with building standards can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. Stakeholders who participated in the Housing Element community engagement process identified that substandard housing in the Yuba-Sutter County areas frequently lead to displacement and/or homelessness, particularly for lower income households already vulnerable to homelessness. As discussed, the areas of greatest poverty and racial and/or ethnic concentration fall within Yuba City's downtown area, which is also the location of the City's oldest housing. Lower income households in the Yuba-Sutter area have limited opportunity to access newer residential subdivisions, as evidenced in Yuba City by the decrease of HCV housing units in northern and southern Yuba City as compared to central, downtown Yuba City. For lower income seniors and persons with disabilities, substandard housing makes these populations increasingly vulnerable to displacement and homelessness. Substandard housing may be additionally unsuitable for seniors and persons with disabilities that require accessibility equipment to conduct day-to-day life. Further, those on a fixed income likely are unable to pay for cost of repairs. As will be discussed further, disability proved the most frequently alleged basis for discrimination in Yuba City fair housing cases reported to HUD from 2013 to 2021, which may include cases where landlords denied accessibility upgrades to tenants with disabilities, forcing tenants to live in unsuitable housing. To prevent these situations, the City will refer homeowners to the Regional Housing Authority to apply rehabilitation funding and will consider using other funding to assist with relocation costs for low-income residents temporarily displaced during repairs (Program H-A-1).

Enforcement and Outreach Capacity

While the City updates their policies and codes to reflect changes in state law, because of limited staff capacity, they have not completed a comprehensive review of zoning laws and policies to ensure compliance with fair housing law. The City is completing a minor update to its General Plan to address new state law and will subsequently revise the Zoning Code. High on the City's action list are programs to do a comprehensive update of the zoning ordinance to facilitate housing. Through Program H-A-7, the City commits to review the Zoning Code and update as necessary during the 2021-2029 planning period to ensure compliance with fair housing law, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include discriminatory behaviors by landlords and housing conditions. Yuba City complies with fair housing law regarding complaints by referring fair housing cases to, HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases and implement a monitoring program to track referrals (Program H-F-1). Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues.

CRLA is a nonprofit legal service program dedicated to assisting low-income individuals, households, and communities through free legal assistance and community education. In December 2020, CRLA reported to the City that the majority of fair housing cases that they handle are disability discrimination cases, often due to refusal by landlords to allow service animals due to "no pet policies." They also emphasized that the lack of affordable housing, lack of rent control, and incomplete code enforcement exacerbate many issues that their clients face. CRLA reported that substandard housing units is a chronic issue in the City and surrounding areas, including lack of accessible housing for individuals with disabilities. They raised concerns that code enforcement does not adequately follow up on housing condition violations, and many violations result in tenants or owners being displaced due to the cost of repairs. Generally, substandard housing is typical to areas of high poverty which may be connected with areas of high ethnic concentration. Within Yuba City, areas of high poverty are concentrated in central Yuba City. To be clear, the City does not have a history of segregation, redlining or racially exclusive covenants, zoning or other regulations that would promote illegal segregation. Residential development has generally focused investment and growth in expanding new housing residential subdivisions in north and south Yuba City. Newer residential subdivisions that are predominantly single-family on large lots provide limited opportunity for affordable housing via high density development and exclude essential services. Lower-income households often cannot afford a personal automobile, so they need to live where they can walk or take transit to access essential services. This perpetuates reliance on substandard housing for affordable housing options for lower income households, persons with disabilities, and seniors. CRLA was unable to provide the specific number and type of cases received due to limited tracking capacity and confidentiality concerns.

In their *2019 Annual Report*, DFEH reported that they did not receive any housing complaints from residents of Sutter County. As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX FHEO; HUD FHEO reported that 13 cases were filed by residents of Yuba City between January 1, 2013, and February 9, 2021. This number of cases provides only a snapshot of discrimination cases that exist as it does not include open cases, which are confidential, and many cases may go unreported or are filed with other agencies, such as CRLA. Of the 13 cases reported by HUD, the most frequently alleged basis for discrimination was disability, followed by familial status (Table 4-1). In addition to filed cases, there were 17 inquiries made to HUD about Yuba City housing providers, with the most commonly-known basis for these inquiries also being disability discrimination. These inquiries are not filed as complaints for investigation but provide additional information on patterns or impediments to fair housing.

Table 4-1: Bases for Housing Discrimination Cases in Yuba City

Basis	*Number*	*Percent*
Disability	9	69.2%
Familial Status	4	30.8%
Race	2	15.4%
National Origin	1	7.7%
Religion	1	7.7%
Retaliation	3	23.1%
Sex	0	0.0%
Color	1	7.7%
Total Cases	**13***	**100.0%**

Note:
**Some cases alleged multiple bases; therefore, the number of alleged bases exceeds the total number of cases.*
Source: HUD Region IX Office of Fair Housing and Equal Opportunity, 2021

DFEH, FHEOand CRLA were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. Program H-F-1 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Sites Inventory and Existing Affordable Housing

The City examined the opportunity area map prepared by HCD and TCAC (Figure 4-1). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Needs Allocation (RHNA) disproportionately concentrate these units or increase patterns of segregation.

The City identified candidate sites for above moderate income primarily within northern and central Yuba City in areas of the city categorized as highest resource and high resource. Sites located north of Highway 20 and east of Highway 99 have limited integration with low- or moderate-income sites, but offer less convenient access to schools, essential services, and commercial areas necessary to make the area suitable for affordable housing, particularly for persons with disabilities and seniors that would be isolated from services in the outer reaches of the city. Central Yuba City provides opportunity for a mix candidate sites for lower, moderate, and above moderate incomes that support place-based improvements to current disadvantages within Central Yuba City.

While the Central City Specific Plan, which is located in a High Segregation and Poverty area, was identified as a site that could accommodate 83 units affordable to lower-income households, this represents a relatively low proportion of the overall lower-income RHNA. Within the lower-resource areas in the center of the city, there is a mix of lower-income, moderate-income and above moderate-income inventory sites. In high and highest resource areas, such as in the north west side of the city, while more above-moderate sites are located here, the RHNA sites are not limited to those suitable for development affordable to higher-income households. This does not suggest a particular concentration of lower-income sites in these areas. It is worth noting that the opportunity area map developed by TCAC identifies much of the center of the city as low-resource. As such, it would be a challenge to locate housing in close proximity to jobs and schools without locating them within lower-resource areas. For example, Yuba City High School is located in a low-resource area. This section of the city is rated as having a closer proximity to jobs (see Figure 4-10) and limited overcrowding (see Figure 4-11). Some areas in this low-resource section of the city rank higher in linguistic isolation and poverty (see Figures 4-5 and 4-7, respectively). However, only one site in the inventory, which is identified as having the potential to serve lower-income households, is located in the section of the city with the highest rates of poverty.

Many of the sites in the inventory that have been identified as having the potential to serve lower-income households are located within one mile east or west of Highway 99, but particularly on the western side of the city, and many are between Queen Avenue and Franklin Avenue. This puts sites in close proximity to employment centers, including one of the city's largest employers, Sunsweet Growers. These sites are also located near several Yuba-Sutter Transit routes that both circulate Yuba City and connect to Marysville. Several schools are located in this area, including Gray Avenue Middle School and Yuba City High School on the east side of Highway 99 and River Valley High School on the west side. Several

grocery stores are also clustered in this area. By locating future affordable housing development close to downtown or to commercial centers near Highway 99 rather than in farther-away areas that are primarily residential, residents may have closer access to essential services such as schools, jobs, healthcare facilities, which can help to lower their overall cost of living and prevent lower-income residents from experiencing long commutes or struggling to access essential services.

Three sites were rezoned to meet the lower-income shortfall, all of which have proposed or approved affordable housing projects as of November 2025. None of the sites are identified in R/ECAP areas. All three sites are located in areas with low to moderate levels of poverty. It is therefore estimated that the development of these projects will not create or exacerbate any concentrations of poverty but rather provide additional affordable housing options in areas of potential need. Sites rezoned to meet the moderate-income shortfall are located in highest or moderate-resource areas, and none were identified in R/ECAP areas. The five sites are located in areas with low to moderate levels of poverty. It is not estimated that development of moderate-income housing on these sites will not create a concentration of affluence or poverty, but will provide housing mobility opportunities to moderate-income households.

~~Five of the seven candidate rezone sites that have been identified as having the potential to serve lower-income households following a rezone to medium/high density land use with R-3 zoning are located in highest resource areas on the northwest side of the city. One in the south side of the city is located in a high resource area, and the remaining site is located in a moderate resource area. Most candidate sites are located on or near major roadways served by transit and in close proximity to commercial areas and other services.~~

Existing affordable housing in the city includes:

- Park Terrace Apartments 665 Queens Avenue
- Live Oak Apartments 645 Queens Avenue
- Plumas Family Apartments 1240 Plumas Street
- Sutter Village 1200 Gray Avenue
- New Haven Court 448 Garden Highway
- Richland Housing 288 Samuel Drive
- Mahal Plaza 1719 Franklin Road

Park Terrace and Live Oak are both within close walking distance of two elementary schools and are approximately two miles from Yuba City High School. Yuba-Sutter Transit Route 2 has several stops within half a mile of the two properties. This route forms a loop around central Yuba City and connects to the High School, many parks and recreation facilities, as well as job centers. Several clusters of commercial areas are located along nearby Live Oak Boulevard, which could potentially provide nearby employment, and the properties are located one mile from the commercial center of Yuba Sutter Marketplace. The properties are also one mile from Ampla Health's Yuba City medical center.

Plumas Family Apartments and Sutter village are located just north of downtown along the Plumas St corridor, across the street from several medical offices. Yuba-Sutter Transit Route 2 also serves Plumas St. and provides connection to the rest of the city. They are both approximately 0.5 miles from the nearest elementary school. Plumas Family Apartments is located 0.7 miles from downtown Yuba City, where a number of public services and employment centers are located. The nearest grocery store is located approximately 0.5 miles from both properties.

New Haven Court and Richland Housing are both located on the southeast side of the city. Both are located approximately 0.5 miles from the nearest grocery store, 0.8 miles from the nearest elementary school and just over 1 mile from the High School. Both are served by Yuba Sutter Transit's Route 2.

Mahal Plaza is farther from downtown, located in a lower-density, primarily residential area. It is adjacent to a Head Start center but just over one mile from the nearest elementary and middle schools, two miles from the nearest High School and approximately 0.7 miles from the nearest grocery store. A commercial center is located one mile away, and the property is located near a stop on Yuba Sutter's Route 5, which circulates in the southern and western neighborhoods of the city and connects to several schools and employment centers. The property is also located just over a mile from Feather River Tribal Health Center.

Contributing Factors

Discussions with stakeholders, fair housing advocates, and the assessment of housing issues identified several factors that contribute to housing issues in Yuba City, listed in Table 4-2.

Table 4-2: Factors that Contribute to Housing Issues in Yuba City

Identified Housing Issues	*Contributing Factors*	*Meaningful Action*
Displacement of residents due to economic pressures	Shortage of subsidized housing units Unaffordable rents and sales prices Concentration of poverty in low resource areas Limited variety of housing types to meet a range of incomes Cost of rehabilitation or repair Increased housing demand due to the Camp Fire	Improve condition of affordable housing stock and offer rehabilitation programs (Program H-A-1) Encourage ADUs in high resource and single-family areas (Program H-A-2) Connect residents to affordable homeownership opportunities (Program H-B-1) Strive to increase availability of rental assistance (Program H-B-2) Increase flexibility in permitting and development standards to facilitate residential development in more zones (Program H-C-5) Work with affordable housing providers to increase supply (Program H-D-1) Encourage diversity in multifamily unit size (Program H-F-1)
Displacement risk for large households	Availability of affordable units in a range of sizes	Refer residents to rehabilitation funding to adapt homes to meet their needs (Program H-A-1) Facilitate construction of affordable housing in a range of sizes to meet a variety of needs (Program H-A-3 Encourage larger multifamily units (Program H-F-1)
Presence of a R/ECAP downtown	Concentration of affordable housing units Limited economic mobility opportunities	Seek funding for targeted rehabilitation and increasing access to resources (Program H-A-1) Prioritize investing in basic infrastructure in these areas (Program H-F-1)

Identified Housing Issues	*Contributing Factors*	*Meaningful Action*
		Market availability of Sutter County's CalWorks Program (Program H-F-1)
Concentration of low-income households	Availability of rentals that accept Housing Choice Vouchers Shortage of subsidized housing units Concentration of more affordable housing downtown	Encourage ADUs in high-resource and single-family areas (Program H-A-2) Promote construction of higher-density units in high resource areas (Program H-A-3) Incentivize development of affordable housing through density bonuses (Program H-A-6) Strive to increase availability of subsidized units (Program H-B-2)
Discriminatory practices by landlords	Supply of affordable housing that does not meet demand Concentration of affordable units in central Yuba City that require rehabilitation, repair, or accessibility equipment, resulting in disability discrimination Lack of knowledge of fair housing issues	Target availability of rehabilitation programs in areas of concentrated need (Program H-A-1) Incentivize development of affordable housing through density bonuses (Program H-A-6) Provide training to landlords on fair housing laws (Program H-F-1)
Concentration of substandard housing	Concentration of affordable units in central Yuba City, particularly downtown Cost of repairs and rehabilitation Focused development and investment of new residential subdivisions outside of central Yuba City	Seek funding for targeted rehabilitation and increasing access to resources (Program H-A-1) Promote construction of higher-density units in high resource areas (Program H-A-3) Strive to increase availability of rental assistance (Program H-B-2) Incentivize development of affordable housing (Program H-A-6)

The City has identified the lack of subsidized and affordable housing units at a range of sizes and housing conditions as the primary contributing factors to fair housing issues in Yuba City. The City has included actions to address these factors, and all issues identified in this assessment, throughout the Housing Element programs and policies. In addition to including actions in all programs, Program H-F-1 has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that, taken together, address significant disparities in housing needs and increase access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City of Yuba City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

5 Land Inventory

This chapter describes existing residential development within Yuba City and analyzes the amount of vacant land available for future housing development.

Existing Land Uses

As of March 2021, the City of Yuba City contains approximately 6,371 acres of residentially zoned land, consisting primarily of low-density, single-family neighborhoods. In addition, residential uses are permitted as secondary uses in commercial zones. In 2014, 181.3 acres of land were annexed into the City limits, and in 2019, an additional 51.8 acres were annexed.

Assisted Housing Supply

An inventory of assisted rental and owner housing for low- and moderate-income households reported that Yuba City contained 530 units of assisted rental housing, as identified by the California Housing Partnership Corporation (see Table 5-1). These properties have received financial assistance from state or federal sources that require annual contract renewal. These units are either owned by the Housing Authority, owned by a nonprofit corporation and managed by the Housing Authority, or are privately owned. Richland Housing, included in Tale 5-1, is specifically restricted for current or retired agricultural workers (including cannery or processing plant workers).

Table 5-1: Yuba City Assisted Housing Supply

Project Name and Location	*Type*	*Total Units*	*Assisted Units*	*Expiration Year*
Park Terrace Apartments – 665 Queens Ave	LIHTC*	80	79	2055
Live Oak Apartments – 645 Queens Ave	HUD PBRA (LMSA)*	88	35	2032
Plumas Family Apartments - 1240 Plumas St	LIHTC*	15	15	2067
Sutter Village – 1200 Gray Ave	HUD PBRA* (Sec 8)	74	74	2039
New Haven Court - 448 Garden Highway	LIHTC*	40	39	2073
Richland Housing - 288 Samuel Dr	USDA* Sec 521, Sec 514	190	175 (Sec 521) 190 (Sec 514)	2044
Mahal Plaza - 1719 Franklin Rd	USDA* Sec 521, Sec 514	98	95 (Sec 521) 98 (Sec 514)	2037
352-267 McKeehan Dr and 2 Miles Ave	USDA*-Rural Development	10	10	2064
Total		**595**	**540**	

Source: California Housing Partnership Corporation, February 2020 and October 2019.
**LIHTC = Low Income Housing Tax Credits; HUD = United States Department of Housing and Urban Development; PBRA = Project-Based Rental Assistance; LMSA = Loan Management Set-Aside; USDA = United States Department of Agriculture*

Progress Toward Meeting Housing Needs

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Yuba City's share of regional housing needs as determined by the Sacramento Area Council of Governments (SACOG). On March 19, 2020, SACOG approved the Regional Housing Needs Plan. The City of Yuba City was assigned a portion of the regional housing need for a total of 3,308 new housing units.

In the 4th cycle Housing Element update, the City included Program H-E-14, stating that the City would accommodate the County's remaining lower-income Regional Housing Needs Allocation (RHNA) by annexing the Lincoln East Specific Plan (LESP) area in the City's sphere of influence. The City was required to zone enough acreage in the Specific Plan at a minimum density of 20 units per acre or greater, accommodating at least 16 units per site, and allowing residential uses only without discretionary review to accommodate 565 housing units for extremely low-, very low-, and low-income households. This annexation plan was continued into the 5th cycle, where the LESP was necessary to accommodate 529 lower-income units. However, this annexation did not occur. As a result, there is a carryover of 529 additional lower-income units that will need to be added to 6th cycle lower-income RHNA of 1,211 units, resulting in a combined lower-income RHNA of 1,720 units (Table 5-2). There is no carryover RHNA in the moderate and above-moderate categories.

As shown in Table 5-2, the City is able to accommodate the moderate and above-moderate 6th cycle RHNA with a surplus of 17 and 1,122 units, respectively. Also shown in Table 5-2, of the 1,720 lower-income RHNA, 176 units (deed restricted lower-income units) are accommodated in an approved project. Based on recent changes to state law and recent development trends, the City is anticipating the development of 20 lower-income ADUs over the planning period. For the lower income RHNA, the City's vacant land inventory identifies capacity to accommodate 1,336 units, leaving a shortfall of 208 units. To accommodate the remaining 208 lower-income units, the City will redesignate approximately 10 acres to medium/high density residential land use to allow for a density of at least 20 units per acre (Table 5-8; Program H-C-7).

Two recently approved projects are included in Table 5-2. One is called River's Edge; it is located at 650 Lincoln Road on an 8.14-acre parcel. The site is currently vacant. The zoning is R-3, and the land use designation is Medium/High Density Residential. River's Edge is a proposed market-rate development that will include 172 luxury apartments in twelve two- and three-story buildings, a 1,500 square foot recreational facility and 350 parking spots. The other approved project (called Richland Village) in Table 5-2 is located at 170 Bernard Drive on a 4.9-acre parcel. The site is vacant as of June 2021. The zoning is R-3, and the land use designation is Medium/Low Density Residential. The proposed development is receiving a density bonus and will consist of 176 units affordable to lower-income households which will be managed by the Regional Housing Authority. Partial construction financing has been secured through the City's Low-Moderate Income Housing Asset Fund (LMIHAF), a County impact fee waiver, the California Affordable Housing and Sustainable Communities (AHSC) program, and Low-Income Housing Tax Credits. The Housing Authority is also considering applying for HOME funds or the HUD Section 8 program.

Between 2013 and 2017, four accessory dwelling units (ADUs) were permitted, for an average of one per year. Based on this history, it is estimated that an average of five ADUs are likely to be constructed each year during the planning period for a total of 40 units. This estimate is based on an annual average multiplied by five to account for recent incentives and changes to planning law that are expected to increase the rate of ADU production. Sites in specific plan areas are also included in Table 5-2. More information on those specific plans is provided later in this chapter.

Table 5-2: Progress in Meeting Regional Housing Allocation

	Total Units	*Affordability level*		
		Lower	*Mod*	*Abv. Mod*
RHNA	3,308	1,211	622	1,475
5th Cycle Carryover	529	529	0	0
RHNA Subtotal	3,837	1,740	622	1,475
Approved Projects	348	176[1]	0	172[2]
ADUs Anticipated	40	20	20	0
Remaining RHNA Subtotal	3,449	1,544	602	1,303
Underutilized Inventory	1,349	0	364	866
Vacant Inventory	1,~~281~~200	1,023	~~83~~2	175
Sites in Specific Plans[3]	1,~~815~~226	97	172	957
Sites in Bogue Stewart Master Plan Phase 1, Newkom Ranch[4]	~~216~~643	216	0	427
Subtotal Sites Inventory	4,661	1,336	~~619~~538	2,425
Surplus/Shortfall[5]	**~~1,093~~850**	**-208**	**~~17~~-64**	**1,122**

Source: SACOG, 2020; City of Yuba City Development Services Department, 2021
[1]Richland Village at 170 Bernard Drive, 176 units affordable to lower income households
[2] River's Edge at 650 Lincoln Road
[3]All sites in City limits
[4]All sites expected to be annexed July 2021
[5]Addressed by Program H-C-7

Land Inventory

This section of the element addresses the requirements of California Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Representative Multifamily Projects

Table 5-3 provides details on several recent multifamily projects built and approved in Yuba City. The average density of the three projects in Table 5-3 and the two approved projects in Table 5-2 is 17.72 units per acre. Of those 5 projects, two are recent 100% affordable housing projects with an average density of 54.5 units per acre. These projects are the recently approved Richland Village at 170 Bernard Drive, which will consist of 176 units affordable to lower-income households and the recently constructed New Haven Court, which consists of 39 units of permanent supportive housing (and 1 manager's unit). Both are located in an R-3 zone with a Medium/Low Density Residential land use designation. This designation would typically limit density to 14 units per acre. However, these projects were able to achieve greater densities. The density of Richland Village at 170 Bernard Drive will be nearly 36 units per acre. The project is receiving a density bonus. New Haven Court was built with a density of 73 units per acre. 170 Bernard Drive, where Richland Village will be built is a vacant site as of June 2021. The site where New Haven Court sits was formerly underutilized office space.

Table 5-3 Recent Multifamily Housing Projects

Address	*Acres*	*Total Units*	*Affordable Units*	*Zone*	*Land Use*	*Status*
New Haven Court 448 Garden Highway[1]	0.67	40	39	R-3	Medium/Low	Completed April 2021.
352-267 McKeehan Dr	1.04	8	8	R-3	Medium/Low	Constructed 2015
1570 Kenny Dr	1.47	4	0	R-3	Medium/High Density	Constructed 2016
Richland Village at 170 Bernard Drive	4.9	176	176	R-3	Medium/Low Density Residential	Construction expected to start in October 2022

Source: City of Yuba City Development Services Department, 2021
[1]Redevelopment of nonvacant site, formerly offices. Permanent supportive housing provided by Sutter-Yuba Behavioral Health and Hands of Hope

A summary of the inventory by income level is provided in Table 5-4. As is shown in Table 5-4, the realistic density assumptions range from five units per acre in medium/low density residential areas to 25 units per acre in medium/high density residential areas. These estimates are based in part, on the densities of recently approved or constructed projects, but also based on the estimated density limitations of incorporating residential uses into mixed-use projects. New Haven Court and Richland Village have densities of 60 and 36 units per acre, however, these projects are located in the R-3 zone where a commercial component of the development is not required. More conservative realistic density assumptions are used for sites in the inventory that are located in areas with commercial land use designations. For sites with medium/high residential land use designation realistic capacity is assumed to be 70 percent of the maximum capacity permitted and for sites with a commercial land use designation, realistic capacity is assumed to be approximately 39 percent capacity of the maximum capacity on vacant sites and 30 percent of the maximum capacity on underutilized sites. This takes into account the current zoning which requires residential uses to be combined with bona fide commercial uses on sites with commercial zoning. Realistic capacity for sites with medium/low density residential land use designation is assumed to be 80 percent of the maximum permitted density, and 60 percent capacity on low density residential sites. The City has not approved requests to build projects at densities lower than allowed in a particular zone or land use designation.

Tables 5-5 and 5-6 include site-specific details for each site in the land inventory. The sites identified in these tables are illustrated on Figure 5-3. None of the properties included in the land inventory are constrained by environmental conditions, including steep slopes, very high fire hazard, flood or liquefaction risks. All sites have access to water and sewer service and dry utilities. The underutilized sites that could accommodate lower-income units are currently used for parking, which requires limited demolition to redevelop.

The City's land inventory was developed with the use of a combination of resources, including the City's geographic information system (GIS) database and the City's Land Use Element and Zoning Code. The inventory includes an estimate of potential development capacity for these sites. There are approximately 321 acres of vacant and underutilized land that can support residential development at various planned densities within the city limits. The average development capacity density assumptions in Tables 5-5 and 5-6 for the R-1, R-2, R-3, C-1, C-2, C-3, C-O, and PD zones reflect a reasonable assumption of between 30 and 80 percent of the maximum capacity, depending on the land use designation. The maximum densities allowed on the site proposed to accommodate lower-income units (see Table 5-4) are 36 units per acre. On sites with Commercial land use designations, it is assumed that 30 to 39 percent of the capacity is realistic to develop, as the current zoning regulation permits residential use only in conjunction with a bona fide commercial use or on the upper floors of buildings containing commercial uses. In

single-story buildings, residential floor area may not exceed commercial floor area. However, as part of its General Plan and Zoning Code update, the City will be revising its mixed-use development standards to create more opportunities for fully residential development to be sited within a mixed-use project (see Program H-C-5).

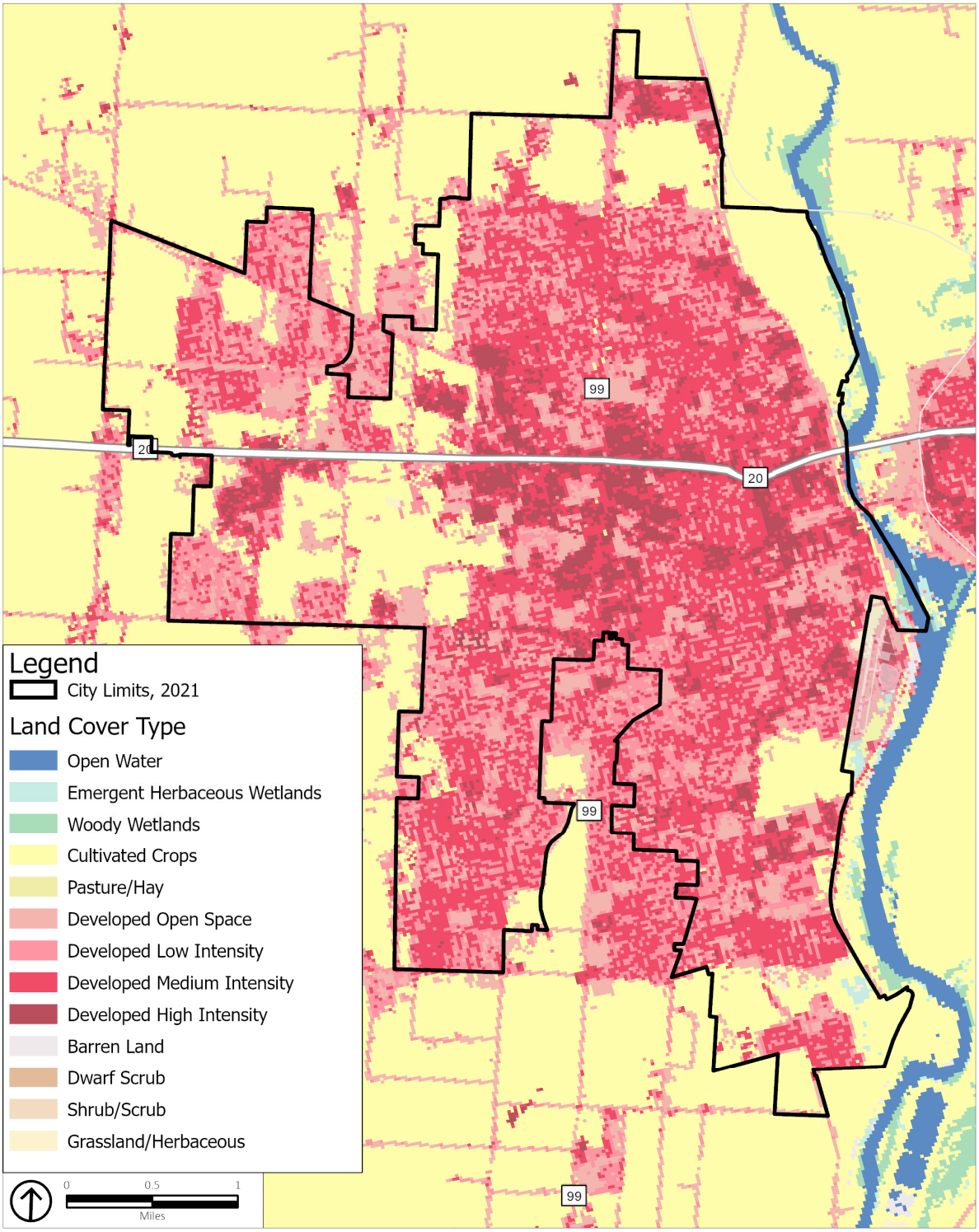
As shown in Table 5-4, several sites that accommodate development for lower-income households are in areas with commercial or office land use designations. In Program H-C-5, the City commits to amending its General Plan and Zoning Code to encourage development of residential units within mixed-use projects on commercial and office sites. Sites that can accommodate development for moderate and above-moderate income households are located on Medium/Low-Density and Low-Density Residential land uses, respectively. Parcels with higher-density land use designations, including Medium/High-Density Residential, Community Commercial, Regional Commercial, and Neighborhood Commercial, (shown in Table 5-4) can accommodate 1,023 units of multifamily housing for lower-income households. Additionally, sites within Specific Plans can accommodate 313 lower-income units. While small sites are not being counted towards the lower-income RHNA, many additional higher-density vacant and underutilized sites are available (30 parcels, 7 acres), which presents significant additional opportunities for the development of housing appropriate for lower-income households. Program H-C-2 is proposed to encourage small lot consolidation. Based on allowed density and development standards, there are vacant sites, underutilized sites, and Specific Plan sites in the land inventory that can accommodate 792 moderate and 2,841 above-moderate income housing units.

Underutilized Sites

Underutilized sites in the inventory with land use designations with densities that would accommodate moderate and above-moderate income households are all currently under active agricultural uses but are also considered fully developable sites.

Underutilized sites that are identified as being zoned at densities to support the development of housing affordable to moderate and above-moderate income households are primarily sites in active agricultural use. Sites with cultivated crops have been the primary land use that has redeveloped with residential uses over the past 20 years. As is shown in Figures 5-1 and 5-2, many areas in the north, south and west sides of the city that were cultivated crops in 2001 have since become areas of either low, medium, or high-intensity development. As such, the current agricultural use on these sites in not expected to be a barrier to development.

