

YREKA CITY COUNCIL  
AGENDA

May 1, 2014 – 6:30 P.M.

Yreka City Council Chamber 701 Fourth Street, Yreka, CA

The full agenda packet can be found on the City's website [www.ci.yreka.ca.us/council](http://www.ci.yreka.ca.us/council)

PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS:** This is an opportunity for members of the public to address the Council on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Council has the right to reasonably limit the length of individual comments. Pursuant to Yreka Municipal Code Section 1.24.170 those addressing the Council shall limit their remarks to five minutes. For items, which are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Council. The Council may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda.

**SPEAKERS:** Please speak from the podium. State your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. PROCLAMATION – MAY AS NATIONAL BIKE SAFETY MONTH – Mayor Simmen.
2. Discussion/Possible Action - Consent Calendar: All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Council wishes to remove an item for discussion or a member of the audience wishes to comment on an item. The City Manager recommends approval of the following consent calendar items:
  - a. Approval of Minutes of the meeting held April 17, 2014.
  - b. Approval/ratification of payments issued from April 18 through May 1, 2014.
  - c. Adopt Resolution requesting the Board of Supervisors of the County of Siskiyou to consolidate a General Municipal Election to be held on Tuesday November 4, 2014, with the Statewide General Election.
  - d. Adopt Resolution accepting Deed from Todd W. Whipple and Stacy R. Whipple Trust for a Fee Title Acquisition, and authorizing execution of all documents relating to the transaction.
3. Discussion/Possible Action – Adopt Ordinance No. 837 amending Title 16 Zoning, of the Yreka Municipal Code by adding definitions to Chapter 16.12; amending Sections 16.18.050, 16.20.050, 16.20.070, 16.22.050, 16.22.070, 16.24.050, 16.26.050, 16.30.070, 16.34.070, 16.36.070, 16.38.060, 16.40.050, 16.40.070, 16.42.050; adding Section 16.46.150, Single-room occupancy residential unit (SRO); adding Section 16.46.160, Emergency shelters; and determine that the proposed project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15061(b)(3).
4. Discussion/Possible Action - 2014-2019 Housing Element – An update to the General Plan's Housing Element which identifies the policies and programs which the City will implement to ensure that housing in Yreka is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites

designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock:

- Staff Report
  - Public Hearing
  - Adopt Resolution adopting a Negative Declaration for the General Plan Amendment 2014-1 and approving General Plan Amendment #2014-1 Adopting the 2014-2019 General Plan Housing Element Update.
5. Discussion/Possible Action – Adopt Resolution authorizing a Use Agreement with Yreka Splash for the operation of Ringe Pool for fiscal Year 2014-2015, with a contribution of \$32,500.
  6. Discussion/Possible Action – Adopt Resolution authorizing the City Manager to award a construction contract to Marrone Construction, Inc., in the amount of \$927,051.33 for base bid and additive/deductive alternatives No. 20.6, 20.7, 20.9, and 20.10 for the North Yreka Creek Trail Project – Re-bid.
  7. Discussion/Possible Action - Authorize the City Manager to enter into public-private agreement for relocation of the Fire Station water dispenser.
  8. Discussion/Possible Action – Adopt Resolution authorizing execution of an Agreement to provide financial support to the Montague-Yreka Airport.

#### City Manager Report

Council Statements and Requests: Members of the Council may make brief announcements or reports or request staff to report to Council on any matter at a subsequent meeting.

#### **CLOSED SESSION:**

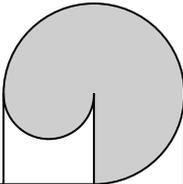
1. Conference with Legal Counsel - Anticipated Litigation  
Initiation of litigation pursuant to Subdivision (c) of Section 54956.9 of the Government Code: (Number of cases to be discussed – 2 - The names of the parties are not disclosed as it is believed that that to do so would jeopardize the City's ability to serve process or to conclude existing settlement negotiations to the City's advantage).

**RETURN TO OPEN SESSION: Announcement** of any action taken by the City Council in Closed Session required by the Ralph M. Brown Act. (Government Code Section 54950 et. seq.)

Adjournment.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting. All documents produced by the City which are related to an open session agenda item and distributed to the City Council are made available for public inspection in the City Clerk's Office during normal business hours.

*In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at [casson@ci.yreka.ca.us](mailto:casson@ci.yreka.ca.us).*



# PROCLAMATION

## IN HONOR OF NATIONAL BIKE MONTH

**Whereas**, the bicycle is a viable and environmentally sound form of transportation and an excellent form of recreation; and

**Whereas**, bicycling activities and attractions have great potential to have a positive impact on the City of Yreka's economy and tourism industry and to stimulate economic development by making the City attractive to businesses and citizens who enjoy the out of doors and healthy lifestyles; and

**Whereas**, creating bicycle-friendly communities has been shown to improve citizens' health, well-being, and quality of life, to boost community spirit, to improve traffic safety, and to reduce pollution and congestion; and

**Whereas**, the League of American Bicyclists, Economic Growth Group, Siskiyou County Bicycle Tourism Partnership, bicycle clubs, schools, police departments, hospitals, companies and civic groups throughout the United States will be promoting bicycling as a leisure activity as well as an environmentally-friendly alternative to the automobile during the month of May 2014; and

**Whereas**, the League of American Bicyclists, Economic Growth Group, Siskiyou County Bicycle Tourism Partnership, and independent cyclists throughout our state are promoting greater public awareness of bicycle operation and safety education in an effort to reduce accidents, injuries and fatalities for all.

**Now, therefore, I David Simmen, Mayor** of the City of Yreka, do hereby proclaim the month of May 2014 as National Bike Month and Bicycle Safety Month, the week of May 12-16, 2014, as Bike to Work Week, and Friday, May 16, 2014, as Bike to Work Day; and encourage the residents of Yreka to support bicycling, and to participate in the events planned and urges all road users to share the road safely with bicyclists.

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David Simmen, Mayor

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
YREKA HELD IN SAID CITY ON APRIL 17, 2014

On the 17<sup>TH</sup> day of April 2014, the City Council of the City of Yreka met in the City Council Chambers of said City in regular session, and upon roll call, the following were present: Robert Bicego, Bryan Foster, Rory McNeil, and David Simmen. Absent – John Mercier.

Consent Calendar: Mayor Simmen announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Council wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the meeting held April 3, 2014.
- b. Approval/ratification of payments issued from April 4, through April 17, 2014.

Following Council discussion, Councilmember McNeil moved to approve the items on the consent calendar as submitted.

Councilmember Foster seconded the motion, and upon roll call, the following voted YEA: Bicego, Foster, McNeil, and Simmen.

Mayor Simmen thereupon declared the motion carried.

Authorize the City Manager to enter into public private party agreement and execute the necessary paperwork for relocation of the Fire Hall water dispenser.

City Manager Steve Baker reported that County residents have come to rely on the ability to fill their water tanks with non-potable water from the City's dispenser located at the Fire Hall that has an antiquated coin-vending box that dispenses 1,000 gallons of water for \$3. The coin box has been ratcheted up to the maximum and the gallon volume is dialed down to its minimum, and the water dispenser is frequently inoperable. Due to the limitations of the machine, the City has historically provided water to the public for less than the cost to provide the service. The entire dispenser needs to be replaced, however, the water dispenser is in an inappropriate place as it interferes with access and parking areas of the Yreka Volunteer Fire Department.

City Manager Baker further reported that safety is also an issue, this winter leaks and problems with the dispenser created an ice flow hazard into the sidewalk and roadway, as well as the problems the location brings to the Fire Department when responding to emergency calls.

Public Works Maintenance Manager Matt Bray addressed the Council reporting that his staff becomes involved when the water filling station is down, coins jammed, and other mechanical issues of the coin box malfunctions. During the summer, the box usually needs to be emptied every other day.

Maintenance Manager Bray further reported that the City also rents fire hydrant meters by day, week or month to local contractors who have the need to fill their trucks for construction projects and other needs. Currently, the contractor receives a permit showing that they have paid for the

use of the hydrant meter and is then allowed to pump water. The problems with access to the City's fire hydrants is that they can be improperly tapped, not shut off completely, causing the hydrant drain valve to erode the footing underneath, and potential water hammering on the pipeline, which is caused by opening or shutting off the valve too quickly. In addition, hydrant threads and bonnets have been damaged by use of improper wrenches.

In seeking a solution for relocation of the water filling station, the City is also looking to include a contractor filling area that maintains the required high flow high-pressure volume to fill a water truck.

City Manager Baker stated that given the safety concerns, reliability and overhead to operate, staff is seeking approval to negotiate and to enter into an agreement with Mr. Cowley, owner of Magic Rain Car Wash, for the relocation of the water filling station to his business located on the corner of S. Oregon and Greenhorn Road. Mr. Cowley has researched the project and is willing to work with the City. The fiscal impact is estimated to be \$12,500 for the City to construct a water service to the City's main. Mr. Cowley's initial cost is estimated to be \$5,000.

Following Council discussion, Councilmember Bicego moved to authorize the City Manager to negotiate an agreement with Mr. Cowley to be brought back to City Council for approval.

Mayor Simmen seconded the motion, and upon roll call, the following voted YEA: Bicego, Foster, McNeil, and Simmen.

Mayor Simmen thereupon declared the motion carried.

Housing Element Implementation – Introduce Ordinance No. 837 – An ordinance amending Title 16 Zoning, of the Yreka Municipal Code to implement a number of programs contained in the 2009-2014 Housing Element. The amendments address density bonuses, emergency shelters, employee housing, group care homes, single-room occupancy residential units, supportive housing, and transitional housing.

#### Public Hearing

This being the time and date schedule for the public hearing, Mayor Simmen opened the hearing to the public.

Guy Scott addressed the Council, on behalf of the Beacon of Hope Gospel Mission, stating that their group is hoping to fill a gap in resources for homeless individuals and families in Yreka and Siskiyou County. Mr. Scott stated that a representative from the Good News Rescue Mission in Redding gave a presentation to their group on how to model a homeless shelter in Yreka that would fit our needs. Mr. Scott distributed a copy their survey "Yreka Homeless Census" prepared by members of their group, stating that as of April 13, 2014, they were able to conduct 30 surveys.

In closing Mr. Scott stated that the Beacon of Hope Gospel Mission is working on preparing a 3-5 year plan with the support of other local churches and organizations, and hope to receive support from the City of Yreka with the zoning regulations when choosing a suitable site.

Robert Youngblood and Daniel Simon both spoke as proponents to a Homeless Shelter in Yreka.

Steve Radford addressed the Council stating that he is not in favor of State mandates and feels that the City of Yreka should be able to adopt rules and regulations that meet the needs of our community, not the state.

There being no further statements or comments from the public, Mayor Simmen closed the public hearing.

Introduce Ordinance No. 837 amending Title 16 Zoning, of the Yreka Municipal Code by adding definitions to Chapter 16.12; amending Sections 16.18.050, 16.20.050, 16.20.070, 16.22.050, 16.22.070, 16.24.050, 16.26.050, 16.30.070, 16.34.070, 16.36.070, 16.38.060, 16.40.050, 16.40.070, 16.42.050; adding Section 16.46.150, Single-room occupancy residential unit (SRO); adding Section 16.46.160, Emergency shelters; and determine that the proposed project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15061(b)(3).

Following the reading of the title of the Ordinance and Council discussion, Councilmember McNeil moved to waive the reading of the body of the Ordinance and to Introduce the Ordinance as submitted.

Councilmember Bicego seconded the motion, and upon roll call, the following voted YEA: Bicego, McNeil, and Simmen. Nays, Foster, stating that he is not against the Ordinance, just the mandate from the State.

Mayor Simmen thereupon declared the motion carried.

Adopt Resolution approving requests associated with special event of the Re-enactors of the American Civil War Inc., to be held May 30 – June 1, 2014.

City Manager Baker reported that the City received a request from Joseph Allison on behalf of the Re-enactors of the American Civil War, to bring back their popular event known as the Civil War Days May 30 – June 1, and that Mr. Allison was in the audience to answer any questions regarding the upcoming event.

Following Council discussion, Councilmember Bicego moved to adopt the Resolution approving requests associated with the event as submitted.

Councilmember McNeil seconded the motion, and upon roll call, the following voted YEA: Bicego, Foster, McNeil, and Simmen.

Mayor Simmen thereupon declared the motion carried.

Approve Financing for the Yreka Garden Club's Miner Street Grant Program Application.

Project Assistant Benjamin Matts reported that the Yreka Garden Club submitted an application for the Miner Street Grant Program's Community Project. The project will make a number of improvements to the area/island around the Miner Statue/Yreka sign that is located at the central Yreka I-5 exit.

The project is proposed to be completed in two phases. The first phase being a City installed water service, and the second phase being landscape improvements/construction of a planter around the statue, which would be done by the Yreka Garden Club.

Approval of the application would require reimbursement of up to \$2,760 for the Yreka Garden Club's portion of the project, and expenditure of an estimated \$6,242.12 for the City's portion of the project.

Following Council discussion, Councilmember Bicego moved to approve the application as submitted, noting that he hopes that there will still be room for visitors to stand and take a photo with the sign commemorating their trip to Yreka.

Councilmember McNeil seconded the motion, and upon roll call, the following voted YEA: Bicego, Foster, McNeil, and Simmen.

Mayor Simmen thereupon declared the motion carried.

Adopt Resolution approving consultant agreement with Farr West Engineering for the development of the Geographic Information System (GIS).

Public Works Administrative Assistant, Jeannette Hook, addressed the Council reporting that staff is requesting the City Council adopt the Resolution approving a professional service agreement with Farr West Engineering, in an amount not to exceed \$127,600, to compile a variety of maps and data sources into a functional Geographic Information System (GIS). The GIS will enable the City to produce better information for staff and public inquiries. It is expected to result in a savings associated with infrastructure research, making repair and risk projections, and more efficient fieldwork by the maintenance team.

Following Council discussion, Councilmember Foster moved to adopt the Resolution as submitted.

Councilmember Bicego seconded the motion, and upon roll call, the following voted YEA: Bicego, Foster, McNeil, and Simmen.

Mayor Simmen thereupon declared the motion carried.

Adopt Resolution approving consultant agreement with Bray and Associates Civil Engineers and Land Surveyors for the engineering of the Foothill Drive Rehabilitation Project.

Public Works Project Manager, Darrell Hook, addressed the Council reporting that the State Transportation Improvement Program has \$60,000 programmed for Plans, Specifications, and Estimates on the City's Foothill Drive Project. Staff anticipates transferring the balance from the \$2 million programed for construction to this phase after funds for construction are allocated by the California Transportation Commission.

Staff is requesting Council to adopt a Resolution approving a Consultant Agreement with Bray and Associates Civil Engineers and Land Surveyors for the engineering of the Foothill Drive Rehabilitation Project in an amount not to exceed \$66,000.

Following Council discussion, Councilmember McNeil moved to adopt the Resolution as submitted.

Councilmember Bicego seconded the motion, and upon roll call, the following voted YEA: Bicego, Foster, McNeil, and Simmen.

Mayor Simmen thereupon declared the motion carried.

Approval of closure of City Hall to the public every Friday during the summer beginning Friday, May 30 2014 through Friday, September 5, 2014.

City Manager Baker reported that staff is recommending closure of City Hall for public access on Fridays through the summer, as a pilot program. City Hall Management staff has been reduced from seven full-time employees to a staff of three managers and one upcoming vacancy with the retirement of our Public Works Director. Staff has absorbed the workload that has been redistributed, but many projects are falling behind. We have been looking at ways to improve workflow, and address the backlog to improve efficiency, documentation and response periods.

In interviewing support staff for potential solutions to address these concerns, the comment to address the disruption of the workday in delivery of project time to complete tasks for coverage comes up again and again.

Fridays are generally the slowest traffic days at City Hall for counter service and staff believes that closing on this day would offer the least disruption of customer access. Administrative staff would be onsite to respond to emergencies such as water main breaks that involve shut off notification. Public Works maintenance team would continue their normal schedule and would be able to contact City Hall staff as needed.

Staff is recommending consideration of this proposal on a trial basis. Friday closure would begin May 30, 2014 and continue until September 5, 2014, at which time continued closure on Fridays would be evaluated for whether it meets resident needs and balances staffing levels.

Following Council discussion, Councilmember Foster moved to approve the pilot program to close City Hall to the public every Friday during the summer beginning Friday, May 30 2014 through Friday, September 5, 2014.

Mayor Simmen seconded the motion, and upon roll call, the following voted YEA: Foster, McNeil, and Simmen. Nays, Bicego, stating that he would prefer 2 ½-day closures, instead of all day Friday.

Mayor Simmen thereupon declared the motion carried.

**CLOSED SESSION:**

1. Conference with Real Property Negotiator (Government Code Section 54956.8)

Property: 1400 Fairlane Road, Yreka, CA  
 Third Party Negotiator: Todd Whipple and Stacey R. Whipple Trust  
 City Negotiators: City Manager and Chief of Police  
 Under Negotiation: Possible acquisition including price, terms of payment, or both.

2. Conference with Legal Counsel - Anticipated Litigation

Initiation of litigation pursuant to Subdivision (c) of Section 54956.9 of the Government Code: (Number of cases to be discussed – 2 - The names of the parties are not disclosed as it is believed that that to do so would jeopardize the City's ability to serve process or to conclude existing settlement negotiations to the City's advantage).

**RETURN TO OPEN SESSION:** Upon return to open session, City Manager Baker reported as to item No. 1 Conference with Real Property Negotiator, the City Council authorized the purchase of the property from Todd Whipple and Stacey R. Whipple Trust in the amount of \$800,000.

No further reportable action was taken in closed session.

**ADJOURNMENT** There being no further business before the Council the meeting was adjourned.

Attest:

\_\_\_\_\_  
 David Simmen, Mayor  
 Minutes approved by Council  
 Motion May 1, 2014

\_\_\_\_\_  
 Elizabeth E. Casson, City Clerk

# Accounts Payable

## Computer Check Proof List by Vendor

User: lysandra  
Printed: 04/21/2014 - 12:44PM  
Batch: 00009.04.2014



Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 1258	SAN DIEGO TRUCKS & VANS			Check Sequence: 1	ACH Enabled: False
NEW (USED) VAN	VIN 1FCKE39L66DA33739	16,892.00	04/21/2014	10-080-0000-650-000	
NEW (USED) VAN	VIN 1FCKE39L66DA33739	1,266.90	04/21/2014	10-080-0000-650-000	
NEW (USED) VAN	VIN 1FCKE39L66DA33739	8.00	04/21/2014	10-080-0000-650-000	
	Check Total:	18,166.90			
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	Total of Number of Checks:	1			

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# Accounts Payable

## Computer Check Proof List by Vendor

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 Printed: 04/23/2014 - 1:54PM  
 Batch: 00010.04.2014



Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 1266	DEBBIE RAMIREZ			Check Sequence: 1	ACH Enabled: False
TRNG 4/14-17	TRNG 4/14-17 PORTLAND	511.83	04/23/2014	01-030-0000-512-000	
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Vendor: 1375	YREKA FIRE DEPT			Check Sequence: 2	ACH Enabled: False
04/06/14	MARCH 2014	373.91	04/23/2014	01-210-0000-416-000	
04/06/14	MARCH 2014	476.57	04/23/2014	01-210-0000-416-001	
04/06/14	MARCH 2014	347.11	04/23/2014	01-210-0000-513-000	
04/06/14	MARCH 2014	49.00	04/23/2014	01-210-0000-515-000	
04/06/14	MARCH 2014	67.37	04/23/2014	01-210-0000-520-000	
04/06/14	MARCH 2014	1,191.00	04/23/2014	01-210-0000-560-000	
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# Accounts Payable

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				494	04/22/2014		
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Total for Check	3,434.40						
Total for 1029	3,434.40						
Vendor: 1119	EMPLOYMENT DEVELOPMENT D						
				495	04/22/2014		
93205946 3/14	2,917.00	04/22/2014	ACCT 932-0594-6 3/14			01-200-0000-350-000	
93205946 3/14	5,284.00	04/22/2014	ACCT 932-0594-6 3/14			01-230-0000-350-000	
93205946 3/14	105.00	04/22/2014	ACCT 932-0594-6 3/14			70-500-0000-350-000	
Total for Check	8,306.00						
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# Accounts Payable

## Manual Check Proof List

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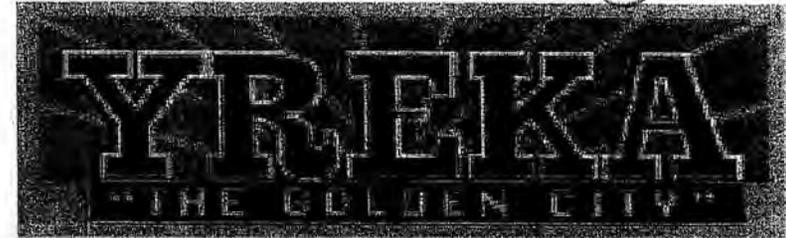
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Vendor: 1297	SCOTT VALLEY BANK						
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Total for Check	34.17						
Total for 1297	34.17						
Total Checks:		34.17					

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# Accounts Payable

## Computer Check Proof List by Vendor

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 Printed: 04/24/2014 - 1:56PM  
 Batch: 00011.04.2014



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	Check Total:	38.00			
Vendor: 3007	AMERIGAS			Check Sequence: 2	ACH Enabled: False
801662144	INV 801662144	147.66	05/02/2014	01-370-0000-518-002	
801662144	INV 801662144	160.43	05/02/2014	01-350-0000-518-002	
801662144	INV 801662144	147.67	05/02/2014	70-510-0000-518-002	
801666357	INV 801666357	367.56	05/02/2014	70-510-0000-518-002	
	Check Total:	823.32			
Vendor: 4301	AT&T CALNET 2			Check Sequence: 3	ACH Enabled: False
5284704	INV 5284704	602.52	05/02/2014	01-200-0000-517-000	
5289013	INV 5289013	23.60	05/02/2014	01-200-0000-517-000	
	Check Total:	626.12			
Vendor: 6021	BASIC LABORATORY INC			Check Sequence: 4	ACH Enabled: False
1402565	INV 1402565	135.40	05/02/2014	80-560-0000-416-001	
1403255	INV 1403255	96.00	05/02/2014	70-500-0000-420-006	
1403366	INV 1403366	135.40	05/02/2014	80-560-0000-416-001	
1403488	INV 1403488	96.00	05/02/2014	70-500-0000-420-006	
1403586	INV 1403586	249.00	05/02/2014	80-560-0000-416-001	
1403587	INV 1403587	996.00	05/02/2014	80-560-0000-416-001	
	Check Total:	1,707.80			
Vendor: 1041	RON BLACK			Check Sequence: 5	ACH Enabled: False
05/02/14	MAY 2014	682.00	05/02/2014	01-200-0000-521-004	
	Check Total:	682.00			