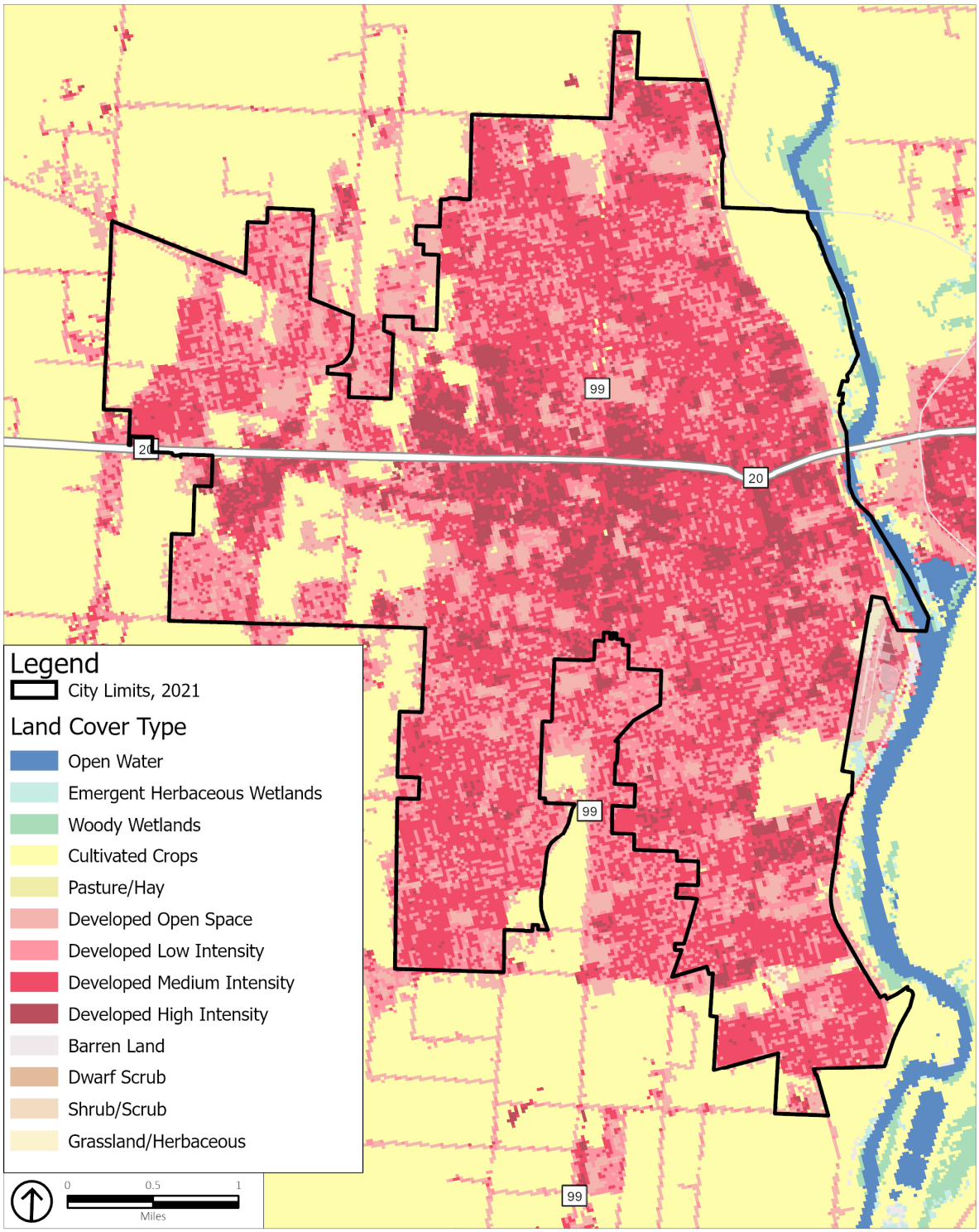
PLACEWORKS



Source: National Land Cover Database, 2016

Land Cover (2001)

PLACEWORKS



Source: National Land Cover Database, 2016

Land Cover (2016)

Mixed-Use Sites

Many of the sites identified to accommodate development affordable to low- and very low-income households currently have commercial or office land use designations. Of the 1,740 lower-income RHNA, 48.2 percent (839 units) are accommodated on mixed-use sites. The General Plan Land Use Element identifies Neighborhood Commercial and Community Commercial land use designations as having a potential development capacity of 12 to 36 dwelling units per acre. To be conservative, 14 dwelling units per acre were assumed as a realistic capacity, or approximately 39 percent of the maximum capacity on vacant sites and 30 percent of maximum capacity on underutilized sites. However, a recently approved mixed-use plan in the City of Yuba City is currently planned at a higher apartment density than this more conservative estimate. The Yuba Crossing Mixed-Use Plan, approved in 2017, includes single-family, live-work, and apartment units along with commercial space in an 8.7-acre mixed use plan. The live-work and apartment buildings are planned to have a density of approximately 21 dwelling units per acre. Mixed-use projects are increasingly popular in the region. Less than 40 miles away in the City of Loomis, the Taylor Road Mixed-Use project is in the planning phase (as of July 2021). This development will be on a site that is 8.86 acres, with residential uses on approximately 5.7 acres. The remainder will be commercial (2.28 acres) and open space. The project will include 35 residential units, including 7 units in single-story detached structures, 9 units in 2-story detached structures, 9 carriage units, and 10 two-story half-plexes. The allowable density is 10 units per acre. The actual residential density will be 6.1 units per acre, which equates to a realistic capacity of 61 percent of the maximum. In addition, Yuba County is planning for mixed-use development. The County's mixed use zoning districts allow for 100 percent affordable projects. Yuba County's 2021-2029 Housing Element anticipates that 99.5 acres zoned Commercial Mixed Use will be developed at 16 dwelling units an acre, or 40 percent of maximum capacity, with 9 acres designated for above moderate-income housing, 32.8 for moderate-income housing, and 57.7 for lower-income housing. For 108.4 acres zoned Neighborhood Mixed Use, Yuba County anticipates a density of eight dwelling units per acre, or 40 percent of the maximum allowable density. Again, the majority of candidate sites are intended for lower-income housing, with 84.8 acres assumed for lower-income housing, 2.7 for moderate income housing, and 20.9 acres for above-moderate income housing. There is about a half-acre zoned Downtown Commercial that Yuba County anticipates will be developed at 16 dwelling units an acre, or 40 percent of maximum allowable density. These units are intended for moderate-income housing. According to Yuba County staff, developers have expressed interest in developing entirely residential projects on vacant sites zoned for mixed use in Yuba County.

While the Regional Commercial and Office & Office Park designations do not have a specified density range within the General Plan Land Use Element, it is assumed that sites with these designations would have a similar residential development capacity to sites designated Neighborhood Commercial and Community Commercial. Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the square footage of the building designated as part of the business. (Municipal Code Section 8-5.1102. – Uses). There is no maximum lot coverage in the commercial zones. Setbacks are minimal; ten feet in front and street side and none for interior sides and the rear. In the C-1 zone, height is restricted to two stories or 30 feet. In the C-2, C-3 and C-O zones, height is restricted to four stories or 52 feet. A realistic capacity assumption of 14 units per acre is physically feasible with these limitations.

In Program H-C-5, the City commits to:

- Removing the Use Permit for multifamily development in the C-1 and C-O zones;
- Allowing an expanded range of residential types in sites designated as Office and Office Park;
- Updating the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses. and;
- Incentivizing residential development on mixed-use sites.

Table 5-4: Vacant and Non-Vacant Land Inventory Summary

Land Use/Zoning Description	*Number of Sites*	*Acres*	*Maximum Density (Units per Acre)*	*Realistic Density (Units per Acre)*	*Realistic Units*
Underutilized					
Medium/Low Density Residential - PD	1	33.07	14	8	364
Low Density Residential - R-1	8	173.01	8	5	866
Vacant					
Medium/High Density Residential - R-3	3	11.22	36	25	281
Community Commercial - PD	1	1.2	36	14	17
Community Commercial - C-1	1	0.87	36	14	12
Community Commercial - C-2	1	0.69	36	14	10
Community Commercial - C-3	4	10.11	36	14	142
Regional Commercial - C-2	2	1.61	36	14	23
Regional Commercial - C-3	8	22.91	36	14	322
Neighborhood Commercial - C-1	3	3.19	36	14	44
Office & Office Park - C-O	10	12.29	36	14	172
Medium/Low Density Residential - R-2	3	7.57	14	8	83
Low Density Residential - R-1	30	33.15	8	5	172
Low Density Residential - R-2	3	0.49	8	5	3
Specific Plans (Vacant and Underutilized)					
Regional Commercial - C-3	1	5.38	36	14	75
Neighborhood Commercial - C-1	1	1.59	36	14	22
Low Density Residential - R-3	1	21.78	36	14	109
Medium/Low Density Residential - R-3	1	16.26	14	8	179
Medium/Low Density Residential - R-2	1	15.06	14	8	166
Low Density Residential - R-1	15	348.03	8	5	1,264

Table 5-5: Vacant Land Inventory ***(See Figure 5-3 for additional site data).***

Site #	*APN*	*Acreage*	*Zoning*	*Land Use Designation*	*Maximum Density*	*Realistic Units per Acre**	*Realistic Units*	*Income Level*	*In 5th Cycle?*	*Hazards*	*Water, sewer and dry utilities available?*
Vacant Very Low/Low Income											
10	51-540-039	0.76	R-3	Medium/High Density Residential	36	25	19	Very Low/Low	Yes**	None	Yes
11	51-062-010	3.15	R-3	Medium/High Density Residential	36	25	79	Very Low/Low	Yes**	None	Yes
12	51-040-011	7.31	R-3	Medium/High Density Residential	36	25	183	Very Low/Low	Yes**	None	Yes
13	59-010-122	1.20	PD	Community Commercial	36	14	17	Very Low/Low	No	None	Yes
14	53-151-013	0.87	C-1[1]	Community Commercial	36	14	12	Very Low/Low	No	None	Yes
15	58-130-034	0.69	C-2	Community Commercial	36	14	10	Very Low/Low	No	None	Yes
16	52-171-018	0.60	C-3	Community Commercial	36	14	8	Very Low/Low	No	None	Yes
17	58-120-014	1.33	C-3	Community Commercial	36	14	19	Very Low/Low	No	None	Yes
18	58-070-057	1.97	C-3	Community Commercial	36	14	28	Very Low/Low	No	None	Yes
19	58-070-058	6.21	C-3	Community Commercial	36	14	87	Very Low/Low	No	None	Yes
20	59-134-001	0.5	C-2	Regional Commercial	36	14	7	Very Low/Low	No	None	Yes
21	59-120-031	1.1	C-2	Regional Commercial	36	14	16	Very Low/Low	No	None	Yes
22	58-043-010	1.2	C-3	Regional Commercial	36	14	17	Very Low/Low	No	None	Yes
23	58-060-034	0.61	C-3	Regional Commercial	36	14	9	Very Low/Low	No	None	Yes
24	58-060-028	1.07	C-3	Regional Commercial	36	14	15	Very Low/Low	No	None	Yes
25	58-043-002	1.25	C-3	Regional Commercial	36	14	18	Very Low/Low	No	None	Yes
26	58-041-011	2.00	C-3	Regional Commercial	36	14	28	Very Low/Low	No	None	Yes
27	58-060-027	2.64	C-3	Regional Commercial	36	14	37	Very Low/Low	No	None	Yes
28	63-010-139	4.00	C-3	Regional Commercial	36	14	56	Very Low/Low	No	None	Yes
29	51-040-002	10.11	C-3	Regional Commercial	36	14	142	Very Low/Low	No	None	Yes
30	53-461-001	0.53	C-1 [1]	Neighborhood Commercial	36	14	7	Very Low/Low	No	None	Yes
31	52-112-009	0.58	C-1 [1]	Neighborhood Commercial	36	14	8	Very Low/Low	No	None	Yes
32	62-320-062	2.08	C-1 [1]	Neighborhood Commercial	36	14	29	Very Low/Low	No	None	Yes
33	59-120-032	0.62	C-O [1]	Office & Office Park	36	14	9	Very Low/Low	No	None	Yes
34	59-010-101	0.91	C-O [1]	Office & Office Park	36	14	13	Very Low/Low	No	None	Yes

Site #	*APN*	*Acreage*	*Zoning*	*Land Use Designation*	*Maximum Density*	*Realistic Units per Acre**	*Realistic Units*	*Income Level*	*In 5th Cycle?*	*Hazards*	*Water, sewer and dry utilities available?*
35	63-010-134	1.15	C-O [1]	Office & Office Park	36	14	16	Very Low/Low	No	None	Yes
36	51-550-029	1.17	C-O [1]	Office & Office Park	36	14	16	Very Low/Low	No	None	Yes
37	63-010-093	1.20	C-O [1]	Office & Office Park	36	14	17	Very Low/Low	No	None	Yes
38	51-550-043	0.95	C-O [1]	Office & Office Park	36	14	13	Very Low/Low	No	None	Yes
39	63-010-095	1.29	C-O [1]	Office & Office Park	36	14	18	Very Low/Low	No	None	Yes
40	63-010-094	1.53	C-O [1]	Office & Office Park	36	14	21	Very Low/Low	No	None	Yes
41	63-010-135	1.57	C-O [1]	Office & Office Park	36	14	22	Very Low/Low	No	None	Yes
42	54-010-037	1.90	C-O [1]	Office & Office Park	36	14	27	Very Low/Low	No	None	Yes
Very Low/Low Income Subtotal		**64.09**					**1,023**				
Vacant Moderate Income											
~~**43**~~	~~58-120-001~~	~~7.38~~	~~R-2~~	~~Medium/Low Density Residential~~	~~14~~	~~11~~	~~81~~	~~Moderate~~	~~Yes~~	~~None~~	~~Yes~~
44	54-220-111	0.09	R-2	Medium/Low Density Residential	14	11	1	Moderate	Yes	None	Yes
45	54-220-112	0.10	R-2	Medium/Low Density Residential	14	11	1	Moderate	Yes	None	Yes
Moderate Income Subtotal		~~7.57~~**0.19**					~~83~~**2**				
Vacant Above-Moderate Income											
46	53-442-006	0.15	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
47	52-283-012	0.16	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
48	52-283-013	0.16	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
49	57-011-025	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
50	57-161-030	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
51	57-161-008	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
52	52-181-006	0.17	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
53	51-462-012	0.18	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
54	57-033-003	0.19	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
55	54-020-035	0.20	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes

Site #	*APN*	*Acreage*	*Zoning*	*Land Use Designation*	*Maximum Density*	*Realistic Units per Acre**	*Realistic Units*	*Income Level*	*In 5th Cycle?*	*Hazards*	*Water, sewer and dry utilities available?*
56	54-160-011	0.23	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
57	62-230-030	0.22	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
58	62-270-010	0.22	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
59	62-051-012	0.29	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
60	57-022-011	0.30	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
61	51-461-024	0.30	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
62	59-171-008	0.31	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
63	58-180-066	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
64	62-220-035	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
65	59-310-020	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
66	53-251-014	0.34	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
67	53-251-016	0.40	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
68	53-251-017	0.41	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
69	62-380-025	0.71	R-1	Low Density Residential	8	5	4	Above-Moderate	No	None	Yes
70	62-081-003	0.91	R-1	Low Density Residential	8	5	5	Above-Moderate	No	None	Yes
71	62-020-064	2.73	R-1	Low Density Residential	8	5	14	Above-Moderate	No	None	Yes
72	53-461-013	0.59	R-1	Low Density Residential	8	5	3	Above-Moderate	Yes	None	Yes
73	56-102-001	1.00	R-1	Low Density Residential	8	5	5	Above-Moderate	Yes	None	Yes
74	62-082-017	1.93	R-1	Low Density Residential	8	5	10	Above-Moderate	Yes	None	Yes
75	56-030-054	2.36	R-1	Low Density Residential	8	5	12	Above-Moderate	Yes	None	Yes
76	59-530-027	4.11	R-1	Low Density Residential	8	5	21	Above-Moderate	Yes	None	Yes
77	62-020-072	6.50	R-1	Low Density Residential	8	5	33	Above-Moderate	Yes	None	Yes
78	62-020-067	7.10	R-1	Low Density Residential	8	5	36	Above-Moderate	Yes	None	Yes
Above-Moderate Income Subtotal		**33.64**					**175**				
Vacant Sites Total		**~~105.30~~97.92**					**~~1281~~1200**				

Note:

**Assumes 70% capacity on higher-density sites with residential land use designation, 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 39% capacity on sites with commercial land use designation.*

***Site was identified for lower-income categories in both the 4th and 5th cycle Housing Element updates. Program H-C-6 is included to comply with Assembly Bill 1387.*

Site #	APN	Acreage	Zoning	Land Use Designation	Maximum Density	Realistic Units per Acre*	Realistic Units	Income Level	In 5th Cycle?	Hazards	Water, sewer and dry utilities available?

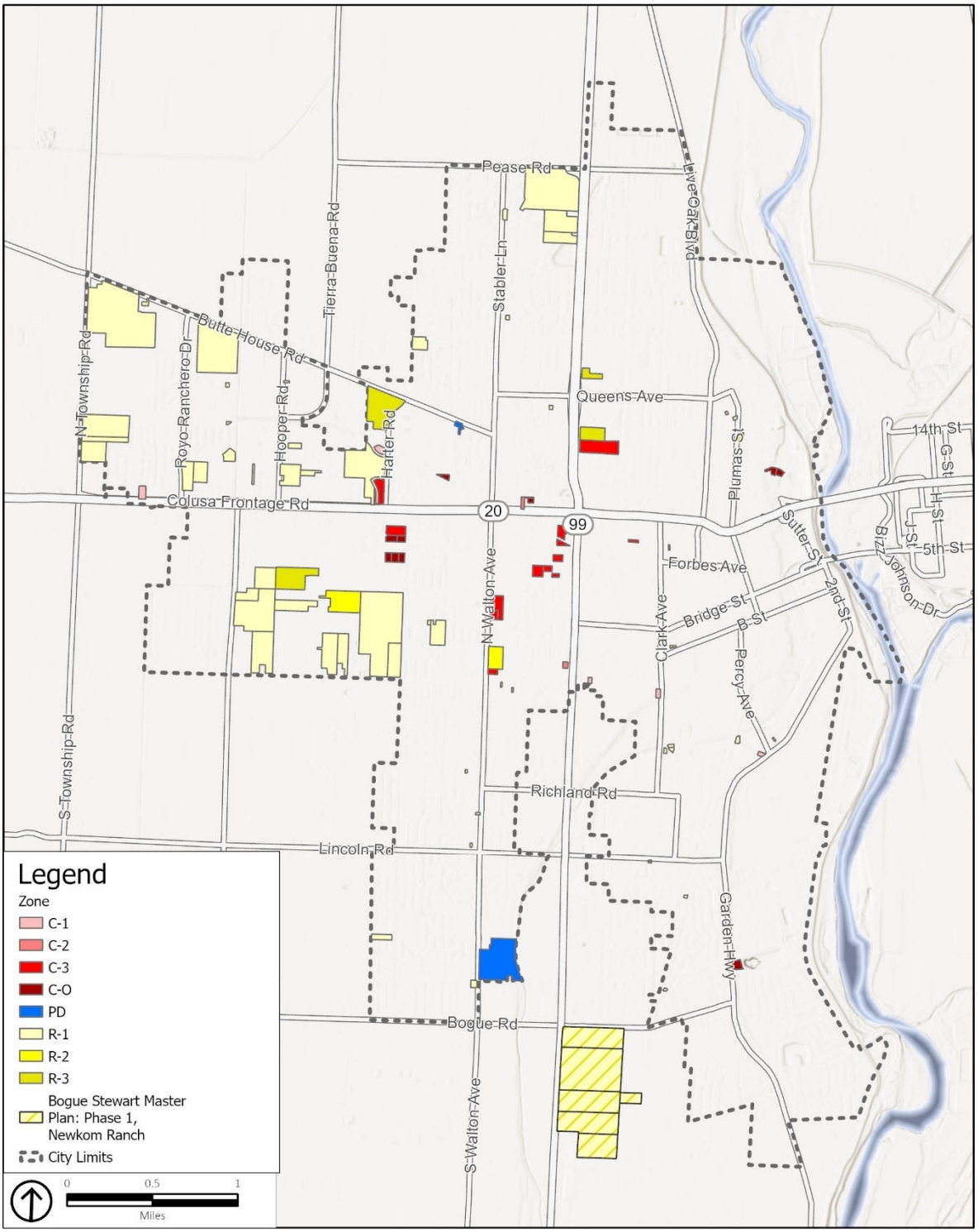
[1] Single-family and multifamily residential uses in Commercial zones are permitted in conjunction with a commercial use with a zoning clearance (ministerial review) in zones C-2 and C-3, and with a use permit in C-1 and C-O. Program H-C-5 is included to commit the City to removing the use permit for multifamily development in the C-1 and C-O zones.

Table 5-6: Underutilized Land Inventory ***(See Figure 5-3 for additional site data).***

Site #	*APN*	*Acreage*	*Zoning*	*Land Use Designation*	*Maximum Density*	*Realistic Units per Acre**	*Realistic Units*	*Income Level*	*In 5th Cycle?*	*Hazards*	*Water, sewer and dry utilities available?*	*Notes*
Underutilized Moderate Income												
1	56-030-065	33.07	PD	Medium/ Low Density Residential	14	11	364	Moderate	Yes	None	Yes	Active Ag Use
Moderate Income Subtotal		**33.07**					**364**					
Underutilized Above-Moderate Income												
2	62-020-081	5.00	R-1	Low Density Residential	8	5	25	Above-Moderate	No	None	Yes	Active Ag Use
3	58-010-014	7.99	R-1	Low Density Residential	8	5	40	Above-Moderate	No	None	Yes	Active Ag Use.
4	62-020-080	22.74	R-1	Low Density Residential	8	5	114	Above-Moderate	No	None	Yes	Active Ag Use
5	62-010-031	41.00	R-1	Low Density Residential	8	5	205	Above-Moderate	No	None	Yes	Active Ag Use; owner interested in developing
6	62-380-033	74.00	R-1	Low Density Residential	8	5	370	Above-Moderate	No	None	Yes	Active Ag Use
7	62-072-015	1.56	R-1	Low Density Residential	8	5	8	Above-Moderate	Yes	None	Yes	Active Ag Use
8	62-082-011	9.42	R-1	Low Density Residential	8	5	47	Above-Moderate	Yes	None	Yes	Active Ag Use
9	62-020-079	11.30	R-1	Low Density Residential	8	5	57	Above-Moderate	Yes	None	Yes	Active Ag Use
Above-Moderate Income Subtotal		**173.01**					**866**					
Underutilized Total		**206.08**					**1,230**					

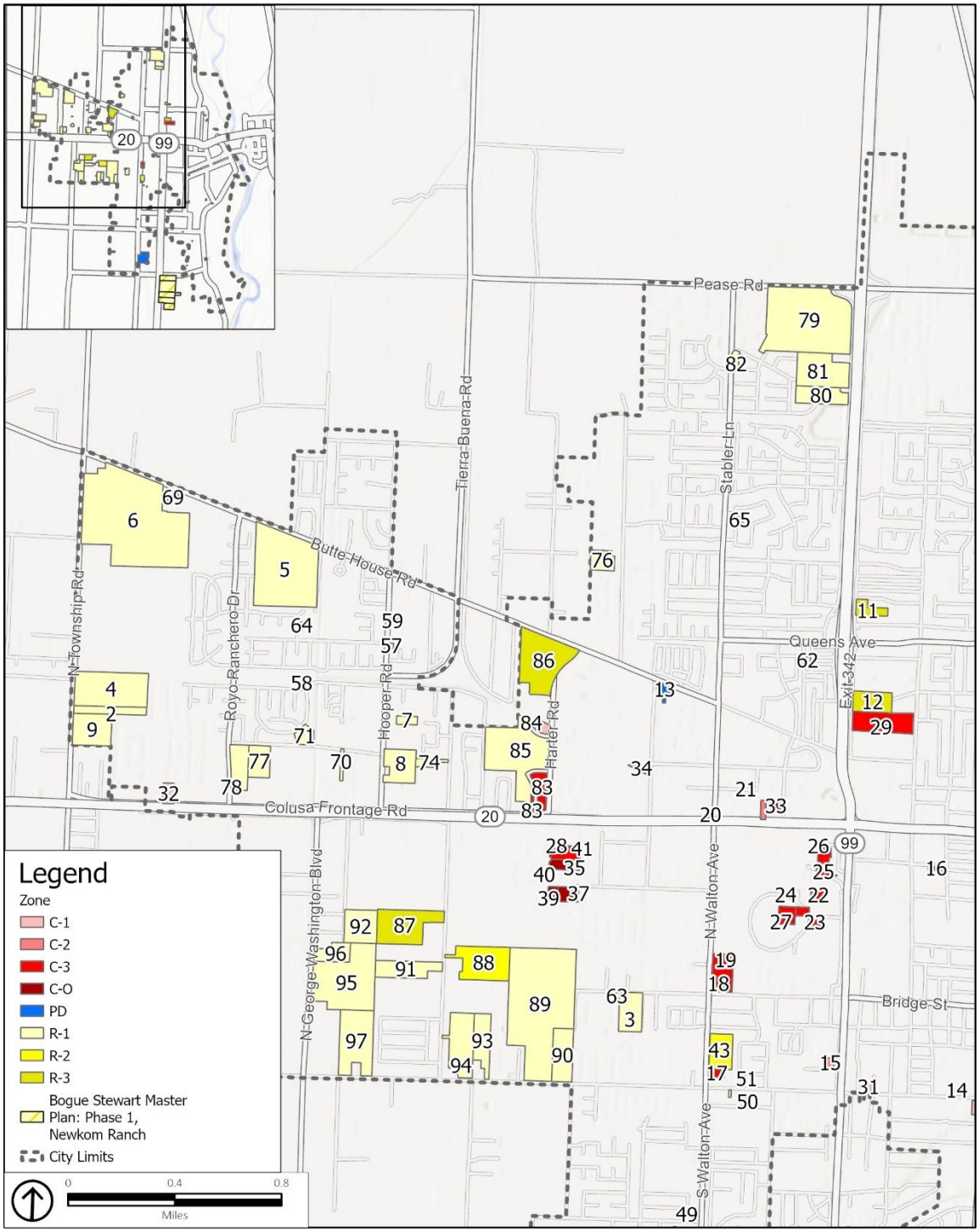
Note:

**Assumes 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 30% capacity on sites with commercial land use designation.*



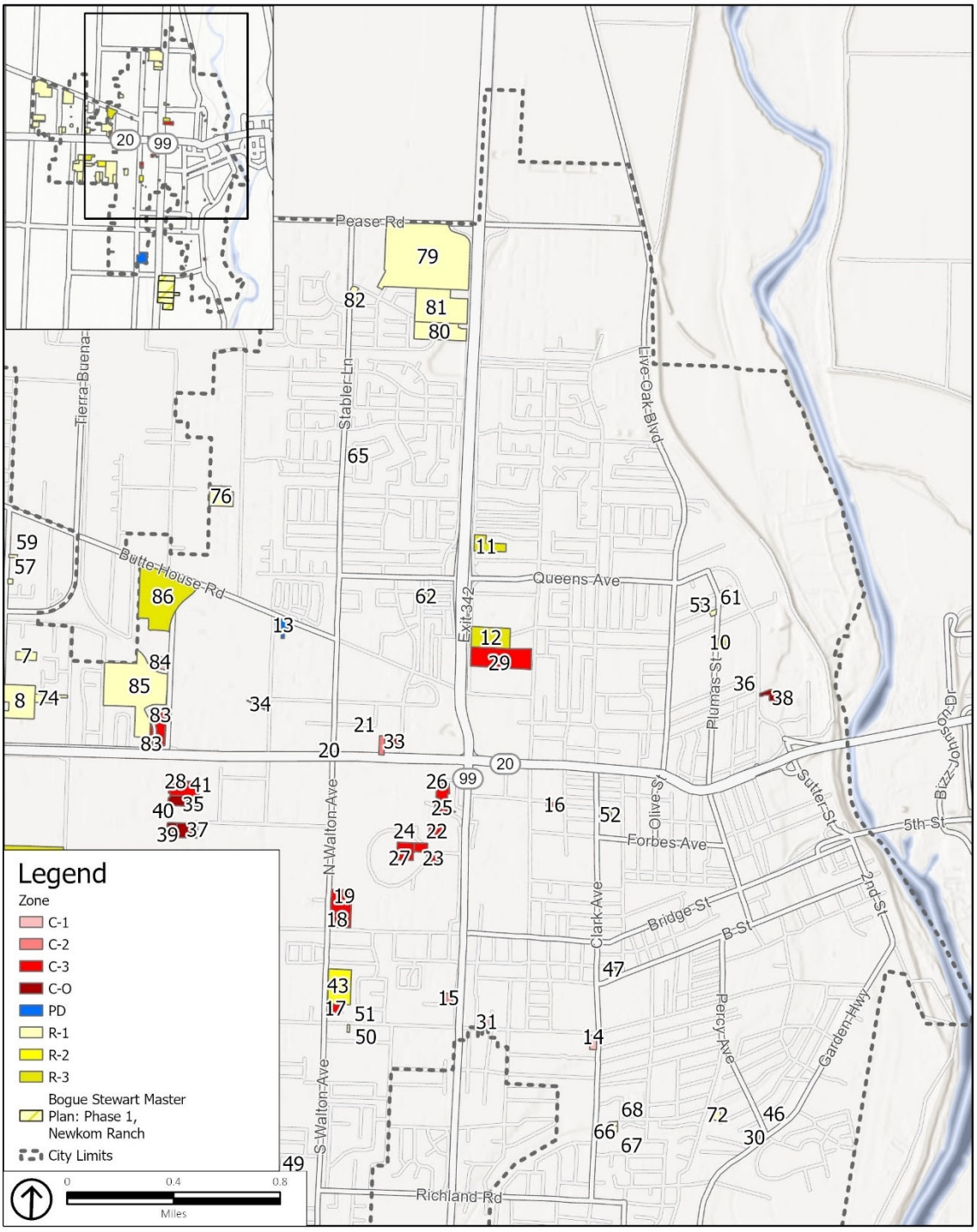
Source: City of Yuba City, 2025

Sites Inventory with Zoning Designation



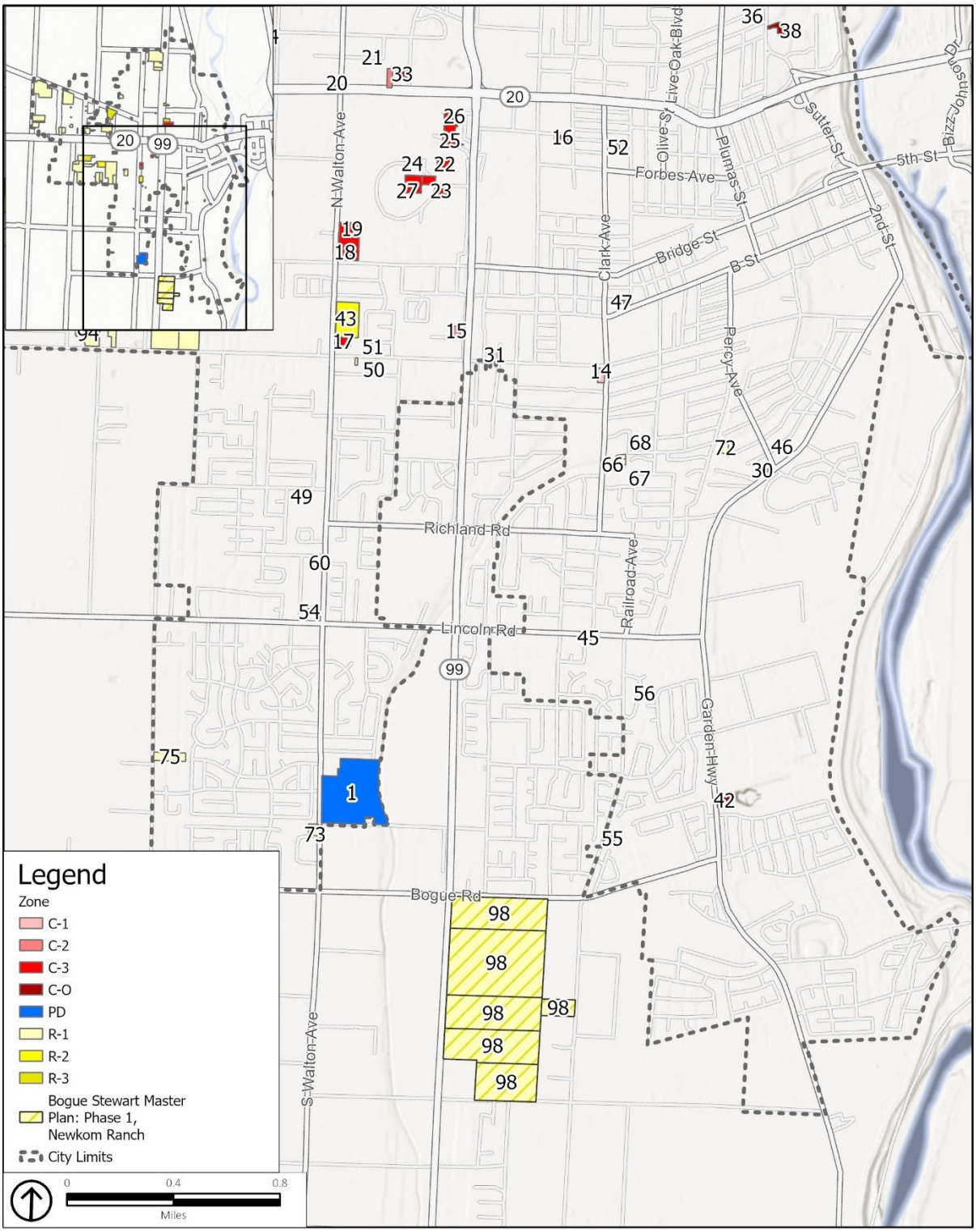
Source: City of Yuba City, 2025

Sites Inventory with Zoning Designation with Site Number



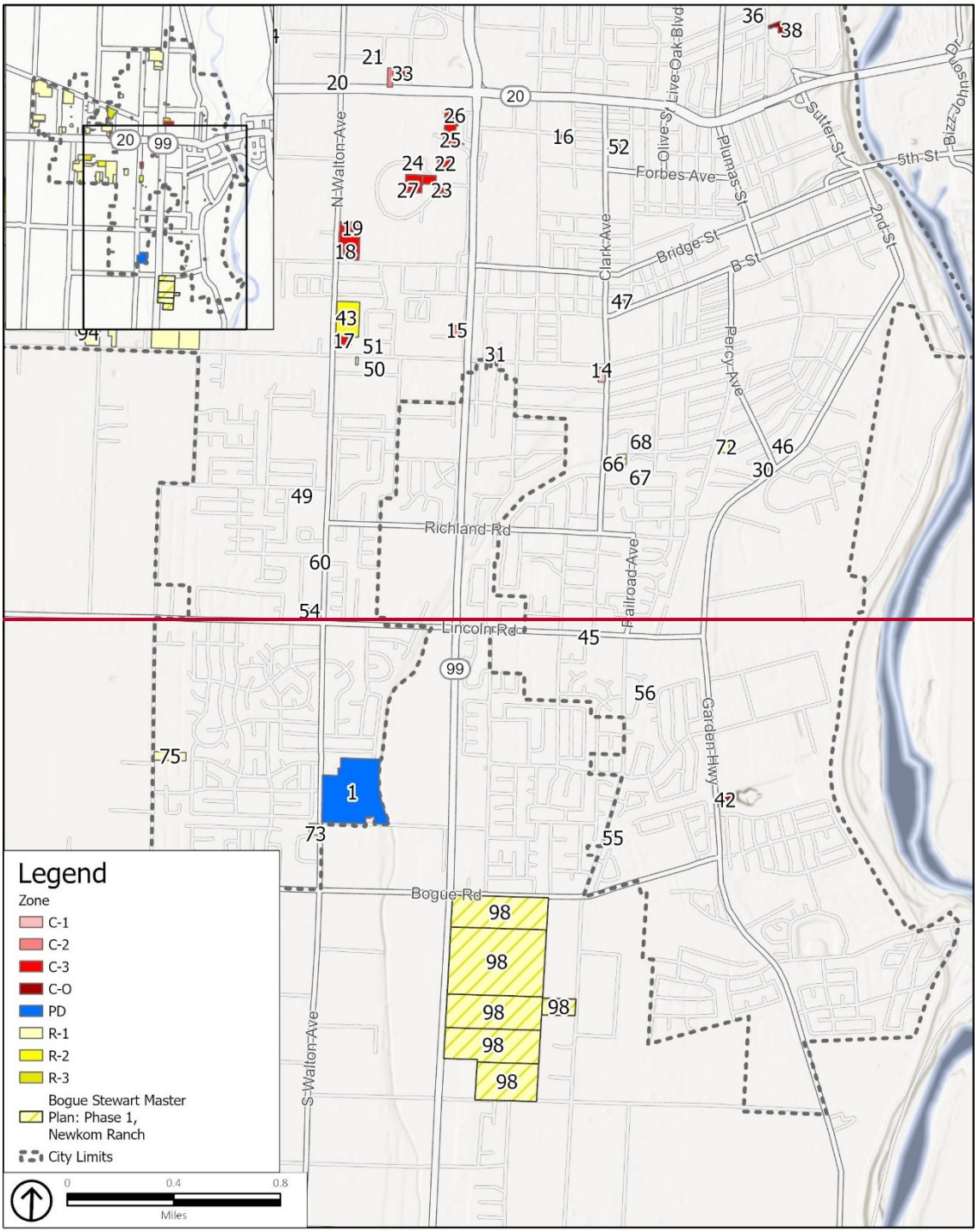
Source: City of Yuba City, 2025

Sites Inventory with Zoning Designation with Site Number



Source: City of Yuba City, 2025

Sites Inventory with Zoning Designation with Site Number



Source: City of Yuba City, 2025

Sites Inventory with Zoning Designation with Site Number

Specific Plan Areas

As shown in Table 5-7A, the City has several Specific Plan and Master Plan areas within city limits and the City's sphere of influence. Only Specific Plans or Master Plans that are currently within the city's boundaries and do not require annexation or are outside of the City's boundary but have a pending annexation application that is expected to be approved imminently are counted in this Housing Element towards the City's RHNA (Table 5-2). Because some sections of these plan areas have already been built out, Table 5-7A identifies the remaining capacity in these four Specific and Master Plan areas. The majority of the capacity within these Specific Plans have lower-density land use designations that are likely to support the development of above-moderate housing. Just under ten percent of the available land has higher-density land use designations that are expected to be able to accommodate development that is affordable to lower-income households. Realistic capacity for these sites is assumed to be 70 percent of the maximum density on higher-density sites with residential land use designation, 80 percent of the maximum density on medium-density sites with residential land use designation, 60 percent of the maximum density on lower-density sites with residential designation, and 39 percent of the maximum density on sites with commercial land use designation. These plans are described below, as well as current plans without sites in the RHNA inventory.