29 1-9

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
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	Check Total:	96.66			
Vendor: 1691 1610819	CARDIAC SCIENCE CORPORATION INV 1610819	181.57	05/02/2014	Check Sequence: 7 01-200-0000-416-000	ACH Enabled: False
	Check Total:	181.57			
Vendor: 1073 2652994	COASTWIDE LABORATORIES INC INV 2652994	70.58	05/02/2014	Check Sequence: 8 01-480-0000-520-000	ACH Enabled: False
	Check Total:	70.58			
Vendor: 3118 54633-in	CROSS PETROLEUM INV 54633-IN	308.35	05/02/2014	Check Sequence: 9 01-350-0000-520-150	ACH Enabled: False
	Check Total:	308.35			
Vendor: 1116 1987958	DRY CREEK LANDFILL INC INV 1987958	2,922.12	05/02/2014	Check Sequence: 10 80-560-0000-420-006	ACH Enabled: False
	Check Total:	2,922.12			
Vendor: 1123 2-626-32635	FEDEX INV 2-626-32635	26.73	05/02/2014	Check Sequence: 11 01-000-0000-914-001	ACH Enabled: False
	Check Total:	26.73			
Vendor: 1438 10390	FRED'S TOWING INC INV 10390	85.00	05/02/2014	Check Sequence: 12 01-200-0000-520-360	ACH Enabled: False
	Check Total:	85.00			
Vendor: 2142 05/02/14	DOHN HENION MAY 2014 (1)	1,250.00	05/02/2014	Check Sequence: 13 01-040-0000-525-001	ACH Enabled: False
	Check Total:	1,250.00			
Vendor: 1148 1401COY-CWM 1401COY-CWM	THOMAS HESSELDENZ INV 1401COY-CWM INV 1401COY-CWM	15,367.50 15,367.50	05/02/2014 05/02/2014	Check Sequence: 14 60-150-1025-525-000 60-390-6035-525-000	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
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Vendor: 1215 90543	MUNNELL & SHERRILL INV 90543	1,492.18	05/02/2014	Check Sequence: 15 01-400-0000-416-000	ACH Enabled: False
	Check Total:	1,492.18			
Vendor: 1223 S5723052.001	NORTH COAST ELECTRIC COMPANY INV S5723052.001	2,768.13	05/02/2014	Check Sequence: 16 20-312-0000-420-521	ACH Enabled: False
	Check Total:	2,768.13			
Vendor: 1237 1807458	OLIN CORP - CHLOR ALKALI INV 1807458	5,083.63	05/02/2014	Check Sequence: 17 80-560-0000-416-002	ACH Enabled: False
	Check Total:	5,083.63			
Vendor: 16014 22219 22219 22220 22220 22220 22220 22220 22220 22220 22220	PACE ENGINEERING INC INV 22219 INV 22219 INV 22220 INV 22220 INV 22220 INV 22220 INV 22220 INV 22220 INV 22220 INV 22220 INV 22220	12,205.43 8,761.07 177.00 13,273.75 7,071.50 389.50 364.00 4,935.00 3,185.50	05/02/2014 05/02/2014 05/02/2014 05/02/2014 05/02/2014 05/02/2014 05/02/2014 05/02/2014 05/02/2014 05/02/2014	Check Sequence: 18 81-550-3024-425-000 81-560-3024-425-000 80-560-0000-525-004 70-500-0000-525-004 70-500-0000-525-004 70-510-0000-525-004 70-510-0000-525-004 80-550-0000-525-004 80-550-0000-525-004	ACH Enabled: False
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39735	INV 39735	59.13	05/02/2014	01-020-0000-515-000	
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Vendor: 22015	SUBURBAN PROPANE			Check Sequence: 26	ACH Enabled: False
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Vendor: 1338	SVM PLUMBING			Check Sequence: 27	ACH Enabled: False
24797	INV 24797	309.00	05/02/2014	80-550-0000-421-005	
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Vendor: 21027	UNITED PARCEL SERVICE			Check Sequence: 28	ACH Enabled: False
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84V993154	INV 84V993154	6.38	05/02/2014	01-480-0000-521-000	
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Vendor: 1351	UNITED RENTALS NORTHWEST			Check Sequence: 29	ACH Enabled: False
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Vendor: 23008	WAL-MART COMMUNITY			Check Sequence: 31	ACH Enabled: False
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000848	INV 000848	29.88	05/02/2014	01-400-0000-416-002	
002474	INV 002474	52.23	05/02/2014	01-230-0000-416-000	
002474	INV 002474	21.44	05/02/2014	01-200-0000-515-000	
009015	INV 009015	12.19	05/02/2014	80-560-0000-416-000	
009015	INV 009015	23.59	05/02/2014	70-510-0000-515-000	
009016	INV 009016	32.15	05/02/2014	80-560-0000-416-000	
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05/02/14	MAY 2014	4,275.00	05/02/2014	01-090-0000-560-000	
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024631 4/14	ACCT 024631 4/14	102.00	05/02/2014	01-200-0000-518-004	
054217 4/14	ACCT 054217 4/14	129.00	05/02/2014	01-480-0000-518-004	
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Vendor: 1390	YREKA TRANSIT MIX			Check Sequence: 34	ACH Enabled: False
COY14-100	INV COY14-100	3,732.25	05/02/2014	70-500-0000-416-001	
COY14-100	INV COY14-100	3,732.25	05/02/2014	80-550-0000-416-001	
	Check Total:	7,464.50			
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	Total of Number of Checks:	34			



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**CITY OF YREKA  
CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council  
Prepared by: City Clerk  
Agenda title: Adopt Resolution requesting the Board of Supervisors of the County of Siskiyou to consolidate a General Municipal Election to be held on Tuesday, November 4, 2014, with the Statewide General Election.  
Meeting date: May 1, 2014

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**BACKGROUND:**

Section 10403 of the Elections Code requires the City to adopt a Resolution requesting the consolidation, and setting for the exact form of any question, proposition, or office to be voted upon at the election, as it is to appear on the ballot.

**FISCAL IMPACT:**

Based on the invoice for the 2012 Primary Election, the estimated cost for the 2014 election is \$5,000.

**RECOMMENDATION:**

That the Council adopt Resolution as submitted.

Approved by: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Steven Baker", written over a horizontal line.

Steven Baker, City Manager

**RESOLUTION NO. 2014-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA,  
CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SISKIYOU TO CONSOLIDATE A GENERAL MUNICIPAL  
ELECTION WITH THE STATEWIDE GENERAL ELECTION  
TO BE HELD ON TUESDAY, NOVEMBER 4, 2014.**

**WHEREAS**, Yreka Municipal Code Section 2.56.010 provides: “Pursuant to California Elections Code Sections 1301(b), 1000 and 10403.5, beginning in November of 2014 and every even-numbered year thereafter, the City of Yreka’s General Municipal Election shall be consolidated with the Statewide General Election held on the first Tuesday following the first Monday in November”; and

**WHEREAS**, the following City Council Members terms expire in November of 2014: Robert Bicego, Rory McNeil, and John Mercier; and

**WHEREAS**, pursuant to the California Elections Code, the City Council of the City of Yreka desires to call and give notice of the General Municipal Election for the purpose of the election of (3) Members of the City Council to four-year full terms shall be held on November 4, 2014; and,

**WHEREAS**, it is desirable that the City of Yreka General Municipal Election be consolidated with the Statewide General Election and that within the City, the precincts, polling places, and election officers be the same, and that the County Clerk of the County of Siskiyou canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YREKA DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

**Section 1:** Pursuant to the requirements of the laws of the State of California relating to general law cities, there is called and ordered to be held in the City of Yreka on Tuesday, November 4, 2014, a General Municipal Election for the purpose of electing (3) Members of the City Council to four-year full terms;

**Section 2:** The polls for the election shall be open at 7:00 a.m. on the day of the election and shall remain open continuously until 8:00 p.m. when the polls shall be closed pursuant to Elections Code Section 10242, except as provided in Section 14401 of the Elections Code.

**Section 3:** Notice of the time and place of holding the election is given and the County Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

**Section 4:** Pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Siskiyou is hereby requested to consent and agree to the consolidation

of the City of Yreka's General Municipal Election with the Statewide General Election to be held on November 4, 2014.

**Section 5:** The Board of Supervisors is requested to issue instructions to the County Clerk's Office Elections Division to take any and all steps necessary for the holding of a consolidated election.

**Section 6:** The County Clerk and the County Clerk's Office is authorized to canvass the returns of the Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used.

**Section 7:** The City of Yreka recognizes that additional cost will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs that are not reimbursed by the State.

**Section 8:** The City Clerk is hereby directed to file a certified copy of this Resolution with the Board of Supervisors and County Clerk's Office of the County of Siskiyou.

This resolution shall take effect immediately upon its passage.

Passed and adopted this 1<sup>st</sup> day of May 2014, by the following vote:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
David Simmen,  
Mayor

Attest: \_\_\_\_\_  
Elizabeth E. Casson, City Clerk

I certify that the foregoing was adopted by the City Council of the City of Yreka, California at a meeting held on May 1, 2014, by the vote shown above.

BY: \_\_\_\_\_  
Elizabeth E. Casson  
Clerk of the City of Yreka [SEAL]



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**CITY OF YREKA  
CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council  
Prepared by: Steve Baker, City Manager  
Agenda title: Adopt Resolution accepting Deed from Todd W. Whipple and Stacy R. Whipple Trust for a Fee Title Acquisition and Authorizing Execution of all documents relating to the transaction.  
Meeting date: May 1, 2014

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Discussion:

On April 17, 2014, the City Council authorized the execution of a Purchase Agreement with the Todd W. Whipple and Stacy R. Whipple Trust for the purchase of 1400 Fairlane Road.

In order to record the grant deed, the Siskiyou County Recorder requires a resolution the City to accept the grant deed as required under the purchase agreement. This resolution provides this authorization to the City Manager.

Fiscal Impact:

N/A

Recommendation:

That the City Council adopt the Resolution as submitted.

Approved by: \_\_\_\_\_

Steven Baker, City Manager

RESOLUTION NO. 2014-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA  
ACCEPTING DEED FROM TODD W. WHIPPLE AND STACEY R  
WHIPPLE TRUST FOR A FEE TITLE ACQUISITION, AND  
AUTHORIZING EXECUTION OF ALL DOCUMENTS  
RELATING TO THE TRANSACTION

WHEREAS, the City, a municipal corporation, duly authorized by the laws of the state of California to acquire real property; and,

WHEREAS, At the direction of the City Council, staff negotiated a Purchase Agreement in the amount of \$800,000 with Todd W. Whipple and Stacey R. Whipple for the acquisition of parcel owned by Todd W. Whipple and Stacey R. Whipple Trust, Assessor's Parcel No. 062-051-540, known as 1400 Fairlane Road, Yreka, California, and,

WHEREAS, the City Council reviewed the Purchase Agreement, and found that the acquisition of property is in the best interests of the City of Yreka, and the City Council does hereby accept said Deed on behalf of the City of Yreka; and

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment.

NOW THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED AS FOLLOWS:

Section 1. The Council hereby finds that the foregoing recitals are true and correct and hereby accepts and authorizes the recording of the Grant Deed as described above.

Section 2. The City Manager, the Finance Director, and all other proper officers and officials of the City are hereby authorized to execute all agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution for the purchase of the property and the transactions herein authorized.

Section 3. The City Council directs an appropriation in the amount of \$800,000 to cover the purchase price and a supplemental appropriation for the balance of the costs of acquisition of said property subject to final adjustments pursuant to the terms of the Agreement. Said funds shall be paid from the General Building and Construction fund, Building Acquisition and Improvements, Account No. 11-200-0911-620-000 as previously authorized, and shall be deposited into escrow for distribution.

Section 4. It is further resolved, if any section, subsection, part, clause, sentence or phrase of this Resolution or the application thereof is for any reason held to be invalid

or unconstitutional by a decision of any court of competent jurisdiction, the validity of the remaining portions of this Resolution, the application thereof, shall not be effected thereby but shall remain in full force and effect, it being the intention of the City Council to adopt each and every section, subsection, part, clause, sentence phrase regardless of whether any other section, subsection, part, clause, sentence or phrase or the application thereof is held to be invalid or unconstitutional.

Passed and adopted this 1<sup>st</sup> day of May 2014, by the following vote:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
David Simmen,  
Mayor

Attest: \_\_\_\_\_  
Elizabeth E. Casson, City Clerk

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**CITY OF YREKA**  
**CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council  
From: Liz Casson, City Clerk  
Prepared by: Scott Friend, AICP, Contract Planner  
Agenda title: **Ordinance 837 – 2<sup>nd</sup> Reading - Adoption. ZCA#2014-01: Housing Element Implementation** – An Ordinance of the City Council of the City of Yreka, California, amending Title 16, Zoning, of the Yreka Municipal Code to implement a number of programs contained in the 2009-2014 Housing Element. The amendments address density bonuses, emergency shelters, employee housing, group care homes, single-room occupancy residential units, supportive housing, and transitional housing.  
Meeting date: May 1, 2014

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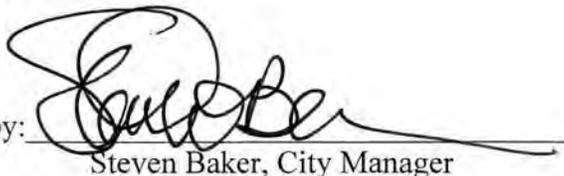
**Ordinance Summary:**

At the regular meeting of the City Council held on April 17, 2014, a public hearing was held on a draft Ordinance identified as Zoning Code Amendment ZCA#2014-01 amending Title 16, *Zoning*, of the Yreka Municipal Code to meet the required amendments stated in the Programs of the 2009-2014 Housing Element. Following the conduct of a public hearing on the matter, the Council voted 3-1 to approve the first-reading of the draft Ordinance with no changes. This is the second-reading of Ordinance 837.

**Recommendation and Requested Action:**

That the Council waive the reading of the body of the Ordinance and Adopt Ordinance No. 837 as submitted.

Approved by:



Steven Baker, City Manager

ORDINANCE NO. 837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YREKA  
AMENDING TITLE 16, ZONING, BY ADDING DEFINITIONS TO CHAPTER 16.12;  
AMENDING SECTIONS 16.12.410, 16.12.550, 16.18.050, 16.20.050,  
16.20.070, 16.22.050, 16.22.070, 16.24.050, 16.26.050, 16.30.070, 16.34.070,  
16.36.070, 16.38.060, 16.40.050, 16.40.070, 16.42.050; ADDING SECTION 16.46.150,  
SINGLE-ROOM OCCUPANCY RESIDENTIAL UNIT (SRO); ADDING SECTION 16.46.160,  
EMERGENCY SHELTERS; AND ADDING CHAPTER 16.78, AFFORDABLE HOUSING  
INCENTIVES/RESIDENTIAL DENSITY BONUSES.

BE IT ORDAINED by the City Council of the City of Yreka as follows:

SECTION 1. Yreka Municipal Code Title 16 is hereby amended to read as follows:

Chapter 16.12 DEFINITIONS:

Section 16.12.410 is hereby amended to read as follows:

16.12.410 Density bonus.

“Density bonus” means a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan.

The following Sections are hereby added to Chapter 16.12 Definitions:

16.12.443 Emergency shelters.

“Emergency shelters” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.

16.12.445 Employee housing – large.

“Employee housing – large” means housing for employees consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household.

16.12.447 Employee housing - small.

“Employee housing – small” means housing for employees consisting of six or fewer persons in a single family home.

Section 16.12.550 is hereby amended to read as follows:

16.12.550 Group care home – large.

“Group care home - large” means a facility designed, intended or used as a residence for more than six individuals who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.

The following Sections are hereby added to Chapter 16.12 Definitions:

16.12.552 Group care home – small.

“Group care home - small” means a designed, intended or used as a residence for six individuals or less who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.

16.12.755 Single-room occupancy residential unit (SRO).

“Single-room occupancy residential unit” means a compact dwelling unit with limited cooking and living facilities that is the primary residence of its occupant(s) and is within a multiple-unit structure.

16.12.773 Supportive housing.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target populations as defined by 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist 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.

16.12.776 Transitional housing.

“Transitional housing” means a building configured as rental housing development, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Chapter 16.18, Section 16.18.050, is hereby amended to read as follows:

16.18.050 Permitted Uses.

The following uses are permitted in the R-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- B. Group care home – small;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.20, Sections 16.20.050 and 16.20.070 are hereby amended to read as follows:

16.20.050 Permitted Uses.

The following uses are permitted in the R-2 Zone District subject to issuance of a building permit, business license or other required permit(s):

- C. Group care home – small;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

16.20.070 Conditional Uses.

The following uses are permitted in the R-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- E. Group care home – large.

Chapter 16.22, Sections 16.22.050 and 16.22.070 are hereby amended to read as follows:

16.22.050 Permitted Uses.

The following uses are permitted in the R-3 Zone District subject to issuance of a building permit, business license or other required permit(s):

- C. Group care home – small;
- F. Employee housing – small;
- G. Supportive housing;
- H. Transitional housing.

16.22.070 Conditional Uses.

The following uses are permitted in the R-3 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- G. Group care home – large.

Chapter 16.24, Section 16.24.050 is hereby amended to read as follows:

16.24.050 Permitted Uses.

The following uses are permitted in the R-A Zone District subject to issuance of a building permit, business license or other required permit(s):

- B. Group care home – small;
- F. Employee housing – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.26, Section 16.26.050 is hereby amended to read as follows:

16.26.050 Permitted Uses.

The following uses are permitted in the RPO Zone District subject to issuance of a building permit, business license or other required permit(s):

- C. Group care home – small;
- D. Employee housing – small;
- E. Supportive housing;
- F. Transitional housing.

Chapter 16.30, Section 16.30.070, is hereby amended to read as follows:

16.30.070 Conditional Uses.

The following uses are permitted in the CPO Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- F. Group care home – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.34, Section 16.34.070, is hereby amended to read as follows:

16.34.070 Conditional Uses.

The following uses are permitted in the C-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- X. Group care home – large;
- Y. Single-room occupancy residential unit (SRO);
- Z. Employee housing – small;
- AA. Supportive housing;
- BB. Transitional housing.

Chapter 16.36, Section 16.36.070, is hereby amended to read as follows:

16.36.070 Conditional Uses.

The following uses are permitted in the CH Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- X. Group care home – large;
- Y. Single-room occupancy residential unit (SRO);
- Z. Employee housing – small;
- AA. Supportive housing;
- BB. Transitional housing.

Chapter 16.38, Section 16.38.060, is hereby amended to read as follows:

16.38.060 Conditional Uses.

The following uses are permitted in the CT Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- F. Group care home – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.40, Sections 16.40.050 and 16.40.070 are hereby amended to read as follows:

16.40.050 Permitted Uses.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- D. Emergency shelters.

16.40.070 Conditional Uses.

The following uses are permitted in the M-1 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. All uses in a C-2 or CH zone requiring a conditional use permit, except group care home – large, single-room occupancy residential unit (SRO), employee housing – small, transitional housing, and supportive housing.

Chapter 16.42, Section 16.42.050, is hereby amended to read as follows:

16.42.050 Permitted Uses.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- A. Permitted Uses in the M-1 Zone District not requiring a conditional use permit, except emergency shelters.

Chapter 16.46, is hereby amended by adding Sections 16.46.150, Single-room occupancy residential Unit (SRO) and 16.46.160 Emergency shelters, to read as follows:

16.46.150 Single-room occupancy residential unit (SRO).

- A. General Provisions. The following are the minimum criteria applicable to all new single-room occupancy residential units:
  1. Tenancy. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.
  2. Tenants per room. Each unit shall accommodate a maximum of two (2) persons.
  3. Maximum unit size. No unit may exceed four hundred (400) square feet.
  4. Common facilities. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.
  5. Laundry facilities. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten (10) units, with a minimum of one (1) washer and dryer.
  6. Manager's Office or Unit. An on-site management office or manager's unit shall be provided.
  7. Parking. One parking space per unit is required. All applicable parking facility standards shall apply per Chapter 16.54.
  8. Storage. Each unit shall have a separate closet.

16.46.160 Emergency shelters.

A. Development Standards.

1. The maximum number of beds shall be fifteen (15).
2. The emergency shelter shall provide on-site parking at a rate of one (1) space for staff plus one (1) space per five (5) allowed occupants. All applicable parking facility standards shall apply per Chapter 16.54.
3. A written management plan is required for all emergency shelters that includes provisions for staff training, neighborhood outreach, transportation, security, client services, and food services.
4. The maximum term of staying at an emergency shelter is six (6) months in a consecutive twelve (12) month period.

Title 16, is hereby amended by adding Chapter 16.78, to read as follows:

Chapter 16.78

AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES

Sections:

16.78.010 Purpose.

16.78.020 Applicability.

16.78.030 Application and approval.

16.78.040 Planning Commission recommendation.

16.78.050 Determination of housing density bonus or incentives.

16.78.010 Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the City.

16.78.020 Applicability.

When a developer enters into an agreement pursuant to Government Code Section 65915 consisting of at least one of the following:

- A. Five (5) percent of units restricted to very low-income households; or
- B. Ten (10) percent of the total units of a housing development restricted to low-income households; or
- C. Ten (10) percent of the total for-sale of a common interest housing development restricted to moderate-income households; or

- D. The project donates at least one (1) acre of land with the appropriate general plan, zoning, permitting, and approvals and access to public facilities needed for such housing to the city for very low-income units; or
- E. The project is restricted to seniors.

The developer shall be eligible for housing density bonuses and incentives as listed in Government Code Section 65915.

16.78.030 Application and approval.

Any person requesting a housing density bonus, incentives, or concessions shall apply for a development agreement. A housing density bonus, incentives, or concessions shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus, incentive and/or concession.

16.78.040 Planning Commission recommendation.

Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission, if applicable, shall consider the development agreement and make a recommendation to the Council.

16.78.050 Determination of housing density bonus or incentives.

The project developer may specify the requested housing density bonus or incentives; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

SECTION 2. EXEMPTION FROM CEQA. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment.

SECTION 3. If any section, subsection, part, clause, sentence or phrase of this Ordinance or the application thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, the validity of the remaining portions of this Ordinance, the application thereof, shall not be effected thereby but shall remain in full force and effect, it being the intention of the City Council to adopt each and every section, subsection, part, clause, sentence phrase regardless of whether any other section, subsection, part, clause, sentence or phrase or the application thereof is held to be invalid or unconstitutional.

SECTION 4. MANDATORY DUTY SAVINGS CLAUSE.

By the use of such words as "shall" and "must" herein the City Council does not intend to create a mandatory duty upon the city. In imposing duties in this ordinance the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. POSTING AND PUBLICATION. The City Clerk is directed to cause a copy of the full text of this ordinance to be published once in an adjudicated newspaper of general circulation in the City of Yreka within fifteen (15) days after adoption of this ordinance. If the charge for publication of the ordinance exceeds the customary rate charged by the newspaper for publication of private legal notices, the City Clerk is directed to prepare, post and publish a summary of this ordinance as provided in Government Code Section 36933(c)(1).

SECTION 6. CODIFICATION. The City Clerk is directed and authorized to instruct the publisher of the City of Yreka Municipal Code that codification of this Ordinance is limited to Section 1.

Introduced at a regular meeting of the City Council held April 17,, 2014, and adopted as an ordinance of the City of Yreka at a regular meeting of the City Council held on May 1, 2014, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
David Simmen, Mayor

APPROVED AS TO FORM

Attest:

By: \_\_\_\_\_  
Dohn Henion, City Attorney

By \_\_\_\_\_  
Liz Casson, City Clerk



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**CITY OF YREKA**  
**CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council  
From: Liz Casson, City Clerk  
Prepared by: Scott Friend, AICP, Contract Planner  
Agenda Title: **2014-2019 Housing Element** – An update to the General Plan’s Housing Element which identifies the policies and programs which the City will implement to ensure that housing in Yreka is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.  
Project Number: General Plan Amendment (GPA) #2014-01  
Meeting date: May 1, 2014

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Summary:

The Housing Element is one of seven State-mandated elements of the City’s General Plan. All cities in California are required to update General Plan Housing Elements on a regular basis and to submit the updated Element to the California Department of Housing and Community Development (HCD) for review and certification. Because the Housing Element plays a key role in planning for the housing needs of all economic segments of the community, it is required by State law to be updated every five to eight years (depending on location). Staff and the City’s consultant, PMC, began work in 2013 to update the Housing Element to comply with State requirements.