Table 5-7A: Specific and Master Plan Capacity within Sites Inventory

Plan Name	*Planned Residential Unit Capacity*	*Remaining Capacity within Inventory Sites*			
		Total	*Lower*	*Moderate*	*Above-Moderate*
Harter Specific Plan[1]	345	278	97	0	181
El Margarita Master Plan[1]	1,510	588	0	172	416
Butte Vista Neighborhood Plan[1]	Not listed within Neighborhood Plan	360	0	0	360
Bogue Stewart Master Plan, Phase I[2]	643	643	216	0	427
Total	**2,498+**	**2,458**	**313**	**172**	**1,384**

[1] *Currently in City limits, as of Jun 2021*
[2] *Annexation approved in July 2021*

Central City Specific Plan

The Central City Specific Plan was approved by the City Council in April 1992 and was amended in November 1997. The plan area includes sites in downtown Yuba City, both north and south of Route 20 and east and west of Plumas Street. The plan includes both commercial and high-density residential development. The majority of the site has been built-out, but it is estimated that five percent (approximately 83 units) of the original planned residential capacity is available for residential development during the planning period. Although these are not counted towards the City's RHNA, they represent additional development potential. Infrastructure is in place throughout the Central City Specific Plan area to support existing and future development. However, the area was developed many years ago and needs improvements, particularly, increased capacity for fire flows and replacement of deteriorated pipes. To address deficiencies, citywide, including in the Central City Specific Plan area, the City adopted the *Water Treatment Plant and Distribution Master Plan* in January 2019 and annually budgets funds to perform those improvements in the City's Capital Improvement Project Budget.

Harter Specific Plan

The Harter Specific Plan is a 180-acre development plan adopted in February 2003, which covers a former cannery site on the west side of the city. The plan includes a mix of residential uses as well as several business park and office sites, a 6-acre park, and a central commercial area along Harter Road. Of the 278 units that this Specific Plan can accommodate, 97 are expected to develop at densities affordable to lower-income households, and 181 are expected to develop at densities affordable for above moderate-income households. The Harter Specific Plan was amended in June 2021. The General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and associated Public Facilities Finance Plan and Reimbursement Agreement were approved by the City Council on June 1, 2021, and June 15, 2021. City staff anticipate that initial work may begin in two to five years.

Table 5-7B: RHNA Sites in Specific and Master Plan Areas

Site #	*APN*	*Acreage*	*Zoning*	*Land Use Designation*	*Maximum Density*	*Realistic Units per Acre**	*Realistic Units*	*Income Level*	*In 5th Cycle?*	*Hazards*	*Water, sewer and dry utilities available?*	*Notes*
Butte Vista Neighborhood Plan												
79	59-030-024	48.53	R-1	Low Density Residential	8	5	243	Above-Moderate	No	None	Yes	Active Ag Use (Underutilized)
80	59-030-011	7.83	R-1	Low Density Residential	8	5	39	Above-Moderate	Yes	None	Yes	Vacant
81	59-030-009	14.48	R-1	Low Density Residential	8	5	72	Above-Moderate	No	None	Yes	Vacant
82	59-030-018	1.21	R-1	Low Density Residential	8	5	6	Above-Moderate	Yes	None	Yes	Vacant
Butte Vista Neighborhood Plan Subtotal		**72.05**					**360**					
Harter Specific Plan												
83	62-310-012	5.38	C-3	Regional Commercial	36	14	75	Very Low/Low	No	None	Yes	Vacant
84	62-310-009	1.59	C-1	Neighborhood Commercial	36	14	22	Very Low/Low	No	None	Yes	Vacant
85	62-310-011	14.49	R-1	Low Density Residential	8	5	72	Above-Moderate	No	None	Yes	Vacant
86	62-310-004	21.78	R-3	Low Density Residential	8	5	109	Above-Moderate	No	None	Yes	Vacant
Harter Specific Plan Subtotal		**43.24**					**278**					
El Margarita Master Plan												
87	63-010-137	16.26	R-3	Medium/ Low Density Residential	14	5.5	89	Moderate	No	None	Yes	Active Ag Use (Underutilized)
88	63-040-022	15.06	R-2	Medium/ Low Density Residential	14	5.5	83	Moderate	No	None	Yes	Active Ag Use (Underutilized)
89	63-040-010	62.08	R-1	Low Density Residential	8	2.5	155	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
90	63-040-011	9.92	R-1	Low Density Residential	8	2.5	25	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
91	63-040-008	9.00	R-1	Low Density Residential	8	2.5	23	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
92	63-010-104	9.64	R-1	Low Density Residential	8	2.5	24	Above-Moderate	No	None	Yes	Active Ag Use (Underutilized)

Site #	*APN*	*Acreage*	*Zoning*	*Land Use Designation*	*Maximum Density*	*Realistic Units per Acre**	*Realistic Units*	*Income Level*	*In 5th Cycle?*	*Hazards*	*Water, sewer and dry utilities available?*	*Notes*
93	63-040-019	8.17	R-1	Low Density Residential	8	2.5	20	Above-Moderate	Yes	None	Yes	Vacant
94	63-040-016	13.69	R-1	Low Density Residential	8	2.5	34	Above-Moderate	Yes	None	Yes	Vacant
95	63-040-003	30.00	R-1	Low Density Residential	8	2.5	75	Above-Moderate	Yes	None	Yes	Vacant
96	63-040-004	5.04	R-1	Low Density Residential	8	2.5	12	Above-Moderate	Yes	None	Yes	Vacant
97	63-040-024	18.95	R-1	Low Density Residential	8	2.5	48	Above-Moderate	No	None	Yes	Vacant
El Margarita Master Plan Subtotal		**197.8**					**588**					
Specific/Master Plan Total		**313.1**					**1,226**					

Note:

**Assumes 70% capacity on higher-density sites with residential land use designation, 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 39% capacity on sites with commercial land use designation. Realistic capacity in the El Margarita Master Plan area is reduced to align with the anticipated build out during the planning period; while the full buildout of the plan area has a horizon of 20 years.*

El Margarita Master Plan

An administrative draft of the El Margarita Master Plan was published in March 2017. Much of the plan area is designated for low-density residential, with some sections in the plan area, particularly concentrated in the northeast section of the plan area, designated for medium- and higher-density residential uses.

The Master Plan's anticipated build out period is from 2018 to 2038. Of the 1,177 units that this Master Plan can accommodate over these 20 years, it is anticipated that half (588) will be developed during the 2021-2029 Housing Element planning period. Of these 588 units, 172 are expected to develop at densities affordable to moderate-income households, and 416 are expected to develop at densities affordable for above moderate-income households. These sites are available and adequately zoned. The expected timeline for development depends on receiving a proposal from a developer. A small portion of the plan area has not yet been annexed into the City, but annexation is not required to accommodate these units. These units can all be accommodated on land currently within city limits.

Yuba Crossing Mixed-Use Plan

The New Faze Development of the Yuba Crossing Mixed-Use Plan was presented to the City's Planning Commission in May 2017. At full build-out, the development is expected to include a mix of zero lot-line single-family homes, live-work units, and mid-rise buildings containing apartments located above commercial space. It is estimated that 80 percent of the original planned residential capacity is available for residential development during the planning period. Although this capacity is not counted towards the City's RHNA, it represents additional development potential.

Butte Vista Neighborhood Plan

The Butte Vista Neighborhood Plan was approved by the City Council in 1999 and amended in 2002 to remove a planned middle school from the site. The plan area is located at the southwest corner of Pease Road and State Route 99. Sections of the plan surrounding Stabler Lane have already been constructed, but land between Stabler Lane and State Route 99 remains vacant. Within the planning period, 360 units of above-moderate housing can be accommodated in the Butte Vista Neighborhood Plan, based on the current zoning and land use designations of the parcels in the plan.

Additional Plan Areas Not Yet Annexed

Two additional plan areas have not yet been annexed into Yuba City, and may provide additional housing capacity in the future if the annexation process moves forward. A Local Agency Formation Corporation (LAFCO) application for annexation has been submitted for the Bogue Stewart Master Plan to be reviewed in July 2021, and so will be counted toward the RHNA for this cycle. The Lincoln East Specific Plan has not been annexed yet, so is not being included as part of the City's sites inventory.

<u>Bogue Stewart Master Plan</u>

The Bogue Stewart Master Plan was adopted in 2019. The plan area is just outside the southeast edge of the city limit within the City's sphere of influence and is divided into three phases. The majority of Phases 1 and 3 are residential, with some retail activity on the northern edge. Phase 2 is planned to have a large employment center and an elementary school. It is expected that the first phase, Newkom Ranch, could develop within the eight-year planning period. The annexation of the first phase of land into the City limits was approved in July 2021, including approved prezoning. Of the 166.5 acres of land being annexed for this phase, approximately 104 acres will be used for residential uses. As is shown in Table 5-7C, it is expected that this residential area will accommodate 216 units at densities affordable to lower-income households and 427 units of above-moderate income households.

Table 5-7C: Bogue Stewart Master Plan: Phase 1, Newkom Ranch

Site #	*Current APN*	*Current Address*	*Acres*
98	23-040-064	0 Stewart Rd	20.7
	23-040-004	0 Hwy 99	28.5
	23-040-062	0 Hwy 99	27.7
	23-040-001	0 Bogue Rd	27.4
	23-380-007	0 Railroad Ave	5
	23-040-005	0 Hwy 99	57.2
Total			166.5

Residential Land Use Type	*Proposed Zoning*	*Maximum Density*	*Realistic Capacity*	*Acres*	*Total Units*	*Affordability*
Medium/ High Density Residential	R-3	36	24	9	216	Very Low/Low
Low-Density Residential	R-1	8	4.5	95	427	Above-Moderate
Total				**104**	**643**	

Note: Because parcel lines will be re-drawn as part of the Bogue Stewart Master Plan annexation and rezoning, a direct correlation between current APNs and future parcel numbers is not available. Rezone will also include commercial, office, and parks land.

Lincoln East Specific Plan

The City pursued the annexation of the LESP during the 4th Housing Element cycle planning period; however, the land has not yet been annexed into Yuba City. The City adopted the Specific Plan, Public Facilities Financing Plan, and Environmental Impact Report in 2009. Approximately 50 acres are zoned for high-density multifamily residential use at a density range of 12 to 36 units per acre and an assumed average density of 24 units per acre. The LESP includes a minimum 10-percent affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval. The City worked with the primary applicant/property owner in the area on the annexation application; however, the process was suspended when the downturn in the housing market and the associated difficulty in obtaining financing led the primary applicant to end their participation in the annexation process. Due to these circumstances beyond the City's control, annexation did not occur, and development agreements were not put in place during the 4th or 5th Housing Element planning period. As of March 31, 2021, an annexation request in the LESP area is pending. Known as the Bains Annexation request, it includes five parcels and approximately 217 acres within the City's sphere of influence. It is anticipated that development will include single-family homes and a neighborhood park. Multi-family housing is also a potential outcome.

Rezone

As shown in Table 5-2, the City is able to accommodate most of its lower-income RHNA with approved projects, anticipated ADUs and the vacant and utilized land inventory. To accommodate the remaining shortfall of 208 lower-income units, the City ~~will~~ needed to redesignate/rezone ~~approximately~~ at least 10.4 acres to medium/high density residential land use and R-3 zone to allow for a density of at least 20 units per acre (Program H-C-7).

~~Per State law, the City must redesignate/rezone land to Medium/High Density Residential - R-3 that allows a minimum density of 20 units per acre. At a minimum density of 20 units per acre, the City is obligated to redesignate/rezone at least 10.4 acres. The City's Medium/High Density Residential designation and R-3 zone allow for a maximum density of 36 units per acre. Assuming a more conservative realistic density capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units, which is more than the shortfall of 208).~~ The rezoned sites must allow projects with at least 20 percent affordable housing by-right, and at least 50 percent of the lower-income RHNA shortfall must be accommodated on parcels designated exclusively for residential uses. The rezoned sites must be able to accommodate a minimum of 16 units per site. Program H-C-7 describes the City's rezone program. ~~The City will emphasize redesignating sites in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size.~~

The City's obligation is to rezone sites to accommodate the unmet need of 208 lower-income units. However, the City is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called "no net loss." If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the City identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. In studying the housing opportunity sites to rezone, the City may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory.

~~These~~ The City initially identified potential sites to rezone, which are described in Table 5-8A ~~and shown on Figure 5-4~~. ~~None of these sites are~~ were also in the vacant and utilized land inventory. ~~However, in~~In studying candidate sites to redesignate/rezone, the City ~~may decide to~~identified three alternative sites to redesignate/rezone ~~one or more sites in the vacant and utilized land inventory~~ to increase the City's capacity for high-density multifamily development, while remaining compliant with No Net Loss requirements. The three sites, totaling 14.95 acres, were rezoned to the R-3 zoning district with an "X29" overlay and the General Plan Land Use was amended from Medium-Low Density Residential (MLDR) to Medium-High Density Residential (MHDR), which permits up to 36 dwelling units per acre. These sites are identified in Table 5-8B and are shown in Figure 5-4. The "X29" combining zone district requires residential development to be built to a minimum of 20 units per acre. The standard R-3 zoned properties could be developed at a minimum of 12 units per acre.

The rezone was conducted as part of a larger rezone effort in which 68.01 acres were redesignated/rezoned to MHDR General Plan land use and R-3 zoning, but only three sites, totaling 14.95 acres, require a minimum density of 20 units per acre. All three sites can accommodate at least 16 units per site. Site 43 (APN 58-120-001) was originally included as a vacant site in the Housing Element inventory to accommodate the moderate income RHNA and had a realistic capacity of 81 units. The rezone added 67 additional units of capacity. Because Site 43 is now included in the inventory of sites to provide low-income RHNA capacity rather than moderate-income, five vacant sites that were rezoned to R-3 outside of the X29 combining district and re-designated to the Medium-High Density Residential land use have been included in the inventory to meet the moderate-income RHNA (see Table 5-8B). Capacity on these sites was assumed to be 70 percent of the maximum capacity permitted in the zone, consistent with the other sites in the inventory. The two additional sites that were rezoned to R-3X29, provided an additional 218 lower-income units from sites not originally included in the Housing Element. The rezoning was approved on May 16, 2023 with Ordinance 007-23 (General Plan Amendment 22-03, Rezone 22-04, Environmental Assessment 22-07). To ensure compliance with Government Code section 65583.2(i), the City has modified Program H-C-7 and will implement all requirements with re-adoption of the Housing Element.

As is noted in Table 5-8B, all three lower-income sites have active projects, two of which have already been approved or are under construction with affordable units that exceed the minimum zoning requirements.

~~The City has identified 7 candidate rezone sites, totaling 24.76 acres. The candidate rezone sites are shown on Figure 5-4. The City will also consider rezoning sites included in the moderate and above moderate vacant and underutilized inventories. The candidate rezone sites will be studied further by the City to consider development feasibility, infrastructure capacity, and proximity to services. Specific sites will be rezoned prior to May 15, 2022 to ensure the City meets the RHNA and the Housing Element remains in compliance with State law. Through this process the City may identify additional sites, not identified in this element.~~

Table 5-8A: Original Candidate Sites for Rezoning

APN	*Acreage*	*Current Zoning*	*Proposed Zoning*	*Current Land Use Designation*	*Proposed Land Use Designation*	*Proposed Maximum Density*	*Proposed Realistic Density*	*Realistic Units with Proposed Rezone*	*Current Land Use*
59-530-034	3.98	R-2	R-3	Medium/Low Density Residential	Medium/ High Density Residential	36	25	100	Vacant
17-114-034	7.88	R-2	R-3	Medium/Low Density Residential	Medium/ High Density Residential	36	25	197	Vacant
17-114-033	0.76	C-2	R-3	Community Commercial	Medium/ High Density Residential	36	25	19	Vacant
62-042-003	1.25	C-2	R-3	Community Commercial	Medium/ High Density Residential	36	25	31	Vacant
62-020-076	3.44	C-O	R-3	Office & Office Park	Medium/ High Density Residential	36	25	86	Vacant
57-150-117	5.82	C-2	R-3	Community Commercial	Medium/ High Density Residential	36	25	146	Vacant
56-320-048	1.63	C-1	R-3	Neighborhood Commercial	Medium/ High Density Residential	36	25	41	Vacant
Total	**24.76**							**620**	

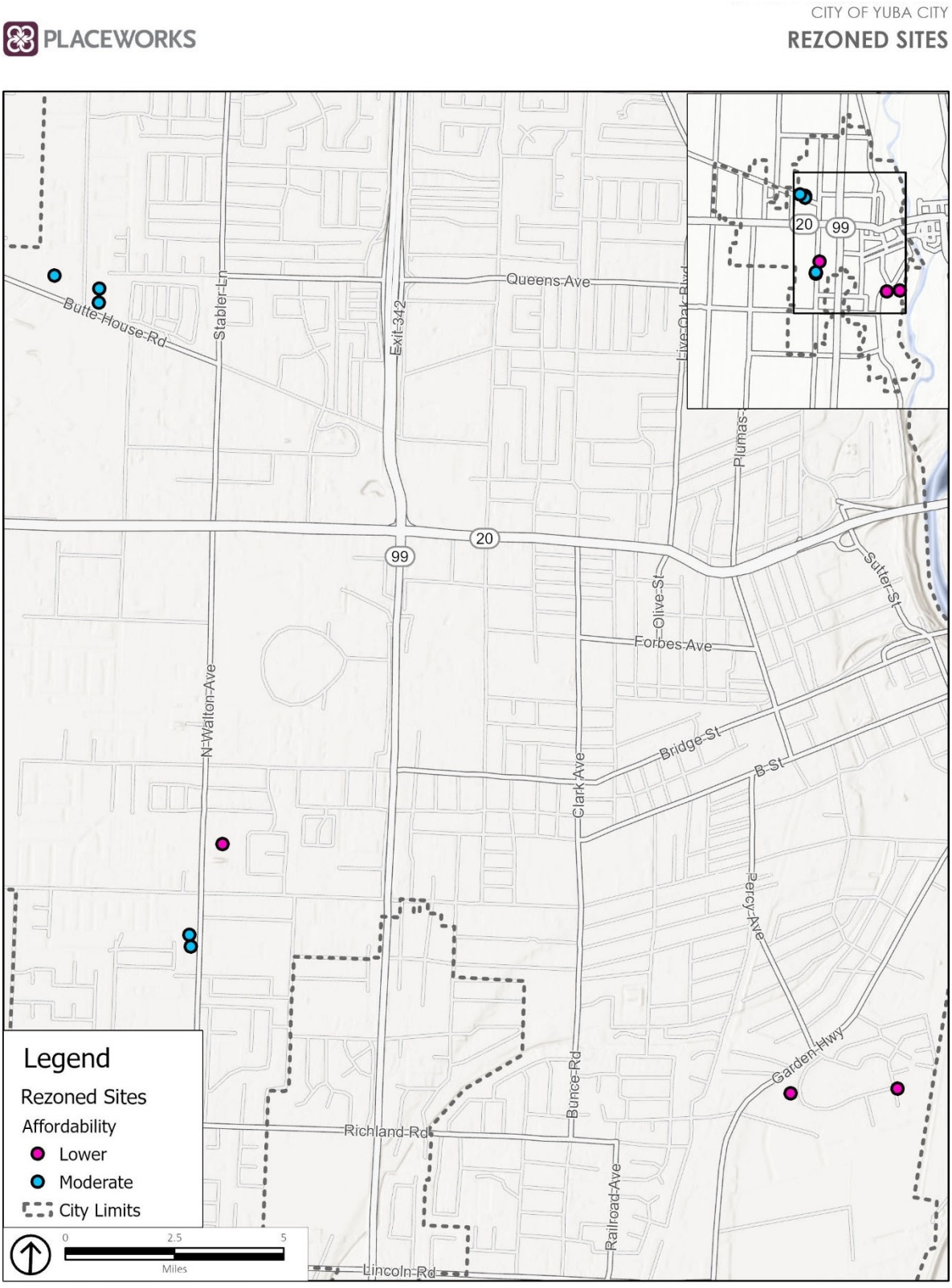
Table 5-8B: Vacant and Underutilized Sites Rezoned to Meet Shortfall

APN	*Acres*	*Current Zoning*	*Proposed Zoning*	*Current Land Use Designation*	*Proposed Land Use Designation*	*Minimum Density*	*Minimum Units with Rezone*	*Realistic Capacity*	*Approved Units*	*Income Category*	*Proposed or Approved Project*
58-120-001*	7.38	R-2	R-3 x29	Medium/Low Density Residential	Medium/ High Density Residential	20	148	-	218	Lower	A 218-unit affordable housing project is currently proposed on this site. The project will be built by Habitat for Humanity. As of November 2025, entitlements have been approved. The site is currently vacant.
53-470-087	2.86	R-3	R-3 x29	Medium/Low Density Residential	Medium/ High Density Residential	20	57	-	*Pending*	Lower	The City is working with the Regional Housing Authority to approve an affordable senior housing community that meets the minimum density requirement. The site is currently vacant.
53-470-098	4.71	R-3	R-3 x29	Medium/Low Density Residential	Medium/ High Density Residential	20	94	-	133	Lower	A 133-unit affordable housing project has been approved and fully funded. The project is being built by the Regional Housing Authority and has broken ground as of November 2025. A mobile home is currently located on this site.
59-020-015	0.39	R-2	R-3	Medium/Low Density Residential	Medium/ High Density Residential	12	-	10	*N/A*	Moderate	N/A – Vacant site
59-020-016	0.45	R-2	R-3	Medium/Low Density Residential	Medium/ High Density Residential	12	-	11	*N/A*	Moderate	N/A – Vacant site
57-150-004	0.47	R-1	R-3	Low Density Residential	Medium/ High Density Residential	12	-	12	*N/A*	Moderate	N/A – Vacant site

APN	Acres	Current Zoning	Proposed Zoning	Current Land Use Designation	Proposed Land Use Designation	Minimum Density	Minimum Units with Rezone	Realistic Capacity	Approved Units	Income Category	Proposed or Approved Project
57-150-050	1	C-O	R-3	Public and Semi-Public	Medium/ High Density Residential	12	-	25	*N/A*	Moderate	N/A – Vacant site
59-530-034	3.98	R-3	R-3	Medium-Low Density Residential	Medium-High Density Residential	12	-	100	N/A	Moderate	N/A – Vacant site
Total, Lower-Income	**14.95**						**299**		**351**		
Total, Moderate Income	**6.29**							**158**	**N/A**		

**Note: This site was included in the original Housing Element vacant sites inventory to accommodate the moderate income RHNA.*

Figure 5-4: ~~Candidate Rezone Sites with Zoning Designation~~Sites Rezoned to Meet Lower and Moderate-Income Shortfall



Source: City of Yuba City, 2025

As is shown in Table 5-9, the additional capacity added through the rezone is sufficient to address the shortfall of lower-income unit capacity.

Table 5-9: Regional Housing Allocation and Capacity after Rezone

	Total Units	*Affordability level*		
		Lower	*Mod*	*Abv. Mod*
RHNA	3,308	1,211	622	1,475
5th Cycle Carryover	529	529	0	0
RHNA Subtotal	3,837	1,740	622	1,475
Approved Projects	*348*	*176*[1]	*0*	*172*[2]
ADUs Anticipated	*40*	*20*	*20*	*0*
Remaining RHNA Subtotal	3,449	1,544	602	1,303
Underutilized Inventory	*1,230*	*0*	*364*	*866*
Vacant Inventory	*1,200*	*1,023*	*3*	*175*
Sites in Specific Plans[3]	*1,226*	*97*	*172*	*957*
Sites in Bogue Stewart Master Plan Phase 1, Newkom Ranch[4]	*643*	*216*	*0*	*427*
Subtotal Sites Inventory	***4,299***	***1,336***	***539***	***2,425***
Surplus/Shortfall[5]	**850**	**-208**	**-63**	**1,122**
Rezone Capacity, sites	*215*	*57*	*158*	*0*
Rezone Capacity, approved projects as of 2025	*351*	*351*	*0*	*0*
Surplus (including capacity from rezone)	**1,416**	**200**	**95**	**1,122**

Source: SACOG, 2020; City of Yuba City Development Services Department, 2021
1Richland Village at 170 Bernard Drive, 176 units affordable to lower income households
2 River's Edge at 650 Lincoln Road
3All sites in City limits
4All sites expected to be annexed July 2021
5Addressed by Program H-C-7

6 Housing Constraints

This section describes the potential constraints applied by local, state, and federal governments, the private market, and the natural environment to the expansion of the city's housing supply.

Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether these regulations discourage the availability of housing to people of all income levels. Several state and federal housing programs provide financial assistance to very low-, low-, and moderate-income households for monthly housing costs, rehabilitation, and down payment assistance. Development standards are available online through the City's online code of ordinances. Design guidelines, including for each specific and master plan are also available on the City's website.

Land Use Regulations

The land use categories of the City's 2004 General Plan, and resultant residential zoning districts, provide for residential growth at various density levels:

Low-Density Residential. Single-family, duplex, mobile-home parks, and low-density cluster housing at two to eight dwelling units per gross acre; intended to provide a spacious, open neighborhood. An average density of 4.25 units per acre is used for build-out projections.

Low- to Medium-Density Residential. Residential development at 6 to 14 units per acre; provides for a mix of single-family housing on lots ranging in size from 2,500 to 6,000 square feet, with duplexes, single-family homes with second units over a garage, attached single-family homes, and mobile home parks. An average density of nine units per acre is used for build-out projections.

Medium- to High-Density Residential. Multifamily residential development at 12 to 36 units per acre; includes uses such as attached homes, two- to four-plexes, and apartment buildings. An average density of 24 units per acre is used for build-out projections.

Zoning requirements for setbacks, lot coverage, and parking are not perceived as a particular constraint to housing development in Yuba City. A summary of Yuba City's residential development standards and zoning for all types of housing is shown in Tables 6-1 and 6-2. Requests for development at lower than the permitted density is not permitted without a General Plan Amendment, rezoning or approval of a variance and California Environmental Quality Act (CEQA) review, as appropriate for the situation. However, these requests are uncommon. The City has not approved the development of single-family homes in higher density areas.

Specific and Master Plans

The City has several Specific and Master Plans where residential uses are allowed:

- Central City Specific Plan
- Harter Specific Plan
- El Margarita Master Plan
- Yuba Crossing Mixed-Use Plan

- Butte Vista Neighborhood Plan
- Bogue Stewart Master Plan

Plan areas span multiple, underlying zoning districts. Figure 5-3 shows their location and Tables 6-3 through 6-6 present their standards for residential development.

Central City Specific Plan (CCSP). Generally, the Specific Plan area has allowed development at a higher intensity than the rest of the city. Densities ranging from 12 to 45 units per acre are allowed in the CCSP area. In the storefront commercial subarea, densities of 30 units per acre are allowed. In the residential subarea, densities of up to 45 units per acre are allowed.

Harter Specific Plan. Residential densities ranging from 4 to 20 units per acre are allowed in the Harter Specific Plan area.

El Margarita Master Plan. Residential densities between 4.25 and 20 dwelling units per acre are currently allowed in the El Margarita Master Plan area, consistent with the underlying General Plan land uses. The plan does not propose increased densities as compared to the underlying land use designation.

Yuba Crossing Mixed-Use Plan. Residential densities within the Yuba Crossing Mixed-Use Plan are consistent with the General Plan, though as part of the project, approximately 5.9 acres of Community Commercial-designated land were changed to Low-Density Residential designation to permit single-family home development.

Butte Vista Neighborhood Plan. Development standards within the Butte Vista Neighborhood Plan are the same as those within the zoning code.

Bogue Stewart Master Plan. Residential densities within the Bogue Stewart Master Plan currently allow 2.0 – 8.0 dwelling units/gross acre for low-density residential, 6.0 – 14.0 dwelling units/gross acre for medium-density residential, and 12.0 – 36.0 dwelling units/gross acre for high-density residential.

PD Planned Development District

Article 27 of the City's zoning code establishes the Planned Development District (PD). Its purpose is to provide opportunities for creative and more efficient approaches to the use of land through lot design, use of open space, mixture of land usage and/or densities, adjustment of setbacks, or other means to create a better environment. The PD zone allows any use or combination of uses (including those listed in Table 6-1), which are arranged and designed in such a manner as to result in a development that is internally compatible, compatible with neighboring uses, and consistent with the General Plan. Similarly, in a PD, development standards, such as those described in Table 6-2, are tailored to the overall design of the project and must be internally compatible, compatible with neighboring uses, and consistent with the General Plan.

Zoning and Development Standards

Yuba City has 10 zones where residential uses are allowed:

R-1 Single-Family. The purpose of the R-1 zone is to provide areas for the low-density residential neighborhoods that have adequate services and amenities that will support a desirable and stable living environment. The R-1 District is consistent with the Low-Density Residential General Plan designation.

R-2 Two-Family. The purpose of the R-2 zone is to provide housing in a similar atmosphere as in the R-1 District but that also provides for the lowest density of attached residences. This district is consistent with the Low-Density Residential and Medium-Density Residential General Plan designations.

R-3 Multifamily. The purpose of the R-3 zone is to provide for the highest-density residential uses in appropriate locations, with a level of standards conducive to establishment of a suitable living environment to those living in multiple-family residences. The R-3 district is consistent with the Medium-Density Residential and High-Density Residential General Plan designations.

C-1 Neighborhood Convenience Commercial, C-2 Community Commercial, C-3 General Commercial, and C-M Heavy Commercial. Within Commercial zones, residences are permitted in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the square footage of the building designated as part of the business. The C-1 District is consistent with the Neighborhood Commercial General Plan designation, and the C-2, C-3, and C-M Districts are consistent with the Community Commercial and Regional Commercial General Plan designations.

M-1 Light Industrial and M-2 Industrial. Within the Industrial zones, most residential uses are not permitted. However, emergency shelters are permitted in the M-2 zone and caretaker quarters are permitted in both industrial zones. These zoning designations are consistent with the Light Industrial and Industrial General Plan designations.

C-O Office Commercial. Within the Office Commercial Zone, single-family and multifamily housing is permitted with a use permit, as are rotating cold-weather church shelters. The C-O district is consistent with the Community Commercial, Regional Commercial, and Office and Office Park General Plan Designations.

Table 6-1: Zoning for Residential Uses

	Residential Zones		
Residential Use	*R-1 Single-Family*	*R-2 Two-Family*	*R-3 Multifamily*
Single-Family Dwelling	P	P	P
Room and Boarding House	--	--	U
Two-Family	--	P	P
Multifamily Dwelling	--	--	P
Townhouses	--	--	P
Second Family Residence (Accessory Dwelling Unit)[4]	P	P	--
Factory Built[4]	ZC	P	P
Mobile Homes[1, 4]	ZC	P	P
Mobile Home Parks	U	U	U
Residential Care Facility, Small	P	P	P
Residential Care Facility, Large[4]	U	U	P
Senior Congregate Care Facility	--	--	P
Family Day Care Homes, Small	P	P	P
Family Day Care Homes, Large	P	P	P
Employee Housing[4]	--	--	--
Group Residences	--	--	P

Residential Zones			
Residential Use	*R-1 Single-Family*	*R-2 Two-Family*	*R-3 Multifamily*
Single-Room Occupancy Housing (SRO)	--	--	--
Caretaker/Watchman	--	--	--
Transitional Housing[4]	--	--	U
Supportive Housing[4]	--	--	--
Rotating Church Cold-weather Shelter	ZC	ZC	ZC
Low-Barrier Navigation Center[4]	--	--	--
Emergency Shelters	--	--	U

Commercial and Industrial Zones							
	C-1	*C-2*	*C-3*	*C-M*	*M-1*	*M-2*	*C-O*
Single-Family Dwelling	U[2]	ZC[2]	ZC[2]	--	--	--	U[2]
Room and Boarding House	--	--	--	--	--	--	--
Two Family	--	--	--	--	--	--	--
Multifamily Dwelling	U[2,5]	ZC[2]	ZC[2]	--	--	--	U[2,5]
Second Family Residence (Accessory Dwelling Unit)[4]	--	--	--	--	--	--	--
Factory Built[4]	--	--	--	--	--	--	--
Mobile Homes[1, 4]	--	--	--	--	--	--	--
Mobile Home Parks	--	--	--	--	--	--	--
Residential Care Facility, Small	--	--	--	--	--	--	--
Residential Care Facility, Large	--	--	--	--	--	--	--
Senior Congregate Care Facility	--	--	--	--	--	--	--
Family Day Care Homes, Small	--	--	--	--	--	--	--
Family Day Care Homes, Large	--	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--
Single-Room Occupancy Housing (SRO)	--	--	--	--	--	--	--
Caretaker/Watchman	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	--
Rotating Church Cold-weather Shelter	U	ZC	U	--	--	--	U
Transitional Housing[4]	--	--	--	--	--	--	--
Supportive Housing[4]	--	--	--	--	--	--	--
Low-Barrier Navigation Center[4]	--	--	--	--	--	--	--
Emergency Shelters	--	--	--	--	--	P	--

***P**=Permitted Use **U**=Use Permit Required **--** Use Not Permitted **ZC**=Zoning Clearance*
***C-1**= Neighborhood Commercial **C-2**=Community Commercial **C-3**=General Commercial*
***C-M**=Heavy Commercial/Industrial **M-1**=Light Industrial **M-2**=Industrial **C-O**=Office Commercial*

Notes:
[1] Mobile homes on a permanent foundation may be placed upon any lot as a one-family residence within any residential district that allows one- or two-family residences as a permitted use, provided the mobile home meets the required standards.
[2] Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the square footage of the building designated as part of the business. (Municipal Code Section 8-5.1102. – Uses).
[3] Provided it is part of a bona fide commercial use and not a separate rental unit.
[4] Program H-D-3 is included to bring uses into compliance with state laws.
[5] Program H-C-5 is included to commit the City to removing the Use Permit for multifamily development in the C-1 and C-O zones.
Source: City of Yuba City Development Services Department, Zoning Regulations, 2021.

Table 6-2: Property Development Regulations

	R-1	*R-2*	*R-3*	*C-1*	*C-2*	*C-3*	*C-O*
Minimum Lot Size (square feet [sf])	5,000 interior lot 6,000 corner lot	Two-family: 6,000 interior lot 7,000 corner lot One-family: 3,500 interior lot 4,500 corner lot	Two-family: 10,000	5,000	5,000	5,000	6,000
Density[3]	LDR: 2-8 units per acre	LDR: 2-8 units per acre L/MDR: 6-14 units per acre	L/MDR: 6-14 units per acre. M/HDR: 12-36 units per acre. MDR: 1 unit/1,500 sf lot area HDR: 1 unit/1,000 sf lot area	--	--	--	--
Minimum Lot Width (ft)	50 (40 on cul-de-sacs if back of front yard measures 50)	60 (50 on cul-de-sacs if back of front yard measures 60)	100 (80 on cul-de-sacs if back of front yard measures 100)	--	--	--	--
Maximum Lot Coverage	40% for two-story residences 45% for single-story residences	Two-family: 40% for two-story residences One-family: 45% for single-story residences	60% structures	--	--	--	--
Minimum Yards (ft):							
Front	15	15	15	10	10	10	10
Side	5 interior side 10 street side	5 interior side 10 street side	5 interior side 15 street side	Street Side – 10 Interior Side – None[1]	Street Side – 10 Interior Side – None[1]	Street Side – 10 Interior Side – None[1]	Street Side – 10 Interior Side – None[1]

	R-1	*R-2*	*R-3*	*C-1*	*C-2*	*C-3*	*C-O*
Rear	25 feet or 20% of total lot depth (whichever is less)	25 feet or 20% of total lot depth (whichever is less)	10	None[2]	None[2]	None[2]	None[2]
Maximum Height (ft)	2 stories, not to exceed 35 feet	3 stories, not to exceed 35 feet	4 stories, not to exceed 48 feet, depending on adjacent zoning. 20 for accessory buildings	2 stories, not to exceed 30 feet	4 stories, not to exceed 52 feet	4 stories, not to exceed 52 feet	4 stories, not to exceed 52 feet

Notes:
[1] Except when abutting a residential district, then 15 feet.
[2] Except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.
[3] Density designations are based on minimum and maximum density as identified corresponding land use categories in the General Plan Land Use Element.
Source: City of Yuba City Development Services Department, Zoning Regulations, 2021.

Parking Requirements:

- In all zones:
  - **One-Family:** Two spaces per unit
  - **Second-Family Residence:** One space for one bedroom or for second family residences with at least one resident over 62 years of age, two spaces for two bedrooms
  - **Two-Family:** Two spaces per unit
  - **Mobile Home Park:** Two spaces for each unit. Parking may be in tandem. One additional space for each five units for guest parking.
  - **Multifamily:** One space per studio or 1-bedroom unit, 1.5 spaces per 2-bedroom unit, 2 spaces per 3-or-more-bedroom unit. One guest space for each 10 units.
  - **Senior Citizen Housing Project:** 0.6 of a space per dwelling unit for projects restricted to tenants who are either 62 years of age or older or are handicapped. Senior citizen congregate care facility parking requirements may be adjusted on an individual project basis, subject to a parking study.
  - **Rooming House, Boarding House, Bed and Breakfast:** Two spaces, plus one space for each room for rent.
- In commercial zones:
  - Requirements listed above.
  - On-street parking adjacent to commercial and industrial properties may be counted toward the amount of required on-site parking.

Table 6-3: Property Development Regulations: Central City Specific Plan

	Storefront Commercial	*Residential Areas*
Minimum Lot Size	--	0.5 acres
Density (units per acre)	30	Single Family: 12 to 45 Multi-Family: 20 to 45
Minimum Lot Width (ft)	--	--
Maximum Lot Coverage	--	--
Minimum Yards (ft):		
Front - Maximum	0[1]	20[4]
Front - Minimum	--	12
Side	0[2]	5[5]
Rear	25	5
Minimum Height (ft)	20	--
Maximum Height (ft)	3 stories and 42 feet[3]	3 stories and 36 feet[6]
Parking	2 spaces per unit, 1 space for studio unit	2 spaces per 2-bedroom unit or more, 1 space for 1 bedroom or studio units

Notes:
[1] Mid-block buildings between existing adjacent structures shall be no closer to the street than the adjacent building closest to the street, and no farther than the adjacent building farthest back from the street. Corner buildings shall be built to both right-of-way lines in order to frame the intersection with several exceptions detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Storefront Commercial Areas, p. 90.
[2] New buildings may be built to both side property lines and must be built to at least one side property line. Should a side of the building be set back from a property line, at least four feet shall be provided for an access passage. Minimum 25 when adjacent to residential.
[3] To encourage roof profile variation, sloping roofs may exceed the height limit by one floor or 10 feet, for a maximum overall building height of 52 feet (for four stories).
[4] Between adjacent buildings setback shall be no closer to the street than the adjacent building closer to the street, and no farther than the adjacent building farthest from the street. Open porches may extend a maximum of three feet into the setback.
[5] Exceptions are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 123.
[6] Exceptions to maximum height are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 119.
Source: City of Yuba City Development Services Department, Central City Specific Plan and Revitalization Strategy, 1992

Table 6-4: Property Development Regulations: Harter Specific Plan

	Residential Areas
Minimum Lot Size	4,500 square feet, 5,000 corner lots
Permitted Density (units per acre)	2-36
Minimum Lot Width (ft)	45 feet
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	12.5 feet
Side	--
Rear	--
Minimum Height (ft)	--
Maximum Height (ft)	--
Parking	--

Source: City of Yuba City Development Services Department, Harter Specific Plan, 2002

Table 6-5: Property Development Regulations: El Margarita Master Plan

	Residential Areas
Minimum Lot Size	--
Permitted Density (units per acre)	2-36
Minimum Lot Width (ft)	75 feet
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	25 feet
Side	--
Rear	--
Minimum Height (ft)	--
Maximum Height (ft)	--
Parking	--

Source: City of Yuba City Development Services Department, El Margarita Master Plan, 2018

Table 6-6: Property Development Regulations: El Yuba Crossing Mixed Use Plan

	Residential Areas
Minimum Lot Size	2,300 – 3,400 sf
Density (units per acre)	2-8 (single-family) 12-36 (live-work, apartments)
Minimum Lot Width (ft)	--
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	14 – 18 feet
Side	--
Rear	5 – 15 feet
Minimum Height (ft)	24.5 feet (2-story) 36 feet (3-story)
Maximum Height (ft)	27 feet (2-story) 41.25 feet (3-story)
Parking	2 spaces per unit, tandem (single-family) 2 spaces (live-work) 1 per unit + 1/10 guest (multi-family)

Source: City of Yuba City Development Services Department, Yuba Crossing Mixed Use Plan, 2017

Development standards for the Butte Vista Neighborhood plan are per the zoning code.

Table 6-6A: Property Development Regulations: Bogue Stewart Master Plan

	Residential Areas
Minimum Lot Size	4,000 sf (low-density residential)
	2,000 sf (medium-density residential)
	N/A (high-density residential)
Density (units per gross acre)	2-8 (low-density residential)
	6-14 (medium-density residential)
	12-36 (high density residential)
Minimum Lot Width (ft)	Interior Lot: 40 ft min (low-density residential, lots <4,999 sf) Corner Lot: 44 ft mi (low-density residential, lots <4,999 sf) Interior Lot: 50 ft min (low-density residential, lots >5,000 sf) Corner Lot: 55 ft min (low-density residential, lots >5,000 sf)
	Interior Lot: 40 ft min (medium-density residential, lots <2,999 sf) Corner Lot: 44 ft mi (medium-density residential, lots <2,999 sf) Interior Lot: 50 ft min (medium-density residential, lots >3,000 sf) Corner Lot: 55 ft min (medium-density residential, lots >3,000 sf)
	N/A (high-density residential)
Maximum Lot Coverage	40% for two-story (low-density residential, lots <4,999 sf) 60% for one-story (low-density residential, lots <4,999 sf) 40% for two-story (low-density residential, lots >5,000 sf) 45% for one-story (low-density residential, lots >5,000 sf)
	N/A (medium-density residential)
	N/A (high-density residential)
Minimum Setbacks[1,2,3] (ft):	
Front	Main Building: 15 ft (low-density residential, lots <4,999 sf) Porch/courtyard[4]: 10 ft (low-density residential, lots <4,999 sf) Attached Garage: 20 ft (low-density residential, lots <4,999 sf) Detached Garage: 25 ft (low-density residential, lots <4,999 sf) Main Building: 20 ft (low-density residential, lots >5,000 sf) Porch/courtyard[4]: 12 ft (low-density residential, lots >5,000 sf) Attached Garage: 20 ft (low-density residential, lots >5,000 sf) Detached Garage: 25 ft (low-density residential, lots >5,000 sf)
	Main Building: 12 ft (medium-density residential, lots <2,999 sf) Porch/courtyard[4]: 10 ft (medium-density residential, lots <2,999 sf) Attached Garage: 20 ft (medium-density residential, lots <2,999 sf) Detached Garage: 20 ft (medium-density residential, lots <2,999 sf) Main Building: 15 ft (medium-density residential, lots >3,000 sf) Porch/courtyard[4]: 10 ft (medium-density residential, lots >3,000 sf) Attached Garage: 20 ft (medium-density residential, lots >3,000 sf) Detached Garage: 25 ft (medium-density residential, lots >3,000 sf)
	Main Building: 10 ft (high-density residential, townhome) Porch/courtyard[4]: 5 ft (high-density residential, townhome) Garage: 20 ft, if fronting on a public road (high-density residential, townhome) Main Building: 15 ft (high-density residential, multifamily complex) Porch/courtyard[4]: N/A (high-density residential, multifamily complex) Garage: N/A (high-density residential, multifamily complex)

Side	Interior: 5 ft (low-density residential) Street: 10 ft (low-density residential)
	Interior: 0-3 ft (medium-density residential, lots <2,999 sf) Corner[5]: 10 ft (medium-density residential, lots <2,999 sf) Interior: 0-5 ft (medium-density residential, lots >3,000 sf) Corner[5]: 10 ft (medium-density residential, lots >3,000 sf)
	Interior: 0-3 ft (high density residential, townhome) Corner: 10 ft (high-density residential, townhome) Interior: 10ft between buildings per story (high-density residential, multifamily complex) Corner: 10 ft (high density residential, multifamily complex)
Rear	Main Building: 10 ft (low-density residential, lots <4,999 sf) Main Building: 15 ft (low-density residential, lots >5,000 sf) Alley-loaded Garage: 4 ft (low-density residential) Detached Garage: 10 ft (low-density residential) Accessory building: refer to Yuba City Zoning Code
	Main Building: 5 ft (medium-density residential, lots <2,999 sf) Main Building: 10 ft (medium-density residential, lots >3,000 sf) Alley-loaded Garage: 4 ft (medium-density residential) Detached Garage: 5 ft (medium-density residential) Accessory Building: 5 ft for single story (medium-density residential)
	Main Building: 10 ft (high-density residential) Accessory Building: 4 ft (high-density residential) Alley-loaded Garage: 4 ft (high-density residential)
Maximum Height[6] (ft)	35 feet, not to exceed 2 stories (low-density residential)
	45 feet, not to exceed 3 stories (medium-density residential)
	48 ft. max, not to exceed four stories (high-density residential)
Parking	2 spaces per unit, garage may be tandem (low-density residential)
	Attached units: 2 spaces per unit, garage may be tandem (medium density residential) Detached units: Refer to Yuba City Zoning Code
	Refer to the Yuba City Zoning Code

Notes:
*[1] Low-density Residential: *Front yard is defined as the primary street frontage.*
**Front and street side setbacks measured from back of walk*
**No interior side yard setbacks required for attached units.*
**All building setbacks measured from the finished outside building edge (not the studs).*
**Setbacks along Stewart Road (areas adjacent to Urban Edge only) and South Walton Avenue differ from the above. Refer to the Edge Treatments guidelines of this section for details.*
**Development standards for reverse corner lots, key lots, and other unique lot configurations will be addressed during the subdivision map review process*
*[2] Medium-density Residential: *Front yard is defined as the primary street frontage*
**Front and street side setbacks measured from back of walk*
**No interior side yard setbacks required for attached units.*
**All building setbacks measured from the finished outside building edge (not the studs).*
*[3] High-density Residential:*Front yard is defined as the primary street frontage. *Front and street side setbacks measured from back of walk *All multi-family units to be alley/rear loaded. *No interior side yard setbacks for attached units. *All building setbacks measured from the finished outside building edge (not the studs)*
[4] Porches/Courtyards shall be a minimum of 6 ft deep by 8 ft wide. The setback to the porch/courtyard only applies to 60% of all residential dwelling units.
[5] 20-ft minimum if corner side loading garage
[6] Height exceptions permitted per the Yuba City Zoning Code

Source: City of Yuba City Development Services Department, Bogue Stewart Master Plan, 2019

Urban Growth Boundary

The City is subject to one of several urban growth boundaries that limits the areas of development across Sutter County. However, this is not considered a constraint to development, as the growth boundary is essentially consistent with the Sphere of Influence (SOI) boundary defined by the Sutter County Local Agency Formation Commission (LAFCO). Area within the SOI has the potential to be annexed into Yuba City as needed.

The City does not have an inclusionary housing ordinance, a short-term rental ordinance, or a moratorium on development.

Zoning for a Variety of Housing Types

State Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple-family housing, manufactured housing, mobile homes, emergency shelters, and transitional and supportive housing, among others.

Accessory Dwelling Unit

An accessory dwelling unit (ADU) is a separate dwelling unit that provides complete, independent living facilities for one or more persons on the same lot as a stand-alone single-family home or multifamily development, or within the walls of a proposed or existing single-family residence or multifamily development. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel. The City is currently working on a draft ADU ordinance.

State law requires that the City allow ADUs that are 16 feet in height or less to be approved by-right. Along with ADUs, junior accessory dwelling units (JADUs) are another type of dwelling unit that is allowed by state law. Until 2025, state law requires that the owner of the residence occupy either the JADU or the primary residence.

State law establishes criteria on sizes for both attached and detached ADUs that cities must allow, as follows:

- The minimum size for a detached or attached ADU is 220 square feet. However, cities may reduce the minimum size to encourage smaller ADUs.
- The maximum size for a detached or attached ADU must be at least 800 square feet, or 1,000 square feet if the unit provides more than one bedroom. State law allows cities to utilize a percentage (e.g., 50 percent) of the primary dwelling as a maximum unit size for attached or detached ADUs but only if it does not restrict an ADU's size to less than these standards. State law allows cities to increase the maximum size of a detached ADU to a maximum of 1,200 square feet.

Smaller ADUs or JADUs may also be permitted in addition to an ADU. JADUs are defined as ADUs not exceeding 500 square feet in living space built within the walls of an existing residential unit. JADUs must include a basic kitchen or kitchenette that may use small plug-in appliances, living area or bedroom, and an exterior entrance separate from the primary residence entrance, unless the JADU is in a multifamily residence. Pursuant to the provisions in Government Code Section 65852.2, some facilities may be shared with the primary residence.

AB 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law," amended the California Government Code to facilitate the development of ADUs. In 2019, AB 881 and AB 68 were enacted as amendments to Government Code Section 65852.2, loosening many restrictions for landowners to build ADUs on their property. This new amendment now requires localities to allow ADUs ministerially, within 60 days, without discretionary review or hearings. This state law also supersedes local jurisdictions, even if the zoning code does not allow for ADUs or does not contain any provision regarding ADUs. State law stipulates that an application to permit the construction of an ADU using a ministerial review, which must apply predictable, objective, fixed, quantifiable, and clear standards. ADU permit applications must be reviewed ministerially pursuant to the provisions in Chapter 18.90 of the City's Zoning Code (Title 18), unless provisions conflict with Section 65852.2 of the California Government Code.

AB 881 and AB 68, both passed in 2019, also enacted several new regulations for the operation and potential sale of ADUs. AB 881 prohibits owner-occupancy restrictions for ADUs, unless certain circumstances are present, and AB 68 removes certain governmental constraints to building ADUs. AB 68 also gives homeowners permission to build a JADU on their property, provided that certain conditions are met. The Government Code was amended so that effective 2020, ADUs must be allowed by-right in all zones that allow single-family dwellings and multiple-family dwelling. At present, second residences are only permitted in R-1 zones, and accessory buildings, including guest houses, are permitted in R-1 and R-2 zones. Program H-A-2 commits the City to amending the zoning code to comply with state law and allow ADUs (second family residences) ministerially in all zones where residential uses are allowed. Program H-A-2 will amend the City code to specify that both ADUs and JADUs are permitted in R-1, R-2, and R-3 zones. At least one ADU was built each year between 2014 and 2020, with two built in 2017. Amending this section of the zoning code may increase the demand for construction of ADUs and JADUs.

Mobile/Manufactured Homes and Parks

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. Per state law, mobile homes on permanent foundations may only be subject to the same restrictions and development standards that apply to other single-family dwellings in the same zones. At present, mobile homes on a permanent foundation may be placed upon any lot as a one-family residence within any residential district that allows one- or two-family residences as a permitted use, provided the mobile home meets the required standards. Mobile homes are currently permitted in the R-2 and R-3 zones, and a zoning clearance permit is required in R-1. Use permits are required for mobile home parks in R-1, R-2, and R-3. Two manufactured homes were built in the City between 2014 and 2020. Program H-D-3 is included to commit the City to allowing Mobile Homes and Factory Built homes as a principally permitted use in the R-1 zone.

Emergency Shelters

Currently, emergency shelters are allowed by-right in the M-2 zone. There are approximately 17 parcels totaling 95 acres of vacant sites in the M-2 zone. The parcels range from 0.1 acres to 48.8 acres and have an average size of 5.6 acres. The M-2 zone is in areas of the city close to transit, residential areas, and schools, grocery stores, and medical services.

Emergency shelters shall also meet the following standards, as detailed in Zoning Code Section 8.5-5111:

- An emergency shelter shall not be located within 250 feet of another emergency shelter.
- The emergency shelter shall be limited to a maximum of 25 beds. Given the number of existing available beds listed in Table 3-34, the limit of 25 beds per facility is not a constraint.

- Occupancy for any one individual in the emergency shelter shall be limited to six months.
- Off-street parking shall be provided at the ratio of one space per six beds, plus one space per manager or staff person on duty. Per Program H-D-3, the City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone to comply with Government Code Section 65583(a)(4).
- If the emergency shelter provides on-site waiting and intake areas, such areas shall be located either inside the facility or fully screened from view of the public-right-of-way and neighboring properties.
- Management Plan: Prior to commencing operation, the emergency shelter provider must have a written management plan that shall be approved by the Community Development Director. The management plan must include the following:
  - Provisions for staff training
  - Resident identification process
  - Neighborhood outreach
  - Policies regarding pets
  - Timing and placement of outdoor activities
  - Temporary storage of residents' belongings
  - Safety and security
  - Screening of residents to ensure compatibility with services provided at the facility
  - Description of training, counseling, and social service programs provided for residents, if applicable.

AB 101, Low-Barrier Navigation Centers (which are a type of emergency shelter), must be allowed by-right in all zones allowing mixed uses and all nonresidential zones allowing multifamily residential. Through Program H-D-3, the City will add low-barrier navigation centers as a permitted use in compliance with state law.

Transitional and Supportive Housing

State Housing Law requires that transitional and supportive housing be considered residential uses subject only to the same restrictions that apply to similar housing types in the same zone. Additionally, transitional and supportive housing must be permitted in non-residential zones that permit mixed-use housing. Transitional housing is currently permitted in the R-3 zone with a use permit, and supportive housing is not currently defined in the City code. Through Program H-D-3, the City will amend the zoning code to be compliant with these requirements.

Mixed-Use

Mixed residential and commercial uses are encouraged in an effort to provide housing in areas closer to jobs, to capitalize on infill housing opportunities, and to promote pedestrian-friendly development. Both single-family and multifamily dwellings are allowed with a zoning clearance (ministerial review) in the C-2 and C-3 zones, and with a use permit in the C-1 zone. Program H-C-5 commits the City to removing the Use Permit requirement on multifamily development in the C-1 and C-O zones. Residences are permitted in the C- Districts, in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the

square footage of the building designated as part of the business. Program H-C-5 is included to explore the potential for expanding the allowable residential uses in the commercial zones.

Single-Room Occupancy Units

Housing elements must also identify zoning to encourage and facilitate single-room occupancy units (SROs). SROs can be an appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance does not currently define SROs or permit their development in any zone. Through Program H-D-3, the City will amend the zoning code to allow SRO housing in order to facilitate the development of these unit types.

Employee and Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. While housing for night watchmen or caretakers is permitted in several industrial and commercial zones, the Zoning Ordinance does not define employee or farmworker housing or list this type of shelter as a permitted use in any zone. Through Program H-D-3, the City will amend the Zoning Code to comply with state housing law.

Reasonable Accommodation and Housing for Persons with Disabilities

Per California Senate Bill (SB) 520, this Housing Element must analyze potential and actual government constraints specifically on the development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the state and local level; the City of Yuba City follows state codes, which are more restrictive than federal codes.

Pursuant to complaint, housing units built after 1994—when the provisions of ADA were added to the California code—can be investigated by the City and required to make improvements meeting accessibility standards. Program H-D-3 commits the City to passing a reasonable accommodation ordinance to develop a procedure for requesting reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities seeking equal access to housing. Provision of reasonable accommodation will be made separate from a variance or use permit. Once the City adopts the draft reasonable accommodation ordinance, the City will update the zoning and building code to include the new ordinance. The City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website. The City's definition of family is already compliant with state law.

The two types of specialized residential uses most tailored to the needs of persons with disabilities are residential care facilities (multiple detached units on one site) and residential care homes (a residential unit employing caretakers for multiple residents). Residential care facilities are allowed by-right in R-3 zones. Care homes serving six or fewer residents are permitted by-right in all residential districts and in agricultural holding (AH) districts; residential care facilities serving 7 to 12 residents are permitted by-right in R-3 and AH districts and require a use permit in R-1 and R-2 districts. There are no proximity restrictions on the location of residential care homes. Program H-D-4 is included to address care homes.

A use permit for a residential care facility is processed in the same manner as any other use permit, with the same notification process. As previously mentioned, all use permit applications are subject to a public hearing conducted by the Planning Commission; all owners of property within 300 feet of the site are

notified of the hearing 10 days in advance, pursuant to California Government Code Section 65091(a)(3). The Commission's decision may be appealed to the City Council. In approving group residences and residential care homes, the City does not employ a particular set of approval conditions, regardless of whether on-site services are provided.

Per the building code, 20 percent of units in new elevator-equipped apartment buildings with five or more beds or units must be built adaptable for potential access for residents with disabilities; for non-elevator buildings, 20 percent of first-floor units must be adaptable. All apartment buildings must have an unobstructed path from the front door to a curbside public transit stop. By convention, accessibility improvements to existing buildings work from the outside inward, beginning with entry doors. Physical obstacles to building entrances in Yuba City tend to be minimal due to the flat topography of the area.

All parking facilities in the city are at full compliance with the California accessibility requirements. Residential parking standards for new residential uses are based on the type of dwelling unit. The zoning ordinance states that "handicapped parking and accessibility shall be provided in accordance with the standards established by the California State Handicapped Access Regulations."

Yuba City has adopted the 2019 California Building Code, based on the 2018 International Building Code but has not adopted universal design elements in the Building Code at this time.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with the California accessibility guidelines. Using the SB 520 analysis tool, staff found no significant barriers to the development, maintenance, and improvement of housing for persons with disabilities.

Fees and Exactions

The City has established building and planning fees for residential development. Copies of the planning and building permit fee calculation worksheets are available on the City's website. These fees, as of July 1, 2020, are listed in Table 6-7.

Table 6-7: Planning and Building Fee Schedule (2020)

General Plan Amendments, Master and Specific Plan Amendments	
Text and Map Changes	$2,838
Rezoning	
Text or Map Changes	$2,838
Planned Development (PD Zone)	$2,076
Zoning Clearance for signs, homes, model homes, and telecommunications	$50
Land Divisions	
Subdivision Map	$4,264 plus $29 per lot over 4
Parcel Map	$1,526
Parcel Map Revisions	$401
Subdivision Map Revision	$788
Subdivision Map Time Extension	$375
Parcel Map Time Extension	$375
Lot Line Adjustment	$863 plus $72 per lot over 2
Certificate of Compliance	$212

Variances	
Single-Family Residential	$344
Plan Check	
Residential	50% of Building Fees
Occupancy Permit	$290
Manufactured dwelling/coach	$725
Building Fee Multiplier	
Project Valuation $0-$5,300	Minimum Permit Fee of $217
Project Valuation $5,301-$25,000	0.033
Project Valuation $25,001-$50,000	0.02
Project Valuation $50,001-$250,000	0.01
Project Valuation $250,001-$500,000	0.009
Project Valuation $500,001-$1,000,000	0.006
Project Valuation Over $1,000,000	0.007

Note: Cents have been rounded to the nearest dollar.
Source: City of Yuba City, July 1, 2020.

As shown in Table 6-8, development fees for a model single-family dwelling unit totals approximately $31,236, and those for a model multifamily unit total approximately $20,927. These costs are estimates of potential building, planning, and infrastructure fees.

Table 6-8: Development Impact Fees in Yuba City

Dwelling Type	*City Impact Fees*	*County Impact Fees*	*Levee Fees*	*Total Impact Fees*
Single-Family	$23,998	$3,596	$3,642	$31,236
Duplex	$23,485	$3,116	$3,156	$29,757
Multifamily	$15,740	$2,577	$2,610	$20,927
Mobile Home	$14,888	$2,145	$2,173	$19,206

Source: City of Yuba City, 2020.

The Public Works Department levies the following fees for improvement plans:

- Plan check and inspection fees (3 to 4 percent of construction cost, depending on construction costs).
- Water connection, service, and meter fees ($12,475 single-family, assuming a one-inch pipe; $21,354 multifamily, assuming a two-inch pipe).
- Sewer connection fees ($6,544 single-family; $5,889 per unit multifamily).

Table 6-9 shows development and permitting fees and valuation for recent single-family and multifamily homes constructed in the city. The fees for a single-family unit make up about 12 percent of the total construction costs, and for a multifamily unit, fees constitute approximately 22 percent of total construction costs. It should be noted that the city has reduced fees for projects that are defined as infill projects by nearly 50 percent; however, compared to the fees of other jurisdictions in the region, these may be high and could be a constraint to development. Average development fees in neighboring jurisdictions, including County impact fees, are:

- For a single-family home
  - $21,452 in the City of Live Oak
  - $28,953 in the City of Auburn
  - $31,236 in the City of Yuba City
- Per unit, in a multi-family project
  - $12,435 in the City of Live Oak
  - $10,220 in the City of Auburn
  - $20,927 in the City of Yuba City

Based on a 2020 SACOG study comparing development fees between neighboring jurisdictions and sample fee totals for recent projects in Yuba City, Yuba City tended to have higher impact fees for both single and multi-family projects than Live Oak and Auburn. While many of Yuba City's administrative fees were lower than those of the other jurisdictions, fees related to flood protection and water connections tended to be higher. However, Yuba City's development impact fee was higher than other cities' fees for various types of public improvements.

In Program H-A-4, the City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing or energy conservation.

Table 6-9: Example Permit and Impact Fees

Housing Type	*Units*	*Valuation*	*Cost per Unit*	*Total Fees*	*Estimated Fees per Unit*	*Estimated Proportion of Fees to Development Costs per Unit*
Single-family Unit	1	$323,330	$323,330	$37,775	$37,775	12%
Multifamily Unit	40	$3,508,957	$87,724	$761,481	$19,037	22%

Source: City of Yuba City 2020.

Infrastructure

The provision of on-site improvements, such as streets, sidewalks, curbs, gutters, storm drainage facilities, water distribution facilities, sewer collection facilities, street lighting facilities, fire hydrants, landscaping and irrigation, and all other work and improvements depicted or required on the Improvement Plans for the Construction, as approved by the City Engineer, and any approved amendments thereto, and Conditions of Approval, and in compliance with Chapter 2 of Title 8 of the City Municipal Code and the Subdivision Map Act Improvements shall be done following the construction standards contained in the most current edition of the City Standard Specifications and Details and, to the extent not addressed therein, under the State of California Department of Transportation Standard Plans and Specifications, as amended by special provisions approved by the City Engineer.

The City of Yuba City identifies four main types of streets with varying widths and levels of service.

- Arterials (74-108-foot right of way / four lanes): Arterials provide service to higher volumes of traffic between collector and local roads to highways and serve as a link to community activity centers.
- Collectors (52-104-foot right of way / two to four lanes): Collectors provide connections between adjoining residential areas, and usually provide mechanisms to slow down traffic.
- Local Streets (38-42-foot right of way / two lanes): These streets make up the majority of residential area roadways and are model after the Complete Streets philosophy to accommodate all types of users, vehicular and non-vehicular.
- Alleys (28-38-foot right of way / two lanes): Alleys provide vehicular access in areas with limited access or constrained street frontages. They can also provide access to garages located in the rear of the lot.

The City requires typical off-site improvements (e.g., curb, gutter, and sidewalk) for development to ensure public health and safety. The average sidewalk width requirement is four to five feet, but in the instance that this isn't feasible for the project, the City will work with the applicant to find a solution. In many cases, off-site improvements and/or mitigations may also be required, such as street widening and installation of traffic signals, bike lanes, public utility easements, and flood-control improvements. These improvements support public health and safety. Infrastructure costs are incorporated into the total development project costs discussed in Section 6.2, *Market Constraints*.

Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. According to these statutes, upon adoption of its Housing Element, the City will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation. The City has sufficient water and sewer capacity for its RHNA.

Dry Utilities

The availability of dry utilities is not considered a constraint to development in Yuba City. Electricity and natural gas, telephone, and cable and internet service are available throughout the city from the following providers:

- Electricity and natural gas: PG&E
- Telephone: AT&T
- Cable and internet: Xfinity and AT&T

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for Planning Commission or City Council review, or a required negative declaration or environmental impact report (EIR). As of March 2021, the typical time between entitlement and issuance of building permits is approximately one year. This is dependent on available funding, construction logistics and other factors.