Following public input and deliberation by the Planning Commission, the Commission has recommended that the Council adopt the Negative Declaration for the project and approve GPA #2014-01 adopting the 2014-2019 Housing Element.

Background:

The City’s current Housing Element (2009-2014) was adopted by the City Council in November 2009 and certified by HCD on February 23, 2010. During the 2009-2014 planning period, the City followed the programs in the Housing Element and adopted a reasonable accommodations procedure, allocated almost \$650,000 of CDBG Housing Rehabilitation loans, and disseminated information regarding energy conservation programs. The City is also currently in the process of updating the Zoning Ordinance to conform to State law regarding emergency shelters, transitional housing, employee housing, supportive housing, group care homes, and density bonuses. These updates will meet several programs in the current Housing Element.

As stated above, the City started work on the Housing Element update in 2013. A public workshop was held in June 2013 to inform the community of State law regarding Housing Elements; to provide information regarding how the update process works; and to receive public feedback on community housing

needs. The Draft 2014-2019 Housing Element was presented to the City Council on December 18, 2013 and to the City Council on January 16, 2014. The City submitted the draft Housing Element on January 22, 2013 for its 60-day HCD review. The City received comments back from HCD and the Final Draft 2014-2019 Housing Element was completed based on those comments. On April 16, 2014, the Planning Commission reviewed the Final Draft 2014-2019 Housing Element and recommended that the City Council adopt the Negative Declaration for the project and adopt the 2014-2019 Housing Element.

Discussion:

The Final Draft of the 2014-2019 Housing Element evaluates the effectiveness and appropriateness of the previous Housing Element; assesses the housing needs of residents, the workforce, and special needs groups; analyzes the inventory of resources and constrains; and develops policies and programs to meet unmet housing needs. The 2014-2019 Housing Element carries forward a majority of the goals and policies of the current Housing Element. More substantive changes have been made to the programs, including timing updates, deletion of programs that were implemented, edits for consistency and clarity, and modifications to programs to better align with the goals and policies of the document.

As a part of the update process, the 2014-2019 Housing Element must show an adequate plan to meet the existing and projected housing needs for all economic segments of the community. HCD determines what the housing needs of the region are and then distributes the units within the region. The allocation is called the Regional Housing Needs Allocation (RHNA). The City of Yreka's RHNA for the 2014-2019 planning period is shown in the table below.

Income Level	Housing Unit Allocation
Extremely Low	12
Very Low	13
Low	17
Moderate	18
Above Moderate	43
<b>Total</b>	<b>103</b>

As shown in the table, the City's total RHNA for the planning period is 103 dwelling units. In comparison, the total RHNA for the 2009-2014 planning period was 104 dwelling units. Similar to the analysis in the 2009-2014 Housing Element, the 2014-2019 Housing Element's analysis shows that there is enough inventory of vacant or underutilized sites that will allow the City to meet the RHNA for the planning period without rezoning any land for higher density housing. The identified sites can be found in the Resources and Opportunities section of the Housing Element.

The Final Draft 2014-2019 Housing Element meets the requirements of State housing law. However, to complete the update process the document needs to be adopted by the City and certified by HCD. In order for the document to be certified by HCD, the City Council needs to review and adopt the document. If the City Council adopts the document, the Housing Element will be sent to HCD for certification. Once the Housing Element is certified, staff will initiate work on implementing the goals, policies, and programs of the updated document.

Environmental Determination:

A Negative Declaration was prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA) and is included with this staff report as **Attachment C – Initial Study/Negative Declaration**. The Negative Declaration was prepared pursuant to Section 15070-15075 of the CEQA Guidelines and Title 19 *Environmental Impact Procedure* of the Yreka Municipal Code. The public comment period for the Negative Declaration was February 28, 2014 to March 31, 2014. The initial study indicates that there is no substantial evidence that the project will have a significant effect on the environment. One comment letter was received from the State of California Department of Fish and Wildlife. The letter stated that the Department did not have any comments on the Negative Declaration.

The Planning Commission recommends that the City Council determine that the proposed project would not have a significant effect on the environment and adopt a Negative Declaration for GPA #2014-01.

Planning Commission Review and Recommendation:

At its regular meeting on April 16, 2014, the Planning Commission of the City of Yreka held a noticed public hearing to consider GPA #2014-01. Following public input and deliberation by the Planning Commission, the Commission voted 6-0 to approve a motion recommending that the City Council adopt a Negative Declaration for the project and approve GPA #2014-01 adopting the 2014-2019 Housing Element Update.

Recommendation:

The Planning Commission recommends that the City Council adopt the 2014-2019 Housing Element Update and adopt the *Negative Declaration* prepared for the project. Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project; and
4. Motion and vote.

If the City Council determines that it intends to approve the proposed project as requested in application GPA #2014-01, staff presents the following motion for consideration:

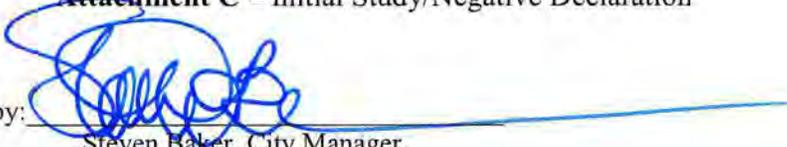
*Move that the City Council adopt City Council Resolution 2014-\_\_ determining that the proposed project would not have a significant effect on the environment and adopt a Negative Declaration for the project; and approve GPA #2014-01 adopting the 2014-2019 Housing Element Update.*

**Attachments:**

**Attachment A** – 2014-2019 Adoption Draft Housing Element

**Attachment B** – City Council Resolution

**Attachment C** – Initial Study/Negative Declaration

Approved by: 

Steven Baker, City Manager

CITY OF

Y R E K A

# 2014–2019 HOUSING ELEMENT UPDATE

ADOPTION DRAFT  
APRIL 2014



PREPARED BY:

**PMC**<sup>®</sup>

2729 PROSPECT PARK DRIVE, SUITE 220  
RANCHO CORDOVA, CA 95670



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# **HOUSING ELEMENT POLICY SECTION**

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## HOUSING ELEMENT POLICY SECTION

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The Housing Element of the General Plan is a comprehensive statement by the City of Yreka of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing priority to allow for the “attainment of decent housing and a suitable living environment for every Californian,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs and resources and constraints to meeting those needs.

The Yreka Housing Element is based on six strategic goals:

- 1) Provide a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure.
- 2) Continue to promote housing for special needs groups.
- 3) Initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the city’s existing housing resources for as long as physically and economically feasible.
- 4) Ensure that all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided a choice of housing locations within the community.
- 5) Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation and retention of affordable housing.
- 6) Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs (Appendix A);
- A statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing (included in this section); and
- Programs that set forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element (included in this section).
- An evaluation of the schedule of actions from the previous Housing Element (included in this section).

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the element must also address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. Thus, the Housing Element's focus is to balance the desires of residents, maintain neighborhood character, utilize available public services, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

## ANALYSIS OF THE PREVIOUS HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs and to which these programs continue to be relevant in addressing current and future housing needs in Yreka. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the City’s former programs were continued in this update, some were removed due to lack of effectiveness or redundancy with other programs and others were added to respond to changes in state law and local conditions.

**Table I  
2008–2013 Housing Programs Implementation Summary**

<b>Program</b>	<b>Progress/Effectiveness</b>	<b>Appropriateness for 2014–2019 Housing Element</b>
<p><b>Program HE.1.1.1</b> Every year, as part of the annual Housing Element review, the Planning Commission will review the City’s vacant land inventory with the objective of ensuring that the City can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. Have the inventory available to the public, especially the development community for their information and use.</p> <p><b>Timing:</b> Annually <b>Responsibility:</b> Planning Department <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> The City continues to maintain a list of the available vacant land in the city that is appropriate to meet its share of the regional housing needs.</p> <p><b>Effectiveness:</b> Successfully implemented. City staff report on the Housing Element progress on an annual basis to the Planning Commission; this includes an update on the land inventory.</p>	<p>Continue. Combine with Program HE.1.2.9.</p>
<p><b>Program HE.1.2.1</b> Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. “Encourage and support” as used herein means:</p> <ul style="list-style-type: none"> <li>• Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;</li> <li>• Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;</li> <li>• Provide density bonus or other concessions in accordance with Government</li> </ul>	<p><b>Progress:</b> There were no requests for lower-income residential development during the planning period.</p> <p><b>Effectiveness:</b> Due to the lack of permit activity, this program has not been implemented.</p>	<p>Continue. Combine with Program HE.1.2.2.</p>

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Code §65915;</p> <ul style="list-style-type: none"> <li>• Allow phasing of infrastructure whenever possible at time of project review; and</li> <li>• Any other action on the part of the City which will help to keep development costs to a minimum.</li> </ul> <p><b>Timing:</b> Continuous  <b>Responsibility:</b> Planning Department  <b>Financing:</b> General Fund</p>		
<p><b>Program HE.1.2.2</b></p> <p>The City will encourage developers of large residential subdivisions (i.e., 50 or more units) to provide some affordable housing. At a minimum, this may entail encouraging developers to incorporate duplexes, triplexes, townhouses, or other affordable housing product. This may be accomplished by offering incentives similar to those outlined in Program HE.1.2.1.</p> <p><b>Responsibility:</b> Planning Department  <b>Financing:</b> Private development  <b>Timing:</b> As residential development proposals of 50 or more units are submitted</p>	<p><b>Progress:</b>  There were no requests for any residential development of this size during the planning period. There is the potential for one project of this size in the current planning period.</p> <p><b>Effectiveness:</b>  Due to the lack of permit activity, this program has not been implemented.</p>	<p>Continue. Combine with Program HE.1.2.1.</p>
<p><b>Program HE.1.2.3</b></p> <p>Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, maintain lower fees for affordable housing whenever possible.</p> <p><b>Responsibility:</b> City Manager, Planning Department  <b>Financing:</b> General Fund, Grants for infrastructure  <b>Timing:</b> Update Planning Commission on fee schedule on a yearly basis</p>	<p><b>Progress:</b>  Fees are deposited against cost. They are minimal and would not deter development. When affordable projects are submitted, they receive a 50 percent discount on development impact fees.</p> <p><b>Effectiveness:</b>  Implemented as projects come forward. Continue this program.</p>	<p>Continue. Combine Programs HE.1.2.1 and HE.1.2.2.</p>
<p><b>Program HE.1.2.4</b></p> <p>Review Government Code Section requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply.</p> <p><b>Responsibility:</b> Planning Department, Planning Commission  <b>Financing:</b> General Fund  <b>Timing:</b> August 2010</p>	<p><b>Progress:</b>  This change has not been completed yet.</p> <p><b>Effectiveness:</b>  This program will be modified to meet state law requirements.</p>	<p>Modify to refer to specific state law requirements and include the need to include a definition of density bonus and continue.</p>

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Program HE.1.2.5</b>  Maintain affordable units. The City will maintain a list of all non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any federal or state notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices, files on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City.  <b>Responsibility:</b> City Manager, Planning Department  <b>Financing:</b> General Fund  <b>Timing:</b> As needed</p>	<p><b>Progress:</b>  The City has been in contact with nonprofit organizations active in Siskiyou County and adjacent counties, including Community Home Improvement Program (CHIP), Mercy Housing, and Habitat for Humanity, and is available to provide the list of nonprofits to property owners.  <b>Effectiveness:</b>  This program has been effective. It will be modified to address state law requirements and continued.</p>	<p>Modify to revise the list of actions to be taken by the City to address state law requirements and continue.</p>
<p><b>Program HE.1.2.6</b>  Search for gap funding for projects that may be at-risk during the course of the planning period, including CDBG, California Housing Finance Agency, HCD, etc.  <b>Responsibility:</b> City Manager  <b>Financing:</b> Grants and/or loans  <b>Timing:</b> As needed</p>	<p><b>Progress:</b>  There were not any projects at risk during the planning period.  <b>Effectiveness:</b>  This program is duplicative of the modified version of Program HE.1.2.5. This program will be combined into Program HE.1.2.5 and deleted.</p>	<p>Delete. Redundant with Program HE.1.2.5.</p>
<p><b>Program HE.1.2.7</b>  Identify and maintain a list of qualified entities interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Govt. Code 65863.11)  <b>Responsibility:</b> City Manager  <b>Financing:</b> General Fund  <b>Timing:</b> As needed</p>	<p><b>Progress:</b>  In progress. A list of funding resources is included in the 2009–2014 Housing Element, designated as Appendix B.  <b>Effectiveness:</b> The City will continue to maintain a list of organizations per Program HE.1.5. This program will not be continued.</p>	<p>Delete.</p>
<p><b>Program HE.1.2.8</b>  The City shall encourage and support non-profit organizations in their applications for State and Federal funding necessary to acquire and/or operate homeless shelters and/or transitional housing in the City. Encourage and support as used herein includes, but is not limited to, coordinating with non-profit organizations and other public and private agencies in order to apply for emergency housing</p>	<p><b>Progress:</b>  The City has not worked with any nonprofit organizations on applications during the planning period.  <b>Effectiveness:</b>  Challenging to pursue implementation of</p>	<p>Deleted due to limited staff resources.</p>

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>funds available from the Department of Housing and Community Development.</p> <p><b>Responsibility:</b> City Manager, Planning Department</p> <p><b>Financing:</b> CDBG or other grant funds</p> <p><b>Timing:</b> Ongoing</p>	<p>this program due to limited City staff resources.</p>	
<p><b>Program HE.1.2.9</b></p> <p>In order to increase public input and support of the City’s housing programs, the City will encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.</p> <p><b>Responsibility:</b> Planning Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Annually</p>	<p><b>Progress:</b> Accomplished through public notice of meetings.</p> <p><b>Effectiveness:</b> Due to lack of development during the planning period, there hasn’t been a lot of public interest.</p>	<p>Continue. Combine with Program HE.1.1.1.</p>
<p><b>Program HE.1.2.10</b></p> <p>Pursuant to Government Code § 65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.</p> <p><b>Responsibility:</b> Public Works Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> August 2010</p>	<p><b>Progress:</b> Specific procedures have not been developed yet; however, there is adequate sewer capacity and water supply available to accommodate new development.</p> <p><b>Effectiveness:</b> With sufficient capacity in current sewer and water infrastructure, the City is in compliance with state law. This program is no longer needed and will not be continued.</p>	<p>Delete.</p>
<p><b>Program HE.1.3.1</b></p> <p>Monitor the Conditional Use Permit process on multifamily applications to determine whether the process is a deterrent to construction of affordable multifamily housing. During the annual report to the Planning Commission, an assessment shall be made of multifamily projects considered during the year. If it is determined that requiring Conditional Use Permit process is in fact acting as a deterrent to providing affordable housing, the City will reconsider its position on this matter and take the steps necessary to remove any constraints the process may be causing.</p>	<p><b>Progress:</b> There were no applications for multi-family housing during the planning period due to the slow housing market and general economic downturn.</p> <p><b>Effectiveness:</b> The City has not identified the CUP process as a constraint and has not made any recommendations for zoning</p>	<p>Continue. Combine with Program HE.1.3.2.</p>

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<b>Responsibility:</b> Planning Department, Planning Commission <b>Financing:</b> General Fund <b>Timing:</b> Annually	amendments.	
<b>Program HE.1.3.2</b> Review the effectiveness of the updated zoning ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability. <b>Responsibility:</b> Planning Department, Planning Commission <b>Financing:</b> General Fund <b>Timing:</b> Annually	<b>Progress:</b> City staff has made annual reviews of the Zoning Ordinance. <b>Effectiveness:</b> No constraints identified. Continue this program.	Continue. Combine with Program E.1.3.1.
<b>Program HE.1.3.3</b> Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for the very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made. <b>Responsibility:</b> Planning Department, Planning Commission <b>Financing:</b> General Fund <b>Timing:</b> August 2010	<b>Progress:</b> The City complies with this state law. <b>Effectiveness:</b> This program is implemented but is not necessary to ensure ongoing compliance. This program will be deleted.	Delete.
<b>Program HE.1.4.1</b> Maintain residential zoning districts and development standards that encourage the development of single-family housing products that are affordable to first-time homebuyers while continuing to participate in the HOME Program as Notices for Funding Available (NOFAs) are released. <b>Responsibility:</b> City Manager, Planning Department <b>Financing:</b> General Fund <b>Timing:</b> Ongoing; Apply for HOME funds as NOFA's are released.	<b>Progress:</b> The City continues to maintain zoning and development standards in residential areas. The City plans to initiate a first-time homebuyer program when the funds are available. <b>Effectiveness:</b> Working on this program was precluded by the economic conditions during the planning period. The City would be more interested in pursuing these options if partnered with an effective nonprofit organization.	Modify to clarify that the City will participate in NOFAs when feasible and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Program HE.2.1.1</b>            Building permit processing and inspections for individuals with disabilities shall be given a high priority.  <b>Responsibility:</b> Building Department, Planning Department  <b>Financing:</b> General Fund  <b>Timing:</b> As needed</p>	<p><b>Progress:</b>            The Building and Planning departments give priority to individuals with disabilities as needed.  <b>Effectiveness:</b>            This program isn't effective due to the low volume of permit activity in the city. This program will be deleted.</p>	Delete.
<p><b>Program HE.2.1.2</b>            The City will establish reasonable accommodations in rules, policies, practices and procedures that may be necessary to ensure persons with disabilities equal access to housing.  <b>Responsibility:</b> City Manager, Planning Department, Planning Commission  <b>Financing:</b> General Fund  <b>Timing:</b> August 2010</p>	<p><b>Progress:</b>            In July 2013, the City adopted a reasonable accommodation procedure that includes an express permit program, free building inspections, and special response to accessibility complaints, and priority is given to questions regarding accessibility.  <b>Effectiveness:</b>            This program has been implemented and has been successful.</p>	Delete.
<p><b>Program HE.2.1.3</b>            Should an applicant request accommodations beyond those referenced in Program HE.2.1.2, and a Variance must be processed, the Planning Commission will be advised that they should balance the standard requirements for a Variance with the provisions of the federal Fair Housing Act and the California Employment and Housing Act.  <b>Responsibility:</b> Planning Department, Planning Commission  <b>Financing:</b> General Fund  <b>Timing:</b> When applications are submitted</p>	<p><b>Progress:</b>            This provision is implemented when appropriate applications are submitted.  <b>Effectiveness:</b>            This program has been effective and will be modified and continued.</p>	Modify to reference the City's recently adopted reasonable accommodation procedures and continue.
<p><b>Program HE.2.1.4</b>            To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in Programs HE.2.1.1, HE.2.1.2, and HE.2.1.3 above, plus other accommodations already existing in City Codes, such as modification of parking (Section 16.54.140(B) of the Zoning Ordinance).</p>	<p><b>Progress:</b>            Handicapped and disabled persons are provided reasonable accommodation as needed.  <b>Effectiveness:</b>            The information sheet has not been</p>	Delete.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<b>Responsibility:</b> Planning Department, Building Department <b>Financing:</b> General Fund <b>Timing:</b> As needed	created. The City plans to create this sheet, then this program will be complete.	
<b>Program HE.2.1.5</b> Work closely with qualified developers of new multifamily housing that includes affordable four and five bedroom units. The City will offer expedited review process and technical assistance for projects that include four and five bedroom units. <b>Responsibility:</b> Planning Department <b>Financing:</b> General Fund <b>Timing:</b> As projects are proposed	<b>Progress:</b> No applications were submitted for any housing projects during 2012. Unusual to include units of this size in multi-family projects. This size unit is not always allowed by funding programs. <b>Effectiveness:</b> This program has not been effective and will be deleted.	Delete.
<b>Program HE.2.1.6</b> Conform to the codes and standards related to access for disabled persons and facilitate the modification of existing facilities, where necessary, through the granting of reasonable accommodations to persons with disabilities. <b>Responsibility:</b> Planning Department, Code Enforcement <b>Financing:</b> General Fund, Grant Funding <b>Timing:</b> Ongoing	<b>Progress:</b> This is accomplished in part through the Building Department (code enforcement) as building permits are issued. <b>Effectiveness:</b> Effective; however, program is duplicative of Program HE.2.1.2 and will be deleted.	Delete. This program is duplicative of Program HE.2.1.2.
<b>Program HE.2.1.7</b> Continue to follow federal ADA guidelines for the development of disabled units. <b>Responsibility:</b> Building Department <b>Financing:</b> General Fund <b>Timing:</b> Ongoing	<b>Progress:</b> The City continues to follow federal ADA guidelines through Building Department requirements and practices. <b>Effectiveness:</b> Since this is a federal ADA requirement, it will not be continued as a program in the Housing Element.	Delete.
<b>Program HE.2.1.8</b> In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units. <b>Responsibility:</b> Planning Department	<b>Progress:</b> In 2010, City staff instigated the process of reviewing the current Zoning Ordinance in a way that helps to facilitate housing for extremely low-income persons, specifically by clarifying the definition of single-room	Continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Financing:</b> General Fund  <b>Timing:</b> August 2010</p>	<p>occupancy units and associated standards for these units. No Zoning Ordinance amendments have been made to implement this program.</p> <p><b>Effectiveness:</b>  This program has not been fully implemented and will be continued.</p>	
<p><b>Program HE.2.1.9</b>  Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of “supportive housing,” “transitional housing” and “emergency shelters” consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right in the Light Industrial zone.</p> <p><b>Responsibility:</b> Planning Department, Planning Commission  <b>Financing:</b> General Fund  <b>Timing:</b> August 2010</p>	<p><b>Progress:</b>  Pursuant to Senate Bill 2, City staff began the process of amending the Zoning Ordinance to include separate definitions of "supportive housing," "transitional housing," and "emergency shelters" consistent with Sections 50675.14, 50675.2, and 50801 of the California Health and Safety Code. This process, which was instigated in 2010, will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type. The Zoning Code amendments are still in progress.</p> <p><b>Effectiveness:</b>  This program has not been fully implemented and will be continued.</p>	Continue.
<p><b>Program HE.2.1.10</b>  Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2) and Commercial Highway (CH) zones. This will allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to</p>	<p><b>Progress:</b>  In progress; this program has not been accomplished yet.</p> <p><b>Effectiveness:</b>  This program has yet to be completed and will be continued.</p>	Continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>independent living with services on-site for institutional care facilities. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of “group residential” and “group care facility.” The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.</p> <p><b>Responsibility:</b> Planning Department, Planning Commission</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> August 2010</p>		
<p><b>Program HE.2.1.1</b></p> <p>In order to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units or other units affordable to the extremely low-income.</p> <p><b>Responsibility:</b> Planning Department, Planning Commission, City Council</p> <p><b>Financing:</b> Grant Funding</p> <p><b>Timing:</b> Whenever housing for the extremely-low income is proposed</p>	<p><b>Progress:</b> No applications were submitted for any housing projects during the planning period.</p> <p><b>Effectiveness:</b> Unsure whether this program is effective, as no applications were received during the planning period.</p>	Continue.
<p><b>Program HE.3.1.1</b></p> <p>With the goal of assisting five homeowners over the next five years. The City will continue to provide loans to homeowners in existing owner-occupied residences, using state and federal subsidies, for the rehabilitation of their property or for the removal and replacement of dilapidated units.</p> <p><b>Responsibility:</b> City Manager, Planning Department and Building Department</p> <p><b>Financing:</b> CDBG, CHFA, HOME, low interest home equity loans offered by the City</p> <p><b>Timing:</b> Five units per year between 2009 and 2014</p>	<p><b>Progress:</b> The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades. Between 2008 and 2012, \$647,314.39 of CDBG Housing Rehabilitation loans have been allocated to seven different parties.</p> <p><b>Effectiveness:</b> Effective. Completed for seven properties.</p>	Continue.
<p><b>Program HE.3.1.2</b></p> <p>Continue to encourage rehabilitation of historic residential structures within the City through Mills Act contracts, as well as assist in application procedures for the inclusion of structures on the historic register. Provide annual City recognition of well done rehabilitated historic dwellings.</p>	<p><b>Progress:</b> The City continues to provide information for inclusion of historic buildings on the historic register and information regarding the Mills Act e.</p>	Modify to remove annual recognition program and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Responsibility:</b> Planning Department and Yreka Historic District and Landmarks Commission.</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	<p><b>Effectiveness:</b></p> <p>The City is unaware of any Mills Act contracts in the city.</p>	
<p><b>Program HE.3.1.3</b></p> <p>Maintain community character through review of standards in the Zoning Ordinance for permitted uses which will help to insure compatibility with adjacent uses.</p> <p><b>Responsibility:</b> Planning Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Annually</p>	<p><b>Progress:</b></p> <p>The Zoning Ordinance is regularly monitored to see if modifications are necessary.</p> <p><b>Effectiveness:</b></p> <p>This program has not been useful for the City and will not be continued.</p>	Delete.
<p><b>Program HE.3.1.4</b></p> <p>Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.</p> <p><b>Responsibility:</b> City Manager, Planning Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	<p><b>Progress:</b></p> <p>The City promptly responds to complaints from residents. The City has taken action on violations within the city.</p> <p><b>Effectiveness:</b></p> <p>Funding challenges have impeded full implementation; however, the City responds to complaints and addresses all serious health hazards. This program will be combined into Program HE.3.1.3.</p>	Delete. Combined into Program HE.3.1.3.
<p><b>Program HE.3.1.5</b></p> <p>Utilize the code enforcement program as a means of keeping track of the condition of the City’s housing stock. This, along with periodic review by Planning Commission and City Council of residential areas needing improvements, could identify needed code enforcement, necessary improvements to City infrastructure, and/or the opportunity to obtain financing for improvements.</p> <p><b>Responsibility:</b> Planning Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	<p><b>Progress:</b></p> <p>Residential areas are regularly monitored by the Planning Commission, City Council, and staff due to the small size of the community. As the City becomes aware of issues needing attention, they are addressed promptly.</p> <p><b>Effectiveness:</b></p> <p>Funding challenges have impeded full implementation; however, the City responds to complaints and addresses all serious health hazards.</p>	Modify to include prioritization of funding and staffing for code enforcement and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Program HE.4.1.1</b> Support the enforcement of the Fair Housing Laws to protect against housing discrimination, provide adequate information about renters’ rights, and promote equal housing opportunity. <b>Responsibility:</b> City Manager <b>Financing:</b> General Fund <b>Timing:</b> Ongoing</p>	<p><b>Progress:</b> Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. <b>Effectiveness:</b> The City has received very few complaints.</p>	<p>Continue. Combine with Programs HE.4.1.2 and HE.4.1.3.</p>
<p><b>Program HE.4.1.2</b> Continue to make information on Fair Housing available to the public, such as through the posting of Fair Housing information in City Hall, the public library, other public buildings, the Senior Center and on bulletin boards at existing apartment complexes. <b>Responsibility:</b> City Manager, Planning Department <b>Financing:</b> General Fund <b>Timing:</b> Ongoing</p>	<p><b>Progress:</b> Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. <b>Effectiveness:</b> This program is effective will be slightly modified and continued.</p>	<p>Continue. Combine with Programs HE.4.1.1 and HE.4.1.3.</p>
<p><b>Program HE.4.1.3</b> Provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager. <b>Responsibility:</b> City Manager <b>Financing:</b> General Fund <b>Timing:</b> As complaints are received</p>	<p><b>Progress:</b> The City has provided referrals as necessary and will continue to do so. <b>Effectiveness:</b> The City has received very few complaints.</p>	<p>Continue. Combine with Programs HE.4.1.1 and HE.4.1.2.</p>
<p><b>Program HE.5.1.1</b> Continue to allocate HOME and CDBG funds to direct housing-related programs. <b>Responsibility:</b> City Manager, Planning Department <b>Financing:</b> HOME, CDBG, General Fund <b>Timing:</b> As grants are received</p>	<p><b>Progress:</b> The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades. Between 2008 and 2012, \$647,314.39 of CDBG Housing Rehabilitation loans have been allocated to seven different parties. <b>Effectiveness:</b> Housing Rehabilitation</p>	<p>Delete.</p>