All multifamily projects with more than 25 units undergo design review as part of the permitting process. Staff has ministerial authority to approve projects up to and including 25 units, provided that the project conforms to the objective standards in the Zoning Regulations and Design Guidelines. Projects of more than 25 units are subject to discretionary approval by the Planning Commission, and projects of more than

100 units are subject to discretionary approval by the City Council. All projects requiring discretionary approval are reviewed for environmental and land use aspects. Findings for projects requiring discretionary approval are the same for all multifamily projects. Findings for approval include (a) the site for the proposed use to be adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features; (b) the streets serving the site to be adequate to carry the quantity of traffic generated by the proposed use; and (c) the site design, design of the buildings, and the scale of the project to complement neighboring facilities. Applicants are also informed by City staff that planning staff are available for pre-permitting consultations regarding the design review process. For the convenience of applicants, the design review process runs concurrently with the building permit review.

Government Code Section 65589.5 requires projects to be reviewed against objective design and development standards. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal." The City's design review guidelines provide specific standards for multifamily development that are measurable and verifiable, using "shall" or "must" to establish enforceability. Examples of specific standards in the City's design review guidelines include:

- Building Articulation: No more than 2 side-by-side units may be covered by one unarticulated roof. Articulations may be accomplished through changing roof heights, offsets, and direction of slope, and by introducing elements such as dormers, parapets, etc. These elements must visually break the main roof lines as viewed from the ground at 50 feet away from the building.
- Frontages: All units along public right-of-ways shall have their primary entrance facing this right-of-way, in the form of either individual entrances or aggregated building entrances.
- Fencing: Fenced private open space is allowed only at the "rear" of units and shall not face the street.

However, most of the design guidelines for multifamily development are vague and open to interpretation, decreasing the level of certainty for project applicants as to whether a project is consistent with design guidelines. Examples of subjective design guidelines include:

- Authenticity of Building Materials: "Natural" materials are generally considered more desirable than "imitation" materials
- Relation to Surroundings: Projects should fit as an integral part of their surroundings. They should act to complete and compliment existing surroundings. This can be achieved by incorporating design elements including, but not limited to: building massing, alignment with building elements, similar hierarchical groups, use of similar colors or materials, use of similar shadow casting or other articulating elements, and use of similar building form.
- Open Space: Creative additional uses for decorative and service oriented open spaces should be explored.

As written, the City's design guidelines could pose a constraint to development by reducing the level of certainty for project applicants, potentially convoluting the application-processing process. To comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices (Program H-A-8).

Permit processing for residential developments permitted by right, and the steps required for each review (including group residences and residential care homes), are shown in Table 6-10.

Table 6-10: Project Review Time for Residential Projects

Unit Type	*Typical Approval Requirements*	*Total Estimated Time*
Single-Family	Building Review, Fire Sprinkler Review, Planning Review, Engineering Review	3 weeks for first review, 1 week for subsequent review
Multifamily	Building Review, Fire Sprinkler Review, Planning Review, Engineering Review, Fire Department Review, Utilities Review	3 weeks for first review, 1 week for subsequent review
Subdivision	Building Review, Planning Review, Engineering Review, Fire Department Review, Public Works Review, All Utility Agencies, Other Affected Agencies	Approximately 1 month; Development Review Committee (DRC) 10 days after application; Planning Commission 3 weeks after DRC

Source: City of Yuba City 2021.

The firm of Mogavero Notestine Associates was hired by the City to simplify its development review process and to reduce the processing time for many types of projects as well as reduce the potential for arbitrary review. There is nothing unique required of the City's development review process that would, in any way, inhibit development potential or contribute to project approval uncertainty, or increase the cost of the project. The City's guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. Applicants are informed by City staff that planning staff are available for pre-permitting consultations regarding the development review process. Therefore, an applicant can be assured that a project will be approved at the density permitted by the underlying zoning as long as the project complies with the basic development standards, such as density, height, setbacks, floor-area ratios, structural coverage, etc. Typical findings involve projects that have not complied with the basic development standards, such as density, height, and setbacks. As such, the development review process is not perceived as a barrier to new development. Consultation with the development community has confirmed this assertion.

The City allows density bonuses for eligible projects. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is located on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multi-unit buildings with a community center. The project will be managed by the Regional Housing Authority and will be comprised entirely of affordable housing. Program H-A-6 commits the City to codifying the City's density bonus ordinance in compliance with state density bonus law. Program H-D-4 will continue the City's practice of offering specific incentives for development of individual or group-care housing affordable to the City's senior and special-needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development-fee reductions for projects at infill localities.

As of July 2021, the City has not received any requests from developers for a project subject to SB 330. If the City receives such as request, it will use HCD's SB 330 process.

Building Code and Enforcement

The City has adopted the 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy, Administrative, Existing Building, Referenced Standards, Historical, and Green Codes and the 2018 Uniform Swimming Pool, Spa, and Hot Tub Code. Permits are required for all electrical and plumbing work and other major home improvements and modifications. Yuba City also requires the installation of sprinklers for multifamily developments (three or more units). In general, the City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing. Building code standards are upheld through code enforcement. Code enforcement activities strive to promote and maintain a safe

living environment and address building condition issues before they progress to the point of requiring more extensive repairs.

The City has also adopted several amendments to the listed codes. As of 2021, these amendments were found in Sections 7-1.02 through 7-1.07 of the Municipal Code. The first amendment simply includes Chapter 5 of Title 4 of the Yuba City Municipal Code with the California Fire Code in matters affecting fire from the storage of certain materials. The second amendment expands the description of "other employees," in regard to the review of building sites and plans, to include the city fire chief and county health officer. Other amendments include specifying that the "board of appeals" should be referred to as the "building board of appeals," and that fees are listed in Chapter 8 of Title 3 of the Yuba City Municipal Code.

The City's code enforcement officer operates a fair and unbiased enforcement program to inspect properties that may represent hazardous and/or dangerous building conditions. Since 2013, the City's code inspectors investigated 1,363 instances of blight or maintenance issues. For the majority of these cases, the City was seeking voluntary code compliance to correct immediate life safety issues and improve housing conditions.

The City's code enforcement officer reports all building code violations directly to the City's community development director, who also oversees the City's Housing Division. The City's Housing Division participates in the Housing Rehabilitation Program provided by NeighborWorks Homeownership Center, Sacramento region. NeighborWorks Sacramento offers loan programs enabling owners of buildings with hazardous and/or dangerous building conditions to achieve modern building standards, yet still maintain affordability.

Market Constraints

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The availability of vacant land does not appear to be a constraint on future development in Yuba City. As of February 2021, there are approximately 349 acres of vacant land zoned for residential development within the city limits along with a large amount of land in the unincorporated SOI and a large amount of agricultural land that may be rezoned for residential development in the future.

Residential Land Costs

Due to the wide availability of land in the Yuba City area, developers do not necessarily compete for new properties; land is less expensive on average than in the rest of the state. According to an online search of vacant land listings on Zillow.com, the average cost per acre of residentially zoned land in Yuba City as of February 2021 is $477,664. The minimum cost was listed as $215,000 per acre and the maximum listed cost for land was $663,333 per acre. However, according to a local engineer that has been on the development team of several projects in Yuba City, land costs are not as high as the listings on found on Zillow.com in February 2021. According to the local engineer, the highest price per acre is approximately $220,000, with a low of $100,000 per acre with an average of about $180,000 per acre for vacant R-1 properties in city limits. Land costs in Yuba City remain higher than in the surrounding areas such as Yuba County.

Construction Costs

As of September 2020, estimated construction costs for a single-family home averaged approximately $141 per square foot, excluding the cost of land according to www.buildingcost.net. Total construction costs for a 2,000-square-foot single-family house average about $282,482 (see Table 6-11).

An April 2020 BuildingJournal.com estimate for the construction cost of a two-story multifamily building in the Sacramento area with 12 units at 1,000 square feet per unit suggested a potential construction cost of approximately $90 per square foot. This estimate excludes land and site preparation development costs, fees, and related expenses. In practice, the true cost may be higher or lower than this estimate, as the cost of building multifamily homes varies based on the cost of financing, the type of construction, materials, site conditions, finishing details, amenities, and structural configuration.

Without subsidies, new single-family detached residences are not affordable to low-income households. However, new multifamily rental and purchase condominiums may be affordable to moderate-income households. Reductions in amenities and lower-quality building materials can reduce sales and rental prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs.

Availability of Financing

Financing is readily available to credit worthy contractors and residential developers for projects in the city. Current interest rates for home loans are around 3 percent, depending on the terms of down payment. In general, credit-worthy buyers in Yuba City do not have difficulty obtaining loans.

It can be difficult for very low-, low-, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, Yuba City provides a First Time Homebuyer Program, a special low-interest, deferred-payment loan program designed to provide “silent” second mortgages of up to $75,000, funded by the state-administered HOME Program. Interest rates on these loans are currently 3 percent. The program is currently administered by the Regional Housing Authority. Applicants must demonstrate financial need and pre-approval for a first mortgage. Repayment is due after 30 years or upon sale or transfer of title or when borrower no longer occupies the home as his/her principal residence.

The City of Yuba City Housing Rehabilitation Program, funded through CDBG and state HOME funds, distributes loans to low-income owner- and tenant-occupied households to achieve cost-effective repairs. Priority is according to health and safety needs, followed by energy conservation needs, extension of the unit’s useful life, and compliance with the Uniform Building Code. The maximum loan amount is 105 percent of the property’s appraised value. Loans are given at an interest rate of 3 percent, and payments are deferred for the life of the loan. Programs H-A-1 and H-E-1 are included to commit the City to continuing these efforts.

Cost Summary for a Typical Custom Single-family Home

According to an Internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Yuba City is estimated to cost approximately $282,482, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction, including a two-car garage and forced air heating. Table 6-11 summarizes the projected construction costs.

Table 6-11: Example of Development Costs for an Owner-built Single-family Home

Item Name	*Materials*	*Labor*	*Equipment*	*Total*
Direct Job Costs (e.g., foundation, plumbing, materials)	$110,978	$114,328	$5,047	$230,353
Indirect Job Costs (e.g., insurance, plans and specifications)	$18,106	$1,774		$19,880
Contractor Markup	$32,249			$32,249
Total Cost	**$161,333**	**$116,102**	**$5,047**	**$282,482**

Source: Building-Cost.net, accessed September 2020

Environmental Constraints

Environmental phenomena, such as flooding and seismicity, present a minor risk to Yuba City, but are not considered constraints to housing development. Nowhere in the city is development precluded; environmental constraints can be mitigated through appropriate residential design. All sites in the land inventory are free from environmental hazards, including steep slopes (over 30 percent), high liquefaction risk, moderate and severe wildfire risk, and Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones.

Flooding

Structural flood management methods provide the primary defense against flooding in Sutter County. Flood management in the county includes a series of reservoirs, levees, and bypasses completed between the 1920s and 1960s.[1] Levees and earthen embankments are the most commonly used methods of containing high water levels along the Sacramento and Feather Rivers. A bypass system running from the Sutter Buttes southeast through Sutter County accommodates additional flows in times when the capacity of the Sacramento River levee system is exceeded.[2] The Sacramento River can flow directly into the Sutter Bypass by way of two free-flow weir structures. The Feather River drains the eastern portion of the Sacramento Valley from Oroville to just south of its confluence with the Bear River.[3]

According to the County of Sutter General Plan 2015, the most significant risk from flooding in the Yuba City SOI results from the potential for dam or levee failure. In 2017, a 2.9-mile segment of the levee in the City experienced severe distress following the Oroville spillway failure. The US Army Corps of Engineers had installed a slurry wall, but it did not perform as expected and so an emergency repair was completed. The Sutter Butte Flood Control Agency (SBFCA) is working on an update to the Feather River Regional Flood Management Plan (RFMP) and the 2022 Central Valley Flood Protection Plan (CVFPP update) in partnership with the State of California, the Three Rivers Levee Improvement Authority (TRLIA), Yuba Water Agency, Marysville Levee Commission, and Reclamation District 1001. Approximately 20,000 parcels and upwards of $1 billion in property could be impacted by a future failure in the levee system.

[1] Sutter County. County of Sutter General Plan 2015: Background Report, November 1996. Pg. 5-28.

[2] Ibid., pg. 5-28.

[3] Ibid., pg. 5-28.

Geologic and Seismic Hazards

No active earthquake faults are known to exist in Sutter County, although active faults in the region could produce ground motion in Yuba City. Earthquakes of a magnitude (M) of 5.0 or greater have occurred on fault systems in the region, including the San Andreas Fault. Approximately 15 miles west of Sutter County, the Central Valley Blind-Thrust Fault is known to have caused an estimated M6.5 earthquake in 1892.[4] In addition, two earthquakes of M4.0 and M4.9 occurred between 1900 and 1974 with epicenters near Williams. The Foothills Suture Zone along the western slope of the Sierra Nevada range is also considered active, with a M5.7 earthquake occurring in 1975 in the northern portion of the zone in Butte County.[5]

Potentially active faults do exist in Sutter County in the area of the Sutter Buttes. These faults are small and have exhibited activity in the last 1.6 million years, but not in recent history (200 years).[6]

Potential hazards related to major earthquakes include ground-shaking, surface rupture along the fault zone, and related secondary ground failures. Typical seismically induced ground failures include liquefaction, lateral spreading, and ground lurching. Liquefaction is the temporary loss of cohesion in saturated, granular soils. Lateral spreading is the horizontal movement of loose, unconsolidated sedimentary deposits and imported fill material. Lurching is the horizontal movement of soil, sediments or fill found on steep slopes and embankments. All of these secondary ground failures could cause major structural damage to existing buildings, including tilting or settlement of foundations, twisting and breaking of structural building components, debris shedding, and potentially even collapse of buildings. In the case of seiches, damage to levees and dams could be significant. However, since the potential for ground-shaking in Sutter County is low to moderate, it is unlikely that subsequent ground failure would occur in Yuba City.

Existing structures in the SOI could be affected by the types of earthquake-induced effects listed above, but to varying degrees based on length, intensity, and distance of the earthquake from a given building. New structures are required to adhere to current California Uniform Building Code standards, providing adequate design, construction, and maintenance of structures to prevent exposure of people and structures to major geologic hazards. In particular, any critical facilities, such as hospitals, fire and police stations, and emergency communications and operations centers must be adequately designed, constructed, and maintained with the goal of remaining functional after a large seismic event. The use of flexible utility connections, building anchors, and adequately reinforced concrete, can reduce the loss of life and damage to buildings for human occupancy.

Infrastructure Constraints

In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand. The Public Works Department provides essential services for infrastructure and utilities throughout the City of Yuba City on a daily basis. Responsibilities include design, construction, operation, maintenance, and improvement in the following areas:

- Engineering
- Electrical
- Facility Maintenance

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[4] Ibid., pg. 10-3.

[5] Ibid., pg. 10-3.

[6] Ibid., pg. 10-3.

- Fleet Maintenance
- Sewer Collection
- Street Maintenance
- Water Distribution
- Water Treatment
- Wastewater Treatment
- Laboratory

Discussed below are the major public services in the city, which include water supply and water and sewer infrastructure.

Water

Yuba City is the agricultural, economic, and social hub of Sutter County, situated on the west bank of the Feather River in the northern part of California's fertile Central Valley. Surrounded by agricultural land, it is a family-oriented residential community that maintains a small-town feel. Development of the city's open space into thoughtfully planned communities will maintain the goal of a cohesive city feel featuring integrated neighborhoods that have access to parks, schools, and commercial facilities. Pairing this community growth with economic development that attracts and maintains quality business and industry are key planning objectives and guiding principles for the City's growth.

Ensuring an adequate supply of water is available to serve the existing and future needs for the City's residents and Commercial, Institutional, and Industrial (CII) customers is a critical component of successful city planning. This Urban Water Management Plan (UWMP) draws on local, regional, and statewide inputs to synthesize information from numerous sources into a reliable water management action plan designed to be referred to as management decisions arise and conditions change.

In addition to operating a Public Water System, as described in California Health and Safety Code 116275, the City Qualifies as a Retail Urban Water Supplier, as described in Water Code Section 10617, providing water for municipal purposes to more than 3,000 customers or 3,000 acre/feet of water per year. This qualification requires the preparation of an Urban Water Management Plan every five years. The City's Public Water System detail is listed in Table 6-12.

Table 6-12: Public Water System Information

Public Water System Number	*Public Water System Name*	*Number of Municipal Connections 2020*	*Volume of Water Supplied 2020*
CA5110002	City of Yuba City	18,834	12,908 Acre Feet per Year (AFY)

Development in Yuba City is largely dedicated to residential and commercial zones. This type of land use tracks with its role as a service center for surrounding regional agricultural activity, and as a residential community for the locally and regionally employed population. The intersection of Highway 99 and Highway 20 has been the center of City employment with much of the commercial development being retail related. The majority of residential development is low-density, single-family housing, though the City also has a number of multifamily facilities. Over the past several years, the residential sector accounts for between 65 and 70 percent of total water consumption in the City's SOI.

The City has previously approved, is currently, or anticipates considering several development plans, including a possible expansion to the south of city limits in the area bounded by Bogue Road to the north and Stewart Road to the south. These projects are described in greater detail in Section 5, *Land Inventory*.

Sewer Service

The wastewater collection, treatment, and disposal system in Yuba City is owned, operated, and managed by the City. This system provides sewer service to most residents inside the city limits. Residents living in the Tierra Buena district and several other areas of the City rely on septic systems to treat wastewater. The Wastewater System Master Plan provides information about the capacity of the City's wastewater system. Based on the current wastewater system, the City expects to accommodate future growth through 2040 with existing and planned infrastructure. The City anticipates that infrastructure expansions will occur as growth occurs, with funding provided by developer fees. Wastewater service capacity will not pose a constraint on development within its service area.

Summary of Water and Sewer Service Capacity

Based on information provided by the City of Yuba City, the City has planned for the expansion of water and wastewater infrastructure needed to meet future demands. The continued collection of development impact fees and current plans for infrastructure expansions and improvements will ensure that growth does not outpace the ability to serve it. Per Program H-C-4, the City will continue to prioritize water and sewer hook ups for affordable housing.

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7 Housing Resources

This chapter describes potential resources available through local, state, and federal programs. Additional information on the resources available for special-needs groups are described in Section 3.6, within Section 3, *Housing Needs Assessment*.

Local Housing Resources

Hands of Hope provides homeless services and recently partnered with Sutter-Yuba Behavior Health to develop a new 40-unit apartment complex in Yuba City. New Haven Court opened in April 2021 and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50 percent of the area median income (AMI).

Grant Funded Programs

The City provides several funding programs to assist homeowners, developers, and first-time homebuyers with their financing needs. Programs H-B-1, H-B-2, and H-D-1 commit the City to continuing to support these programs. As seen in Table 7-1, the City received Community Development Block Grant (CDBG) grants in 2020 ($666,760), 2019 ($647,714), and 2018 ($650,001) to provide home rehabilitation loans along with addressing homelessness and assisting low-income and disabled individuals. In 2020, the City received a $311,140 Permanent Local Housing Allocation (PLHA) grant to assist with the development of affordable housing and to address homelessness. In 2018, the City also received $500,000 in federal HOME funds to provide loans for first-time homebuyers as well as rehabilitation loans.

The City has an established Housing Rehabilitation Program that provides loans for low-income homeowners, which is administered by the Regional Housing Authority. Since 2013, 15 single-family housing rehabilitation projects were completed in Yuba City. The Regional Housing Authority estimates between 25 and 30 homes can be rehabilitated during the current planning period (ending in 2029). Sixteen first-time homebuyers were assisted with home loans in Yuba City since 2013, and the Regional Housing Authority predicts that between 10 and 12 homebuyers in Yuba City can be assisted in the current planning period. The Housing Authority conducted marketing for the program, including placing flyers in the local utility bill. Currently, there is not a waitlist for either program. CDBG funds have also been used previously to assist with apartment building rehabilitation projects.

Table 7-1: Grant Funding Received by Yuba City, 2018-2020

Year	*Total Amount*	*Funding Source*	*Project*
2020	$310,000	SB 2 GRANT	Housing Element/General Plan Update
2020	$666,760	CDBG	Homelessness/Rehab Loans/Assist Low Income and Disabled Individuals
2020	$311,140	PLHA	Assist with Development/Homelessness
2020	$824,716	CDBG-CV	Prevent, Prepare for, or Respond to COVID-19
2019	$647,714	CDBG	Homelessness/Rehab Loans/Assist Low-Income and Disabled Individuals
2018	$650,001	CDBG	Homelessness/Rehab Loans/Assist Low-Income and Disabled Individuals
2018	$500,000	HOME	Loans for First-Time Homebuyers/Rehab

Source: Yuba City, 2021

The City has two COVID-19 related programs:

1. Mortgage Assistance: Provides up to 90 days of mortgage assistance to qualified residents who are behind in mortgage. Funded by the Federal Cares Act – CDBG-CV. Approximately 30-40 households will be assisted.
2. Emergency Winter Shelter Program: Provided funding in winter 20/21 that allowed the emergency winter shelter to be open for additional days and nights. Provided funding to the shelter to cover the COVID-19 costs that have increased operation costs. The program may be used in winder 21/22. Funded by CDBG-CV. Approximate number of people assisted are a nightly average of 23 guests and a total of 110 individual people during the winter season.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is intended to assist very low-income families in renting safe and sanitary housing. Under the Housing Choice Voucher Program, the very low-income household is responsible for finding appropriate housing within the private market. Families who receive vouchers can select units with rents that are either below or above market rate. HUD mandates that voucher recipients must pay 30 percent of their monthly adjusted gross income for rent and utilities. If the household chooses a unit where costs are greater than market rate, the voucher recipient is expected to pay the additional amount. Fiscal year 2020 HUD-established fair-market monthly rents for Sutter County are $838 for studios, $844 for one-bedroom units, $1,087 for two-bedroom units, $1,568 for three-bedroom units, and $1,908 for four-bedroom units.

The Regional Housing Authority oversees Yuba, Sutter, Colusa, and Nevada Counties with one waitlist for housing vouchers (Section 8). According to an Occupancy Manager for the Voucher Program at the Regional Housing Authority, the waitlist is closed (January 2021). The waitlist is not sorted by current place of residence, so it is impossible to know how many current Yuba City residents are on it. There are 1,751 total vouchers for Yuba, Sutter, Colusa, and Nevada Counties. The Housing Authority does not allocate a specific number of vouchers per county. As of January 2021, 576 vouchers were in use in Yuba City.

Table 7-2 indicates the properties available for rental voucher housing assistance as of December 2020. According to the Regional Housing Authority, there were approximately nine properties participating in Section 8 rental voucher housing assistance in Yuba City. The available properties provide affordable housing to various special-needs groups, including seniors, disabled, and developmentally disabled individuals, and agricultural families/individuals. In addition to the properties listed in Table 7-2, the Regional Housing Authority owns multiple properties in Yuba City for affordable housing opportunities through the Neighborhood Stabilization and Homes2Families programs.

Table 7-2: Properties Available for Rental Voucher Housing (2020)

Kingwood Commons	64
Office of Migrant Services	75
Percy Avenue	8
Richland Public Housing	99
Richland Rural Development	190
River City Manor	24
Teesdale Housing	2
Town Center Senior Manor	28
Yolo Heiken	5
Total	**495**

Source: Regional Housing Authority, December 2020

Additional Funding Sources for Affordable Housing

In addition to the funding programs available through the City and County, there are several state and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table 7-3. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies upon the private sector to develop new affordable units.

Table 7-3: Federal, State, and Private Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be use by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities."	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance

Program Name	*Description*	*Eligible Activities*
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low-Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance

Program Name	*Description*	*Eligible Activities*
State Programs		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies *See complete list in program materials*

Program Name	*Description*	*Eligible Activities*
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing
Transit Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
CalHFA Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides $7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development

Program Name	*Description*	*Eligible Activities*
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
Local Programs and Private Sources		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation

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8 Program Accomplishments

This chapter assesses the achievements of the 2013–2021 Housing Element, in accordance with state housing law.

Review of Policies and Implementing Actions

Table 8-1 provides a summary of the City's progress with regard to implementing programs contained in the 2013–2021 Housing Element, the effectiveness of these programs, and whether the programs will be continued in the 2021–2029 Housing Element.

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix (Table 8-1), the 2013 - 2021 Housing Element included several programs that addressed housing for chronically homeless and persons with disabilities, housing for extremely low-income households, and farmworker housing. Some of the accomplishments are highlighted below**:**

- The City approved a new a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI). The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.
- In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families for income levels ranging from 30% or below to a maximum of 60% AMI. The City offered reduced development impact fees to support the development of this project.
- The Housing Authority developed a 10-unit farmworker project located in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.

Program	*Progress*	*Continue/Modify/Remove*
H-A-1 Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and Multi-Family Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.	The City met periodically with the Regional Housing Authority's rehabilitation consultant to target efforts as a part of their ongoing partnership. The Regional Housing Authority continued to offer the Housing Rehabilitation Program for single-family housing. Over the planning period, 15 homes were rehabilitated through the Housing Rehabilitation Program. The City received Community Development Block Grant (CDBG) funding in 2018 ($650,001), 2019 ($647,714), and 2020 ($666,760) to provide rehabilitation loans, among other activities. The City has not received any recent requests to assist with multifamily rehabilitations. In 2018, the City received HOME funds ($500,000), a portion of which supported rehabilitation loans. The Housing Condition Survey was not completed. The City continues to monitor housing conditions through Code Enforcement and the Building Department.	Continue and update
H-A-2 Continue the City's policy which allows for second family residences within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow second family residences in all residential zones as follows: • Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.	The City amended the zoning code to allow accessory dwelling units (ADUs; second units) ministerially in the R-2 and R-3 zoning districts to comply with state law.	Modify: City will continue to monitor all state ADU laws and update the zoning code as needed. City will promote ADU construction.

Program	*Progress*	*Continue/Modify/Remove*
H-A-3 The City will amend the zoning code to address the requirements of AB 2634 and allow single-room occupancy (SRO) housing without a use permit in the C zones as other residential uses are regulated in the City's zoning code. SROs are one housing type appropriate for extremely low-income households.	The City has not yet amended the zoning code to allow single-room occupancy (SRO) housing in the C zoning district.	Continue
H-A-4 The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan through the following actions: • Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code. • Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.	The zoning code allows density bonuses. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is located on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multi-unit buildings with a community center. Staff continues to encourage the development of a diversity of housing types through promoting alternative development opportunities such as density bonuses when they meet with interested developers.	Continue

Program	*Progress*	*Continue/Modify/Remove*
H-A-5 Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.	The zoning code regulates condominium conversions in accordance with the intent of this program.	Remove
H-B-1 The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by low-income households through the First-Time Home Buyers Program.	The City has continued to apply for HOME and CalHome funding. In 2018, the City received HOME funds ($500,000), a portion of which supported first-time homebuyer loans. During the planning period, 16 first-time homebuyers were assisted with loans.	Continue
H-B-2 Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter & Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME.	The City continued to work with Regional Housing Authority to expand the use of Housing Choice Vouchers (Section 8) in Yuba City. Through its partnership with the Regional Housing Authority, Yuba City increased housing opportunities for Housing Choice Vouchers. At the time of this update, there are 576 vouchers in use in Yuba City. There were no Article 34 referendum requests made during the planning period.	Continue
H-B-3 Continue to monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 153 units at risk during the 2013–2021 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.	The City maintained updated lists of affordable units, contacted owners, and worked with nonprofits. The 153 units that were at risk during the 2013-2021 planning period did not convert to market rate. The City continues to monitor the status of affordable units.	Continue

Program	*Progress*	*Continue/Modify/Remove*
H-B-3 (Continued) On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units. The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units. The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units. The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects. The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.		
H-C-1 The City will utilize its GIS system to identify vacant infill sites within the city, where services are already available, to be targeted for new affordable housing development. These sites are currently identified in the Land Inventory of this Housing Element and available at the City's Planning Department. The City will advertise on its website a list of vacant infill sites to facilitate the development of new affordable housing.	The Housing Element Land Inventory Map is available at the City's Planning Department and staff are available to discuss infill sites as developers inquire, this is common practice at the City.	Delete

Program	*Progress*	*Continue/Modify/Remove*
H-C-2 The City will continue to negotiate written agreements with the County to transfer RHNA fair share allocations due to annexations of vacant land designated for residential use and establish the standards and conditions that will subsequently be applied on a project-by-project basis. The success of written agreements developed will be evaluated and any findings incorporated into the future contracts in order to adequately provide for regional fair share housing needs. Additionally, the City will work with the County and SACOG to incorporate changes to target adjustments to RHNA allocations established in agreements in subsequent Housing Element updates.	The City annexed 233.1 acres of land from the County and worked with the Sacramento Area Council of Governments (SACOG) to adjust the Regional Housing Needs Allocation (RHNA) as necessary. In the 2013-2021 projection period, the adjustment was 2,679 units. In the 2021-2029 projection period, the adjustment is 3,308 units.	Delete, the County does not have any annexations planned during the 6th cycle projection period.
H-C-3 In order to continue to meet affordable housing needs, Sutter County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies.	The annexations that took place during the planning period consisted of pre-existing developed properties and did not include any planned affordable housing projects.	Modify to continue to collaborate with Sutter County on joint funding strategies for affordable housing.
H-C-4 Annually estimate the amount of vacant land available for single-family and multiple-family residential housing within the City's sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three-year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply.	The City continues to monitor sites to ensure there are sufficient sites to meet the RHNA.	Delete, the city has sufficient sites within the city limits and does not need to monitor sites within the sphere of influence (SOI).

Program	*Progress*	*Continue/Modify/Remove*
H-C-5 To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Allow affordable projects to exceed the maximum height limits. • Lessen set-backs. • Reduce parking requirements. • The City will also consider offsetting fees (when financially feasible).	The City did not receive any projects that proposed lot consolidation to develop multifamily development. The City did not hold formal annual meetings with local developers to discuss development opportunities but was and is available to discuss sites upon developer inquires. The City will continue to encourage lot consolidations and promote incentives to support the development of multifamily housing.	Continue
H-C-6 During the period of the 2013–2021 Housing Element update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help to accommodate the City's RHNA. Approximately 50 acres are zoned for high density multifamily residential use at a density range of 12-36 units per acre with an average density of 24 units per acre. The LESP includes a minimum 10% affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval.	The Lincoln East Specific Plan (LESP) area was not annexed during the planning period. Previously anticipated development became financially infeasible due to lack of infrastructure, land processing costs, required phasing and mitigation.	Delete

Program	*Progress*	*Continue/Modify/Remove*
H-C-6 (Continued) The City will amend the LESP to require a minimum density of 20 units per acre and allow residential uses only on enough acres to ensure a minimum of 529 units will be developed on sites zoned medium high density to accommodate the identified shortfall of units affordable to lower-income households. The City has worked with the Sutter County Local Agency Formation Commission (LAFCO) on the proposed annexation and will continue to work with the property owners to move towards annexation of the LESP area. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The LESP area represents an important opportunity for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If the annexation is not completed, the City will identify and rezone adequate sites to meet the lower-income RHNA by December 31, 2016. The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.		

Program	*Progress*	*Continue/Modify/Remove*
H-D-1 Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special needs groups within the City.	The City continues to partner with the Regional Housing Authority to provide affordable housing. The City approved a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI).	Continue
H-D-2 Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County, develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. Consider adding priority processing for applications to develop housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.	The Housing Authority takes the lead on farmworker housing in the City. The City continues to support the Housing Authority's efforts. The Housing Authority developed a 10-unit farmworker project located in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.	Continue

Program	*Progress*	*Continue/Modify/Remove*
H-D-3 The City will continue to encourage diversity in unit size within multiple-family housing projects and to be proactive in the development of three- and four-bedroom housing units for large families by granting priority funding for projects which include three or more bedrooms.	The City continued to encourage diversity in unit size.	Delete
H-D-4 The City will, as required by SB 2, amend the zoning code for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The zoning code will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h): • "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. • "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with	The City is completing an update to its other General Plan elements and Zoning Code concurrently with this Housing Element update. These definitions will be added as a part of the update process. This program was updated to meet state law requirements.	Continue

Program	*Progress*	*Continue/Modify/Remove*
H-D-4 (Continued) Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. • "Transitional housing" means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.		
H-D-5 In order to remove constraints on housing for persons with disabilities under guidelines set forth in the Fair Housing Act, provide a reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the zoning regulations for ADA compliance and formalize a provision for reasonable accommodations for persons with disabilities that will be separate from a variance or use permit. When updating the zoning and building code to include a reasonable accommodation measure the City will reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities. Provide safeguards on privacy interests of applicants and providers. Provide an opportunity for appeal of adverse decisions by aggrieved applicants.	The City currently follows the Fair Housing Act and will continue this program to create model ordinance for reasonable accommodations.	Continue

Program	*Progress*	*Continue/Modify/Remove*
H-D-6 Continue to offer specific incentives for development of individual or group-care housing affordable to the City's senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.	Continue
H-D-7 Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing, including holding an annual fair housing fair. Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services Department counter, on the City's website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media. Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.	Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues. The City complies with fair housing law regarding complaints by referring fair housing cases to the United States Department of Housing and Urban Development's (HUD's) Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Fair Employment and Housing (DFEH) and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases.	Revise to address AB 686/continue

Program	*Progress*	*Continue/Modify/Remove*
H-D-8 The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the project. In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families earning up to 60% AMI. The City offered reduced development impact fees to support the development of this project.	Continue
H-D-9 To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	The City currently allows for farmworker housing and will amend their zoning code to meet state law.	Continue

Program	*Progress*	*Continue/Modify/Remove*
H-E-1 Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.	The City developed marketing material through the Sutter-Butte Energy Program to provide energy conservation to community members from 2013 to 2017. The marketing materials were included with water bills, provided as counter brochures, and promoted in a social media campaign. Additionally, the City distributed energy conservation information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.	Continue
H-E-2 Encourage participation in PG&E's Community Resource Project Inc., home energy audits, weatherization and minor home repair programs, particularly for extremely low-, very low- and low-income households. Information on these programs will be provided via brochures available at the Development Services Department counter, on the City's web site, and at the annual Housing Fair.	Through its participation in the Local Governments Partnership with PG&E and the Sutter Buttes Energy Watch, the City encouraged participation in PG&E's Community Resource Project Inc., home energy audits, weatherization, and minor home repair programs. Marketing materials were included in water bills, provided as counter brochures, and promoted in social media campaigns. Additionally, the City distributed weatherization information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.	Combine with H-E-1

9 Housing Program Schedule, 2021-2029

The following policies and actions provide a systematic program for achieving Yuba City's fair share of regional housing needs, maintaining the existing housing stock, providing affordable housing, facilitating the production of a wide range of housing types, and facilitating the incorporation of energy-efficient materials and technology in new and existing housing units. Each implementing action contains a specific objective and identifies a timeline, responsible agency, and resources for the accomplishment of that objective. The City will strive to meet or exceed the quantified objectives. The quantified objectives are based on realistic expectations given funding expected to be available, anticipated staffing levels, capacity of service providers, and future housing market projections during the eight-year period of the Housing Element.

Regulatory Requirements and Incentives

Policy H-A **Provide regulatory incentives to ensure the construction and maintenance of safe and sanitary housing with adequate public services for existing and future residents of the city.**

H-A-1 **Conservation of Existing Housing.** Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and Multifamily Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. The City will explore the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households, particularly seniors. Additionally, the City will meet with the Reginal Housing Authority to identify and apply for funding opportunities to provide relocation assistance to residents at risk of displacement due to rehabilitation needs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, particularly in low resource areas, to reduce displacement risk for lower-income households due to housing condition or cost of repairs. The City will provide informational materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.

Responsible Agency:	Development Services Department
Timeline:	Meet annually with rehabilitation housing consultant regarding the Housing Rehabilitation Program. Develop the code enforcement program that mitigates displacement and relocation impacts on residents within one year of the adoption of this Housing Element. Collaborate with the Regional Housing Authority to identify potential funding relocation resources for displaced or at risk of displacement residents within one year of adopting this housing element.
Funding/Resources:	General Fund, Permit Fees, Community Development Block Grant (CDBG)

Quantified Objective: Support 30 rehabilitated units through housing rehabilitation programs and conserve 120 homes where maintenance is completed as a result of code enforcement efforts. Prevent displacement of 15 households. Mitigate relocation impacts for 5 households.

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

Responsible Agency: Development Services Department

Timeline: Update the Zoning Code to comply with state law within one year of Housing Element adoption; develop informational materials by March 2022.

Funding/Resources: General Fund.

Quantified Objective: 40 ADUs produced during the planning period to increase supply and prevent displacement of lower-income households. 20 of the 40 in high or moderate resource areas to encourage housing mobility.

H-A-3 **Facilitate a Variety of Housing Types.** The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium- and medium/high-density residential in the General Plan, with a special emphasis on high opportunity areas, through the following actions**:**

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

Responsible Agency:	Development Services Department
Timeline:	Meet annually with developers to discuss barriers to constructing varied housing types; provide incentives as projects are proposed.
Funding/Resources:	General Fund
Quantified Objective:	4 density bonus projects to serve senior and special-needs populations; 2 located in high or moderate resource areas. 88 bonus units are expected to be created through density bonuses. 1,544 homes for lower income households, 602 homes for moderate-income households and 1,303 homes for above moderate-income households.

H-A-4 **Infrastructure Provision and Financing**. Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state, federal or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty.

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

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

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

Responsible Agency:	Development Services Department
Timeline:	Annually evaluate measures and apply for at least three funding sources, as Notices of Funding Availability (NOFAs) are released. Monitor the cost of infrastructure and associated fees and amend infrastructure documents as needed as applications are processed though the Development Services Department.

Funding/Resources: Utility Rates, Development Impact Fees, State/Federal grants, General Fund Quantified Objective: Improved infrastructure to provide adequate fire protection, water, and sewer services for the existing, approximately 1,577 homes and the anticipated infill of 83 additional homes in the CCSP, as a place-based strategy for preventing displacement.

Fee financing program participation for 2 multifamily developments in high resource areas to encourage housing mobility and provide 200 lower income units.

H-A-5 **Permit Streamlining Process.** The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB 35) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

Responsible Agency: Development Services Department

Timeline: Develop streamlining process within one year of Housing Element adoption.

Funding/Resources: General Fund, permit fees

H-A-6 **Density Bonus.** The City will codify the City's density bonus ordinance in compliance with the state's density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations. The City will promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units and will work with developers to identify sites for high density affordable housing in high resource areas outside of downtown.

Responsible Agency: Development Services Department

Timeline: Codify the density bonus ordinance within one year of adoption of the Housing Element; offer City-specific density bonuses as eligible projects are submitted.

Funding/Resources: General Fund, permit fees

Quantified Objective: 4 density bonus projects to serve senior and special-needs populations; 2 located in high or moderate resource areas. 88 bonus units are expected to be created through density bonuses.

H-A-7 **SB 2 Implementation.** As part of the City's SB 2 grant workplan, the City plans to complete focused work related to the minor update of the City's General Plan to align it with current state laws. The update to the General Plan will help the City to establish, adopt, and implement objectives and policies to promote development of more by-right housing and sustainability.

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

- Community outreach and study sessions to identify updates and policy changes to be addressed.
- Preparation of a background report of existing conditions.

- Update all required elements of the General Plan to meet new state law requirements.
- Review the City's zoning code to identify immediate and future changes.
- Conduct an environmental analysis and adopt a Supplemental EIR.

Responsible Agency:	Development Services Department
Timeline:	Complete the General Plan Update, Zoning Code Update, Environmental Analysis, and Public Outreach by July 2022.
Funding/Resources:	SB 2 Grant
Quantified Objective:	183 units: 50 moderate-income units and 133 lower-income units to support housing mobility and prevent displacement

H-A-8 **Objective Design Standards.** As described in Section 6, Constraints, to comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

Responsible Agency:	Development Services Department
Timeline:	Complete Objective Design Standards by July 2022.
Funding/Resources:	General Fund
Quantified Objective:	Approve 50 lower-income units through a streamlined process using objective design standards that facilitate housing.

Funding

Policy H-B **Provide incentives and programs to ensure the provision of extremely low-, very low-, low-, and moderate-income housing units to meet community needs.**

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

Responsible Agency:	Development Services Department
Timeline:	Apply for funding annually. Promote free HUD-certified homebuyer courses in an ongoing basis.

Funding/Resources: State-administered HOME, CalHome Program, Self-Help Homeownership Opportunity Program (federal)

Quantified Objective: Assist 12 first-time home buyers; 8 of the 12 in areas of concentrated poverty.

H-B-2 **Housing Choice Voucher Program.** Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter and Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME. Additionally, the City will direct residents of "at risk" units to obtain Section 8 vouchers to assist with connecting them with housing opportunities throughout Yuba City.

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

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

Responsible Agency: Regional Housing Authority of Sutter and Nevada Counties and Development Services Department

Timeline: Annually and ongoing.

Funding/Resources: State-administered HOME, Federal Section 8 Housing Choice Voucher Program funding

Quantified Objective: To provide housing choice and mobility options, conserve 576 Section 8 vouchers in use in Yuba City. 50 percent of households targeted towards special needs groups, as defined by Government Code Section 65583(a)(7)

H-B-3 **At-Risk Housing Units.** State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Units that are considered "at-risk" are subsidized low-income housing projects whose subsidized contract expires within 10 years, putting the units at risk of being converted to market-rate and being lost as affordable housing. While there are no units whose contract is set to expire within 10 years, the Sutter Village and Live Oak Apartments have Section 8 contracts that require annual review and are therefore considered "at-risk." Given this, there are 109 units at risk of conversion to market rate during the 2021-2029 planning period.

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

If the City learns of any unexpected potential conversions or changes in ownership, the City will take the following actions**:**

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

Responsible Agency:	Development Services Department
Timeline:	Annually and ongoing.
Funding/Resources:	General Fund and CDBG
Quantified Objective:	Conserve 149 low-income rental units, especially the 109 units at Sutter Village and Live Oak Apartments that have Section 8 contracts that require annual review.

Adequate Sites

Policy H-C **Continue to work with Sutter County on actions to fulfill Yuba City's fair share of regional housing needs.**

H-C-1 **Regional Approach to Affordable Housing.** To continue to meet affordable housing needs, the City will work with Sutter County to assist in obtaining funding for any planned affordable housing projects and develop joint funding strategies to subsidize and support the construction of affordable housing.

Responsible Agency:	Development Services Department
Timeline:	Within sixth months of the adoption of the housing element, and then on an annual basis, the City will contact Sutter County and local affordable housing developers.
Funding/Resources:	General Fund
Quantified Objective:	Assist 5 affordable housing developments with applying for funding. Target development of these developments in areas of concentrated overpayment to reduce displacement risk and in high opportunity areas to facilitate mobility for lower-income households.

H-C-2 **Lot Consolidation for Multifamily Development.** To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. Although the City is not relying on small sites to meet any of the lower-income RHNA, the City recognizes the importance of encouraging lot consolidations to facilitate development. The City will encourage lot consolidation in high opportunity areas. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis:

- Allow affordable projects to exceed the maximum height limits.
- Lessen set-backs.
- Reduce parking requirements.
- The City will also consider offsetting fees (when financially feasible).

Responsible Agency:	Development Services Department
Timeline:	Ongoing, as projects are proposed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.
Funding/Resources:	General Fund
Quantified Objective:	Facilitate 5 consolidations of small residential lots into larger developable lots in high or moderate resource areas to facilitate mobility. 200 lower-income units in high opportunity areas to facilitate mobility.

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

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

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

Responsible Agency:	Development Services Department
Timeline:	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2021–2029.
Funding/Resources:	General Fund
Quantified Objective:	Contained in the Quantified Objective of Program H-F-1.

H-C-4 **Water and Sewer for Lower-Income Housing.** In compliance with Chapter 727, Statues of 2004 (SB 1087), upon completion of the adopted Housing Element, the City will immediately deliver the Housing Element to the City's Public Works Department , along with a summary of its regional housing needs allocation. In addition, the City's Public Works Department must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Responsible Agency:	Development Services Department
Timeline:	Immediately upon adoption of the Housing Element, the City will deliver the Housing Element to the City's Public Works Department. The City will ensure that proposed developments which include housing units affordable to lower-income households continue to receive priority water and sewer service.
Funding/Resources:	General Fund

H-C-5 **Residential Uses in Non-Residential Land Use Designations.**

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

- The City will remove the Use Permit requirement for multifamily development in the C-1 and C-O zones.
- Currently, live/work residential uses are permitted in the General Plan Office and Office Park land use designations. The City commits to updating the General Plan and zoning code to allow additional residential uses in these areas.

- Currently, residential uses are allowed in commercially designated areas if they are above a business. The City will update the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses.
- The City will provide incentives for mixed use and residential development in areas with non-residential land uses including offering expedited review process, density bonus, fee deferrals or reductions and modifications to setback, parking and height requirements. To encourage mixed use and residential development in areas with non-residential land uses, the City shall also provide outreach to attract and support affordable housing developers in the City, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City will monitor the effectiveness of its efforts to offer incentives to developers. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering residential performance standards and rezoning and redesignating sites to residential.
- The City will increase allowable heights in the C-1 zone to remove barriers to residential development.

Responsible Agency:	Development Services Department
Timeline:	Determine whether to expand residential uses and provide greater flexibility for residential development in commercial areas as part of the General Plan amendment process; amend the General Plan and zoning code to allow these uses, if needed, by July 2023. Conduct outreach to developers to promote residential development in non-residential zones and land use areas annually.
Funding/Resources:	General Fund
Quantified Objective:	839 units developed in areas currently designated as Community Commercial, Neighborhood Commercial, Office and Office Park and Regional Commercial and affordable to households with lower incomes.

H-C-6 Residential By-Right for Developments with 20% Affordable

To comply with AB 1397, sites with APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 51-540-039, 51-062-010, 51-040-011 are currently zoned R-3, which does not require a Use Permit for multifamily housing development.

Responsible Agency:	Development Services Department
Timeline:	By May 15, 2024

Funding/Resources: General Fund

Quantified Objective: 183 units: 50 moderate-income units and 133 lower-income units to support housing mobility and prevent displacement.

H-C-7 2013-2021 and 2021-2029 Regional Housing Need

In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2013–2021 and 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher density development, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Chapter 5 provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The City will redesignate/rezone a minimum of 10.4 acres to Medium/High Density Residential – R-3 to meet this need. The sites redesignated/rezoned will allow up to 36 units per acre. At the minimum density of 20 units per acre, the redesignated/rezoned 10.4 acres would yield 208 units. At a realistic capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units. The redesignated/rezoned sites must allow owner-occupied and rental multifamily housing "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The redesignated/rezoned sites must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be designated/zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. Water, sewer and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed. The City will ensure compliance with Government Code section 65583.2(i), specifically, allowing owner-occupied and rental multifamily housing "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes.

Responsible Agency: Development Services Department

Timeline: Specific sites will be rezoned prior to May 15, 2022. Ensure compliance with Government Code section 65583.2(i) concurrently with adoption of the amendment to the Housing Element.

Funding/Resources: General Fund

Quantified Objective: 208 units affordable to households with lower incomes to prevent displacement.

Special-Needs Housing

Policy H-D Facilitate the production of various housing types and densities to meet the needs of all income groups and ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap. The City shall seek to meet the special housing needs of individuals with disabilities and developmental disabilities, extremely low-, very low- and low-incomes, large families, senior citizens, farmworkers and their families, female-headed households with children, and others with special needs.

H-D-1 **Partner with Housing Advocates.** Continue and expand, partnerships with for-profit or nonprofit housing organizations, including the Regional Housing Authority, to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households. Contract with additional organizations to provide housing services and information for special-needs groups within the City. Work with service providers so that City staff can to engage directly with their clients to hear firsthand the needs of the residents in Yuba City. Meet with organizations to identify sites for affordable housing in high resource areas and provide technical assistance, when requested, in identifying funding to subsidize units. Increasing the supply of affordable housing and focusing this development in high resource areas will combat concentrations of lower-income households that currently exist in downtown and will provide opportunities for housing mobility.

Responsible Agency:	Development Services Department
Timeline:	Contact potential partners annually and as project opportunities arise.
Funding/Resources:	State-administered HOME, CDBG, McKinney-Vento Continuum of Care funding.
Quantified Objective:	Assist other agencies and nonprofits in providing financial assistance and affordable housing for at least 16 lower-income households, preferably in moderate and high resource areas.

H-D-2 **Farmworker Housing.** Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County to develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. The City will provide priority processing for applications that include housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.

Responsible Agency: Development Services Department

Timeline:

- Within two years of the adoption of the Housing Element for the development of a list in cooperation with Sutter County of farmworker housing sites.
- Within two years of the adoption of the Housing Element for adding priority processing of applications to develop housing for farmworkers.
- City staff will be available on an ongoing basis to provide technical assistance with the preparation of funding applications for farmworker housing funds.
- City staff will be available on an ongoing basis to provide public workshop(s), when necessary, to educate and promote discussion to circumvent unnecessary confrontation due to production of farmworker housing.

Funding/Resources: General Fund, USDA Rural Housing Services programs, Joe Serna Jr. Funds, California Tax Credit Allocation: Farmworker Housing Assistance Program

Quantified Objective: 80 units of farmworker housing to accommodate the applicants on the waitlist for Richland Farmworker Public Housing and prevent displacement.

H-D-3 **Facilitate Construction of Special-Needs Housing.** The City will remove barriers for special-needs groups, including but not limited to low, very-low and extremely-low-income households, by amending the zoning code to address the following:

- **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any non-residential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3).
- **Reasonable Accommodation.** In compliance with Government Code Section 65583(c)(3), the City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
- **Employee Housing.** Treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Health and Safety Code Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. Add a definition for employee housing to the zoning code.
- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing without a use permit in commercial zones, as other residential uses are regulated in the City's zoning code (Government Code Section 65583(c)(1)).
- **Factory Built and Mobile Homes.** Allow Factory Built and Mobile Homes as a principally permitted use in the R-1 zone, per Government Code Section 65852.3.
- **Emergency Shelter Parking.** The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 district, per Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, homeless persons by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.

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

Responsible Agency: Development Services Department

Timeline: Amend the Zoning Ordinance within one year following adoption of the Housing Element.

Funding/Resources: General Fund

H-D-4 **Residential Care Facilities.** Continue to offer specific incentives for development of individual or group-care housing affordable to the City's senior and special-needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities. Additionally, the City will explore amending provisions in the Zoning Ordinance to define and allow residential care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Development Services Department

Timeline: Ongoing, as projects are processed through the Development Services Department. Identify if barriers exist to development of residential care facilities for seven or more persons and amend the Zoning Ordinance, if needed, within one year of adoption of the Housing Element.

Funding/Resources: General Fund, Section 202, CHFA financing programs

Quantified Objective: To promote more inclusive communities, facilitate the development of three individual or group care housing developments; at least one of the three developments in a high opportunity area.

H-D-5 **Housing for Special Needs Groups.** The City will work with housing providers to ensure that special housing needs and the needs of low, very-low and extremely-low-income households are addressed, especially residents in low-resource areas. The City will seek to

meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.

Responsible Agency: Development Services Department

Timeline: Seek funding opportunities beginning in 2021-2022 and annually thereafter; all program components are ongoing.

Funding/Resources: Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups.

H-D-6 **Assistance for Persons with Developmental Disabilities.** The City will work with the Alta California Regional Center to implement an outreach program that informs families within Yuba City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops. The City will explore integrated housing opportunities.

Responsible Agency: Development Services Department

Timeline: Develop an outreach program and meet with Alta California Regional Center to coordinate implementation within two years of adoption of the Housing Element.

Funding/Resources: General Fund

Quantified Objective: Each year, provide information to 10 families affected by a developmental disability (80 total).

Energy Efficiency

Policy H-E **Encourage the use of energy-efficient materials and technology in new construction.**

H-E-1 **Energy Efficiency.** The City will promote energy efficiency in existing housing and new development by:

- Incorporating energy conservation measures as an integral part of housing rehabilitation programs.
- Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.
- Encourage participation in Pacific Gas and Electric Company's (PG&E's) Community Resource Project Inc., home energy audits, weatherization, and minor home repair programs, particularly for extremely low-, very low-, and low-income households.
- Provide brochures of information on PG&E programs at the Development Services Department counter, on the City's website, and at the annual Housing Fair.

Responsible Agency: Development Services Department

Timeline: Ongoing, as projects are processed through the Development Services Department.

Funding/Resources: CDBG, state-administered HOME

Equal Housing Opportunity

Policy H-F **Encourage efforts to eliminate housing discrimination on the basis of age, race, sex, religion, age, marital status, national origin, family size, disability, or other potential barriers.**

H-F-1 **Affirmatively Furthering Fair Housing.** Implement the City's Analysis of Impediments to Fair Housing Choice (AI), adopted in 2020, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

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

1. Implement Programs H-A-1 and H-A-2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., Programs H-B-1, H-B-2, H-C-3, H-D-1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-A-2, H-A-3, and H-C-5).
2. Support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability. Meet with non-profits annually.
3. Include residents from areas of concentrated poverty and low-resource areas to serve on boards, committees, task forces and other local government decision-making bodies each time a vacancy is filled. Translation of materials and translators should be provided by the City, as needed.
4. Each time a housing project is proposed that may influence a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.
5. Incentivize construction of multiple-family housing with three- and four-bedroom units for large families by prioritizing projects that include three or more bedrooms and providing incentives, such as fee waivers when funding is available, deferrals, or reduced parking on a project-specific basis.
6. As complaints or inquiries are received, continue to refer fair housing matters to HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA).

7. Meet biannually with fair housing enforcement organizations and agencies to identify any patterns or dominant fair housing issues in the city and discuss strategies to address these.
8. By December 2021, make materials on fair housing laws available at public locations, such as the library, grocery stores, and City Hall. Update materials annually, or as needed.
9. Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
10. Ensure that City-funded activities are disbursed throughout the city limits, avoiding concentrations in any particular census tract.
11. Apply annually for funding to actively reinvest in the most dilapidated areas of the city.
12. Provide biannual training to landlords on fair housing laws, responsibilities, and avoiding discriminatory practices.
13. Meet with Yuba City Unified School District by October 2022 to discuss strategies to develop a teacher incentive program to attract and retain high-quality teachers.
14. Promote Sutter County's CalWorks Program through making informational materials available at City buildings and meetings by May 2022 to improve access to employment training, assistance, and job opportunities.
15. Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement:
    - Create a rent stabilization program beyond what is required by California Civil Code 1946.2
    - Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.

Address residential demolitions as a cause of displacement (see also Program H-C-3).See also Program H-B-2 for efforts to enhance housing mobility.

Responsible Agency:	Development Services Department
Timeline:	Refer to each strategy in the program for specific timelines.
Funding/Resources:	General Fund, CDBG
Quantified Objective:	To foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics: • Prevent or mitigate the displacement of 30 lower-income households and enhance the mobility of 10 lower-income households (preservation objective). • 218 multifamily units constructed with three or more bedrooms (12.5 percent of the lower-income RHNA). • Annually allocate 50% of CDBG entitlement funds to rehab projects in disadvantaged areas. • Provide 12 training sessions to landlords on fair housing and preventing discrimination.

Actions by Strategy Type:

A. Place-based revitalization strategies: Actions 1, 3, 4, 9, 10, 11, 13
B. Strategies to facilitate housing mobility: Actions 1, 2, 5, 6, 7, 8, 9, 10, 12, 13
C. Strategies to expand affordable housing in high opportunity areas: Actions 1, 2, 9, 10
D. Strategies to reduce or prevent displacement risk: Actions 1, 6, 7, 8, 9, 10, 12, 14, 15

10 Quantified Objectives

Quantified Objectives

Yuba City's strategy for developing, rehabilitating, and conserving affordable housing is focused on providing the number of units in each income category through a combination of quantified objectives identified in the Housing Program Schedule of this Housing Element (Chapter 8). The quantified objectives in the Housing Program Schedule will result in approximately 1,211 new, lower-income affordable housing units, of which, 378 will be affordable to extremely low-income households, 378 affordable to very low-income households, and 455 affordable to low-income households. Another 30 units of affordable housing will be assisted through housing rehabilitation, all of which will be affordable to low-income households. Conservation of affordable units through supportive housing assistance is estimated to assist 121 households, of which, 115 will be affordable to low-income households and 6 will be affordable to moderate-income households.

Table 10-1 summarizes the quantified objectives for the 2021-2029 Housing Element update. It includes new, rehabilitated, and conserved units, as well as supportive housing actions for lower-income households based on program objectives contained in the Housing Program Schedule.

Table 10-1: Quantified Objectives for the Housing Element Program, 2021-2029

Income Category	*New Construction*[2]	*Rehabilitation*[1]	*Conservation/ Supportive Housing Assistance*[3]	*Total*
Extremely Low	378	0	0	378
Very Low	378	0	80	458
Low	455	30	880	1,365
Moderate	622	0	46	668
Above Moderate	1,475	0	0	1,475
Total	**3,308**	**30**	**1,006**	**4,344**

Notes:
[1] See Programs H-A-1 and H-F-1. Estimates 30 low-income homes rehabilitated
[2] The 40 accessory dwelling units under the objective for Program H-A-2, 88 units as a result of density bonuses under Program H-A-6, the 8 lower-income units under the objective for Program H-D-1 and quantified objectives in Programs H-C-1, H-C-2, H-C-5, H-C-6, H-C-7, H-D-2 and H-F-1 are included in this total new construction objective.
[3] Six low-income and six moderate-income units under the objective for Program H-B-1.Program H-A-1 estimates 40 very low income, 40 low income, and 40 moderate income units conserved. Program H-B-2 estimates conserving 576 Section 8 vouchers. Program H-B-3 estimates conserving affordability on 40 very low income households and 109 low income households. Program H-F-1 estimates 40 lower-income households conserved.
Source: City of Yuba City, 2021

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Appendix I.

Public Participation

See Section 2 for more details on the feedback received during the public participation activities.

The City of Yuba City held a study session with the Planning Commission on April 28, 2021, to solicit public input and encourage public participation in the 2021–2029 Housing Element update. Announcements were published in the Appeal-Democrat, as well as, on the City's social media accounts and website. Email notification of the meeting was sent to nonprofit organizations, government agencies, faith-based organizations, health delivery organizations, and educators. In addition, City Council and Planning Commission members were invited to participate. Those notified were encouraged to notify and invite clients to the meetings. The Public Review Draft Housing Element was released on May x, 2021. Everyone listed below was sent invitations to the April 28, 2021, study session and a notification upon the release of the Public Review Draft.

Planning Commission Members:

- Michele Blake
- John Shaffer
- Lorie Ann Adams
- Jackie Sillman
- Stacy Brookman
- Bhavin Singh Dale
- Richard Doscher

City Council Members:

- Marc Boomgaarden
- Grace Espindola
- David Shaw
- Wade Kirchner
- Shon Harris

Other Interested Parties:

- Sutter County, Sutter County Administration
- Doug Libby, Sutter County Planning
- Jeff Williams, Sutter County Environmental Health
- Kevin Yount, Caltrans
- Todd Retzloff, Sutter County Assessor
- Shannon Chaffin, City Attorney
- KUBA Radio

- Robert Shemwell
- Pete Davis, Yuba City Unified School District
- Lisa Bush
- Kevin Bradford
- Pat Kernan
- Keith Martin
- Adam Hansen
- Tom Tucker
- Neal Hay, Sutter County Development Services / Airport
- Nima Kabirinassab
- Jesse Frias, Fire Marshall
- Sharon Lydon
- Steve Miller
- Steve Smith, Sutter County CAO
- John McCorkle
- Jean Woolf
- Sean Minard, MHM Engineering
- Deborah McKee, CA Dept of Transportation, District 3
- Penny Lauseng, Marysville Joint Unified School District
- Manny Cardoza
- Darleen G. Mendez, CalTrans - Transportation Planner

Stakeholder Consultations

These stakeholders participated in one-on-one interviews to provide input on the 2021–2029 Housing Element update. They will also be sent notices for the study session with the Planning Commission on April 28, 2021, and the release of the Public Review Draft.

- St. Andrews Presbyterian Church, November 2020
- Kevin Carlson, Twin Cities Rescue Mission, November 2020
- Mike Nichols, Central Valley Homeless Assistance Veterans Program, November 2020
- Rick Millhollin, Hands of Hope, November 2020
- Johnny Burke, Sutter-Yuba Homeless Consortium, December 2020
- Alisha Parker, Pattra Runge, Maria Conrique, and Beckie Flores, Regional Housing Authority for Sutter & Nevada Counties, December 2020 – February 2021
- Jessica Hiller, California Rural Legal Assistance, December 2020

- John Decker, Alta California Regional Center, February 2021
- Mark Shlutsmeyer, Sutter-Yuba Mental Health Services, March 2021
- Ana Orgen, FREED Center for Independent Living, March 2021

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Appendix II. Glossary

Accessible: Used to describe housing that has special design features that help to alleviate physical disabilities. Such features include ramps, hand railings, lifts, special handles, and other modifications.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays 30 percent or less of its gross monthly income for housing, including utilities.

Area Median Family Income (MFI): This is defined by federal law and US Department of Housing and Urban Development (HUD) regulations as the higher of (1) the metropolitan area or non-metropolitan county median family income or (2) the statewide nonmetropolitan median family income. The median income calculations are based on a family of four persons. Income categories are based on the HUD-determined area median family income. (See "Income Categories.") New area median family income figures are published yearly by HUD and by the California Department of Housing and Community Development.

Assisted Housing: Dwelling units for which some type of public financial assistance (to pay for housing costs) is provided to the occupant.

Assisted Living Facility: Residential facilities designed for persons needing assistance with daily living activities. Generally, room, board, and personal care are provided.

Below-Market-Rate Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair market value of the unit. The US Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

Board and Care Home: In California, these are also called Residential Care Facilities for the Elderly (RCFE). Although skilled nursing staff may be available, these are not medical facilities. Instead, they provide assistance with daily living for persons age 60 or older who are no longer able to live independently. A facility can be from one bed to several hundred beds in capacity. Small one- to six-bed facilities may be located in residentially zoned areas without a special permit and are considered in all respects to be the same as family dwellings (California Health and Safety Code Section 1568.0831(a)(2)). RCFEs are under the guidance of the California Department of Social Services Community Care Licensing division.

California Environment Quality Act (CEQA): A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report must be prepared and certified as to its adequacy before taking action on the proposed project. (See "Environmental Impact Report [EIR].")

California Housing Finance Agency (CHFA): A state agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

City: City, with a capital "C," refers to the municipality of the City of Yuba City; when used with a lowercase "c" it means any other city or geographic limits of Yuba City.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Community Development Block Grant (CDBG): A grant program administered by the US Department of Housing and Urban Development on a formula basis for entitlement communities and by the California Department of Housing and Community Development for non-entitled jurisdictions.

Regional Housing Authority of Sutter and Nevada Counties: See "Housing Authority."

Construction Costs: Residential development costs that are attributable to the physical construction of buildings, such as labor and materials. These costs typically include the costs of building any required off-street parking spaces.

Continuing Care Retirement Communities: These communities vary in the services and amenities they provide for seniors and other older adults. They may offer independent living, assisted living, and/or skilled nursing services as well as educational, recreational activities, dining accommodations, and transportation services.

County: County, with a capital "C," refers to Sutter County; when used with a lowercase "c" it means any other county geographic limits of Sutter County.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land.

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. The State of California regulates the types of development that are entitled to a density bonus.

Density: The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre.

Developable Land: Land that is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual or business that prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development Fee: See "Impact Fee."

Disabled: A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Down Payment: An initial payment for a home or property that generally constitutes between 10 to 20 percent of the property value. Many banks and lending institutions require a down payment as part of a loan agreement for the remainder of the property value.

Duplex: A detached building under single ownership that is designed for occupancy as the residence of two families living independently of each other.

Dwelling Unit: One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Employment Center: A geographic area in which a large number of jobs are concentrated.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Family: An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind.

Financing: Money loans for the construction of new housing or for land or home purchases.

General Plan: A compendium of a city's or a county's policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the California Government Code Section 65301 and adopted by the City Council.

General Plan Advisory Committee (GPAC): A committee consisting of two City Council members, two County supervisors, two City planning officials, two County planning officials, and seven community members. The GPAC is responsible for developing initial policies and programs for the Yuba City Housing Element and the General Plan updates.

Home Mortgage Disclosure Act (HMDA): This law was enacted by the US Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public with loan data that can be used to determine whether financial institutions are serving the housing needs of their communities and to identify possible discriminatory lending patterns. Certain lending institutions must report loan data, such as the number of loans that were applied for, approved, denied or withdrawn, on a regular basis.

Homeless: Refers to individuals who lack a fixed, regular, and adequate night-time residence and to individuals whose primary night-time residence is a supervised publicly or privately operated shelter designated to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Household: All those persons, related or unrelated, who occupy a single housing unit. (See "Family.")

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented.

Housing Authority: A local agency that administers housing programs, such as Section 8, in conjunction with a local government. In Sutter County, the Regional Housing Authority of Sutter and Nevada Counties works with the County and the City of Yuba City.

Housing Element: One of the seven State of California-mandated elements of a local General Plan, it assesses the existing and projected housing needs of all economic segments of the community; identifies potential sites adequate to provide the amount and kind of housing needed; and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under California law.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. A development fee is based on the estimated reasonable cost of providing the service for which the fee is charged.

Income Categories: The income limits for each income group are as follows:

- *Extremely Low*: A household with an annual income of 30 percent or less of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development.
- *Very Low*: A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development for the Section 8 housing program.
- *Low*: A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development.
- *Moderate*: A household with and annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the US Department of Housing and Urban Development.
- *Above-Moderate*: A household with an annual income above 120 percent of the County's area median family income adjusted by household size, as determined by a survey of incomes conducted by a city of a county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development for the Section 8 housing program.

Income: The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly, such as Veterans' Administration (VA) payments, unemployment compensation, child support, or alimony.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Interest Rate: The rate at which a bank or other lending institution charges for outstanding debt. The interest rate is a certain percentage of the outstanding loan amount.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Lot coverage: The percentage or amount of the gross lot area that a building is allowed to cover per local zoning regulations. (See "Zoning.")

Lot: (See "Site.")

Mortgage: All forms of debt where the property is pledged as security for repayment of the debt.

Nonfamily Household: Any persons, related or unrelated, who occupy a single housing unit but who are not a family. (See "Family.")

Objective: A thing aimed at, a goal.

Overcrowding: Defined as more than one person per room in a housing unit.

Parking, Podium: Surface parking over which residential units are constructed. Generally, the first floor or entry level of the building is for parking.

Parking, Underground: Parking that is completely underground and on top of which residential dwelling units (or other nonresidential uses) are built.

Project Costs: The total cost of new residential development.

Regional Housing Needs Allocation (RHNA): The future housing needs for each region in California as determined by regional councils of government (the Sacramento Area Council of Governments in the case of the Sacramento Metro area). The most recent allocation covers the period between 2006 and 2013. State law requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Allocation.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad homogenous area.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family: A single dwelling unit on a building site.