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
	loans have been allocated to seven different parties during the 2007–2013 planning period. This program is duplicative of other programs and will not be continued.	
<p><b>Program HE.5.1.2</b> Encourage local builders to provide sufficient housing stock for participants in first-time homebuyer and other “below market rate” home purchase programs through incentives such as those outlined in Program HE.1.2.1. <b>Responsibility:</b> Planning Department, City Manager <b>Financing:</b> General Fund <b>Timing:</b> As development projects are proposed</p>	<p><b>Progress:</b> No applications were submitted for any first-time homebuyer or other below market rate housing projects during the planning period. <b>Effectiveness:</b> This program is duplicative of other City efforts and will not be continued.</p>	Delete.
<p><b>Program HE.5.1.3</b> As practicable, provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants. The City will accomplish this by notifying developers of available funding and other incentives as funding becomes available. <b>Responsibility:</b> Planning Department, City Manager <b>Financing:</b> General Fund <b>Timing:</b> As funding becomes available</p>	<p><b>Progress:</b> The City continues to notify developers of available funding and other incentives as they become available. <b>Effectiveness:</b> This program has proven unnecessary, as experienced developers and nonprofits are already aware of the programs. This program will not be continued.</p>	Delete.
<p><b>Program HE.5.2.1</b> Continue to support staff efforts to expand upon their housing knowledge base. Set aside funds for staff to be involved in classes, conferences and training opportunities that will ensure that they are up-to-date on the latest housing and community development trends, strategies and funding sources. Also, maintain membership and remain on mailing lists for all relevant housing related state departments and organizations. <b>Responsibility:</b> Planning Department, City Manager <b>Financing:</b> General Fund <b>Timing:</b> Annually, Ongoing</p>	<p><b>Progress:</b> The City provides funding for staff to attend conferences and training sessions in person or online as needed. The City is also on mailing lists for relevant housing-related state departments and organizations. Local nonprofit staff specializing in housing programs also receive training. <b>Effectiveness:</b> This program has been effective and will be continued.</p>	Continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Program HE.5.3.1</b>            Establish a biennial monitoring program to identify assisted at-risk units of losing their affordability subsidies or requirements.  <b>Responsibility:</b> Planning Department and Finance Department  <b>Financing:</b> General Fund  <b>Timing:</b> August 2010</p>	<p><b>Progress:</b>            The City has not yet created this program. However, the City continues to work with property owners to maintain affordable housing units.  <b>Effectiveness:</b>            With the small number of units at risk in Yreka, biannual review is not necessary. This program will not be continued.</p>	Delete.
<p><b>Program HE.6.1.1</b>            Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs.  <b>Responsibility:</b> Building Department  <b>Financing:</b> Private and Government funds  <b>Timing:</b> Ongoing</p>	<p><b>Progress:</b>            The City has instituted a citywide newsletter, which is distributed six times per year in utility bills and is also available on the City’s website. One purpose of the newsletter is to periodically disseminate information on energy conservation programs. The Great Northern Corporation manages the local weatherization program and is widely used.  <b>Effectiveness:</b>            This program has been very well used and will be continued.</p>	Continue.
<p><b>Program HE.6.1.2</b>            Provide information on currently available weatherization and energy conservation programs to residents of the City. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.  <b>Responsibility:</b> Planning Department, Building Department  <b>Financing:</b> General Fund  <b>Timing:</b> Mailings annually, Ongoing</p>	<p><b>Progress:</b>            The City has instituted a citywide newsletter, which is distributed six times per year in utility bills and is also available on the City’s website. One purpose of the newsletter is to periodically disseminate information on energy conservation programs. The Great Northern Corporation manages the local weatherization program and is widely used.  <b>Effectiveness:</b> This program has been very well used and will be continued.</p>	Continue. Combine with Program HE.6.1.1.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><b>Program HE.6.1.3</b></p> <p>Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.</p> <p><b>Responsibility:</b> Planning Department, Building Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	<p><b>Progress:</b></p> <p>Compliance with the Zoning Ordinance and California Building Code, including Title 24, assures energy conservation in new residential projects.</p> <p><b>Effectiveness:</b></p> <p>All new units must comply with Title 24.</p>	<p>Continue.</p>

## GOALS, POLICIES, AND PROGRAMS

**Goal HE.1.** Provide a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure.

**Policy HE.1.1.** Review the General Plan and zoning map on an annual basis to determine the availability of suitable vacant land to accommodate a variety of housing types. To reduce the impact that availability may have on the cost of vacant single-family and multi-family land, an adequate inventory of these lands shall be available at any time to serve five years of projected growth.

**Program HE.1.1.1:** Every year, as part of the annual Housing Element review, the Planning Commission will review the City's vacant land inventory with the objective of ensuring that Yreka can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. The inventory will be made available to the public, especially the development community, for their information and use.

City staff will also update the Planning Commission on the City's current fee schedule to ensure that the City's fees are not adding an additional constraint to the development of housing.

In order to increase public input and support of the City's housing programs, the City will encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.

Responsibility: Planning Department

Financing: General Fund

Timing: Annually

**Policy HE.1.2.** The City will encourage housing suitable for a variety of income levels and household sizes and types.

**Program HE.1.2.1:** Upon discussions with developers and submittal of residential development plans (included but not limited to developers of large residential subdivisions i.e., 50 or more units), the City will encourage and support those plans which include lower-income housing in areas appropriate to the needs and desires of the population it would house and at the same time be convenient to public services. "Encourage and support" as used herein means:

- Consider spreading development fee costs over a 3- to 5-year payment period to help reduce initial impact, at time of project review;
- Provide density bonus or other concessions in accordance with Government Code Section 65915;
- Allow phasing of infrastructure whenever possible at time of project review; and

- Any other action on the part of the City which will help to keep development costs to a minimum.

Responsibility: City Manager, Planning Department, Public Works Department

Financing: General Fund

Timing: Continuous, as projects are processed through the Public Works Department and as staff meet with developers looking to build in Yreka

**Program HE.1.2.2:** The City will amend the Zoning Ordinance to state that the City allows density bonuses in accordance with the requirements of state density bonus law (Government Code Section 65915). The City will also amend the definition of density bonus to comply with the Government Code requirements.

Responsibility: City Council, Planning Department

Financing: General Fund

Timing: Within one year of Housing Element adoption

**Program HE.1.2.3:** The City will continue efforts to mitigate the potential loss of extremely low-, very low-, and low-income housing units through the conversion of subsidized rental housing projects to market-rate housing through the following actions:

1. The City will provide information to the property owner of the 46 deed-restricted units that are at risk of converting to market-rate housing on methods for preserving the lower-income housing by providing incentives or resources, such as working with the Shasta County Housing Authority to target Section 8 vouchers for the units or assist in seeking other funds for improvements.
2. Additionally, when units become at risk, the City shall require that property owners comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.

Responsibility: City Manager

Financing: California Housing Finance Agency Preservation (Help Program), Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD), Multifamily Housing Program, CalHFA (preservation acquisition financing).

Timing: Contact property owners of Shadows Garden Apartments during the second half of 2014 to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties.

**Policy HE.1.3.** Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.

**Program HE.1.3.1:** Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability.

This will included a review of the conditional use permit process on multi-family applications to determine whether the process is a deterrent to construction of affordable multi-family housing. During the annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the year. If it is determined that requiring the conditional use permit process is in fact acting as a deterrent to providing affordable housing, the City will reconsider its position on this matter and take the steps necessary to remove any constraints the process may be causing.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: Annually

**Policy HE.1.4.** Increase ownership opportunities for prospective first-time homebuyers through mitigation of land costs and/or financial assistance.

**Program HE.1.4.1:** Maintain residential zoning districts and development standards that encourage the development of single-family housing products that are affordable to first-time homebuyers, and when feasible, participate in the HOME Program as Notices for Funding Available (NOFAs) are released.

Responsibility: City Manager

Financing: General Fund

Timing: Ongoing; apply for HOME funds as NOFAs are released

**Goal HE.2.** Continue to promote housing for special needs groups.

**Policy HE.2.1.** Encourage programs that will address the needs for housing and programs for senior citizens, large families, physically and developmentally disabled persons, single-parent families, extremely low-income persons, and the homeless.

**Program HE.2.1.1:** Review the Reasonable Accommodation procedure and make revisions to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with a minimal processing fee, subject to approval by the City Manager or his designee applying the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: Within one year of Housing Element adoption

**Program HE.2.1.2:** In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units (SROs), as well as describe specific development standards for these units. SROs will be allowed with a conditional use permit in the C-2 and CH zones.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: Within one year of Housing Element adoption

**Program HE.2.1.3:** Pursuant to SB 2, the City will amend the Zoning Ordinance to include a separate definition of “emergency shelters” consistent with Section 50801 of the California Health and Safety Code. Further, the City will amend the Zoning Ordinance to allow emergency shelters of 15 beds or fewer by right in the Light Industrial (MI) zone. The Light Industrial zone has sufficient capacity with 50 vacant parcels totaling approximately 460 acres with adjacent sewer and water infrastructure, which is sufficient capacity to address Yreka’s homeless needs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: Amendments to the Zoning Ordinance shall be made prior to Housing Element adoption

**Program HE.2.1.4:** Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of “supportive housing” and “transitional housing” consistent with Sections 50675.14 and 50675.2 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: Amend Zoning Ordinance within one year of Housing Element adoption

**Program HE.2.1.5:** In order to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units or other units affordable to households with extremely low income. Further, the City will contact qualified developers of low income housing to discuss existing extremely low income housing needs in the City, as well as possible incentives for development of housing.

Objective: Facilitate the development of single room occupancy units or other units deemed affordable to those with extremely low incomes.

Responsibility: City Manager, Planning Department, Planning Commission, City Council

Financing: Grant funding

Timing: Meet with housing developers at least twice during the planning period, with incentives ongoing as housing for those with extremely low income is proposed.

**Program HE.2.1.6:** Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, 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. In addition, the City may seek funding under the 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 such as seniors, persons with disabilities, and persons at risk for homelessness.

Objective: Work with housing providers by meeting at least twice during the planning period to discuss special housing needs. Assist, when feasible with funding applications.

Responsibility: City Manager, Planning Department

Financing: Grant funding

Timing: The City will begin researching funding opportunities this year and will meet with housing providers annually beginning in 2015.

**Program HE.2.1.7:** Continue to allow group care facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2), and Commercial Highway (CH) zones. This will allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of “group residential” and “group care facility.” The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not be required to obtain conditional use permits or variances that are not required of other family dwellings.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: 2014–2015

**Program HE.2.1.8:** To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance 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) in all zones allowing single-family residential uses. The Zoning Ordinance 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 all zones allowing agricultural uses.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: 2014–2015

**Goal HE.3.** Initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the city's existing housing resources for as long as physically and economically feasible.

**Policy HE.3.1.** Maintain and conserve the existing structurally sound housing supply in a safe and serviceable condition while eliminating housing deficiencies and preventing further deterioration.

**Program HE.3.1.1:** When feasible, the City will continue to provide loans to homeowners in existing owner-occupied residences, using state and federal subsidies, for the rehabilitation of their property or for the removal and replacement of dilapidated units.

Responsibility: City Manager, Finance Department, Building Department

Financing: CDBG, CHFA, HOME, low interest home equity loans offered by the City

Timing: 2014–2019

**Program HE.3.1.2:** Continue to encourage rehabilitation of historic residential structures within the city through Mills Act contracts, as well as assist in application procedures for the inclusion of structures on the historic register.

Responsibility: Planning Department

Financing: General Fund

Timing: Ongoing, as applications for rehabilitation or for inclusion of structures in the historic register come in

**Program HE.3.1.3:** Utilize the code enforcement program as a means of keeping track of the condition of the city's housing stock. This, along with periodic review by the Planning Commission and the City Council of residential areas needing improvements, could identify needed code enforcement, necessary improvements to city infrastructure, and/or the opportunity to obtain financing for improvements. As feasible, the City will continue to prioritize code enforcement and provide adequate funding and staffing to support code enforcement programs.

Responsibility: City Manager, Building Department, Planning Department

Financing: General Fund

Timing: Ongoing

**Goal HE.4.** Ensure that all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided a choice of housing locations within the community.

**Policy HE.4.1.** Eliminate arbitrary housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.

**Program HE.4.1.1:** Continue to support the enforcement of the fair housing laws to protect against housing discrimination by providing adequate information about renters' rights, and promote equal housing opportunity. The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, and providing to existing apartment complexes. The City will provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager.

Responsibility: City Manager

Financing: General Fund

Timing: Ongoing

**Goal HE.5.** Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation and retention of affordable housing.

**Policy HE.5.1.** Explore ways to finance, staff, and support local community revitalization and housing rehabilitation programs, senior citizens home repair, energy conservation, weatherization, and self-help preventive maintenance programs.

**Program HE.5.1.1:** Continue to support staff efforts to expand on their housing knowledge base. Set aside funds for staff to be involved in classes, conferences, and training opportunities that will ensure that they are up to date on the latest housing and community development trends, strategies, and funding sources. Also, maintain membership and remain on mailing lists for all relevant housing-related state departments and organizations.

Responsibility: Finance Department, City Manager

Financing: General Fund

Timing: Annually, Ongoing

**Goal HE.6.** Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

**Policy HE.6.1.** Promote the use of energy conservation measures in all housing, including extremely low-, very low-, low-, and moderate-income housing.

**Program HE.6.1.1:** Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Continue to provide information on currently available weatherization and energy conservation programs to residents of the city.

The City has information available for the public at the front counter of City Hall and will distribute information through electronic and hard-copy mailings.

Responsibility: Planning Department, Building Department

Financing: Private and government funds

Timing: Annually in newsletter and ongoing

**Program HE.6.1.2:** Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects, and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.

Responsibility: Planning Department, Building Department

Financing: General Fund

Timing: Ongoing

## QUANTIFIED OBJECTIVES

**Table 2** summarizes Yreka’s quantified objectives for the 2014 through 2019 Housing Element planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document.

**Table 2  
Quantified Objectives 2014–2019**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction	12	13	17	18	43	103
Preservation/Rehabilitation	2	48 <sup>(1)</sup>	3	0	0	53
Total	14	61	20	18	43	156

Note:

(1) 46 of these units correspond to the units at risk in the Shadows Garden project.

## PUBLIC PARTICIPATION [UPDATES TO SECTION TO BE FINISHED FOLLOWING PUBLIC PARTICIPATION]

State law requires jurisdictions to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. The Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council, and the City’s consultant.

## PUBLIC WORKSHOP

Public input was solicited during a public workshop with the Planning Commission on June 26, 2013. Two weeks prior to the workshop, a public notice was mailed to a number of special interest groups, including affordable housing developments in the city, senior housing in the city, two regional homeless shelters, local tribal authorities, local school districts, nonprofit organizations that represent housing interests and special needs populations, local realtors, and various County government departments that provide social services. The notice was also published in the newspaper and posted at City Hall at least ten days prior to the workshop. Despite these efforts, there was no public attendance at the workshop, and no comments were received.

## PUBLIC HEARINGS

The City held a public hearing with the Planning Commission on December 18, 2013. The purpose of the meeting was to provide an overview of the Draft Housing Element and receive input from the Commission and the community. Two weeks prior to the meeting, a public notice was mailed to a number of special interest groups, including affordable housing developments in the city, senior housing in the city, two regional homeless shelters, local tribal authorities, local school districts, nonprofit organizations that represent housing interests and special needs populations, local realtors, and various County government departments that provide social services. The notice was also published in the newspaper and posted at City Hall at least ten days prior to the workshop. Despite these efforts, there was no public attendance at the workshop, and no comments were received.

The City held a hearing with the City Council on January 16, 2014. The purpose of the meeting was to provide an overview of the Draft Housing Element, receive input from the Council and community and request that the Council recommend submittal of the Draft Housing Element to HCD for review. Two weeks prior to the meeting, a public notice was mailed to a number of special interest groups, including affordable housing developments in the city, senior housing in the city, two regional homeless shelters, local tribal authorities, local school districts, nonprofit organizations that represent housing interests and special needs populations, local realtors, and various County government departments that provide social services. The notice was also published in the newspaper and posted at City Hall at least ten days prior to the workshop. Approximately eight members of the community attended the meeting.

## INPUT RECEIVED

Planning Commission input and questions received included:

1. What year was SB2 approved?
2. Can you define what a single-room occupancy unit is and what an emergency shelter is? What happens if these types of uses don't get built?
3. Why didn't the City do the code amendments (e.g. emergency shelters, density bonus) identified in the last Element?

One community member who attended the January 16<sup>th</sup> City Council meeting felt the Housing Element was an onerous requirement placed on the City by the state without any local decision-making authority. No written comments were received on the Draft Housing Element.

## GENERAL PLAN CONSISTENCY

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 2002–2022 General Plan (adopted 2003) contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The City will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all General Plan elements. Due to the passage of AB 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. If any disadvantaged unincorporated communities are identified in the City’s Sphere of Influence due to analysis required to comply with SB 244, the City will amend the Land Use and Housing elements per SB 244 requirements.

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**APPENDIX A**  
**HOUSING NEEDS ASSESSMENT**

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## APPENDIX A – HOUSING NEEDS ASSESSMENT

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The Housing Needs Assessment provides a demographic profile of the city by analyzing the following types of information: population trends, household income and poverty, special housing needs, housing characteristics, costs and conditions, constraints to development, and resources and opportunities.

The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Siskiyou County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every ten years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Siskiyou County data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Yreka, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in Yreka. Definitions of the various US Census Bureau terms that are used throughout this document have been included in **Appendix C** for clarification.

The Housing Needs Assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies possible governmental and non-governmental constraints to housing development in Yreka. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. Environmental and housing market conditions also affect the location, availability, affordability, and type of housing that is constructed. The “non-governmental” influences include such factors as the availability and cost of financing, land, and materials for building homes; natural conditions that affect the cost of preparing and

developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The third section identifies the resources and opportunities for affordable housing in the city, which includes an inventory of adequate sites for affordable housing, funding resources, and a description of the current housing programs that work to provide affordable housing to the residents of Yreka.

## SUMMARY OF FINDINGS

### POPULATION AND HOUSEHOLD CHARACTERISTICS

Yreka's population increased by approximately 7 percent between 2000 and 2010 and grew by less than 1 percent between 2010 and 2013 (2010 US Census, 2000 US Census; DOF 2013). The city is expected to grow at a slow rate for the duration of the current planning period. According to the 2010 US Census, Caucasians comprise the majority of the city's residents (78 percent), followed by Hispanic or Latino (10 percent).

According to the 2000 US Census and 2007–2011 ACS Five-Year Estimates, the city's median income for homeowners increased by approximately 25 percent between 2000 and 2010, though that growth closely matched inflation. Income for renter-occupied households remained stagnant, indicating a decline in real income. In 2010, more than two-thirds of households had incomes below the low-income ceiling (67 percent) (2007–2011 ACS Five-Year Estimates; HCD 2013). As of April 2013, the unemployment rate was 11.4 percent, which is lower than Siskiyou County's rate (12.9 percent) but higher than the state's overall rate (8.5 percent) (California Employment Development Department 2013).