Residential: Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Sacramento Area Council of Governments (SACOG): SACOG is the regional planning agency and council of governments for the six-county Sacramento Metropolitan Area. Elected officials and representatives from Sacramento Metro cities and counties comprise SACOG's Board of Directors. SACOG is the agency responsible for determining each city's and county's Regional Housing Needs Allocation.

Second Family Residence: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "second unit," "granny flat," or "mother-in-law" unit.

Section 8 Housing Choices Voucher Program: A federal (HUD) rent-subsidy program that is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income. Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Congregate Care Facility: Any residential facility that is restricted to persons age 60 or older (per Yuba City Zoning Regulations).

Senior Housing: Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Senior Congregate Care Facility.")

Seniors: As defined by the Yuba City Zoning Regulations, seniors include persons age 60 and older. However, for the purposes of analyzing US Census data (age cohorts), seniors are defined as age 65 and older.

Setback: A zoning requirement that establishes a specified distance from a lot line for the location of a building. A minimum setback also is known as a minimum yard requirement.

Shared Living: The occupancy of a dwelling unit by persons of more than one family to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached: A building containing two dwelling units with each unit having its own foundation on grade.

Single-family Dwelling, Detached: A building containing one dwelling unit on one lot.

Site Work: Improvements made to an undeveloped piece of land to support the construction of buildings on the site. Such improvements include grading and other infrastructure improvements.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. Sometimes referred to as a "lot."

Skilled Nursing Facility: These facilities provide short-term and long-term care for those who need 24-hour nursing supervision. Medical treatment is offered under the supervision of licensed nurses, and at least one registered nurse must be on duty during the day. All skilled nursing facilities must be registered by the State of California.

Soft Costs: Development costs, other than construction costs and site development costs, generally including interest, origination fees, appraisals, and other costs associated with real estate development.

Specific Plan: A plan that provides detailed design and implementation tools for a specific portion of the area covered by a General Plan. A Specific Plan may include all regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

State of California Department of Housing and Community Development (HCD): The State of California's principal housing agency whose goals include the promoting housing and community development, increasing the supply of housing (especially affordable housing), and conserving and improving housing conditions. HCD is the state agency responsible for certifying local Housing Elements and for distributing funds for affordable housing.

Substandard Housing: Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See "Transit, Public.")

US Department of Housing and Urban Development (HUD): The federal housing agency responsible for housing and community development on a nationwide basis. HUD provides funds for local housing and community development initiatives and programs and administers federal housing laws.

Underdeveloped Land: Lots or parcels for which the governing zoning regulations allow a greater intensity of development than what currently exists (either a greater number of dwelling units per acre or a larger floor-to-area ratio).

Undevelopable: Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City and are thus designated as undevelopable by the City.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Vacancy Rate: The percentage of housing units that are unoccupied because they are either for sale or for rent. The vacancy rate provides a measure of the demand and supply for housing. Low vacancy rates indicate that demand for housing is very strong (or that it is in short supply), while high vacancy rates indicate that there is an oversupply of housing.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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Appendix III. Qualified Entities

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
CALAVERAS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
TUOLUMNE	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
SAN FRANCISCO	Mayor's Office of Housing and Community Development, (	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama		(415) 701-5501	Local, regional, national public agency	X	8/14/13	
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
MARIN	Housing Authority of the County of Marin	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
ALAMEDA	Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtret@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	3203 Leahy Way	Livermore	CA	94550	(925) 447-3800	Jon D. Hovey	livhsg@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO	San Diego Housing Commission	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
FRESNO	Better Opportunities Builder, Inc.	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MONTEREY	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
RIVERSIDE	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@fameoorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
AMADOR	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
BUTTE	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LOS ANGELES	PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	jtorres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahq1@aol.com	(714) 744-6850	Local, regional, national public agency	X	8/14/14	5/18/99
SAN BENITO	Peoples' Self-Help Housing Corp	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.	3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
DEL NORTE	Redwood Community Action Agency	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency	904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-6407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-6805	Local, regional, public agency	X	8/14/14	10/23/00
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
FRESNO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
LOS ANGELES	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3776	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
SONOMA	Sonoma County Community Development Commission	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALAMEDA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
MARIN	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Chartable Corporation	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
KERN	Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
DEL NORTE	Humboldt Bay Housing Development Corporation	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Housing Humboldt)	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	bmatsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
SOLANO	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ORANGE	City of Newport Beach	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
NAPA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SOLANO	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
CONTRA COSTA	Neighborhood Housing Services of the East Bay	2320 Cutting Blvd.	Richmond	CA	94804	510.237-6459	Javier Hernandez	javier@eastbaynhs.org	510.237-6482	Local, regional, nonprofit		8/14/14	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610	Leah Pears	lpears@calhfa.ca.gov	(310) 342-1226			12/11/15	
AMADOR	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
ORANGE	Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Al.inouye@inouyeapartments.com			X	8/1/16	2/26/14
ALL COUNTIES	American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
LOS ANGELES	American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compuall.net	(714) 893-6858	Local, regional, national nonprofit org.	X	1/5/17	1/6/99
ALL COUNTIES	Lincoln Avenue Capitol, LLC	595 Madison Avnue Suite 1601	New York	NY	10022	(212) 554-2320	Andrew Mika	andrew@lincolnavecap.com		Profit-motivated individual or organization	X	5/3/17	5/3/17
ALAMEDA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALAMEDA	East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
ALAMEDA	Community and Economic Development Agency	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jplevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALAMEDA	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cchnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALAMEDA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALAMEDA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	pep@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
LAKE	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
MENDOCINO	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
NAPA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
SONOMA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
KERN	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ORANGE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
RIVERSIDE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
SAN BERNARDINO	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-ccrc.org	(818) 550-9806	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 e	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-8931	Brandt Blaken		(818) 712-8931			5/23/17	6/1/04
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
CONTRA COSTA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485 E	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
GLENN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Eskaton Properties Inc.	5105 Manzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SISKIYOU	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
YOLO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
ALL COUNTIES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
CONTRA COSTA	Community Housing Development Corp.	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	bsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *	Rebecca Ayyad	rayyad@udgi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards√	gsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
ALL COUNTIES	Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
ALAMEDA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN FRANCISCO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ALL COUNTIES	Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049	(310) 820-4888	Anthony Yannatta	Anthony@tsahousing.com			X	5/24/17	
CONTRA COSTA	Rubicon Programs, Inc.	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconpgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
ALAMEDA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALL COUNTIES	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
SOLANO	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	East Bay Asian Local Development Corporation	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
CONTRA COSTA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99
IMPERIAL	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444, (	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
KERN	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
LOS ANGELES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
ORANGE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
RIVERSIDE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN BERNARDINO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN DIEGO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SANTA BARBARA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
VENTURA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
FRESNO	Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3600 CheSte.r Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
FRESNO	Fresno Co. Economic Opportunities Commission	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	eoonlsn@psnw.com	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
EL DORADO	El Dorado County Housing Authority	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
IMPERIAL	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
KERN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SOLANO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
VENTURA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
KERN	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
IMPERIAL	Calexico Community Action Council Inc.	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
KERN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ORANGE	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
VENTURA	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
LOS ANGELES	Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-3815	Loca., regional, national public agency		11/6/17	8/17/17
KERN	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MADERA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIPOSA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
STANISLAUS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
FRESNO	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/99
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organizatic	X	6/7/18	10/11/06
SONOMA	Burbank Housing Development Corp.	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Canal Community Alliance	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Housing Authority of County of Alameda	22941 Atherton St	Hayward	CA	94541	(510) 538-8876	√	obasgal@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Ste.wart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tndc@ix-netcom.com	(415) 776-3962	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562)570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
PLACER	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SACRAMENTO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SOLANO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
ORANGE	Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN MATEO	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.	7455 Carmel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Fairfield Redevelopment Agency, Planning Department	1000 WebSte.r St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/6/99
SAN FRANCISCO	Mission Housing Development Corp	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-0378	Local, regional, national nonprofit org.	X		1/8/99

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
STANISLAUS	Modesto Redevelopment Agency	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
SOLANO	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomseru@aol.cn	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SAN DIEGO	Bayview CDC	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
STANISLAUS	Housing Authority of the County of Stanislaus	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarrcd@co.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
SACRAMENTO	Norwood Family Housing	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-6736	Local, regional, national nonprofit org.	X		1/9/02
SONOMA	Divine Senior Apartments	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
SANTA BARBARA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
ORANGE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
MONTEREY	CHISPA Inc.	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
ALL COUNTIES	Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
SAN FRANCISCO	MOHCD City and County of San Francisco	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama	lisa.motoyama@sfgobv.org	(415) 701-5501	Local, regional, nationl public agency			
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Commu	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.cor	(310) 551-1666	Profit-motivated individual or organization			6/4/18


YUBA CITY



1201 Civic Center Boulevard | Yuba City, CA 95993 | **www.yubacity.net**

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: ZC 26-01 Mobile, Open Air, and Sidewalk Vending Ordinance Update

Recommendation: A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City amending Article 53 of Chapter 5 of Title 8 of the Municipal Code regarding mobile, open air, and sidewalk vending operations, including a finding that Zoning Code Amendment ZC 26-01 is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3)

Fiscal Impact: No direct fiscal impact will result from amending the Municipal Code to revise the standards discussed

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Purpose:

To update the Municipal Code standards regulating vending operations within the city limits (including seizure of equipment of illegal vendors serving food), implementation of new requirements from the State involving sidewalk vending, and to clarify limitations on regulations to promote young entrepreneurs.

Strategic Focus Area:

This item is consistent with the City's Strategic Focus Areas of Economic Development and creating and maintaining Safe Communities.

Establishing enhanced penalties for unpermitted vendors protects permitted vendors and restaurants who have complied with food facility regulations and obtained the required permits to operate. Additionally, clarifying special exceptions for young entrepreneurs promotes the development of business acumen for the next generation.

Background:

The City Council considered this matter on March 17, 2026. After conducting a Public Hearing and receiving public comment, the City Council directed staff to make certain amendments to the ordinance (explained in the Analysis section below) and to circulate the updated draft ordinance to the local restaurant association for comment. No additional public comments have been received.

The Planning Commission considered this matter at a notice Public Hearing on February 25, 2026. There was no opposition expressed, and the Planning Commission unanimously recommended approval of the proposed Ordinance to the City Council.

Staff periodically brings forward recommended code revisions to incorporate statutory and miscellaneous changes for consideration to keep the Zoning Code contemporary for the City's needs and consistent with State law.

The City's regulation of mobile vendors was last modified over a decade and a half ago. Since that time, there have been substantial changes both in business practices and in comprehensive changes in State law, local vending practices, etc. that necessitate an ordinance update.

Analysis:

The draft Ordinance proposes to address these issues, as well as other updates, including codifying largely existing practices for youth lemonade stands, removing outdated language, syncing up requirements for mobile and other vendors, etc.

Mobile Vendors

Mobile vendors include food trucks, mobile caterers and can include ice cream trucks, push carts and bicycle carts. Below is a summary of changes proposed for mobile vendors.

- Update definitions for compliance with State law and practice.
- Require a permit to operate to be prominently displayed at point of sale.
- Clarify that permit renewals are to ensure data on file with the City is current.
- Update allowed hours of operation from 8pm to 9pm.
- Establish options for food trucks to operate, if approved by a school, in loading/unloading areas for up to 2.5 hours daily.
- Limit sales from private commercial property to 2 hours before needing to move locations. Create an exception if the City issues a temporary use permit or other approval.
- Provide for a single food truck to serve a party at a private residence for one day.
- Provide an option for limited tables and chairs if allowed by the City under a temporary use permit or specified in another City approval.

On March 17, 2026, the City Council provided direction to make the following ordinance revisions.

- Allow mobile vendors to be at a location on commercial private property, with landowner consent, to vend up to six hours per day and to be onsite a total of nine hours to allow for set-up and clean-up before having to relocate.
- Allow mobile vending to occur on unimproved property with approval of a temporary use permit issued by the City.

Open Air Vending ("Pop Up" Vendors)

Recently there has been a significant spike in illegal vending operations, especially with illegal food vendors temporarily setting up on private and public property and selling food at various locations throughout the city where otherwise prohibited. These operations can be quite extensive, including tents, generators, lights, food service areas, tables, chairs, music, etc. Among others, these "pop up"

vendors are often trespassing, do not comply with State food facility regulations overseen by Sutter County, violate safety and ADA requirements, are in incompatible locations with existing uses, and are placing lawfully operating vendors (including traditional brick and mortar restaurants and licensed food truck vendors) at a significant competitive disadvantage.

City Code Enforcement conducts periodic evening and weekend education and enforcement activities. Despite this, these illegal operators continue to "pop up" throughout the City. Code Enforcement has even had to close down illegal vendors multiple times in a single evening operation. Additionally, many of the operators claim to not have any identification, making any administrative citations or fines difficult to enforce.

The proposed Ordinance will provide Code Enforcement with the following additional enforcement options:

- Seize and dispose of perishable materials, including unsafe food.
- Seize equipment associated with the operation. The equipment would be stored by the City for 30 days and then can be disposed of if not claimed by the owner.
- The owner can come to the City to reclaim the property upon providing suitable evidence of ownership, etc.
- Any costs incurred in the salvage, disposal, or storage of impounded property may be assessed against any responsible person, including the owner.
- An appeal process.
- The draft Ordinance (Section 8-5.5380 (d)) states that violations shall constitute a misdemeanor and not an infraction. Due to restrictions of State law, this provision does not apply to sidewalk vendors.

The proposed Ordinance establishes a new "temporary use permit" that can be approved by the Director of Development Services for short-term activities on publicly owned property for three or fewer consecutive days within a 90-day period and sponsored by educational, fraternal, religious or service organizations or tax-exempt organizations. Other temporary uses may be considered by the Director if they are similar in nature and the required findings can be made, otherwise the Director shall forward the matter to the Planning Commission for consideration.

These requirements are in addition to the existing food vendor requirements having the appropriate Sutter County Environmental Health permit(s), City business license, a vending permit, insurance, etc.

Sidewalk Vendors

The State continues to pass legislation imposing additional limitations on the ability of cities to regulate local affairs. This includes the adoption of SB 946 and successor legislation which limits the ability of local governments to regulate sidewalk vendors, except as authorized under the law. In essence, the City is prohibited from regulating sidewalk vendors unless it adopts a program, such as through an Ordinance, in limited circumstances and when the restriction is directly related to objective health, safety, or welfare concerns.

The draft initial Ordinance establishes a program requiring, among others, limitations of sidewalk vending in residential zones, in parks with concessions, and on hours of operation; compliance with the ADA and local permit requirements; compliance with applicable Sutter County Environmental Health regulations; distance requirements from special events, etc. Under State law, violations of a city's sidewalk vending regulations by a sidewalk vendor are punishable only by administrative fine.

As previously stated, the draft Ordinance (Section 8-5.5380 (d)) states that violations shall constitute a misdemeanor and not an infraction. Due to restrictions of State law, this provision does not apply to sidewalk vendors.

Young Entrepreneurs

Many youth have had their first business opportunities from a simple stand in their front yards occasionally selling lemonade, baked goods, crafts, and similar items. Others have worked with local businesses to allow occasional sales to entering/exiting customers.

Currently this is illegal in many cities, who would require health permits, business licenses, insurance, and even entitlement such as a use permit. However, it has been the Council's policy to encourage youth entrepreneurship and promote community engagement, and it has been the City's practice to provide flexibility to these budding entrepreneurs. In furtherance of this, the draft Ordinance proposes to formally codify exceptions for minors under the age of 18 from limited, low-impact sales activities without a business license.

To qualify, sales must be located on a residential property owned or lawfully occupied by the youth entrepreneur, or on a commercial or similar property where the owner or authorized agent has granted permission for the activity. Sales may not include alcoholic beverages, obstruct public rights-of-way or sidewalks, or create traffic or safety hazards (such as having an open flame). Sales shall not exceed a cumulative total of 25 days within a rolling 12-month period. Temporary use of portable tables, chairs, shade structures, or other site furniture, and signs is permitted.

Environmental Considerations:

After reviewing the California Environmental Quality Act (CEQA) and the Guidelines, staff believes this item is covered by the general rule specified at CEQA Guidelines Section 15061(b)(3) and has determined with certainty that there is no possibility the proposed update to the Municipal Code would cause a significant, adverse, effect on the environment. This is because the proposed revisions merely provide for refinements to existing allowed uses and for additional clarity regarding the standards for Mobile, Open Air, and Sidewalk Vending operations in the City of Yuba City.

Fiscal Impact:

No direct fiscal impact will result from amending the Municipal Code to establish the proposed revisions. Existing budgeted monies will be used for this effort.

Alternatives:

The City Council may determine not to introduce the Ordinance proposed or may desire to make revisions to the proposal. Depending on the nature of desired revisions, it may necessitate a continuance of the matter.

Recommendations:

A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City amending Article 53 of Chapter 5 of Title 8 of the Municipal Code regarding mobile, open air, and sidewalk vending operations, including a finding that Zoning Code Amendment ZC 26-01 is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3)

Attachments:
1. City Council Ordinance

Prepared By:
Doug Libby, AICP
Director of Development Services

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AMENDING ARTICLE 53 OF CHAPTER 5 OF TITLE 8 OF THE MUNICIPAL CODE REGARDING MOBILE, OPEN AIR, AND SIDEWALK VENDING OPERATIONS

WHEREAS, there has been a significant spike in illegal vending operations, especially with illegal food vendors temporarily setting up on private and public property and selling food at various locations throughout the city where otherwise prohibited. These operations can be quite extensive, including tents, generators, lights, food service areas, tables, chairs, music, etc. Among others, these "pop up" vendors are often trespassing, do not comply with State food facility regulations overseen by Sutter County, violate safety and ADA requirements, are in incompatible locations with existing uses, and are placing lawfully operating vendors (including traditional brick and mortar restaurants and licensed food truck vendors) at a significant competitive disadvantage; cause queuing of vehicles in the street or unsafe ingress/egress of traffic onto sites not suitable for said traffic, blocking of pedestrian passage, trespassing, or setting up semi-permanent operations contrary to the City's zoning ordinance and which are not compatible with surrounding lawful uses, sanitation (including the lack of hand washing stations, trash receptacles, and appropriate storage to prevent insect intrusions, etc.); and

WHEREAS, the various challenges the City has encountered include difficulty in citing vendors who do not carry personal identification and enforcing said citations, receiving resources from sister agencies in citing food vendors operating unsafely and in violation of State and county law, and encountering "repeat offenders" who continue to vend in violation of Article 53 of Chapter 5 of Title 8 despite having received multiple warning or administrative citations; and

WHEREAS, the City Council now desires to amend and supplement Article 53 of Chapter 5 of Title 8 pursuant to its police power to permit the City to impound equipment, food, goods, merchandise, and other vending items from vendors operating in violation of the Municipal Code and/or Sutter County Health Department regulations to thereby promote the public health, safety and welfare of the City's residents and visitors; and

WHEREAS, the California State Legislature has also passed various legislation limiting local regulation of sidewalk vending; and

WHEREAS, local agencies still retain the authority to pass ordinances regulating certain aspects of sidewalk vending, such as time, place, and manner of vending in sensitive areas, but local agencies are prohibited from banning sidewalk vending altogether; and

WHEREAS, additional requirements as to the manner of sidewalk vending are warranted, and are directly related to objective health, safety, and welfare concerns; and

WHEREAS, it has been the Council's policy to encourage youth entrepreneurship and promote community engagement, and it has been the City's practice to provide flexibility to these budding entrepreneurs for certain vending. In furtherance of this, the Council desires to formally

codify exceptions for minors under the age of 18 from limited, low-impact sales activities without a business license; and

WHEREAS, the City Council considered this ordinance pursuant to a noticed public hearing at its meeting on _____, 2026, and now desires to adopt the same.

NOW THEREFORE, the City Council of the City of Yuba City does ordain as follows:

SECTION 1. Recitals. The above recitals are incorporated by reference.

SECTION 2. Findings. The City Council finds that the updates to the ordinance are necessary for, and promote, the public health, safety, and welfare. The City Council further finds i) the limitations on hours of sidewalk vending are not unduly restrictive, and are not more restrictive than any limitations on hours of operation imposed by other vending uses; ii) the requirements maintain sanitary conditions; iii) the requirements are necessary to ensure compliance with disability access standards, including the Americans with Disabilities Act of 1990; iii) the City has met the requirements for requiring vendors to obtain a permit for vending from the City; iv) requiring a vendor to possess a valid California Department of Tax and Fee Administration seller's permit promotes accountability, safety, and payment of taxes; v) requiring additional licenses, such as a Sutter County Environmental Health permit for the sales of food, promotes public health, safety, and welfare and is required by law; and vi) requiring compliance with other generally applicable laws is not only consistent with said laws, but allows for more effective enforcement of the same.

The City council also makes additional findings regarding sidewalk vending updates related to objective health, safety, and welfare concerns including as follows:

(a) The presence or accumulation of sidewalk vendors in areas that are necessary or reserved for vehicular or pedestrian ingress or egress, including driveways, loading or unloading zones (including for schools), building entrances and transit stops, or on sidewalks or pedestrian walkways such that adequate space is not reserved for ingress or egress, can cause trip and fall and traffic accidents, create other hazards such as fire hazards relating to the flow of traffic into or out of a building or facility, and inhibit accessibility by individuals with disabilities and others.

(b) The use of stands or additional tables, crates or other equipment or items by sidewalk vendors can further impede the flow of vehicular or pedestrian traffic and cause or contribute to traffic accidents, and can also cause bodily injury to pedestrians resulting from obstructed visibility.

(c) Imposing City business license and permit requirements on sidewalk vendors is necessary to ensure that sidewalk vendors in the City operate in a manner that is safe, legal, and conducive to the public health and welfare.

(d) The operation of stationary sidewalk vendors in residential areas, and the operation of roaming sidewalk vendors at night in residential areas, can increase the incidence of crime in such areas and cause a public nuisance to the residents of such areas.

(e) The operation of stationary sidewalk vendors in areas of City parks that are within 50 feet of residential dwellings can cause a public nuisance to the residents of such dwellings.

(f) The operation of sidewalk vendors in non-residential areas at night, or at any time when the other businesses or uses in such areas are closed, can increase the incidence of crime in such areas.

(g) The transaction of business between sidewalk vendors and persons in motor vehicles can contribute to or facilitate concealment of criminal activities, including but not limited to solicitation and illegal distribution of controlled substances.

(h) The creation of loud and unnecessary noises by sidewalk vendors, including the projection or amplification of sounds by sirens, megaphones or other devices, whether for the purposes of attracting attention to their operations or otherwise, can cause a public nuisance.

(i) The presence of sidewalk vendors in streets or on medians increases the risk of vehicular-pedestrian and vehicular-vehicular traffic accidents and the adverse effects caused by transaction of business between sidewalk vendors and persons in motor vehicles.

(j) The presence of sidewalk vendors near fire hydrants can impede the ability of firefighters to access the hydrants in the most efficient possible manner and thereby threaten public health and safety by slowing the response time in the event of a fire.

(k) The operation of sidewalk vendors who sell food or beverages generates trash and refuse and can result in littering, particularly if appropriate receptacles are not provided.

(l) The presence of unattended stands or other equipment or items of sidewalk vendors at any time, and the parking or storage of such stands or items in public areas when not in operation, can attract criminal activities including theft, and can increase the likelihood of trip and fall accidents and bodily injury to pedestrians who do not see or expect the presence of such items in their path.

(m) The operation of sidewalk vendors in public parks, where the park operator has an exclusive concessionaire agreement with a concessionaire operating in the park, can unreasonably interfere with the business operations of the concessionaire and the agreement between the park operator and the concessionaire.

(n) The operation of sidewalk vendors in the immediate vicinity of areas designated for temporary use permit, or other permit or approval issued by the City can unreasonably interfere with the operations of the special event or other activity authorized by the permit.

(o) The operation of sidewalk vendors in the immediate vicinity of certified farmer's markets or permitted swap meets can unreasonably interfere with the operations of the farmer's market or swap meet.

(p) The procurement of a permit from the Sutter County Environmental Health Department is required by state law for all sidewalk vendors who sell food.

(q) All of the regulations imposed on sidewalk vendors by this ordinance are time, place and manner requirements pertaining to the operation of sidewalk vendors and are directly related to objective public health, safety or welfare concerns as set forth in this ordinance.

SECTION 3. CEQA. The City Council finds and determines that the adoption of an ordinance regulating and restricting mobile, pen air, and sidewalk vending operations not a "project" for the purposes of the California Environmental Quality Act (CEQA) as the it establishes administrative activities, or otherwise clarifies uses associated with existing regulations including State regulations, that will not result in direct or indirect physical changes to the environment as contemplated by CEQA Guidelines section 15378. Further, this ordinance is exempt under section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the activity in question would have a significant adverse effect on the environment. As such, this activity is not subject to CEQA.

SECTION 4. Article 53 (Special Provisions for Mobile and Open Air Vending Operations) of Chapter 5 (Zoning) of Title 8 (Planning and Zoning) of the Yuba City Municipal Code is amended to read in its entirety as follows:

Article 53. - Special Provisions for Mobile, ~~and~~ Open Air, and Sidewalk Vending Operations

Sec. 8-5.5305. Declaration of purpose.

The ~~City~~ Council ~~of Yuba City~~ expressly finds that the vending of produce and prepared or prepackaged foods, goods, wares, and/or services on public streets, sidewalks, or alleys and on private property could potentially pose unsafe conditions and special dangers to the public health, safety, and welfare of the residents of the City ~~of Yuba City~~. It is the purpose and intent of the ~~City~~ Council, in enacting this article, to provide those persons who engage in those types of vending operations with clear and concise regulations to prevent safety, traffic, and health hazards, as well as to preserve the peace, safety, and welfare of the community.

Sec. 8-5.5310. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a) "Business owner" shall mean any person, firm, or corporation, which owns or controls any interest in any business engaged in vending as defined in subsection (u) of this section.

(b) "Building complex" shall mean a grouping of any number of buildings that was comprehensively planned as a single or multi-phased project. Building complexes are characterized by shared ingress/egress and parking improvements and master planned utility infrastructure. Building complexes can be located on the same or separate parcel(s) of land.

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(c) "Commissary" shall mean a food establishment in which food, containers, equipment, or supplies are stored or handled for use in motorized food wagons or conveyance.

(d) "Conveyance," as used in this chapter, shall mean any vehicle (except motorized food wagons, as defined below), trailer, cart, wagon, or stand, with or without wheels, which may be moved from one place to another under its own power or by other means.

(e) "Fixed place of business" shall mean a commercial activity operating from an immoveable building or enclosed structure at a permanent location which complies with applicable City, State and Federal regulations.

(f) "Itinerant merchant," for purposes of this chapter, shall mean any person who engages in a temporary business of selling and delivering goods, wares, or merchandise within the City, and who, in furtherance of such purpose, hires, leases, uses, or occupies any building structure, motor vehicle, tent, public rooms in hotels, lodging houses, apartments, shops, or any street alley, or other place within the City, for the exhibition and sale of such goods, wares, or merchandise, either privately or at public auction; provided that any person so engaged shall not be relieved from complying with the provisions of this chapter merely by reason of associating temporarily with any local dealer, trader, merchant, or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant, or auctioneer.

(g) "Mobile food vendor" shall mean any person that sells, or causes or allows another, whether as an employee or as an independent contractor leasing or renting equipment, to sell any food or drinks by means of a motorized food wagon or nonmotorized vehicle, such as catering truck, motorized cart, food truck, or other itinerant method. It includes a nonmotorized vehicle which is not self-propelled or which cannot be moved by a person pushing or pulling such nonmotorized vehicle. Where one person employs another person to sell food or drinks or where one person leases or rents equipment or a vehicle to another person to allow them to sell food or drinks, both individuals shall be considered mobile food vendors. Mobile food vendor shall not mean a sidewalk vendor as defined by this article.

(h) "Mobile vendor" shall mean a person conducting commercial activity from either a motorized or nonmotorized vehicle, or in conjunction with the same, offering goods for sale on a temporary, intermittent or seasonal basis in which customers approach the vehicle to make a purchase. This term includes mobile caterers, mobile food vendors, lunch wagons, eating cars, ice cream trucks, pushcarts, bicycle carts, motorized food wagon or conveyance. Notwithstanding, a mobile vendor does not include a sidewalk vendor.

(i~~h~~)"Mobile unit" shall mean any vehicle, truck, trailer, cart, pushcart, wagon, bicycle, dray, conveyance or structure on wheels, not firmly fixed to a permanent foundation, which is not required to have a license to operate issued by the California Department of Motor Vehicles.

(j~~i~~) "Motor vehicle" shall mean any automobile, truck, trailer or other conveyance requiring a license issued by the California Department of Motor Vehicles.

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(kj)"Motorized food wagon" shall mean any vehicle as defined in the California Vehicle Code, which is equipped and used for retail sales of prepared, prepackaged, or unprepared, unpackaged food or foodstuffs of any kind on any public street, alley, highway, or private street, alley, or property within the City of Yuba City. For the purposes of this chapter, a motorized food wagon shall also include any trailer or wagon pulled by a vehicle.

(lk)"Open air vendor" shall mean a person conducting commercial activity from either a motorized or nonmotorized vehicle at a fixed location on private property, offering goods for sale on a temporary, intermittent or seasonal basis in which customers approach the vending operation to make a purchase. Open air vendor operations are not mobile enough to comply with the time requirements identified for mobile vendors and are therefore constrained to setting up operations at an approved fixed location. Open air vending includes commercial activity from a stall or booth, including food sales, and may include associated canopies, tables, chairs, serving tables, temporary signage, or displays affiliated with the same. Notwithstanding, an open air vendor does not include a sidewalk vendor.

(ml) "Operator's permit" shall mean either a mobile vendor permit, ~~or an~~ open air vendor permit, or sidewalk vendor permit as provided for in this article.

~~(m)"Peddler," for purposes of this chapter, shall mean any person traveling by ft., motor vehicle, mobile unit or any other type of conveyance from place to place conveying or transporting goods, wares, merchandise, foods, farm products, or provisions, or personal property of any nature whatsoever, and hawking or offering and exposing the same for sale, soliciting or taking or attempting to take orders for the same or for services to be furnished or performed in the future, or making sales and delivering articles to purchasers, or who, without traveling from place to place, shall sell or offer or solicit or taking or attempting to take orders for the same for sale from a motor vehicle or mobile unit.~~

~~(n) "Peddle" and "peddling" shall mean traveling by ft., motorized vehicle, nonmotorized vehicle or any other type of conveyance from place-to-place, house-to-house, or from street-to-street, carrying, conveying or transporting goods, wares, merchandise, or food and concurrently offering or exposing the same for sale.~~

~~(o) "Peddling" shall mean the act of being a peddler.~~

(np) "Permittee" shall mean the person issued a permit to operate either a mobile or open air vending operation by the ~~City of Yuba City~~city.

(oq) "Persons" shall mean any person, business owner, firm, partnership, association, or corporation, and includes, but is not limited to, owners, operators, drivers, lessors, and lessees of motorized food wagons and conveyances.

(pr)"Public sidewalk or street" shall mean all of those areas dedicated as public thoroughfares, including, but not limited to, roadways, parkways, medians, alleys, sidewalks and public ways or dedicated easements for public rights-of-way.

(qs) "Sidewalk vendor" shall mean a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path. A sidewalk vendor also includes a "roaming sidewalk vendor" who moves from place to place and stops only to complete a transaction, as well as a "stationary sidewalk vendor" who vends from a fixed location.

"Solicitor," "drummer," or "canvasser" shall mean any person who goes from house to house or from place to place taking, or attempting to take, orders for the sales of goods, wares, and merchandise of any nature whatsoever for future delivery or for services to be furnished or performed in the future, whether or not such individual has a sample, or whether or not he or she is collecting advance payments. "Canvasser" shall also include any person who goes from house to house or place to place for the purpose of leaving samples and/or advertisements for any goods, wares, or merchandise or for services to be rendered.

(t) "Traveling merchant" shall mean any person who engages in buying, selling, trading or exhibition for purchase, sale or trade of any goods, wares, merchandise or services door-to-door, street-to-street or on a temporary or intermittent basis from a location which is not a fixed place of business. Traveling merchant includes, but is not limited to mobile street vendors and persons commonly referred to as solicitors, peddlers, hawkers, itinerant merchants, door-to-door salesman and transient vendors(ru) "Vend" or "vending" shall mean the sale of any goods, wares, merchandise, prepared, prepackaged, or unprepared, unpackaged food or foodstuffs of any kind from private or public property.

(sv) "Vendor"/"operator" shall mean any person who sells and makes immediate delivery, or offers for sale and immediate delivery, any goods, wares, or merchandise, or drives, operates, vends, and/or prepares food on or from a motorized food wagon or conveyance.

Sec. 8-5.5315. Regulation of sales.

It is unlawful for any person to vend, or attempt to engage in vending, or to conduct business for the purpose of vending, or operate any vehicle or conduct any business for the purpose of vending, from any motor vehicle, motorized food wagon, mobile unit, or conveyance, that is parked, stopped, or standing upon any public street, alley, highway, or property, or private street, alley, or property within the City of Yuba City except in accordance with all applicable provisions of this Codechapter.

Sec. 8-5.5320. Permit to operate—Mobile vendors.