### SPECIAL NEEDS HOUSING

Between 2000 and 2010, the 65 to 74 and 74 and older age groups experienced minor growth (2000 US Census, 2010 US Census). As of 2010, the majority of seniors in Yreka own their homes (64 percent). Most people living with a disability in the city have a physical disability. Female-headed households make up 14 percent of all households. Ownership rates appear to have decreased since 2000 for larger families, which have an ownership rate of 43 percent, down from 56 percent (2000 US Census, 2010 US Census).

### HOUSING CHARACTERISTICS

The city's housing stock is mostly single-family and owner-occupied. According to the City's building permit database, 11 single-family units were built between 2008 and 2013; no multi-family units were built during this time frame. Approximately 47 percent of the city's housing stock was built prior to 1970 (2007–2011 ACS Five-Year Estimates). Therefore, based on age alone, it is likely that roughly half of the city's housing stock is in need of some form of rehabilitation. However, at the time of the 2013 Housing Conditions Survey, only 41 units were noted as needing more than minor repairs. Since 2000, the number of total housing units has increased by about 11 percent, while the vacancy rate has increased by approximately 2 percent (2000 US Census, 2010 US Census). Nearly all of these units were affordable multi-family (City of Yreka, 2013). Most single-family residential construction has been two-, three-, and four-bedroom units. Most of the overcrowded conditions in the city occur among renter-occupied households, with 7 percent of renter households being overcrowded compared to 1 percent of owner-occupied households (2000 US Census; 2007–2011 ACS Five-Year Estimates).

The California Association of Realtors reports that the Siskiyou County median home sales price in March 2013 was \$123,320. At the time of the April 2013 rental housing costs survey, less than 30 rental units were available in the city. There were three two-bedroom apartments available for rent for \$625 to \$950 per month and three two-bedroom houses available for rent for \$725 to \$1,100 per month. As of October 2013, approximately 10 spaces in the city's five mobile home parks were available for rent. The rents for these spaces varied considerably, from \$235 to \$275 at the low end to \$400 to \$550 at the high end.

## HOUSING CONSTRAINTS

### Governmental Constraints

Development standards in the city do not necessarily constrain development, but higher-density multi-family housing types are not allowed without a conditional use permit. Processing times are approximately one day to one month and can be as long as three or four months when discretionary review is needed. Projects requiring California Environmental Quality Act (CEQA) review may take longer than three months. These requirements are not considered constraints, as they ensure the maintenance of health and safety standards and the integrity of existing neighborhoods.

### Non-Governmental Constraints

According to an Internet survey conducted in May 2013 (survey included [www.sellingsiskiyou.com](http://www.sellingsiskiyou.com), [www.realtor.net](http://www.realtor.net), and [www.richterscalere.com](http://www.richterscalere.com)), land prices ranged from \$20,541 to \$93,396 per acre for land zoned for single-family uses and \$8,906 per acre to \$120,000 per acre for land zoned for multi-family use. The average construction cost for a 1,500-square-foot single-family home is estimated to be approximately \$192,200 ([www.building-cost.net](http://www.building-cost.net) 2013).

## REGIONAL CONTEXT

Yreka is located 25 miles from the Oregon border in central Siskiyou County. It straddles Interstate 5 and is serviced by State Routes 3 and 263. The city is both a rural community and the County seat. The city was founded with the discovery of gold in March 1851, and during the initial eight to nine years of mining, grew from 375 to more than 5,000 persons. Today it is the most populous city in the county with approximately 7,750 persons. The population has fluctuated over the years, but overall growth has been relatively slow and steady. Since 1980, the city has experienced an average annual growth rate of approximately one-half of 1 percent. However, between 2010 and 2013, the population remained nearly static, growing approximately one-tenth of 1 percent (see **Table A-1**). The decline of the timber industry and lack of replacement jobs has been the principal and perpetual cause for the slower growth rate during the last decade.

**Table A-1  
Siskiyou County Population Change, 2000–2013**

	<b>2000 Population</b>	<b>2010 Population</b>	<b>Percentage Change 2000–2010</b>	<b>2013 Population</b>	<b>Percentage Change 2010–2013</b>
Yreka	7,290	7,765	7%	7,771	0.1%
Fort Jones	660	839	27%	749	-11%
Etna	781	737	-6%	731	-1%
Montague	1,456	1,443	-1%	1,428	-1%
Dorris	886	939	6%	929	-1%
Tulelake	1,020	1,010	-1%	1,000	-1%
Weed	2,978	2,967	0%	2,964	-0.1%
Mt. Shasta	3,621	3,394	-6%	3,360	-1%
Dunsmuir	1,923	1,650	-14%	1,630	-1%
Unincorporated	23,686	24,156	2%	24,158	-0.01%

*Source: Siskiyou County 5<sup>th</sup> Cycle Housing Element Data Packet, 2013 (2011 and 2012 population figures provided in the Data Packet were omitted to focus in key trends).*

## POPULATION TRENDS

The population of Yreka increased 7 percent from 7,290 in 2000 to 7,750 in 2010. The DOF estimates the city’s 2013 population to be 7,771 persons, which represents an annual growth rate of less than 1 percent since 2000. Although this growth is considerably lower than is typical of California’s more urbanized centers, it is fairly common for rural Siskiyou County, where a shortage of economic opportunities deters growth.

Population projections for Yreka are not currently available. The DOF provides projections for all counties through 2060. **Table A-2** shows the expected population for both the incorporated and unincorporated portions of Siskiyou County from 2010 to 2060. Based on DOF projections, the county is expected to experience an annual growth rate of less than three-tenths of 1 percent through 2060. Based on the city’s historic growth rate and the current economic downturn, it is likely that Yreka’s future growth rate will resemble the growth rate projected for Siskiyou County.

**Table A-2  
Population Projections, 2010–2060**

	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2050</b>	<b>2060</b>
Siskiyou County	44,893	46,369	48,883	51,854	52,130	52,646

*Source: DOF, Report P-3: State and County Population Projections by Race/Ethnicity, Detailed Age, and Gender, 2010–2060, 2013*

The distribution of Yreka’s population by age group is shown in **Table A-3**. Although the absolute number of residents changed for each category between 2000 and 2010, the proportion of each category remained relatively static, with no category changing by more than 4 percent. **Table A-4** reports age by householder, which is another way of illustrating how age is distributed in the city. The majority of renters are between 25 and 34 years old, while most owners are between 45 and 54 years old.

**Table A-3  
Population by Age, 2000–2010**

Age	2000		2010	
	Persons	Percentage	Persons	Percentage
<5	404	6%	592	8%
5–14	1,068	15%	972	13%
15–24	953	13%	985	13%
25–34	676	9%	814	10%
35–44	1,039	14%	789	10%
45–54	1,013	14%	1,076	14%
55–64	724	10%	1,043	13%
65+	1,413	19%	1,494	19%
Total	7,290	100%	7,765	100%

Source: 2000 US Census, Table P12; 2010 US Census, Table P12

**Table A-4  
Householder by Age, 2011**

Householder Type	Number	Percentage of Total
Owner-Occupied	1,650	51%
Householder 15 to 24 years	19	1%
Householder 25 to 34 years	83	3%
Householder 35 to 44 years	163	5%
Householder 45 to 54 years	390	12%
Householder 55 to 59 years	157	5%
Householder 60 to 64 years	211	7%
Householder 65 to 74 years	295	9%
Householder 75 to 84 years	262	8%
Householder 85 years and over	70	2%
Renter-Occupied	1,578	49%
Householder 15 to 24 years	199	6%
Householder 25 to 34 years	320	10%
Householder 35 to 44 years	220	7%
Householder 45 to 54 years	261	8%
Householder 55 to 59 years	155	5%
Householder 60 to 64 years	117	4%
Householder 65 to 74 years	131	4%
Householder 75 to 84 years	130	4%
Householder 85 years and over	45	1%
Total	3,228	100%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

# HOUSEHOLD INCOME AND POVERTY

## HOUSEHOLD INCOME

**Table A-5** illustrates the income distribution in 2000 and 2010 by tenure. As shown in the table, owner-occupied households earned more than twice that of renter-occupied households, or \$47,718 and \$19,281, respectively.

**Table A-5  
Household Income by Tenure, 2000 and 2010**

Income	2000		2010	
	Households	Percentage of Total	Households	Percentage of Total
<b>Owner-Occupied Households</b>				
Less than \$10,000	128	4%	86	5%
\$10,000 to \$14,999	199	6%	165	5%
\$15,000 to \$19,999	133	4%	111	3%
\$20,000 to \$24,999	170	5%	57	2%
\$25,000 to \$34,999	234	8%	199	6%
\$35,000 to \$49,999	368	12%	265	8%
\$50,000 to \$74,999	341	11%	255	8%
\$75,000 to \$99,999	111	4%	270	8%
\$100,000 or more	133	4%	242	7%
<b>Total Owner-Occupied</b>	<b>1,817</b>	<b>58%</b>	<b>1,650</b>	<b>52%</b>
<b>Renter-Occupied Households</b>				
Less than \$10,000	281	9%	241	7%
\$10,000 to \$14,999	190	6%	387	12%
\$15,000 to \$19,999	201	6%	205	6%
\$20,000 to \$24,999	138	4%	93	3%
\$25,000 to \$34,999	182	6%	140	4%
\$35,000 to \$49,999	212	7%	205	6%
\$50,000 to \$74,999	52	2%	185	6%
\$75,000 to \$99,999	22	1%	104	3%
\$100,000 or more	18	1%	18	1%
<b>Total Renter-Occupied</b>	<b>1,296</b>	<b>42%</b>	<b>1,578</b>	<b>48%</b>
<b>Median Income – Owners</b>	<b>\$38,012</b>		<b>\$47,718</b>	
<b>Median Income – Renters</b>	<b>\$19,439</b>		<b>\$19,281</b>	

Source: 2000 US Census, Summary File 3; 2007–2011 ACS Five-Year Estimates, Table B25118 and Table B25119

**Table A-6** illustrates the number of households in each income group based on 2007–2011 ACS Five-Year Estimates. Over one quarter (27 percent) of all households fall into the extremely low-income category. Approximately 66 percent of the city’s households have incomes at or below the low-income limit. The remaining 34 percent of households have incomes above the low-income limit (14 percent of households earn incomes that fall into the moderate-income category; 20 percent of households fall into the above moderate-income category).

**Table A-6  
Households by Income Group, 2010**

Income Group	Income	Households	Percentage
Extremely Low (Below 30% of Median Income)	<\$17,350	880	27%
Very Low (30–50% of Median Income)	\$17,350–\$28,949	470	14%
Low (50–80% of Median Income)	\$28,950–\$46,299	810	25%
Moderate (80–120% of Median Income)	\$46,300–\$69,500	440	14%
Above Moderate (Over 120% of Median Income)	>\$69,500	630	20%
Total Households		3,230	100%

*Source: HCD 2013; 2007–2011 ACS Five-Year Estimates, Table B25118*

*Note: Estimates are based on 2010 income distribution data as reported in the 2007–2011 ACS Five-Year Estimates, Table B25118.*

**Table A-7** illustrates the tenure by housing unit type in the year 2000. No 2010 US Census data, DOF data, or reliable ACS data were available at the time of this report. The majority of owner-occupied households occupied single-family housing units; the majority of renter-occupied households occupied multi-family housing units.

**Table A-7  
Tenure by Single- and Multi-Family Housing Units, 2000**

Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-Family	1,619	590	2,209
Multi-Family	34	1,249	1,283
Mobile Home	164	47	211
Total			3,703

*Source: 2000 US Census, Summary File 3*

## COMMUTE

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. Table A-8 indicates that the vast majority of Yreka residents travel less than 30 minutes from home to work.

This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees' places of residence.

**Table A-8  
Travel Time to Work**

Travel Time to Work	Number	Percentage
Less than 30 minutes	2,311	89%
30 to 59 minutes	215	8%
60 or more minutes	80	3%
Total	2,606	100%

Source: CHAS 2009

## INCOME LIMITS AND POVERTY

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. The California Health and Safety Code requires that the state limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Section 8 program. The income limits by household size are shown in **Table A-9**.

**Table A-9  
2013 State Income Limits, Siskiyou County**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Lower	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: HCD 2013

## EMPLOYMENT

The region's fastest growing occupations are listed in **Table A-10**. This information is only available for the Northern Counties Region, not for Yreka, but is applicable because Yreka residents work both inside and outside of the city. According to HCD, the 2013 Siskiyou County median income for a family of four is \$57,900. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the county's median hourly wage: physical therapists and management analysts. **Table A-11** notes the county's largest employers by city and **Table A-12** presents employment and median income by industry, which is an aggregated version of the finer scaled occupation data presented in **Table A-10**.

**Table A-10  
Fastest Growing Occupations, 2004–2014**

	Median Hourly Wage	Estimated Employment		Percentage Change
		2008	2018	
Pharmacy Technicians	\$18.42	180	230	28%
Fitness Trainers and Aerobics Instructors	\$9.42	300	380	27%
Hotel, Motel, and Resort Desk Clerks	\$10.19	230	290	26%
Physical Therapists	\$36.52	120	150	25%
Management Analysts	\$28.06	260	320	23%
Medical Assistants	\$14.59	260	320	23%
Water and Liquid Waste Treatment Plant and System Operators	\$22.65	180	220	22%
Home Health Aides	\$9.93	230	280	22%
Social and Human Service Assistants	\$15.10	150	180	20%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$22.04	150	180	20%

*Source: State of California Employment Development Department 2013*

**Table A-11  
Yreka's Largest Employers, 2013**

Employer Name
NorCal Products, Inc.
Fairchild Medical Center
Yreka School District
Raley's
Siskiyou County
Timber Products Co.
Walmart Supercenter
<i>Source: City of Yreka, 2013.</i>

**Table A-12  
Yreka Employment and Median Income by Industry, 2013**

<b>Industry</b>	<b>Employed</b>	<b>Percent</b>	<b>Median Income</b>
Educational services, and health care and social assistance	651	24%	\$63,173
Retail trade	366	14%	\$27,422
Arts, entertainment, and recreation, and accommodation and food services	273	10%	\$38,788
Transportation and warehousing, and utilities	199	7%	\$20,000
Public administration	199	7%	\$17,500
Finance and insurance, and real estate and rental and leasing	197	7%	\$55,175
Professional, scientific, and management, and administrative and waste management services	163	7%	\$55,893
Other services, except public administration	159	6%	\$30,240
Construction	150	6%	\$14,609
Manufacturing	148	5%	\$32,849
Agriculture, forestry, fishing and hunting, and mining	101	4%	\$11,377
Wholesale trade	46	2%	\$19,531
Information	21	1%	\$37,042
Civilian employed population 16 years and over	2,673	100%	\$28,365

*Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013 (the data has been reorganized to list the largest employers first); 2007–2011 ACS Five-Year Estimates, Table S2403*

## SPECIAL NEEDS

### SENIOR POPULATION

**Table A-13** illustrates the population of residents aged 65 and older in 2000 and 2010. The proportion of retirement-age residents aged 65 to 74 and 75 and older remained nearly constant between 2000 and 2010.

**Table A-13  
Senior Population, 2000–2010**

<b>Age Group</b>	<b>2000</b>		<b>2010</b>	
	<b>Persons</b>	<b>Percentage</b>	<b>Persons</b>	<b>Percentage</b>
65 to 74 years	615	44%	692	46%
75 and over	798	56%	802	54%
Total Seniors	1,413	100%	1,494	100%

*Source: 2000 US Census, 2010 US Census*

**Table A-14** illustrates the tenure of senior households in the city. The majority of senior households own their homes. However, the percentage of owner-occupied senior households decreased from 72 percent in 2000 to 67 percent in 2010.

**Table A-14  
Senior Households by Tenure, 2000–2010**

	2000		2010*	
	Households	Percentage	Households	Percentage
Owner-Occupied				
65 to 74 years	275	27%	295	32%
75 years and older	461	45%	332	35%
Total Owner-Occupied	736	72%	627	67%
Renter-Occupied				
65 to 74 years	86	9%	131	14%
75 years and older	196	19%	175	19%
Total Renter-Occupied	282	28%	306	33%
Total Senior Households	1,018	100%	933	100%

*Source: 2000 US Census, summary file 3; Siskiyou County 5<sup>th</sup> Cycle Housing Element Data Packet, 2013*

*\*Note: The Siskiyou County 5<sup>th</sup> Cycle Housing Element Packet relies on the ACS for this data and as such, the totals may be different than those reported by the US Census or the DOF.*

## PERSONS WITH DISABILITIES

**Table A-15** illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of the population with disabilities is in the working age group (16 to 64). Most of the disabilities in this group (26.5 percent) are physical. Since there are no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis. **Table A-16** reports employment status for persons between the ages of 16 and 54 with a disability. Program HE.2.1.1 is proposed to implement revisions to the City’s existing reasonable accommodation procedure to allow exceptions in zoning and land use to facilitate access for those with disabilities.

**Table A-15  
Persons with Disabilities by Age Group, 2000**

	Persons	Percentage
Total 5–15 years	85	2.6%
Sensory	14	0.4%
Physical	0	0%
Mental	63	2.0%
Self-care	8	0.2%
Total 16–64 years	1,884	58.6%
Sensory	166	5.2%
Physical	500	15.5%
Mental	343	10.7%
Self-care	110	3.4%
Go-outside-home	296	9.2%
Employment	469	14.6%
Total 65 and older	1,248	38.8%
Sensory	243	7.6%
Physical	499	15.5%
Mental	129	4.0%
Self-care	124	3.9%
Go-outside-home	253	7.9%
Total	3,217	100%

Source: Siskiyou County 5<sup>th</sup> Cycle Housing Element Data Packet, 2013

**Table A-16  
Employment Status for Disabled Persons, 2000**

Employment Status	Working-Age Residents with a Disability (16 to 64 years old)
Employed	424
Not Employed	596

Source: Siskiyou County 5<sup>th</sup> Cycle Housing Element Data Packet, 2013 (in the Data Packet, the category is identified as “Age 5-64, Employed Persons with a Disability.” This table changes that to “16 to 64” to reflect the legal working age.)

## PERSONS WITH DEVELOPMENTAL DISABILITIES

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. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in 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. 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 California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that 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. **Table A-17** provides information about Yreka's population of developmentally disabled persons; **Table A-18** provides information about those persons' place of residence.

**Table A-17  
Developmentally Disabled Residents by Age**

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
96097	29	32	50	7	2	120

*Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013*

**Table A-18  
Developmentally Disabled Residents by Residence Type**

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96097	11	61	46	2	120

*Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013*

A number of housing types are 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 multi-family 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.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center and 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. Program HE.2.1.6 is proposed to specifically address the needs of the developmentally disabled.

## FEMALE-HEADED HOUSEHOLDS

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination. The City of Yreka recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

**Table A-19** illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 14 percent of all households in the city. Of these households, the majority are renter-occupied. **Table A-20** reports the presence of children in female-headed households, as well as poverty indicators for female-headed households. Female-headed households with their own children make up approximately 9 percent of all households in the city and 68 percent of all female-headed households. Female-headed households under the poverty level make up 59 percent of all female-headed households and 8 percent of total city households.

**Table A-19**  
**Female Headed Family Household, 2010**

	Number	Percentage of Total Households
Owner-Occupied (Female Householder)	134	4%
Renter-Occupied (Female Householder)	337	10%
Total (Female Householder)	471	14%
Total City Households	3,394	100%

Source: 2010 US Census, Table QT-H3

**Table A-20**  
**Female Householders by Children Present and Poverty, 2010**

Householder Type	Number	Percentage of Total Households
<b>Female-Headed Family Households</b>	<b>471</b>	<b>14%</b>
Female Heads with Own Children	318	9%
Female Heads without Own Children	153	5%
<b>Total Householders</b>	<b>3,394</b>	<b>100%</b>
Female-Headed Householders Under the Poverty Level	277	8%
Total families Under the Poverty Level	1,957	58%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013 (in the Data Packet, the category "Female Heads without Own Children" was mistakenly reporting "Female-Headed Family Households." This table corrects that error with 2010 US Census data)

## LARGE FAMILIES

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes, but don't necessarily make enough money to afford many of the larger homes available. Those homes may be luxury or newer homes out of the range of affordability for lower-income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in the city is shown in **Table A-21**. The proportion of renter households as a percentage of all large households increased and now makes up the majority of all large family households.

**Table A-21  
Large Families (5+ Family Members) by Tenure, 2000–2010**

	2000		2010	
	Households	Percentage of Total Households	Households	Percentage of Total Households
Owner-Occupied Large Households	141	5%	132	4%
Renter-Occupied Large Households	109	4%	214	6%
Total Large Households	250	8%	346	10%
Total Households	3,103	100%	3,394	100%

*Source: 2000 US Census, Summary File 3; Siskiyou County 5th Cycle Housing Element Data Packet, 2013*

## HOMELESS PERSONS AND FAMILIES

According to the prior Housing Element, the city has not had a large presence of homeless residents in the past. A recent inquiry with the City of Yreka Police Department indicates that this is still the case. According to the Police Chief, five or so transients may be passing through the city at any given time, with another five or so homeless persons residing along Yreka Creek during the summer months. During the winter months, however, it is believed that the homeless persons living along Yreka Creek move indoors. With one homeless shelter located on Lane Street and another in Montague 6 miles to the east, there appears to be adequate housing for the homeless population at present. Regardless, the City will amend its Zoning Ordinance to facilitate the development of additional shelters should there be an increased need for these facilities at some point in the future (Program HE.2.1.3).

Services for homeless individuals and families are available in the city and elsewhere in the county. **Table A-22** illustrates the programs in the city and surrounding area that offer assistance.

**Table A-22  
Homelessness Services**

<b>Agency Name</b>	<b>Address</b>	<b>City</b>	<b>Services</b>
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Lane	Yreka	1, 4, 6, 7, 9
Lane Street Effort	417 Lane Street	Yreka	8
Barker's Board and Care	200 S. 4 <sup>th</sup> Street	Montague	8
Northern Valley Catholic Social Services	1515 S. Oregon Street	Yreka	1, 3, 10
Siskiyou County Behavioral Health Department	2060 Campus Drive	Yreka	1, 2, 3, 4, 5, 12, 14, 15, 16, 17
California Department of Rehabilitation	1288 S. Main Street	Yreka	11
Workforce Connection	310 Boles Street	Weed	11
Siskiyou Training and Employment Program	310 Boles Street	Weed	11
Yreka Family Resource Center	201 S. Broadway Street	Yreka	2, 9, 10
WIC	1217 S. Main Street	Yreka	10
Salvation Army	501 N. Main Street	Yreka	9, 10
Veteran's Administration	311 Lane Street	Yreka	8, 13
Greenhorn Grange	300 Ranch Lane	Yreka	10
St. Joseph's Catholic Church Hall	314 Fourth Street	Yreka	10
Yreka Dream Center Food Closet	900 North Street	Yreka	10
<b>Service Codes</b>			
1. Adult Counseling	10. Food or Clothing Referral		
2. Anger Management Classes	11. Job Training		
3. Counseling, Education, & Prevention	12. Treatment & Housing of Mentally Ill		
4. Crisis Intervention	13. Veterans Assistance		
5. Drug & Alcohol Treatment	14. Independent Living Skills Training		
6. Emergency Assistance For Battered Women	15. Food Stamps, CalWorks, General Relief		
7. Emergency Housing for Women & Children	16. Day Treatment		
8. Emergency Housing For Men	17. Workshops		
9. Emergency, Transportation (e.g. bus ticket)			

## FARMWORKERS

Farmworkers are defined as those households whose wage-earners make their living through seasonal agricultural work and who move with the seasons to different farming communities, or those who find tree planting jobs and who also move throughout the forested regions on a seasonal basis.