A person desiring to engage in a mobile vendor operation, as defined by this article, shall submit a written application for a zoning clearance permit with all supporting information required by the City of Yuba City. Such application shall be accompanied by a nonrefundable, non-transferable application fee in an amount as may be established by resolution of the City Council. A zoning clearance ny such permit shall be required to be renewed annually so that all information on file is current and a separate nonrefundable, nontransferable application fee shall annually be paid annually for such renewal application. Vendors must have the permit in their

possession when vending. Additionally, the permittee shall display a City issued permit sticker upon each of their mobile units, motor vehicles, or motorized food wagons, ~~as defined herein~~ to demonstrate compliance with the requirements of this article. For mobile vending not directly occurring from a mobile unit, motor vehicle, or motorized food wagon, such as may be the case for certain mobile food vendors, the permit must be prominently displayed at the point of sale in a location readily visible to the public and available for inspection.

(a) As part of the permit to operate application, the vendor or business owner shall provide the following:

(1) Name, mailing address, and telephone number of applicant;
(2) Presentation of a California driver's license, if any, or other photographic identification issued by a State or United States Federal agency establishing the applicant's age as 18 or older;
(3) Proof of current vehicle registration and a copy of an applicable vehicle insurance policy for any vehicles used in the vending activity;
(4) Four photographs (showing different exterior views) of each motorized food wagon or conveyance;
(5) A copy of a current Sutter County Environmental Health permit for any food service vending operation;
(6) A copy of the vendor or business owner's current business license certificate~~business tax certification~~ and applicable Board of Equalization Seller's Permit;
(7) Business owners must show proof of payment to a commissary for the prior 12 months for all cases involving the reissuance of a permit; and proof of current payment for new vendors;
(8) Satisfactory proof of insurance as required by Section 8-5.5355;
(9) A description of the goods, wares, merchandise, products, or any other thing or representation of value on consignment which will be the subject of the applicant's peddling or itinerant merchant business or activity.

(b) A permit to operate shall be granted unless:

(1) The vendor or business owner~~operator~~ fails to submit a complete application;
(2) The vendor or business owner ~~operator~~ makes any omission, untrue statement or material misrepresentation in the application or provides fraudulent documentation with the application;
(3) The vendor or business owner~~operator~~ has violated this article within the last 12 months;
(4) Any vehicle proposed to be operated lacks the required equipment, is improperly licensed or is unsafe;
(5) The vendor or business owner~~operator~~ has not otherwise complied with this article.

Sec. 8-5.5325. Conditions to operate—Mobile vendors.

A person who has obtained a zoning clearance permit to operate a mobile vending operation shall comply with all of the required conditions below or be subject to revocation of the permit as described in Section 8-5.5360.

(a) No permittee shall engage in business activity between the hours of 9:008:00 p.m. and 8:00 a.m., except upon invitation of the occupant or business owner.

(b) No permittee shall solicit or attempt to solicit on any premises on which a notice or sign is clearly posted prohibiting solicitations or indicating the owner or occupant desire not to be solicited.

(c) The peddling of goods, merchandise, wares, or foods within a public or private parking lot is prohibited, unless the permittee can provide written permission from the property owner of the subject property to be located at said location.

(d) The permit shall be exhibited by the permittee whenever requested by a law enforcement officer or at the request of any citizen the permittee is engaged in selling or soliciting.

(e) The permittee shall maintain a valid City of Yuba City Business Licensebusiness license certificate at all times.

(f) No permittee shall peddle goods from any motorized vehicle that is not properly licensed and insured as required by the State of California.

(g) Any permittee engaged in the sale of tangible personal property that would normally be subject to sales tax if sold at retail shall maintain and have available for review, their California Sellers Permit issued by the- California Department of Tax and Fee AdministrationState Franchise Tax Board.

(h) No permittee shall intentionally or deliberately obstruct the free movement of any member of the public on any sidewalk, street or public place.

(i) No permittee shall peddle items or solicit to a captive audience, including persons in lines or seated in public places.

(j) No permittee shall peddle any prepackaged food unless the items have all State and Federally required food labels and a Sutter County Environmental Health permit, to sell such items.

(k) Except as otherwise provided, no permittee shall peddle any goods, merchandise, wares or foods by sitting, standing or walking on a public street, or upon a median or parkway within a public street or right-of-way.

(l) No permittee shall peddle or attempt to peddle to the occupant(s) of a vehicle in a public street or highway.

(m) The permittee may not park, store, or maintain a vehicle on a residentially zoned parcel in the City or a public street in a residential area.

(n) The permittee shall comply with all California State Vehicle Code Requirements.

(o) The peddling of goods, merchandise, wares or foods from a nonmotorized vehicle with the exception of bicycle carts shall be limited to the public or private sidewalk. Except for bicycle carts, peddling is prohibited from or within a public street or highway.

(p) The use of amplified music and horns must comply with the City's noise regulations as specified in Title 4, Chapter 17.

Sec. 8-5.5330. Parking and stopping restrictions—Mobile vendors.

(a) A mobile vendor may locate and operate in the public right-of-way subject to the following conditions:

(1) A vendor shall not operate within 100 feet~~.~~ of any street intersection.

(2) No mobile vendor shall stop to conduct his or her business or activity from a motor vehicle or mobile unit within 200 feet~~ft.~~ of another mobile vendor who has already stopped to conduct business.

(3) A mobile vendor not on private property (such as in the public right of way) shall move not less than 600 feet~~ft.~~ at least every 30 minutes and may not return to a previous location or within 600 feet~~ft.~~ of a previous location on the same calendar day.

(i) An exception to the above requirements include ~~The lone sole exception to the above requirement is at~~ an industrial/office building or ~~office building~~complex where there are multiple shift changes over ~~during the course of~~ a 24-hour day. For those occurrences, a mobile vendor can return to the same location a maximum of two times during a calendar day.

An additional exception shall include school zones, as allowed by the school district in writing, where mobile vendors do not interfere with school functions and may operate in designated drop-off and pick-up zones for up to 2.5 hours daily to provide food service on the sidewalk side of the vehicle only.

~~For those occurrences, a mobile vendor can return to the same location a maximum of two times during a calendar day.~~

(b) A mobile vendor operating lawfully on private property (e.g., not in the public right of way or on a street) shall move not less than 600 feet at least every 9 hours and may not return to a previous location or within 600 feet of a previous location on the same calendar day. No mobile vendor shall be onsite for more than 9 hours, or be engaged in vending more than 6 hours during that time.

(1) An exception to the above requirements are those uses that are specifically authorized for the private property with an approved use permit, temporary use permit, or other permit or approval issued by the City.

(c) No mobile vending may occur on unimproved property without a temporary use permit issued by the City.

(d) Notwithstanding the foregoing subsections, a mobile food vendor hired by a homeowner or lawful resident to exclusively serve at the private residence for a party or similar event may operate and park under the following conditions:

(1) Service is limited to only the residential property.

(2) Only a single mobile vendor may be present at any one time.

(3) A mobile food vendor may park either in the driveway or along the street in front of the residence for the duration of the event. No parking is authorized overnight. If the residence is located within 100 of a local (residential) intersection, then any mobile vending parking on the roadway must be at least 25 feet from the intersection. If the residence is located within 100 feet of any other type of roadway (such as a collector or arterial) intersection, then the mobile vending parking must be located at least 50 feet from the intersection if it is not reasonably feasible to park at least 100 feet away or to use the driveway.

(4) No use permit, temporary use permit, or other permit is required for use of the residential property in such a manner. However, the mobile food vendor is still required to comply with section 8-5.5335, including a permit to operate.

(5) This exception shall not be used more than six times in a rolling twelve- month period.

(6) This exception does not apply to apartment complexes.

Sec. 8-5.5335. Condition/appearance of site and motorized food wagon and conveyance—Mobile vendors.

(a) Any permitted mobile vendor who stops at a site shall maintain the property as follows:

(1) The site shall be maintained in a safe and clean manner at all times.

(2) No tables, chairs, fences, shade structures, or other site furniture~~,~~ (permanent or otherwise), or any freestanding signs shall be permitted for the customers of the business.

(i) An exception to this requirement is a mobile food vendor legally operating at an ~~approved~~ event allowing said uses or site furniture or signs consistent with an approved use permit, temporary use permit, or other permit or approval issued by the City that specifically allows for the use.

(i) An exception to this requirement is for a mobile food vendor hired by a homeowner or lawful resident to exclusively serve at the residence for a period not to exceed one day during normal operation hours, for a total period not to exceed six times in a rolling twelve-month period. For such authorized uses, site furniture may be used on the residential property itself, but not in the street.

(3) Exterior storage or display of surplus refuse, equipment, materials, goods, wares, or merchandise associated with the vendor is prohibited.

(b) Any permitted mobile vendor shall comply with the following standards for the condition/appearance of their motorized food wagon and conveyance:

(1) The vendor shall display, in plain view and at all times, current permits and licenses in or on their vehicle.

(2) Any motorized food wagon or conveyance used in the course of vending shall be entirely self-sufficient in regards to gas, water, and telecommunications.

(3) Should any utility hook-ups or connections to on-site utilities be required, the vendor shall be required to apply for appropriate permits to ensure building and public safety and consistency with applicable building and zoning regulations.

(4) The vendor shall not discharge items from any motorized food wagon or conveyance vehicle onto the sidewalk, gutter, storm inlets, or streets.

(c) Any permitted mobile vendor shall comply with the following sanitation standards.

(1) All motorized food wagons or conveyances shall operate out of a commissary pursuant to the requirements of the California Health and Safety Code.

(2) All motorized food wagons or conveyances shall be equipped with refuse containers large enough to contain all refuse generated by the operation of such a vehicle, and the vendor of the motorized food wagon or conveyance shall pick up all refuse generated by such operation within a 25 footft. radius of the vehicle before such vehicle is moved. No vendor shall dispose of any trash or refuse in any such public or private trash receptacle other than a trash receptacle owned, operated, or otherwise provided by and under the control of such vendor.

(3) A motorized food wagon or conveyance shall comply with California Health and Safety Code regarding the availability of adequate toilet facilities for use by food service personnel.

Sec. 8-5.5340. Permit to operate—Open air vendors.

A person desiring to engage in an open air vendor operation, as defined by this article, shall submit a written application for a use permit with all supporting information required by the City ~~of Yuba City~~. Such application shall be accompanied by a nonrefundable, nontransferable application fee in an amount as may be established by resolution of the ~~City~~ Council. Any such permit shall be required to be renewed annually and a separate nonrefundable, nontransferable application fee shall be paid annually for such renewal application. Vendors must have the permit in their possession when vending. There must be at least one vendor with a valid permit present whenever vending is taking place.

(a) As part of the permit to operate application, the vendor or business owner shall provide the same information as specified in Section 8-5.5320(a). In addition, the applicant must also provide the following:

(1) An affidavit in a form approved by the City from the property owner (if other than self) permitting the vendor to locate on the site;
(2) A site plan, drawn to scale and with dimensions, indicating the location of all existing buildings, structures, driveways, parking spaces, traffic controls, and improvements,

and the location or areas where the proposed vending activity, structures, and improvements related to the vending activity will be located upon the site;

(3) If the open air vendor is located within 400 feet~~.~~ of a business selling similar goods and products, then the vendor shall obtain written approval from said business and submit such written approval as part of the application.

(b) The open air vending application for a use permit shall be forwarded to the Planning Commission for review unless:

(1) The ~~operator~~ business owner or vendor fails to submit a complete application;

(2) The business owner or vendor ~~operator~~ makes any omission, untrue statement or material misrepresentation in the application or provides fraudulent documentation with the application;

(3) The business owner or vendor ~~operator~~ has violated this article within the last 12 months;

(4) Any vehicle proposed to be operated lacks the required equipment, is improperly licensed or is unsafe;

(5) The business owner or vendor~~operator~~ has not otherwise complied with this article.

(c) Any use permit request for an open air vending operation shall be processed in accordance with Section 8-5.7003.

(d) Notwithstanding subsections (b) and (c), and to the extent the proposed use is not otherwise subject to Section 8-5.5103, the Director of Development Services may instead issue a temporary use permit for a variety of short-term activities.

(1) Temporary open-air vending. Short-term activities include the following types of temporary uses:

(i) Publicly owned property. Events that are to be conducted on publicly owned property for three or less consecutive days within a 90 day period and are sponsored by educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts, or to tax exempt organizations in compliance with 501(c) of the Federal Revenue and Taxation Code.

(ii) Any other temporary use the Director of Development Services may determine is similar in nature. If the use does not qualify, then the open air vending application for a use permit shall be forwarded to the Planning Commission for review in accordance with Section 8-5.7003.

(2) Required findings. The Director may approve a temporary use permit application, with or without conditions, only if all of the following findings are made:

(i) The operation of the requested temporary use at the location proposed and within the time period specified would not jeopardize, endanger, or otherwise constitute a menace to the public convenience, health, safety, or general welfare;

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(ii) The proposed location is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the parcel;

(iii) The proposed parcel is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use would or could reasonably be expected to generate; and

(iv) Adequate temporary parking to accommodate vehicular traffic to be generated by the use would be available either on site or at alternate locations acceptable to the Director.

(3) Appeals. Any applicant or person claiming to be directly and adversely affected by any action of the Director may file an appeal in accordance with Section 8-5.7104.

Sec. 8-5.5345. Conditions to operate an Oopen Aair Vvending Ooperation.

(a) Open air vending operations are allowed under the following conditions or be subject to revocation of the permit as described in Section 8-5.5360.:

(1) Vendors may only locate on private property except as authorized by a temporary use permit issued under Section 8-5.5340. No open air vending operations shall be allowed on public property, including the public right-of-way, except as authorized by a temporary use permit, event permit, or similar permit issued by the City.

(2) Open air vending operations are allowed in areas where there is a large unmet need for service to be offered by the open air vendor; in general, open air vending operations shall only be allowed in the following areas of the City:

(i) Industrial building/complex greater than 65,000 square feet.
(ii) Office building/complex greater than 50,000 square feet.
(iii) Retail building/complex greater than 100,000 square feet.

The Planning Commission may issue use permits for open air vending operations in areas of less square footage than shown above when the findings for issuance of a use permit, as provided in section 8-5.7003(d), and in particular, finding number (d)(5), can be made, based on information in the record. The obligation to present evidence of an unmet need in areas of less square footage than shown above is the responsibility of the applicant.

(3) Open air vending operations shall comply with the following development standards:

(i) An open air vendor shall be incidental to a primary use of the subject property on which it isit's located, with the primary use having a valid City business license certificateof Yuba City Business License.
(ii) An open air vendor shall not be permitted as an accessory use to a stand-alone parking lot.

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(iii) If the open air vendor is located within 400 feet~~.~~ of a business selling similar goods and products, then the vendor shall obtain written approval from said business before being issued permit to operate.
(iv) An open air vendor cannot utilize, or be located on, parking spaces required for the primary use at that property.
(v) An open air vendor cannot be located on a vacant, undeveloped parcel or lot.
(vi) An open air vendor must be located on a paved concrete or asphalt parking surface.
(vii) An open air vendor cannot interfere with access, parking, aisles, circulation, driveways, or fire lanes and hydrants.
(viii) An open air vendor cannot interfere with pedestrian movement or create a pedestrian hazard.
(ix) An open air vendor shall not peddle any food unless the items have all State and f~~F~~ederally required food labels and a Sutter County Environmental Health permit, to sell such items.
(x) An open air vendor engaged in the sale of tangible personal property that would normally be subject to sales tax if sold at retail shall maintain and have available for review, their California Seller's Permit issued by the California Department of Tax and Fee Administration~~State Franchise Tax Board~~.

Sec. 8-5.5350. Condition/appearance of site—Open air vendors.

(a) Any permitted open air vendor who is located at an approved fixed location shall maintain the property as follows:

(1) The site shall be maintained in a safe and clean manner at all times.

(2) No tables, chairs, fences, shade structures, or other site furniture~~,~~ (permanent or otherwise), or any freestanding signs shall be permitted for the customers of the business.

(3) Exterior storage or display of surplus refuse, equipment, materials, goods, wares, or merchandise associated with the vendor is prohibited.

(b) Any permitted open air vendor shall comply with the following standards for the condition and ~~/~~appearance of their motorized food wagon and conveyance.

(1) The vendor shall display, in plain view and at all times, current permits and licenses in or on their vehicle.

(2) Any motorized food wagon or conveyance used in the course of vending shall be entirely self-sufficient in regards to gas, water, and telecommunications.

(3) Should any utility hook-ups or connections to on-site utilities be required, the vendor shall be required to apply for appropriate permits to ensure building and public safety and consistency with applicable building and zoning regulations.

(4) The vendor shall not discharge items from any motorized food wagon or conveyance vehicle onto the sidewalk, gutter, storm inlets, or streets.

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Sec. 8-5.5353. Permit to operate - Sidewalk Vending.

A person desiring to engage in a sidewalk vendor operation, as defined by this article, shall submit a written application for a zoning clearance permit with all supporting information required by the City. Such application shall be accompanied by a nonrefundable, non-transferable application fee in an amount as may be established by resolution of the Council. Any such zoning clearance permit shall be required to be renewed annually and a separate nonrefundable, nontransferable application fee shall be paid annually for such renewal application.

(a) As part of the permit to operate application, the vendor or business owner shall provide the following to the City:

(1) Identification in the form of a California driver's license or identification number, an individual taxpayer identification number, or a municipal identification number in lieu of a social security number if the City otherwise requires a social security number for the issuance of a permit or business license.
(2) A copy of the vendor or business owner's current business license certificate and applicable Board of Equalization Seller's Permit.
(3) Any additional licenses from other state or local agencies to the extent required by law, such as a Sutter County Environmental Health permit for the sales of food.
(4) Any other information to ensure compliance with other generally applicable laws.
(5) Information on operations, including, but not limited to, any of the following:
(i) The name and current mailing address of the sidewalk vendor.
(ii) A description of the merchandise offered for sale or exchange.
(iii) A certification by the vendor that to their knowledge and belief, the information contained on the application is true.
(iv) The California seller's permit number (California Department of Tax and Fee Administration sales tax number) of the sidewalk vendor.
(v) If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal.

(b) A permit to operate shall be granted unless:

(1) The vendor or business owner fails to submit a complete application;
(2) The vendor or business owner makes any omission, untrue statement or material misrepresentation in the application or provides fraudulent documentation with the application;
(3) The vendor or business owner has violated this article within the last 12 months; or
(4) The vendor or business owner has not otherwise complied with this article.

Sec. 8-5.5344. Conditions to operate – Sidewalk Vendors.

A person conducting a sidewalk vending operation shall comply with all of the required conditions below or be subject to revocation of the permit as described in Section 8-5.5360.

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(a) No sidewalk vendor shall operate without first obtaining and maintaining a valid City business license certificate and a sidewalk vendor's permit.

(b) Each sidewalk vendor shall display the required sidewalk vendor's permit in a conspicuous location on the sidewalk vendor's person or stand at all times while the sidewalk vendor is operating.

(c) Operating Restrictions. It shall be unlawful and a violation of this chapter for any sidewalk vendor to:

(1) Operate outside the hours authorized in the required sidewalk vendor's permit, which hours shall not exceed 8:00 a.m. to 9:00 p.m.;

(2) Operate as a stationary sidewalk vendor at any time in any residential zone;

(3) Leave unattended any stand at any time while operating, or store, park or leave unattended any stand at any time outside of operating hours on any public sidewalk, pedestrian walkway, or other public place;

(4) Sell food without first obtaining and thereafter maintaining the required permit issued by the Sutter County Environmental Health permit or any other permit or license required pursuant to Part 7 (commencing with Section 113700) of Division 104 of the Health and Safety Code;

(5) Sell food for immediate consumption unless there is a litter receptacle available for patrons' use;

(6) Leave any location without first disposing of all trash or refuse generated by operating in such location;

(7) Allow any items used in connection with the operation to be placed or stored anywhere other than in, on, or under the stand, or on the person of the sidewalk vendor;

(8) Operate from a stand other than the stand authorized pursuant to the sidewalk vendor's permit;

(9) Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or displaying capacity of a stand without having obtained express authorization to do so pursuant to the required sidewalk vendor's permit;

(10) Solicit or conduct business with any person in a motorized vehicle;

(11) Sell anything other than the specific food, beverages or merchandise authorized to be sold as part of the operation pursuant to the required sidewalk vendor's permit;

(12) Create any unnecessary noise in violation of this Code, including but not limited, except that such conduct, when engaged in by a sidewalk vendor while operating,

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shall be punishable only by the administrative fines established pursuant to this chapter;

(13) Operate within: (a) 50 feet of any fire hydrant; (b) 25 feet of any transit stop; (c) 25 feet of any building entrance; (d) 15 feet of the outer edge of any driveway or vehicular entrance to public or private property; (e) within 5 feet of any other sidewalk vendor on any public sidewalk, pedestrian path or walkway or other area intended for ingress or egress;

(14) Operate on any public sidewalk or pedestrian path or walkway in a manner that does not maintain 4 feet in width of clear space on the sidewalk, path or walkway, or which otherwise is not in compliance with the Americans with Disabilities Act of 1990;

(15) Operate on a public sidewalk, pedestrian path or walkway in, or within 1,000 feet of any entrance of, a place of public assemblage during or within two hours before or after any event held at the place of public assemblage with the capacity to host 500 or more persons. For purposes of this paragraph: (i) "event" excludes any private gathering that is open neither to the ticketed public nor to the public generally and that does not exceed 500 persons; and (ii) "entrance" means and includes any building entrance or exit and any entrance or exit to or from exterior premises, such as through outer fences or gates or into outer parking lots or driveways on the property or site of the place of public assemblage.

(16) Operate within 100 feet of any street intersection adjacent to a school site, or within 200 feet of another sidewalk vendor who has already stopped to conduct business at a school site, and shall move not less than 600 feet at least every two hours and may not return to a previous location or within 600 feet of a previous location on the same calendar day.

(17) Operate in any public street (i.e., in the street itself and not on the sidewalk), or on any median;

(18) Operate as a stationary sidewalk vendor in any park owned or operated by the City, where the City or other park operator has an agreement in place with a concessionaire that exclusively permits the sale of food or merchandise by the concessionaire, during the hours the concessionaire is open in the park;

(19) Operate as a stationary sidewalk vendor within any area of a City park that is within 50 feet of an abutting residential dwelling;

(20) Operate within a parking lot, except as expressly authorized pursuant to the required sidewalk vendor's permit based on a finding that such operation will not obstruct vehicular ingress, egress, or parking, or adversely affect public health or safety;

(21) Operate within 500 feet of a certified farmers' market or a permitted swap meet during the operating hours of that certified farmers' market or swap meet;

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(22) Operate within 500 feet of an area designated for a temporary use permit issued by the City during the duration of the permit; provided, that any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the temporary use permit are also provided to the sidewalk vendor, if such vendor is specifically permitted to operate in the area pursuant to a sidewalk vendor's permit;

(23) Operate in any area or manner that would obstruct or interfere with disability access standards or accessibility to any facility or area that is provided pursuant to requirements of or in compliance with the Americans with Disabilities Act of 1990; or

(24) Operate in violation of any applicable law or regulation.

Sec. 8-5.5355. Insurance requirements.

To obtain an operator's permit from the City, the operator must demonstrate that it maintains, at its sole expense, liability insurance as established by the Director of Development Services from time to time.~~meeting the following requirements:~~

~~(a) General liability coverage of $1,000,000 per occurrence for bodily injury personal injury and property damage.~~

~~(b) Separate commercial automobile liability insurance for each motor vehicle proposed to be operated within the City pursuant to the operators permit, with at least the following limits of liability: $1,000,000 per accident for bodily injury and property damage.~~

~~(c) Evidence that the operator has procured workers compensation insurance covering all employees of the operator.~~

~~(d) Required insurance must be issued by companies admitted to do business in California, with a current A.M. Best rating of no less than A:VI. Exception may be made for the State Compensation Insurance Fund when not specifically rated.~~

~~(e) Each insurance policy required by this Section 8-5.5355 shall provide a minimum scope of insurance at least as broad as:~~

~~(1) Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01).~~

~~(2) Insurance Services Office Form Number CA 00 01 covering Automobile Liability, Code 1 (any auto).~~

~~(f)The general liability and automobile liability policies are to contain the following provisions:~~

~~(1) The City, its officers, agents, officials, employees and volunteers must be named as additional insureds under the policies. General liability coverage shall be provided in the form of an additional insured endorsement (CG 20 10 11 85 or equivalent) to the operator's insurance policy, or as a separate owner's policy.~~

~~(2) For any claims related to the operator's permit or vehicle, the operator's insurance coverage shall be primary insurance as respects the City, its officers, agents, officials, employees and volunteers.~~

~~(3) Each insurance policy required by this Section 8-5.5355 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.~~

~~(4) Any deductible or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees, and volunteers, or the operator shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.~~

Sec. 8-5.5360. Revocation of permits.

Any permit issued by the City under this article may be revoked by the issuing ~~party~~ City department or body for ~~any of the following reasons, including but not limited to~~ the following, and no new permit shall be issued after revocation for 12 months:

(a) The existence of any fact which, at the time of application, would have caused the City to deny the application, whether such fact existed at the time of the application or occurred thereafter;

(b) Any violation of laws relating to the requirements for operation of a mobile or open air vending operation;

(c) Failure to maintain insurance as required by this article;

(d) Failure to maintain a mobile or open air vending operation in a safe and sanitary condition such that the vehicle could pass, at any time throughout the permit period, the inspection required for the issuance of a permit;

(e) Fraud, misrepresentation, or a false statement made in the course of applying for a permit or carrying on the business of a vendor;

(f) The conviction of any crime or misdemeanor involving moral turpitude;

(g) Conducting the business in an unlawful manner or in such a manner as to constitute a breach of the peace, trespass, or to constitute a menace to the health, safety, or general welfare of the public; or

(h) Any violation of this article.

Sec. 8-5.5365. Appeal of revocation or denial.

An operator or applicant for an operator's permit shall be entitled to appeal the City's decision to revoke or deny a permit by filing a written notice of appeal with the City Clerk within ten days from the date the notice of revocation or denial is mailed. The appeal shall set forth the reasons why such action is not proper. Failure to set forth specific reasons why the action is improper or

to timely file such appeal shall constitute a waiver of the right to appeal, and the proposed adverse action shall become final. The appeal shall be conducted pursuant to the provisions of Article 70 of the Zoning Code.

Sec. 8-5.5370. Exceptions.

The provisions of this article shall not apply to:

(a) Any person engaged in vending conducted in connection with the operations of a State-certified open-air market or an authorized street fair or event under a special event permit, lease, real property license, agreement (including a concession, or a preexisting businesses identified by the Council in former Section 8-8.5375 that became effective June 17, 2010, for which a separate agreement with the City is required to be in effect with said preexisting business), or other entitlements or approvals issued by the City ~~of Yuba City~~.

(b) Any person delivering any goods by vehicle where such goods have been ordered in advance for such delivery from any business located at a permanent location and which goods are being delivered from such location to the customer by vehicle, regardless of the point of sale.

(c) Persons invited to call upon private residences or businesses that operate from a fixed place of business located in or outside the City limits.

(d) Persons selling or soliciting sales of daily or weekly newspaper as defined by the California Government Code.

(e) Persons soliciting or canvassing on behalf of or against any candidate for public office or any ballot initiative.

(f) Persons engaged in selling or soliciting sales as a fundraiser for a local school, civic or nonprofit corporation. For the purposes of this section, local shall mean within a seven-mile radius of the City limits.

(g) Persons engaged in religious solicitation or other protected religious activities.

(h) Young entrepreneurs. It is the Council's policy to encourage youth entrepreneurship and community engagement by exempting minors under the age of 18 from this chapter when conducting limited, low-impact sales activities. Notwithstanding any other provision of this Code, this exemption is allows occasional vending for lemonade stands, baked goods, crafts, and similar small-scale activities as authorized by the Development Services Director or designee without the burden of full commercial permitting or regulatory requirements including a business license certificate. To qualify, sales must be located on a residential property owned or lawfully occupied by the youth entrepreneur, or on a commercial or similar property where the owner or authorized agent has granted permission for the activity. Sales may not include alcoholic beverages, obstruct public rights of way or sidewalks, or create traffic or safety hazards (such as having an open flame). Sales shall not exceed a cumulative total of 25 days within a rolling 12 month

period. Temporary use of portable tables, chairs, shade structures, or other site furniture, and signs is permitted.

Sec. 8-5.5375. ~~**Applicability of regulations to existing vending operations**~~**[Reserved]**~~**. The provisions of this article shall be applicable to all persons and businesses described herein whether the herein described activities were established before or after the effective date of the ordinance enacting this article into law except for those three preexisting businesses identified by the City Council which shall be required to enter into a separate agreement with the City to allow for the continued operation of those businesses (which include: Fat Daddy's Hot Dogs; Fotine's Greek Café; and Rosie's Snobiz). Said agreement, among other things, shall specify that the operators of those three pre-existing, nonconforming businesses can continue to operate at their current locations, selling those items currently sold. The right to operate these businesses shall not be transferable and no expansion of the site or business shall be allowed. These businesses must obtain the insurance required by this article, comply with all applicable Sutter County Health Department regulations and possess a valid City of Yuba City Business License at all times of operation.**~~

Sec. 8-5.5380. Penalties.

Any person violating any provisions or failing to comply with any of the mandatory requirements of this article is subject to the following penalties:

(a) Violations are subject to enforcement by any means authorized in this Code, including but not limited to the administrative enforcement provisions established in Section 1-6.010 of the Municipal Code. Notwithstanding, said enforcement shall be limited for sidewalk vendors as follows:

(1) A violation of sidewalk vending requirements, other than failure to possess a valid sidewalk vending permit, is only punishable by the following:

(i) An administrative fine of one hundred dollars ($100.00) for a first violation.

(ii) An administrative fine of two hundred dollars ($200.00) for a second violation within one year of the first violation.

(iii) An administrative fine of five hundred dollars ($500.00) for each additional violation within one year of the first violation.

(iv) Rescission/revocation of a sidewalk vending permit for the term of that permit upon the fourth violation or subsequent violations.

(2) Vending without a sidewalk vending permit issued by the City is only punishable by the following:

(i) An administrative fine of two hundred fifty dollars ($250.00) for a first violation.

(ii) An administrative fine of five hundred dollars ($500.00) for a second violation within one year of the first violation.

(iii) An administrative fine of one thousand dollars ($1,000.00) for each additional violation within one year of the first violation.

(iv) Upon proof of a valid sidewalk vending permit issued by the City, any administrative fines imposed under this subsection for vending without possessing a copy of the permit shall be reduced to the administrative fines set forth in subsection (a)(1).

(3) All fines imposed pursuant as to sidewalk vendors shall be subject to an ability-to-pay determination as described in California Government Code Section 51039(f). Concurrently with issuing a citation for such fines to a person, the City shall provide the person with notice of the right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination.

(b) Revocation of permit to operate/conditional permit to operate as defined herein in Section 8-5.5360.

(c) Impoundment.

(1) Any City enforcement officers, including any peace officer or Code enforcement officer, is authorized to impound equipment, carts, food, goods, or merchandise of any mobile vendor or open air vendor whose operations constitute an immediate threat, hazard, or danger to persons or property. For food vendors, failure to have a Sutter County Environmental Health permit, or to comply with food safety requirements established by the same, is presumptive evidence of an immediate threat, hazard, or danger to persons. Written notice of the seizure and removal of personal property shall be provided to the person believed to be the owner or otherwise lawfully entitled to possession of the property.

(2) The City shall store impounded vending equipment, carts, goods, or merchandise for a minimum of thirty (30) days. If the property is not claimed within that time period, the property will be considered legally abandoned and the City may dispose of the property.

(3) The City may immediately dispose of impounded materials that are perishable or cannot be safely stored.

(4) Any costs incurred in the salvage, disposal, or storage of impounded property may be assessed against any responsible person.

(5) Any owner of impounded vending equipment, carts, food, goods, or merchandise may appeal the impoundment in writing, along with the payment of any appeal fee as set by City resolution, per Section 4-8.601, except that the City Manager may instead choose to designate the City's Director of Development Services as a hearing officer. The appeal shall be filed with the city clerk within fifteen days following the date of the impoundment.

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(6) Prior to the expiration of the thirty (30) day holding period or before any appeal related to impoundment becomes final, any person claiming ownership of vending equipment, carts, goods, or merchandise that has been impounded may reclaim such materials upon payment in full of all applicable impound fees incurred and proper proof of ownership. Any unclaimed items will be considered abandoned and forfeited to the City after thirty (30) days following impoundment, and may, in the City's Director of Development Services' discretion, be disposed of as appropriate under applicable state law.

(d) Misdemeanor. Violation of the provisions of this article shall constitute a misdemeanor and not an infraction. Notwithstanding, this subsection shall not apply to sidewalk vendors.

Sec. 8-5.5385. Enforcement.

The provisions of this article may be enforced by any peace officer, Code enforcement officer, or the Director of ~~Community~~ Development Services or ~~his/her~~ designee.

SECTION 5. Severability. If any provision(s) of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall be effective on the thirty-first day after its adoption.

This Ordinance was introduced on May 5, 2026, and duly adopted by the City Council of the City of Yuba City at its duly noticed regular meeting _____, 2026, by the following electronic vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

_____
Marc Boomgaarden, Mayor
City of Yuba City

Attest:

_____
Ciara Wakefield, City Clerk
City of Yuba City

Future Agenda Items

- Councilmember Cole
- Councilmember Kirchner
- Councilmember Shaw
- Vice-Mayor Pasquale
- Mayor Boomgaarden

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Manager's Report

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Council Reports

- Councilmember Cole
- Councilmember Kirchner
- Councilmember Shaw
- Vice-Mayor Pasquale
- Mayor Boomgaarden

Adjournment