As evidenced by the 2000 US Census (the most recent reliable source for this data), which reports only 14 farmworkers living in the city, the agricultural area in which Yreka is centered is primarily a ranching area with little need for seasonal farmworkers. According to representatives of the Modoc-Siskiyou Community Action Agency, silvicultural workers are mostly found in those Siskiyou County communities that are closer to planting sites. The nearest community employing seasonal farmworkers is Macdoel, which is approximately 50 miles east of Yreka. This is the closest area where intensive farming of strawberry and potato crops occurs. Intensive farming of this nature does not occur anywhere near Yreka. Soils in the Yreka area are considered to be too heavy for regular tillage, so they are used almost entirely for hay and pasture. Consequently, there is little need for seasonal or transient farmworker housing in Yreka. Permanent farmworkers are paid wages similar to other skilled and semi-skilled

workers in the region and need not be considered separately. Permanent farmworker housing is allowed in all residential zones subject to the standards therein. Due to the lack of local farming activity, countywide farm worker data provided in the Siskiyou County 5th Cycle Housing Element Data Packet have not been included in this Housing Element.

Although there is little need, in order to comply with the state Employee Housing Act that ensures local zoning can accommodate employee housing for farmworkers and other employees, the City has added Program HE.2.1.8. Further, the City has added Program HE.2.1.2 to facilitate the development of single-room occupancy units. Often converted hotels and motels, these are one of the most appropriate types of temporary housing for low-income persons.

## HOUSING CHARACTERISTICS

### HOUSING COMPOSITION

The composition of housing units in Yreka is mostly single-family. **Table A-23** displays the estimated number of each type of housing unit for 2007, 2010, and 2013 as reported by the DOF. Between 2007 and 2013, most of the housing unit growth was the result of increased single-family attached units and development with 5 or more units. The actual number of units issued building permits for new construction between 2008 and 2013 was 11 single-family and 0 multi-family.

**Table A-23**  
**Housing Unit Types, 2007–2013**

	2007		2010		2013	
	Units	Percentage	Units	Percentage	Units	Percentage
<b>Single-Family</b>						
Detached	2,235	64%	2,239	61%	2,237	61%
Attached	140	4%	159	4%	159	4%
<b>Multi-Family</b>						
2-4 units	294	9%	449	12%	449	12%
5 or more	552	16%	656	18%	656	18%
Mobile Homes	252	7%	172	5%	172	5%
<b>Total Units</b>	<b>3,473</b>	<b>100%</b>	<b>3,675</b>	<b>100%</b>	<b>3,673</b>	<b>100%</b>

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013; DOF 2013, Table E-5

## HOUSING CONDITIONS

### AGE OF HOUSING STOCK

Housing element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 provides an estimate of major rehabilitation or replacement need. **Table A-24** indicates that approximately 47 percent of the units in the city were constructed prior to 1970. Therefore, based on age alone, it would appear that approximately 47 percent of homes in the city may require rehabilitation or replacement, depending on the level of maintenance these units have received. However, at the time of the City’s 2013 Housing Condition Survey (detailed below), only 41 units, or just over 9 percent of surveyed units, were identified as needing more than minor repairs. It is important to note that the survey did not include mobile home parks and was performed as a “windshield survey.” Inclusion of the mobile home parks and a closer inspection would be expected to result in an increase in the number of units requiring rehabilitation or replacement.

**Table A-24  
Age of Housing Units**

Year Built	Housing Units	Percentage of Total
Built 1939 or earlier	506	14%
Built 1940 to 1949	191	5.5%
Built 1950 to 1959	527	15%
Built 1960 to 1969	461	13%
Built 1970 to 1979	847	24%
Built 1980 to 1989	513	14.5%
Built 1990 to 1999	221	6%
Built 2000 to 2004	105	3%
Built 2005 to 2011	186	5%
Total	3,557	100%

Source: 2007–2011 ACS Five-Year Estimates, Table B25034

## OCCUPANCY & TENURE

**Tables A-25** and **A-26** illustrate the tenure and occupancy of housing in Yreka. The most recent tenure information comes from the 2010 US Census. According to this information, the majority of households are owner-occupied (52 percent). Occupancy information is also available from the Census Bureau for 2010. The number of housing units increased by 372 between 2000 and 2010. The vacancy rate increased slightly during this time period from approximately 6 to 8 percent.

**Table A-25  
Housing Units by Tenure, 2010**

Tenure	Units	Percentage
Owner-Occupied	1,751	52%
Renter-Occupied	1,643	48%
Total Occupied Housing Units	3,394	100%

Source: 2010 US Census, Table QT-H2

**Table A-26  
Occupancy Status, 2000–2010**

Occupancy	2000		2010	
	Units	Percentage	Units	Percentage
Total Occupied Households	3,114	94%	3,394	92%
Total Vacant Households	189	6%	281	8%
For Rent	85	3%	119	3%
For Sale Only	33	1%	43	1%
Rented or Sold, Not Occupied	16	0%	20	1%
For Seasonal, Recreational, or Occasional Use	21	1%	30	1%
All Other Vacant	34	1%	69	2%
Total Housing Units	3,303	100%	3,675	100%

Source: 2000 US Census, Table H005; Siskiyou County 5th Cycle Housing Element Data Packet, 2013

## HOUSING CONDITIONS SURVEY

In June 2013, the City of Yreka conducted a windshield survey of housing conditions in the community. Of the 3,673 units in Yreka, 444, or 12 percent, were surveyed. The condition of housing was assessed by an exterior survey of the quality and condition of the building and what improvements (if any) were needed. Each structure was scored according to criteria established by HCD in five categories: foundation, roofing, siding, windows, and electrical. Based on scores assigned to the five categories, each structure was classified as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs (as defined in **Table A-27**). The survey did not assess interior conditions.

**Table A-27**  
**Definition of Housing Conditions and Survey Results**

Condition		Number of Units Surveyed	Percentage
Sound	A building that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.	309	70%
Minor	A building that shows signs of deferred maintenance or which only needs repair or replacement of one major component, such as a roof.	94	21%
Moderate	A building in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.	35	8%
Substantial	A building that requires replacement of several major systems and possibly other repairs, such as complete foundation work, roof structure replacement and re-roofing, painting, and window replacement.	2	<1%
Dilapidated	A building suffering from extensive neglect, which appears structurally unsound and maintenance is nonexistent, is not fit for human habitation in its current condition, may be considered for demolition, or major rehabilitation will be required at a minimum.	4	<1%

Of the units surveyed, 70 percent (309 units) were in sound condition, with the remaining 30 percent (135 units) requiring at least some repairs. Of the surveyed units, 21 percent (94 units) needed only minor repairs, with 8 percent (35 units) requiring moderate repairs. Two units surveyed needed substantial repairs, and four were considered dilapidated. If the units surveyed are a representative sample of housing units in Yreka, it means that of the community's 3,673 units, 2,556 (70 percent) are in sound condition, 778 (21 percent) need only minor repairs, 290 (8 percent) housing units require moderate repairs, 17 (less than 1 percent) are in need of substantial repairs, and 33 (less than 1 percent) are considered dilapidated.

The results of the housing conditions survey suggest the need to continue Program HE.3.1.3 to prioritize code enforcement. The City will track other opportunities and programs to improve the condition of the housing stock during the upcoming planning period.

## HOUSEHOLD SIZE

Household size by tenure is shown in **Table A-28**. In 2000 and 2010, the majority of owner-occupied households were inhabited by two residents, while most renter-occupied households were inhabited by one resident. Although the absolute number of households changed for each category between 2000 and 2010, the proportion of each category remained relatively static, with no category changing by more than 2 percent.

**Table A-28**  
**Household Size by Tenure, 2000–2010**

	2000		2010	
	Households	Percentage	Households	Percentage
<b>Owner-Occupied</b>				
1 person	523	17%	550	16%
2 persons	728	23%	727	21%
3 persons	227	7%	206	6%
4 persons	188	6%	149	4%
5 persons	110	4%	72	2%
6 persons	25	1%	26	1%
7 or more persons	6	0%	21	1%
<b>Renter-Occupied</b>				
1 person	521	17%	652	19%
2 persons	312	10%	387	11%
3 persons	221	7%	269	8%
4 persons	133	4%	179	5%
5 persons	49	2%	93	3%
6 persons	13	<1%	44	1%
7 or more persons	47	2%	19	1%
<b>Total</b>	<b>3,103</b>	<b>100%</b>	<b>3,394</b>	<b>100%</b>

Source: 2000 US Census, 2010 US Census, Table QT-H2

## OVERCROWDED HOUSING

The US Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Tables A-29** and **A-30** illustrate the number and percentage of units in the city according to occupants per room. Less than 1 percent of owner-occupied housing units and 3 percent of renter-occupied units were either overcrowded or severely overcrowded in 2000. The 2000 overcrowding figures are supported by ACS estimates for 2011. Due to uncertainty in the ACS estimates, trends between the years cannot be accurately compared; however, the 2011 data confirms that the housing stock in the city generally has less than one occupant per room, with the exception of renter-occupied households, which might have a small number of overcrowded units. Severe overcrowding does not appear to be an issue in the city.

**Table A-29  
Overcrowded Housing, 2000 and 2011**

	2000		2011	
	Households	Percentage	Households	Percentage
Owner-Occupied Total	1,817	58.4%	1,650	51%
0.50 or less occupants per room	1,420	45.6%	1,291	40%
0.51 to 1.00 occupants per room	371	11.9%	338	10%
1.01 to 1.50 occupants per room	26	0.8%	21	1%
1.51 to 2.00 occupants per room	0	0%	0	0%
2.01 or more occupants per room	0	0%	0	0%
Renter-Occupied Total	1,296	41.6%	1,578	49%
0.50 or less occupants per room	757	24.3%	815	25%
0.51 to 1.00 occupants per room	442	14.2%	543	17%
1.01 to 1.50 occupants per room	69	2.2%	216	7%
1.51 to 2.00 occupants per room	8	0.3%	4	0%
2.01 or more occupants per room	20	0.6%	0	0%

Source: 2000 US Census, summary file 3; Siskiyou County 5th Cycle Housing Element Data Packet, 2013

**Table A-30  
Overcrowded Housing Summary, 2011**

Overcrowded Type	Households
Total Overcrowded (1.01 or more)	241
Owner-Occupied	21
Renter-Occupied	220
Total Severely Overcrowded (1.5 or more)	4
Owner-Occupied	0
Renter-Occupied	4

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

## HOUSING COSTS

**Table A-31** presents the housing value for owner-occupied homes in the city. The majority of homes (52 percent) are valued below \$200,000.

**Table A-31**  
**Owner-Occupied Housing Unit Value, 2011**

Value	Number of Homes	Percentage of Homes
\$0 to \$49,999	182	11%
\$50,000 to \$99,999	77	4%
\$100,000 to \$149,999	208	13%
\$150,000 to \$199,999	373	23%
\$200,000 to \$249,999	230	14%
\$250,000 to \$299,999	203	12%
\$300,000 to \$499,999	267	16%
\$500,000 and up	110	7%
Total	1,650	100%

Sources: 2007–2011 ACS Five-Year Estimates

Housing cost information is supplemented by **Table A-32**, which notes that the median home sales price in March 2012 was approximately \$110,000 and in March 2013 was approximately \$123,320. There was a slight home value increase between 2012 and 2013, which mirrors state trends, although with only two data points, no definitive trend can be drawn from that increase.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income. The median home price in Yreka is not affordable to extremely low-income or very low-income households.

**Table A-32**  
**Median Home Sales Price, 2012 and 2013**

	March 2012	March 2013	Income to Afford 2013 Median Home Price <sup>1</sup>
Siskiyou County	\$110,000	\$123,320	\$41,100

<sup>1</sup> Income to afford median home price assumes that the upper end of affordability is approximately three times a household's income.

Source: California Association of Realtors 2013, March Home Sales and Price Report,

<http://www.car.org/newsstand/newsreleases/2013releases/marchsales>

The qualifying annual income identified in **Table A-32** is based on a 30-year fixed-rate mortgage with an annual percentage rate (APR) of 5.5 percent and a down payment of 10 percent. The qualifying income for the average sales price of a home would require an approximate income of \$41,100, which based on the 2013 HCD income limits, is affordable to the low-, moderate-, and above moderate-income categories.

## RENTAL HOUSING COSTS

**Table A-33** shows the available apartments and houses for rent in Yreka during a point-in-time survey taken in April 2013. There were no four-bedroom apartment or house rentals advertised inside the city.

**Table A-33**  
**Apartment and House Rentals, April 2013**

Bedroom Type	Number of Units Surveyed	Rent Range
Studio	3	\$475–\$500
One Bedroom	3	\$550–\$775
Two Bedroom	9	\$575–\$950
Three Bedroom	9	\$700–\$1,100

Source: [www.craigslist.org](http://www.craigslist.org), accessed April 25, 2013

## MOBILE HOUSING COSTS

The Department of Finance’s 2012 Estimate of Population and Housing shows a total of 172 mobile homes in Yreka, which represents 5 percent of the total housing stock. As of October 2013, approximately 10 spaces in the city’s five mobile home parks were available for rent. The rents for these spaces varied considerably, from \$235 to \$275 at the low end to \$400 to \$550 at the high end.

## OVERPAYMENT

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of households paying more than these percentages helps define an area’s affordability problem. Overpayment data for all Yreka households by tenure is reported by the 2007–2011 ACS Five-Year Estimates. **Table A-34** provides this information for each income category as well as for all households with lower incomes (extremely low, very low and low-income households). Approximately 82 percent of households earning 30 percent or less of the area mean income (AMI) spent more than 30 percent of their income on housing costs; approximately 61 percent of households earning between 30 and 50 percent AMI were also burdened by the cost of housing. Renter households experienced a much higher rate of overpayment than owner households.

**Table A-34**  
**Cost Burdens for All Households, 2007-2011**

Household	Extremely Low (30 % or less of AMI)	Very Low (> 30% to 50% AMI)	Low (> 50% to 80% AMI)	Moderate (> 80% to 120% AMI)	Above Moderate (> 120% AMI)	Total Households	Lower Income Households (80% or less of AMI)
Ownership Households	292	197	303	264	568	1,624	792
Overpaying Owner Households	187	80	130	84	51	531	396
Percentage of Overpaying Owners	64.0%	40.4%	42.8%	31.8%	9.0%	32.7%	50.0%
Renter Households	716	247	232	144	163	1,501	1,194
Overpaying Renter Households	641	189	131	35	0	996	961
Percentage of Overpaying Renters	89.6%	76.6%	56.5%	24.5%	0.0%	66.3%	80.5%
Total Households	1,007	444	535	408	731	3,125	1,986
Total Overpaying Households	828	269	261	119	51	1,527	1,357
Percentage of Total Overpaying Households	82.2%	60.5%	48.7%	29.2%	7.0%	48.9%	68.3%

Source: 2007–2011 ACS Five-Year Estimates, Table B25106

The US Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategies (CHAS) database reports on households with housing problems including the lack of a kitchen, the lack of complete plumbing, severe overcrowding, and severe cost burden. As noted in **Table A-35**, renters experience housing problems at a much higher rate than owners, particularly renters that make less than 30 percent of area median income.

**Table A-35  
Percentage of Total Households with Any Housing Problem\***

	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
Household Income ≤30% AMI with Any Housing Problems	375	105	480
Household Income >30% to ≤50% AMI with Any Housing Problems	25	40	65
Household Income >50% to ≤80% AMI with Any Housing Problems	15	60	75

Source: CHAS 2009

\*CHAS defines “any housing problem” as one or more of the following: lacks kitchen, lacks complete plumbing, severe overcrowding, and severe cost burden.

## HOUSING CONSTRAINTS

### GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

#### Governmental Constraints

##### *Land Use Controls*

The City of Yreka’s General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. **Table A-36** shows the residential land use designations established by the General Plan.

**Table A-36  
Residential Land Use Designations**

Designation	Maximum Density	Notes
Residential Agriculture (RA)	2 units/acre	Large-lot single-family residential, either by design or by incorporation of previously developed county areas. Limited agricultural use due to higher residential density than conventional agriculture.
Low Density Residential (LDR)	6 units/acre	Single-family development, found throughout much of the city. This designation could also allow single-family attached, townhouses, etc., with special zoning and design considerations.
Medium Density Residential (MDR)	10 units/acre	Usually used for duplexes, triplex and fourplex development, as well as smaller apartment buildings. This designation could also support garden apartments and townhouses.
High Density Residential (HDR)	15 units/acre	Conventional apartment or condominium development for larger numbers of units within a single project.
Historic District (HD)	13 units/acre <sup>1</sup>	A combination of commercial and residential uses located within the historic core of the city. These uses have a set of development criteria designed to help encourage the preservation and enhancement of the historic structures and uses. More pedestrian than vehicle oriented, development in this area of the city is often on smaller lots.

*Source: City of Yreka General Plan*

<sup>1</sup>*No maximum density listed in the Land Use Element. Reported maximum density based on Table I-4 (General Plan Designation & Zone Consistency) of the Land Use Element of the General Plan, which identifies R-1 and R-2 as possible residential zoning districts in the HD.*

### *Residential Development Standards*

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table A-37** shows the residential zone districts and permitted densities.

**Table A-37  
Zoning District Development Standards for Residential Uses**

	<b>Residential Agricultural (R-A)</b>	<b>Low Density Residential (R-1)</b>	<b>Medium Density Residential (R-2)</b>	<b>High Density Residential (R-3-12 &amp; R-3-16)</b>	<b>Residential Professional Office (RPO)</b>	<b>Commercial Professional Office (CPO)</b>	<b>Commercial neighborhood (C-2)</b>	<b>Commercial Highway (CH)</b>	<b>Commercial Tourist (CT)</b>
Units Per Acre	1	1-6	1-13	1-12, 1-16	1-13 <sup>1</sup>	1-13 <sup>1</sup>	-	-	-
Minimum Lot Size	43,560 sq. ft.	7,000 sq. ft.	8,000 sq. ft.	14,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	150'	70'	70'	70'	70'	70'	50'	70'	70'
Front Yard Setback	20'	20'	20'	20'	20'	20'	None	20'	20'
Side Yard Setback	10'	10' on one side 5' on the other	10' on one side 5' on the other	10'	10' on one side 5' on the other	10'	10'	10'	10'
Rear Yard Setback	20'	20'	20'	20'	20' <sup>1</sup>	20' <sup>1</sup>	None	10'	10'
Max. Building Height	25'	25'	35'	35'	35'	35'	35'	35'	35'
Minimum Parking Spaces Per Unit	2	2	2	1½	2 <sup>1</sup>	2 <sup>1</sup>	-	-	-
Max. Lot Coverage	20% <sup>2</sup>	40%	50%	75%	75%	60%	100%	100%	100%

Source: City of Yreka Zoning Ordinance, 2013

<sup>1</sup> Defaults to R-2 standards.

<sup>2</sup> 20% is for residential uses, maximum lot coverage for nonresidential uses is 60%.

The minimum residential lot sizes range from 7,000 square feet to 1 acre. The maximum height limit for residential units is 25 feet in the R-A and R-1 districts and 35 feet in the R-2 and R-3 districts. In the past, this height restriction has not inhibited multi-family development as showcased by the 61-unit Shasta Courtyards development that has four two-story buildings on 5.4 acres, the 81-unit Emerald Pointe Apartments that has five two-story buildings on 6.1 acres, and the 31-unit Sierra Vista Retirement Center that has a single three-story building on 2.5 acres.

Parking standards require a minimum of 2 parking spaces per unit in the R-A, R-1, and R-2 districts and 1.5 spaces in the R-3 district. The requirements are minimal, and none of these are considered a constraint to development.

Yreka's two high-density multi-family zones are the Medium Density Residential (R-2) and High Density Residential (R-3) zones. The zones are fairly similar in the type of housing units allowed. The primary difference is the allowable densities in each. The R-2 zone allows a maximum of 13 units per acre, while the R-3 zone allows a maximum of 16 units per acre. The R-2 zone allows up to three-unit multi-family projects and does not allow projects with more than three units. For a project of four units or more to be built in the R-3 zone, approval of a conditional use permit is required.

While approval of a use permit does require more effort on the part of the applicant than a permit approved by staff, history has not shown this process to be a constraint to development of affordable housing. A conditional use permit for a multi-family housing project entails a public hearing before the Planning Commission, as well as notification of property owners within 300 feet of the project. An environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a negative declaration) is conducted, and staff reviews the project for compliance with City and CEQA standards. There are no design standards, architectural review, or other criteria applied except normal setbacks, building height, lot coverage, density, and parking requirements. The Planning Commission primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk, and drainage improvements) that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about three to four months. Should a project be appealed to the City Council, another three to four weeks could be added to the processing time, but this has not occurred on the few projects processed in recent years.

While on the surface the conditional use permit process as an extra application step may seem to be a constraint, actual practice has shown that projects have not been denied, nor have projects been altered in a manner which would affect project feasibility. Since processing fees are low, as shown herein, the only real constraint is the approximately three- to four-month period necessary to process the application before the Planning Commission. This processing time is minimal and has little to no effect on the cost or feasibility of a multi-family housing project.

The City of Yreka has adopted and follows the 2007 City of Redding Construction Standards, including exceptions and modifications adopted from time to time by the Director of Public Works of the City of Yreka regarding specific standards as needed. Although subject to change, these standards are summarized below.

- Local Streets:  
Right-of-way: 50–70 feet, 60 feet typical  
Pavement width: 36 feet  
Curb, gutter, and 4-foot sidewalk required
- Minor Arterial:  
Right-of-way: 66–80 feet  
Pavement width: 40 feet  
Curb, gutter, and 4-foot sidewalk required
- Streetlights required on public streets, but not within Planned Developments or on acre or larger lots
- Water, sewer, and fire hydrants are to be provided as required by the Director of Public Works.
- Manholes: 460-foot spacing with 12–30-inch pipe, 50-foot spacing with 33–59-inch pipe
- Curb, gutter, and a 4-foot sidewalk are required for any new building and/or improvement amounting to \$20,000 or more in value. Sidewalks are 4-foot minimum in residential districts.

While all development-related improvements add to the cost of housing, the City’s adopted standards have yet to serve as a constraint to the construction of affordable housing, as evidenced by the number of affordable units that have been added to the city’s housing stock over the past ten years.

#### *Water and Sewer Priority*

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. Pursuant to these statutes, upon adoption of its Housing Element, the element will be internally distributed to the City of Yreka Utilities Division, along with a summary of its Regional Housing Needs Allocation.

#### *Provisions for a Variety of Housing*

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City’s Zoning Code and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multi-family dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units.

Some housing types are allowed by right and others are allowed with a conditional use permit. **Table A-38** below summarizes the housing types permitted, conditionally permitted, and prohibited under the City’s Zoning Ordinance.

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify ways to encourage and facilitate housing for extremely low-income households.

Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. The City's Zoning Code does not specifically define single-room occupancy units, but does allow boarding or rooming houses with a conditional use permit in the Commercial Highway (CH), Commercial Tourist (CT), and Light Industrial (M-I) zones. The development standards for these types of housing are the same as other uses in the respective zone and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, the City will amend its Zoning Code to clarify the definition of single-room occupancy unit and describe specific development standards for these units (see Program HE.2.1.2).

### *Second Dwelling Units*

Second dwelling units are another type of housing appropriate for lower-income persons. "Second unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes an efficiency unit, as defined in Section 17958.1 of Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law," amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable, and clear standards." Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 95852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

- The unit is not intended for sale and may be rented;
- The lot is zoned for single-family or multi-family use;
- The lot contains an existing single-family dwelling;
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet; and
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

**Table A-38** shows the zoning districts where second dwelling units are allowed. Second units are allowed in all residential zones on lots greater than 8,000 square feet with approval of an administrative permit. In the City’s Zoning Code, second unit performance standards are addressed separately in each of the residential zone districts. Second units must meet all of the same requirements as the main structure, except that they may not exceed 1,200 square feet unless located on lots that are at least 14,000 square feet. Similar to the primary dwelling, second units must be accompanied by a garage or carport.

**Table A-38  
Housing Types Permitted by Zoning District**

<b>Residential Uses</b>	<b>R-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RPO</b>	<b>CPO</b>	<b>C-2</b>	<b>CH</b>	<b>CT</b>
Single-Family Dwellings	P	P	P	P	P	C	C	C	C
Duplexes	E	P	P	P	P	C	C	C	C
Triplexes and Fourplexes	E	E	P	P	P	C	C	C	C
Five or More Units	E	E	E	C	E	E	C	C	C
Condominiums	E	E	P	C	P	C	C	C	C
Second Single-Family Dwelling	P	P	P	P	P	C	C	C	C
Mobile Homes on Individual Lots	P	P	P	P	P	C	C	C	C
Group Care Home (for six and fewer individuals)	P	P	P	P	P	C	C	C	C
Accessory Structures and Uses Located on the Same Site	P	P	P	P	P	C	C	C	C
Mobile Home Park	E	E	E	C	E	E	C	C	C
Mixed Uses (vertical or horizontal)	E	E	E	E	E	C	C	C	C

Source: City of Yreka Zoning Ordinance  
P = Permitted      C = Conditional Use Permit      E = Excluded

*Housing for Persons with Disabilities*

As part of a governmental constraints analysis, housing elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure:

- Compliance with fair housing laws;
- A provision exists for group homes for six or more persons;
- A broad definition of family is included in the zoning code in order to provide occupancy standards specific to unrelated adults, as well as comply with fair housing law;
- Siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities; and
- The inclusion of alternate residential parking requirements for persons with disabilities.

In accordance with state law, the City must allow group facilities for six persons or less in any area zoned for residential use and may not require licensed residential care facilities for six or less individuals to obtain conditional use permits or variances that are not required of other family dwellings.

Consequently, group care facilities for six and fewer individuals are allowed by right in all residential zones and conditionally permitted in the C-1, C-2, CH, and CT zones similar to other residential uses. Additionally, to better facilitate the development of housing for persons with disabilities, the City will amend the Zoning Code to allow group care facilities of six or more persons in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2), and Commercial Highway (CH) zones with a conditional use permit (Program HE.2.1.7).

Section 16.12.480 of the Zoning Code provides a broad definition of “family” as follows: “Family means a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to California Community Care Facilities Act (Health and Safety Code 1500 et seq.) are not deemed a family for purposes of this title.” The Zoning Code also provides a definition of group care home that is based on Health and Safety Code Section 1500 et seq. Further, the occupancy standards of the Zoning Code comply with fair housing laws in that they do not restrict occupancy based on relationship.

The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. While spacing between group homes could be a concern, this has not been a problem in Yreka. With a limited number of such homes, no standards for spacing exist in either the General Plan or the Zoning Ordinance.

Parking standards for houses or group homes for the disabled can be modified through a parking waiver issued by the Planning Commission in accordance with Zoning Code Section 16.54.140(B), when such a waiver is not detrimental to the public health and safety and would not cause an unreasonable hardship. For rest homes, nursing homes, convalescent homes, and homes for the aged, the Zoning Ordinance requires one parking space for each employee, plus one space for each four beds. If the need is demonstrated by the applicant, the Planning Commission could modify these standards pursuant to Section 16.54.140(B). Parking requirements are 2 spaces for single-family dwellings and 1.5 spaces per multi-family unit. The provisions of Sections 16.54.140(B) could apply to these standards as well for disabled persons.

### *Emergency Shelters and Transitional Housing*

State legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone or zones where emergency shelters will be allowed as permitted uses without a conditional use permit or other discretionary permit. The zone or zones identified have to have land available to accommodate at least one full-time emergency shelter. Although the City’s Housing Needs Assessment indicates there are relatively few homeless persons in the city, and identifies existing homeless services in the city and other nearby cities, the City will amend its Zoning Ordinance consistent with SB 2 to ensure it does not constrain the ability of emergency shelters to locate inside city limits. SB 2 further requires that transitional housing and supportive housing be defined and considered as residential uses subject only to the same restrictions that apply to similar housing types in the same zone.

California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for various users including a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

In an effort to clarify the Zoning Code and therefore facilitate the above housing types, the City will add current definitions of “transitional housing,” “supportive housing,” and “emergency shelter” as stated in this document. Further, pursuant to Senate Bill 2, the City conducted a staff-level review of its zoning districts and available land and determined the MI (Light Industrial) zone would be the most appropriate for emergency shelters because NIMBY (Not In My Back Yard) issues would be minimized. Approximately 460 acres in 50 vacant parcels of currently zoned MI sites with adjacent sewer and water infrastructure are available to meet this potential need. Program HE.2.1.3 addresses these changes to the Zoning Code.

#### *Housing for Farmworkers*

The City requires a conditional use permit (CUP) for large-scale housing developments in all residential zones. The CUP process is in place to ensure compatibility with surrounding uses. Conditions of approval vary from project to project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities. This process is not a constraint to the development of farmworker housing, as the process is streamlined and projects can be approved in three months. However, in order to comply with the state Employee Housing Act that ensures local zoning can accommodate employee housing for farmworkers and other employees, the City has added Program HE.2.1.8.

#### *Density Bonus*

The City does not have a codified density bonus ordinance. The City’s Zoning Ordinance will be updated to reflect the fact that the City complies with state density bonus law. Program H.1.2.2 will implement this compliance with state law.

#### *Development and Processing Fees*

Many of the areas zoned for higher-density projects currently have on- and off-site improvements such as water and sewer connections, streets, and sidewalks in place so there are no additional requirements. For other areas, however, the City requires developers to construct improvements and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multi-family construction are listed in **Table A-39**. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees

are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are shown in **Table A-40**.

The City's impact fees are somewhat higher than other small cities in the region, which have been slow to adopt or update fee programs due to declining populations. Being one of the few cities in the county to experience sustained growth, the City of Yreka's fees for a typical 1,500-square-foot single-family or multi-family dwelling are approximately \$15,529.83. As illustrated in **Table A-41**, this typical fee total is approximately 8 percent of the average new house construction cost and 7 percent of the average new multi-family unit construction cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents. Further, the City of Yreka is currently charging only 50 percent of its adopted fees due to a sluggish economy, and no date has been set for restoring fees to the full amount.

**Table A-39  
Municipal Services, Impact, and Connection Fees**

Facility	Fee per Dwelling Unit <sup>(1)</sup>
Public Facilities	\$1,720.78
Storm Drainage	\$112.82
Parks and Recreation	\$2,075.20
Citywide Streets	\$614.24
Water System	\$5,848
Wastewater System	\$1,693.43
School Impact (\$2.31 per sq. ft.)	\$3,465
Total	\$15,529.83 <sup>(2)</sup>

Source: City of Yreka Municipal Utility Services, Impact & Connection Fees Worksheet, 2008

Notes: (1) Fees are for informational purposes only and are subject to change.

(2) The City provides a 50 percent discount on City fees (school impact fees are not subject to the discount) so the actual total Fees per dwelling unit are \$9,497.24.

**Table A-40  
Planning Permit Fees**

	Fee <sup>(1)</sup>
Preliminary Environmental Review	\$25
Negative Declaration	\$200 deposit/cost
Mitigated Negative Declaration	Actual cost
Environmental Impact Report	Actual cost
Filing Notice of Determination	\$50 plus CDFG fees <sup>(2)</sup>
Annexation	\$750/cost
General Plan Amendment	\$750/cost
Historic District Exterior Alteration Permit	\$75
Planned Unit Development	\$750/cost
Rezone	\$750/cost
Use Permit – Administrative Approval	\$75
Use Permit – Planning Commission Approval	\$150
Variance	\$250 deposit/cost
Lot Line Adjustment	\$200 deposit/cost
County Map Check – 4 or less lots	\$300 plus County fees
County Map Check – 5 or more lots	\$600 plus County fees
Lot Merger – Administrative Approval	\$200
Lot Merger – Planning Commission Approval	\$250
Reversion to Acreage	\$200
Minor Subdivision (4 or less lots)	\$250 deposit/cost
Major Subdivision (5 or more lots)	\$500 deposit/cost
Final Parcel Map	\$150 deposit/cost
Final Subdivision Map	\$200 deposit/cost
Map Extension	\$60
Appeals – Planning Commission	\$100
Appeals – City Council	\$150 plus publication
Public Hearing	\$60
Public Hearing Noticing with 1-20 Notices	\$25
Public Hearing Noticing with 21 or More Notices	\$25 plus \$1/parcel

Source: Yreka Planning Department 2013

Notes:

1. Fees are for informational purposes only and are subject to change.

2. In the event that a project's effect on natural resources or wildlife is other than negligible, the California Department of Fish and Wildlife requires an additional fee of \$2,995.25 if an EIR is prepared or \$2,156.25 for a negative declaration. These fees are subject to change, and the applicant is responsible for payment of the fees in full. If required, a permit cannot be issued until such time as the fee is paid.

**Table A-41  
Total Processing and Impact Fees for Typical Single- and Multi-Family Units**

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	\$15,529.83	\$192,200	8%
Multi-Family Unit	\$15,529.83	\$220,830	7%

Source: *www.building-cost.net 2013; Pacific West Communities 2013*

Notes: 1. Typical single-family unit estimated at 1,500 square feet.

### Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. In Yreka, most development applications for single-family and multi-family developments take between three and four weeks to process as long as no discretionary approvals are needed. If an applicant proposes developments that require discretionary review, such as a use that requires a CUP, the processing time can extend to two months regardless of whether the development is a single-family or multi-family project. For example, the Shasta Courtyards multi-family housing development and Emerald Pointe Apartments both required use permits, each of which took approximately two months to process. **Table A-42** lists the typical review times for each type of permit or approval process in Yreka. These review periods do not present constraints to development, as some review is needed to ensure the maintenance of health and safety standards. The Planning Department encourages developers to submit applications concurrently where possible to minimize the total processing time and related cost for a project.

**Table A-42  
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	1 day to 4 weeks
Conditional Use Permit (CUP)	3 to 4 months
Zone Change	3 to 4 months
General Plan Amendment	3 to 4 months
Site Plan Review	45 days
Parcel Maps	3 to 4 months
Initial Study	6 to 8 weeks
Environmental Impact Report	8 months +

Source: *City of Yreka Planning Department 2013*

### Building Code and Enforcement

The City adopted the California Building Code (CBC) for its code requirements and deviates from it only in the case of requirements for wind load and snow load (i.e., the City has a higher standard for roofing due to local conditions). Because the more stringent standards apply only in these two cases and to protect public health and safety, the enforcement of the CBC does not pose a significant constraint to the production or improvement of housing in Yreka.

Code enforcement typically occurs when the building inspector is processing other permits on the site, or when complaints are filed. The Building Department staff works with the County Health Department when the complaint appears to be a matter of both health and safety.

Most complaints come from renters who have complaints against their landlord. The inspection may reveal building or health code violations that are then written up with a timeline for correction and follow-up inspections. If there are no code violations, but other non-code situations occur, the renter is given a question and answer sheet prepared by the California Department of Consumer Affairs, which helps to define the renter’s rights and options in the matter. Complaints in mobile home parks are referred to the enforcement section of HCD.

The City adopted Ordinance #770 on June 5, 2003, which establishes a process for abating public nuisances. The types of nuisances defined in the ordinance vary from unsightly storage and debris on a parcel to elements of disrepair of buildings. Enforcement of Ordinance #770 is a post-construction activity and does not constrain the development of lower-income housing.

## Non-Governmental Constraints

### *Land Costs*

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. Residential land costs in Yreka as of May 2013 are shown in **Table A-43**. The following list of properties was gathered through the Internet sites [www.sellingsiskiyou.com](http://www.sellingsiskiyou.com), [www.realtor.net](http://www.realtor.net), and [www.richterscalere.com](http://www.richterscalere.com). Single-family land prices ranged from \$20,541 per acre to \$93,396 per acre; multi-family land prices ranged from \$8,906 per acre to \$120,000 per acre. Although there is a wide range in price per acre, the average costs are substantially lower than they were in 2009.

**Table A-43  
Yreka Vacant Land Costs**

<b>Zone</b>	<b>Acres</b>	<b>Price</b>	<b>Price per Acre</b>
R-1	0.53	\$49,500	\$93,396
R-1	0.61	\$49,500	\$81,148
R-1	0.62	\$43,000	\$69,355
R-1	18.5	\$380,000	\$20,541
R-3-12	0.37	\$29,500	\$79,730
R-3-12	0.4	\$48,000	\$120,000
R-3-12	44.8	\$399,000	\$8,906

*Source: [www.sellingsiskiyou.com](http://www.sellingsiskiyou.com), [www.realtor.net](http://www.realtor.net), and [www.richterscalere.com](http://www.richterscalere.com), May 2013*

### *Construction and Labor Costs*

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)), provided by the Craftsman Book Company, estimates the cost of a

single-story four-cornered home in Yreka to be approximately \$128 per square foot. This cost estimate is based on a 1,500-square-foot house of good-quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately \$192,200, which is nearly \$70,000 more than the 2013 median home sales price in the county.

If labor or material costs increased substantially, the cost of construction in Yreka could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

*Availability of Financing*

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Yreka. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table A-44** illustrates interest rates as of May 2013. The table present both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table A-44  
Interest Rates**

	Interest	APR
Conforming		
30-year fixed	4.500%	4.673%
15-year fixed	3.500%	3.795%
5-year adjustable rate	3.000%	3.945%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), November 2013

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

# HOUSING RESOURCES AND OPPORTUNITIES

## EXISTING AFFORDABLE HOUSING

Yreka currently has seven affordable multi-family projects. These are listed in **Table A-45**. Three of the projects are subsidized through HUD and two are subsidized through the US Department of Agriculture (USDA) Rural Development Agency. HUD currently provides “project-based” subsidies in Yreka through its Section 8 and Section 202 programs, and USDA Rural Development provides subsidies through its Section 515 program. The remaining two projects receive indirect government subsidies through participation in the Low-Income Housing Tax Credit (LIHTC) program administered through HUD. Although not a direct federal subsidy, LIHTC provides tax incentives for the utilization of private equity in the development of affordable housing.

**Table A-45**  
**Assisted Multi-Family Units**

Name	Expiration Date	Total Units	Senior Units	Family Units	Funding Agency/Program
Deer Creek Apts. 1060 E. Deer Creek Way	2033	35	35	0	HUD Sec. 8
Juniper Terrace 800 Jasper Way	2055	55	50	5	USDA Rural Development
Siskiyou Valley Apts. 409 Bruce Street	2039	34	0	34	USDA Rural Development
Shadows Garden Apts. 402 Turre Street	2014	46	6	40	HUD Sec. 8
Sierra Vista Retirement Ctr. 885 Sierra Vista Dr.	2037	31	31	0	HUD Sec. 202
Shasta Courtyards 400 Foothill Drive	7/25/2051	61	0	61	Low-Income Housing Tax Credit
Emerald Point Apts. 450 N. Foothill Drive	5/31/2052	81	81	0	Low-Income Housing Tax Credit

*Source: California Housing Partnership Corporation 2013, CA LIHTC Committee 2013; personal communication, staff, The Michaels Organization, June 20, 2013*

## ANALYSIS OF ASSISTED HOUSING PROJECTS AT RISK

In 1989, the California Government Code was amended to include a requirement that jurisdictions identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years of the beginning of the housing element planning period. In the City of Yreka there are currently 46 units in the Shadows Garden Apartments at risk of conversion to market rates during the 2014–2019 planning period.

## Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower-income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. If market rents continue to increase, property owners may be inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

Risk was assessed based on information from the California Housing Partnership Corporation (CHPC), HUD, the California Low Income Tax Credit Committee staff, and information provided by the property managers of some properties. CHPC data indicates the federally assisted 46-unit The Shadows Garden Apartments is potentially at risk of conversion to market-rate housing when affordability controls expire in 2014. The Shadows Garden Apartments project is considered at risk, which indicates that a property may convert to market rate within five years. Moderate risk is assigned to projects expected to expire within ten years of the start of the planning period (June 30, 2014). Low risk indicates that a property cannot convert to market rate for at least ten years. Although projects with agreements expiring within ten years of the beginning of the planning period are required by law to be listed, these units may not actually convert.

Although the Shadows Garden Apartments' affordability status may expire within the next few years, the property is considered to be at low risk of conversion because the project is owned by a nonprofit organization and funded under a federal program with no prepayment option. Nonprofit owners have a public purpose to develop, own, and maintain affordable housing. They have no or little incentive to remove current rental restrictions by terminating their Section 8 contracts or prepaying their mortgages. Some owners may prepay their mortgages in order to bring new capital into their projects. However, they are unlikely to opt out of their Section 8 contracts. Further, a representative from the company that owns the Shadows Garden Apartments, the Michaels Organization, noted that they intend to maintain their affordability status and will apply for renewal as soon as the option to renew is available.

The following is an analysis of the preservation and replacement options of the Shadows Garden Apartments affordable housing project if the current owners are unable to maintain the property's affordability status.

## Preservation and Replacement Options

### *Overview*

To maintain the existing affordable housing stock, the City can work to 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 multi-family housing units. These options are described below.

### 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. Although the Shadows Garden Apartments complex is already owned by a nonprofit corporation, it could potentially be acquired by another nonprofit agency to maintain the affordability of units.

The current market value of the project was estimated using information from multi-family sales listings in Yreka. The average cost to purchase a multi-family development was \$78 per square foot. The average size of a unit was 730 square feet, and the average cost to buy a unit was \$56,690. There are 46 units at risk of converting to market rate within ten years in the city. If these were purchased, the estimated cost of acquiring these would be \$2,607,740.

### Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 46 at-risk affordable units. These rent subsidies can be structured to mirror the federal 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 (FMR) on the unit. In Siskiyou County, the 2013 fair market rent is determined to be \$629 for a one-bedroom unit, \$803 for a two-bedroom unit, and \$1,171 for a three-bedroom unit (the three types of units in the Shadows Garden Apartments project).

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 A-46**, the total cost of subsidizing the rents for all 46 at-risk units is estimated at \$17,098 per month or \$205,176 annually.

**Table A-46**  
**Estimated Rental Subsidies Required**

Unit Size	Total Units	Fair Market Rent <sup>1</sup>	Household Size	Very Low Income (50% AMI) <sup>2</sup>	Affordable Cost – Utilities <sup>3</sup>	Monthly per Unit Subsidy	Total Monthly Subsidy
1 br	4	\$629	1	\$20,300	\$408	\$221	\$884
2 br	40	\$803	2	\$23,200	\$430	\$373	\$14,920
3 br	2	\$1,171	4	\$28,950	\$524	\$647	\$1,294
Total	46						\$17,098

Source: PMC 2013

1. Fair Market Rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.
2. 2013 Area Median Household Income (AMI) limits based on 2013 Income Limits from HCD. In Siskiyou County, the median family income in 2013 was calculated to be \$57,900 for a family of four. The income limit for a very low-income household was \$20,300 for a one-person household, \$23,200 for a two-person household, and \$28,930 for a three-person household.
3. Affordable cost = 30% of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit, \$150 for a two-bedroom unit, and \$200 for a three-bedroom unit.

### *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 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 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. Assuming an average construction cost of \$220,830 per unit, it would cost over \$12.3 million to construct 56 new assisted units.<sup>1</sup> Including land costs, the total costs to develop replacement units will be significantly higher.

### *Cost Comparisons*

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the Shadows Garden Apartments project and transferring ownership to another nonprofit organization is high (\$2.6 million). In comparison, the annual costs of providing rental subsidies required to preserve the 56 assisted units are relatively low (\$205,176). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 46 replacement units is very high (\$12.3 million, including land costs) and constrained by a variety of factors, including land costs and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

## Resources for Preserving Assisted Rental Housing

### *Organizations*

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. HCD maintains a list of such interested nonprofit organizations. Several have expressed an interest in preserving affordable rental housing in Yreka. These organizations include:

Community Housing Improvement Program, Inc. (CHIP), 1001 Willow Street, Chico, CA 95928;  
(530) 891-6931

Mercy Housing Corporation, 3120 Freeboard Drive, Suite 202, West Sacramento, CA 9569; (303)  
830-3300

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<sup>1</sup> Average construction cost based on the Pacific West Communities' affordable housing project in Mt. Shasta, which is currently being considered by the City Council of Mt. Shasta. Although not in Yreka, this project provides the most current regional cost estimate.

Rural Communities Housing Development Corporation (RCHDC), 499 Leslie Street, Ukiah, CA 95482; (707) 463-1975

### *Rehabilitation Program*

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City applied for Community Development Block Grant (CDBG) funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back in to a loan account for new applicants. Loans are made to households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. Seven households were assisted between 2008 and 2012. The revolving fund is still in existence. The City has interest in using the funds to provide accessible housing for those with disabilities.

### *Housing Authority*

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for those jurisdictions that do not have a local public housing authority, HCD has a Housing Assistance Program that administers the Section 8 program in those counties.

The Shasta County Housing Authority administers the Housing Choice Voucher (Section 8) program for Siskiyou County and its jurisdictions. The program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income, and the Section 8 program pays the remaining amount. Shasta County administers a total of 195 vouchers throughout Siskiyou County and 61 in Yreka. An additional 126 applicants are on the City of Yreka Housing Choice Voucher waiting list.

The Karuk Tribe, which owns land in Yreka, operates its own housing authority. The Karuk Tribe Housing Authority (KTHA) owns and operates single-family and multi-family housing that is available to low- and moderate-income Native Americans. Further, the KTHA administers 15 housing vouchers, which KTHA makes available to the elderly and disabled.

## FUTURE HOUSING NEEDS

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 530 new residential units in Siskiyou County over a five-year period (2014 to 2019). The need for 530 units is shared and distributed among each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, the City of Yreka's share of regional housing needs is 103 units, or about 21 units per year over the five-year period. In an attempt to provide housing for all income groups in the city, these 103 units are further divided among the various income groups identified and defined in **Table A-47**.

**Table A-47  
City of Yreka RHNA 2014–2019**

<b>Income Category</b>	<b>Regional Housing Needs</b>	<b>Percentage of Total</b>
Extremely Low	12	12.2%
Very Low	13	12.2%
Low	17	16.3%
Moderate	18	17.3%
Above Moderate	43	42.1%
<b>Total</b>	<b>103</b>	<b>100%</b>

*Source: Siskiyou County 5<sup>th</sup> Cycle Housing Element Data Packet, 2013; Siskiyou County Final RHNA, HCD, April 2013*

## ANNEXATIONS

Minor annexation activity occurred during the previous planning period:

- In 2009, an approximately .39-acre parcel was annexed into the city limits of Yreka with a General Plan designation of LDR (Low Density Residential).
- In 2009, an approximately 2.5-acre parcel was annexed into the city limits of Yreka with a General Plan designation of I (Industrial). The annexed parcel was rezoned as M-2 (Heavy Industrial).
- In 2010, an approximately .52-acre strip of land with the General Plan designation I (Industrial) was de-annexed from the city limits of Yreka to the Karuk Tribe of California.

Prior to the annexations listed above, the most recent City-approved annexation occurred in 1997.

## VACANT LAND INVENTORY

**Table A-48** lists the available vacant land in the city that is appropriate to meet Yreka’s share of the regional housing needs. As noted in **Table A-48**, there are a total of 122 acres of R-3 (R-3-12 and R-3-16) zoned land with the potential to result in 1,267 units; 61 acres of R-2 zoned land with the potential to result in 511 units; 1,200 acres of R-1 zoned land with the potential to result in 1,987 units; 535 acres of R-A zoned lands with the potential to result in 184 units; and 3 acres of RPO zoned land with the potential to result in 28 units.

Some of the sites listed in **Table A-48** identify constraints to development. Some constraints are associated with 100-year floodplains, hillside topography, access, special-status species, and/or parcel sizes that are too small to develop without boundary line adjustments or mergers with adjacent parcels. Constraints affecting density yield are reflected in the projected realistic capacity identified in **Table A-48**.

Based on recent development activity in the city, a net density of 85 percent of the maximum density was assumed for most of the multi-family zoned parcels, and a net density of 50–80 percent (average 65 percent) of the maximum density was assumed for most of the single-family zoned parcels. Examples of recent multi-family projects that were developed or approved with a similar capacity are the Shasta Courtyards apartment complex and the Emerald Point Apartments. In the case of Shasta Courtyards, a total of 61 units were built on 5.4 acres, for a maximum density of 11.3 dwelling units per acre and an

87 percent buildout. Emerald Point Apartments developed with 81 units on 6.11 acres, for a maximum density of 13.3 units per acre and 100 percent buildout. There are very few large single-family residential subdivisions in Yreka with which to estimate buildout densities. The most recent single-family residential subdivision that was approved in Yreka is the Liberty Hills Subdivision. This subdivision, which is situated on slopes of 12–22 percent, was approved for 16 units on 5.07 acres (including roads), for a maximum density of 3.2 dwelling units per acre and a 53 percent buildout.

In those cases where steeper slopes and/or other constraints exist, the realistic capacity of the parcels has been reduced accordingly. For example, the vacant RA zoned lands located north and east of Interstate 5 and State Route 3 are severely limited by steep slopes and Yreka phlox, a rare and endangered plant. It is estimated that this area and a small portion of RA land on steep slopes in southwest Yreka account for roughly 450 acres of the 536 acres zoned RA. Density on this acreage has typically been estimated to not exceed .20 units per acre (1 unit/5 acres). Similarly, the largest block of R-1 zoned land on the east side of Interstate 5 and adjacent to the easterly city limits is estimated to contain 350 acres and is very steep (30 percent slopes and greater). Further, an estimated 300 acres scattered along the westerly city boundary also contain steep slopes, typically in excess of 20 percent. Density yield on this acreage is not expected to exceed .20 units per acre. All remaining lands zoned for single- or multi-family development are located on lands with slopes typically ranging from 0 to 15 percent. The density yields on these lands will not be significantly affected by topography.

Affordable housing is permitted in a variety of residential zone districts. However, most affordable projects will occur in the R-3 zone since it permits higher densities and fits projects that are supported by government assistance. As noted above, there are a total of 122 acres of R-3 (R-3-12 and R-3-16) zoned lands with the potential to result in 1,267 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in **Table A-48**. Water supply and sewage treatment capacity is more than adequate to serve the projected growth for the next five years and well beyond. The City's 2010–2012 Urban Water Management Plan (UWMP) reports that even with an increase of 398 residential units by 2020 (a nearly 400 percent more aggressive estimate over the RHNA of 103 units), the City will maintain a water surplus of 5,349 acre-feet (AF) in a normal year and 4,478 AF in a single dry year. These assumptions do not include non-residential growth. In other words, even with considerably more aggressive growth assumptions than are present in the RHNA, Yreka is only expected to use 31 percent and 36 percent of available water during a normal year and single dry year, respectively. The UWMP also notes that the City's wastewater treatment facility has the capacity to treat 1.3 million gallons per day, or 1,487 AF per year. Utilizing the same aggressive growth rate used to project water use, the UWMP anticipates 786 AF per year of collected and treated wastewater in 2020, which is approximately 53 percent of total capacity.

**Table A-48  
Vacant Land Inventory**

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
1	053-591-090	R-A	RA	0.89	1 unit/acre	—	No	No	Slope/phlox
2	053-591-300	R-A	RA	15.33	1 unit/acre	—	No	No	Slope/phlox
3	053-591-310	R-A	RA	17.78	1 unit/acre	—	No	No	Slope/phlox
4	053-591-320	R-A	RA	9.39	1 unit/acre	—	No	No	Slope/phlox
5	053-591-330	R-A	RA	7.65	1 unit/acre	—	No	No	Slope/phlox
6	053-591-340	R-A	RA	3.83	1 unit/acre	—	No	No	Slope/phlox
7	053-591-360	R-A	RA	11.07	1 unit/acre	—	No	No	Slope/phlox
8	053-591-370	R-A	RA	13.65	1 unit/acre	—	No	No	Slope/phlox
9	053-591-530	R-A	RA	11.84	1 unit/acre	—	No	No	Slope/phlox
10	053-631-060	R-A	RA	0.78	1 unit/acre	—	No	No	Slope/phlox
11	053-631-070	R-A	RA	140.74	1 unit/acre	—	No	No	Slope/phlox
12	053-631-080	R-A	RA	0.92	1 unit/acre	—	No	No	Slope/phlox
13	053-642-040	R-A	RA	7.99	1 unit/acre	1	No	Yes	Slope
14	053-642-050	R-A	RA	5.73	1 unit/acre	1	Yes	No	Slope
15	053-642-080	R-A	RA	7.16	1 unit/acre	1	Yes	No	Slope
16	053-642-090	R-A	RA	2.79	1 unit/acre	—	No	No	Slope
17	053-672-010	R-A	RA	2.86	1 unit/acre	2	No	No	—
18	053-672-030	R-A	RA	4.96	1 unit/acre	4	Yes	No	—
19	053-672-050	R-A	RA	3.68	1 unit/acre	3	No	No	—
20	053-672-090	R-A	RA	1.32	1 unit/acre	1	Yes	No	—
21	053-672-130	R-A	RA	0.2	1 unit/acre	—	Yes	No	Size
22	053-672-210	R-A	RA	0.75	1 unit/acre	—	Yes	Yes	Size
23	053-672-260	R-A	RA	39.78	1 unit/acre	32	Yes	Yes	—
24	053-672-310	R-A	RA	27.75	1 unit/acre	22	Yes	No	—
25	053-672-320	R-A	RA	8.39	1 unit/acre	6	Yes	No	—
26	053-672-330	R-A	RA	19.29	1 unit/acre	15	Yes	Yes	—
27	053-672-340	R-A	RA	2.1	1 unit/acre	1	Yes	Yes	—
28	053-672-370	R-A	RA	14.63	1 unit/acre	11	Yes	No	—
29	053-672-400	R-A	RA	5.14	1 unit/acre	4	No	Yes	—
30	053-672-410	R-A	RA	2.39	1 unit/acre	2	No	Yes	—
31	053-672-450	R-A	RA	0.48	1 unit/acre	—	No	No	Size
32	053-672-670	R-A	RA	3.95	1 unit/acre	3	Yes	Yes	—
33	053-721-020	R-A	RA	1.05	1 unit/acre	1	Yes	No	—
34	053-721-090	R-A	RA	1.02	1 unit/acre	1	Yes	No	—

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
35	062-181-010	R-A	RA	8.69	1 unit/acre	1	Yes	No	Slope
36	062-181-060	R-A	RA	3.37	1 unit/acre	2	Yes	No	—
37	062-181-210	R-A	RA	1.14	1 unit/acre	1	Yes	No	—
38	062-181-240	R-A	RA	0.45	1 unit/acre	—	Yes	No	Size
39	062-181-340	R-A	RA	5.59	1 unit/acre	4	Yes	No	—
40	062-181-350	R-A	RA	2.84	1 unit/acre	2	Yes	No	—
41	062-211-020	R-A	RA	64.55	1 unit/acre	51	No	No	—
42	062-211-080	R-A	RA	6.92	1 unit/acre	5	No	No	—
43	062-231-030	R-A	RA	6.78	1 unit/acre	1	No	No	Slope
44	062-231-090	R-A	RA	16.36	1 unit/acre	1	No	No	Slope
45	062-231-110	R-A	RA	14.41	1 unit/acre	4	Yes	No	Slope
46	062-231-150	R-A	RA	6.69	1 unit/acre	1	No	No	Slope
<b>R-A Subtotals</b>				<b>535.07</b>		<b>184</b>			
47	053-043-090	R-I	LDR	0.51	6 units/acre	2	Yes	Yes	—
48	053-054-010	R-I	LDR	1.21	6 units/acre	5	Yes	Yes	—
49	053-152-120	R-I	LDR	1.75	6 units/acre	7	Yes	Yes	—
50	053-191-300	R-I	LDR	0.11	6 units/acre	1	Yes	Yes	Floodplain
51	053-204-250	R-I	LDR	0.27	6 units/acre	1	Yes	Yes	—
52	053-481-570	R-I	LDR	0.24	6 units/acre	1	Yes	Yes	—
53	053-511-030	R-I	LDR	0.23	6 units/acre	1	No	No	—
54	053-561-120	R-I	LDR	18.31	6 units/acre	71	Yes	Yes	—
55	053-561-210	R-I	LDR	5.75	6 units/acre	23	Yes	Yes	—
56	053-561-230	R-I	LDR	1.45	6 units/acre	6	Yes	Yes	—
57	053-591-420	R-I	LDR	2.37	6 units/acre	9	Yes	No	—
58	053-591-440	R-I	LDR	9.35	6 units/acre	37	No	No	—
59	053-591-560	R-I	LDR	6.23	6 units/acre	25	No	No	—
60	053-621-020	R-I	LDR	98.64	6 units/acre	4	Yes	No	Slope
61	053-642-300	R-I	LDR	0.49	6 units/acre	2	No	No	—
62	053-642-590	R-I	LDR	2.1	6 units/acre	8	Yes	No	—
63	053-642-440	R-I	LDR	35	6 units/acre	12	Yes	Yes	Slope
64	053-651-810	R-I	LDR	114	6 units/acre	40	No	Yes	Slope
65	053-651-740	R-I	LDR	105.63	6 units/acre	22	No	Yes	Slope
66	053-662-020	R-I	LDR	0.79	6 units/acre	3	No	No	—
67	053-662-040	R-I	LDR	0.16	6 units/acre	1	No	No	—
68	053-662-760	R-I	LDR	0.14	6 units/acre	1	Yes	No	Size

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
69	053-662-090	R-1	LDR	10.47	6 units/acre	42	Yes	No	—
70	053-662-210	R-1	LDR	1.16	6 units/acre	5	Yes	No	—
71	053-662-220	R-1	LDR	0.58	6 units/acre	2	Yes	Yes	—
72	053-662-270	R-1	LDR	0.58	6 units/acre	2	No	No	—
73	053-662-370	R-1	LDR	0.49	6 units/acre	2	No	No	—
74	053-662-700	R-1	LDR	9.85	6 units/acre	39	Yes	No	—
75	053-711-100	R-1	LDR	89.8	6 units/acre	46	Yes	No	Slope
76	053-750-150	R-1	LDR	0.66	6 units/acre	3	Yes	No	—
77	053-750-170	R-1	LDR	0.52	6 units/acre	2	Yes	No	—
78	053-750-220	R-1	LDR	0.54	6 units/acre	2	Yes	Yes	—
79	053-750-240	R-1	LDR	0.33	6 units/acre	1	Yes	No	—
80	053-750-250	R-1	LDR	0.35	6 units/acre	1	Yes	No	—
81	053-750-270	R-1	LDR	0.33	6 units/acre	1	Yes	No	—
82	053-750-290	R-1	LDR	0.36	6 units/acre	1	Yes	No	—
83	053-750-320	R-1	LDR	0.35	6 units/acre	1	Yes	No	—
84	053-750-550	R-1	LDR	0.28	6 units/acre	1	Yes	Yes	—
85	053-750-520	R-1	LDR	0.93	6 units/acre	4	Yes	No	—
86	053-750-600	R-1	LDR	0.31	6 units/acre	1	Yes	No	—
87	053-770-010	R-1	LDR	86.32	6 units/acre	259	No	No	—
88	053-770-020	R-1	LDR	137.85	6 units/acre	413	No	No	—
89	053-770-040	R-1	LDR	3.87	6 units/acre	15	No	No	—
90	054-092-020	R-1	LDR	0.13	6 units/acre	—	No	No	Size
91	054-092-290	R-1	LDR	0.14	6 units/acre	—	No	No	Size
92	054-092-300	R-1	LDR	0.14	6 units/acre	—	No	Yes	Size
93	054-092-370	R-1	LDR	0.31	6 units/acre	1	Yes	No	—
94	054-092-380	R-1	LDR	0.47	6 units/acre	1	No	No	—
95	054-261-030	R-1	LDR	0.17	6 units/acre	2	Yes	Yes	—
96	054-271-400	R-1	LDR	0.17	6 units/acre	1	Yes	Yes	—
97	061-011-140	R-1	LDR	0.57	6 units/acre	1	Yes	Yes	—
98	061-011-240	R-1	LDR	0.18	6 units/acre	2	Yes	Yes	—
99	061-051-100	R-1	LDR	0.31	6 units/acre	1	Yes	Yes	—
100	061-071-100	R-1	LDR	0.94	6 units/acre	5	Yes	Yes	—
101	061-091-070	R-1	LDR	0.2	6 units/acre	1	Yes	Yes	Floodplain
102	061-091-130	R-1	LDR	0.68	6 units/acre	3	Yes	Yes	Floodplain
103	061-091-160	R-1	LDR	9.67	6 units/acre	3	No	No	Floodplain
104	061-091-190	R-1	LDR	0.9	6 units/acre	3	Yes	No	Floodplain

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
105	061-091-200	R-1	LDR	0.88	6 units/acre	4	Yes	No	Floodplain
106	061-111-090	R-1	LDR	0.28	6 units/acre	2	Yes	Yes	Floodplain
107	061-111-100	R-1	LDR	0.67	6 units/acre	1	Yes	Yes	Floodplain
108	061-121-040	R-1	LDR	2.56	6 units/acre	12	No	No	—
109	061-121-060	R-1	LDR	14.75	6 units/acre	71	Yes	Yes	—
110	061-131-010	R-1	LDR	2.03	6 units/acre	59	No	No	—
111	061-131-080	R-1	LDR	0.15	6 units/acre	—	Yes	Yes	Size
112	061-131-240	R-1	LDR	1.53	6 units/acre	8	Yes	No	—
113	061-131-250	R-1	LDR	0.49	6 units/acre	1	No	No	—
114	061-141-150	R-1	LDR	0.5	6 units/acre	2	Yes	Yes	—
115	061-201-010	R-1	LDR	48.13	6 units/acre	—	No	No	Slope
116	061-201-050	R-1	LDR	18.97	6 units/acre	2	No	No	Slope
117	061-201-070	R-1	LDR	13.13	6 units/acre	3	No	No	Slope
118	061-201-100	R-1	LDR	1.53	6 units/acre	2	No	No	—
119	061-211-010	R-1	LDR	20.78	6 units/acre	4	No	No	—
120	061-221-050	R-1	LDR	5.18	6 units/acre	21	Yes	No	—
121	061-221-320	R-1	LDR	4.17	6 units/acre	17	Yes	Yes	—
122	061-251-010	R-1	LDR	2.11	6 units/acre	8	No	No	—
123	061-251-050	R-1	LDR	48.71	6 units/acre	3	Yes	No	Slope
124	061-271-030	R-1	LDR	0.63	6 units/acre	2	Yes	Yes	—
125	061-301-010	R-1	LDR	39.16	6 units/acre	—	No	No	Slope/Tower
126	061-301-060	R-1	LDR	1.23	6 units/acre	—	No	No	Slope/Access
127	061-301-130	R-1	LDR	69.2	6 units/acre	86	No	No	Slope
128	061-321-090	R-1	LDR	0.15	6 units/acre	—	Yes	Yes	Size
129	061-361-040	R-1	LDR	2.60	6 units/acre	27	No	Yes	—
130	061-361-090	R-1	LDR	6.63	6 units/acre	57	Yes	Yes	—
131	061-361-250	R-1	LDR	14.19	6 units/acre	8	Yes	No	—
132	061-361-130	R-1	LDR	1.95	6 units/acre	4	Yes	No	—
133	061-361-140	R-1	LDR	0.99	6 units/acre	5	Yes	No	—
134	061-361-180	R-1	LDR	1.13	6 units/acre	55	Yes	No	—
135	061-361-200	R-1	LDR	13.65	6 units/acre	2	No	Yes	—
136	061-370-100	R-1	LDR	0.57	6 units/acre	2	Yes	Yes	—
137	061-370-170	R-1	LDR	0.55	6 units/acre	18	Yes	Yes	Floodplain
138	062-051-380	R-1	LDR	4.5	6 units/acre	2	No	No	—
139	062-122-040	R-1	LDR	2.11	6 units/acre	15	No	No	—
140	062-122-080	R-1	LDR	3.69	6 units/acre	1	Yes	Yes	—

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
141	062-121-730	R-1	LDR	0.31	6 units/acre	1	Yes	Yes	—
142	062-151-530	R-1	LDR	0.85	6 units/acre	1	Yes	Yes	—
143	062-151-540	R-1	LDR	0.19	6 units/acre	1	Yes	Yes	—
144	062-151-550	R-1	LDR	0.19	6 units/acre	1	Yes	Yes	—
145	062-151-400	R-1	LDR	0.26	6 units/acre	2	Yes	Yes	—
146	062-181-270	R-1	LDR	1.05	6 units/acre	4	No	No	—
147	062-191-010	R-1	LDR	11.58	6 units/acre	46	Yes	No	Floodplain
148	062-202-010	R-1	LDR	0.5	6 units/acre	2	No	No	—
149	062-211-020	R-1	LDR	13.59	6 units/acre	54	No	No	—
150	062-211-060	R-1	LDR	0.24	6 units/acre	1	No	No	—
151	062-211-080	R-1	LDR	37.49	6 units/acre	146	No	No	—
152	053-561-120	R-1	LDR	18.31	6 units/acre	73	Yes	Yes	—
153	061-271-030	R-1	LDR	0.63	6 units/acre	2	Yes	Yes	—
<b>R-1 Subtotals</b>				<b>1200.3</b>	<b>1987</b>				
154	053-711-100	R-2	MDR	4.35	10 units/acre	37	Yes	No	—
155	053-770-020	R-2	MDR	2.75	10 units/acre	23	No	No	—
156	054-271-280	R-2	MDR	2.24	10 units/acre	19	Yes	Yes	—
157	062-191-110	R-2	MDR	9.03	10 units/acre	77	No	No	Floodplain
158	062-211-020	R-2	MDR	13.11	10 units/acre	111	No	No	—
159	062-211-080	R-2	MDR	29.82	10 units/acre	244	No	No	Floodplain
<b>R-2 Subtotals</b>				<b>61.3</b>	<b>511</b>				
160	061-221-320	RPO	MDR	0.28	10 units/acre	2	Yes	Yes	—
161	061-272-190	RPO	MDR	0.15	10 units/acre	1	Yes	Yes	—
162	061-311-270	RPO	MDR	0.39	10 units/acre	3	Yes	Yes	—
163	061-361-040	RPO	MDR	2.6	10 units/acre	22	Yes	Yes	—
<b>RPO Subtotals</b>				<b>3.42</b>	<b>28</b>				
164	053-311-250	R-3-12	HDR	0.39	12 units/acre	4	Yes	Yes	—
165	053-591-560	R-3-12	HDR	37.92	12 units/acre	387	Yes	No	Access
166	053-651-750*	M-1	I	6.85	12 units/acre	69	Yes	Yes	—
167	053-651-760*	M-1	I	2.49	12 units/acre	25	Yes	Yes	—
168	053-651-770	R-3-12	HDR	6.83	12 units/acre	69	Yes	Yes	—
169	053-651-700	R-3-12	HDR	0.23	12 units/acre	—	Yes	Yes	Size
170	053-651-740	R-3-12	HDR	17.16	12 units/acre	175	Yes	Yes	—
171	053-711-030	R-3-12	HDR	4.53	12 units/acre	46	No	No	—
172	053-711-100	R-3-12	HDR	20.1	12 units/acre	205	Yes	No	—

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
173	061-221-320	R-3-12	HDR	17.78	12 units/acre	181	Yes	Yes	—
174	061-221-220	R-3-12	HDR	1.3	12 units/acre	13	Yes	Yes	—
175	061-361-020	R-3-12	HDR	0.15	12 units/acre	—	Yes	Yes	Size
<b>R-3-12 Subtotals</b>				<b>115.73</b>		<b>1174</b>			
176	053-642-140	R-3-16	HDR	5.42	15 units/acre	77	No	Yes	—
177	053-642-230	R-3-16	HDR	1.31	15 units/acre	16	Yes	Yes	—
<b>R-3-16 Subtotals</b>				<b>6.73</b>		<b>93</b>			

Refer to **Appendix D** for the location of those sites identified in **Table A-48**. **Table A-49** shows how the land inventory in **Table A-48** can accommodate the City's RHNA.

**Table A-49**  
**Progress in Meeting Regional Housing Needs Allocation**

	Extremely Low-Income Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2014–2019 RHNA	12	13	17	18	43	103
Land Inventory	1,267			539	2,171	3,977
Remaining RHNA after Land Inventory	0			0	0	0

Source: PMC 2013

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant nonresidentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in **Table A-48** can support the development of housing in excess of the City's share of the 2007–2014 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

## FUNDING SOURCES

Many types of funding are available to the City and local nonprofit organizations to ensure the availability of housing affordable to low- and moderate-income persons. **Appendix B** lists the grant and loan options the City or other agencies can apply for to fund services for residents of Yreka. There are programs to help fund the development of multi-family rental housing, supportive housing, homeless shelters and transitional housing, first-time homebuyer and rehabilitation programs, second mortgages, and self-help housing.

## OPPORTUNITIES FOR ENERGY CONSERVATION

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in Yreka due to the requirements of Title 24, which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weatherstripping. Incorporating new technology in residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
  - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
  - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
  - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
  - Location of openings and the use of ventilating devices that take advantage of natural air flow.
  - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
  - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

- North-south orientation of the long axis of a dwelling.
  - Minimizing the southern and western exposure of exterior surfaces.
  - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home.
  - Use of natural or artificial flowing water.
  - Use of trees and hedges as windbreaks.

In addition to these naturally based techniques, modern methods include:

- Use of solar energy to heat water.
- Use of radiant barriers on roofs to keep attics cool.
- Use of solar panels and other devices to generate electricity.
- High efficiency coating on windows to repel summer heat and trap winter warmth.
- Weather stripping and other insulation to reduce heat gain and loss.
- Use of natural gas for dryers, stovetops, and ranges.
- Use of energy-efficient home appliances.
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the city will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing solar energy.

The State of California offers numerous programs to assist residents with energy efficiency upgrades and renewable energy resources. Many of the programs include special financing and extended subsidies for affordable housing. Siskiyou County residents are eligible for several of these programs, including the California Solar Initiative, New Solar Homes Partnership, and Energy Upgrade California.

The following policies and programs relate to the City's opportunities for energy conservation:

- Policy HE.6.1. Promote the use of energy conservation measures in all housing, including very low-, low-, and moderate-income housing.
- Program HE.6.1.1: Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents of the city. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.
- Program HE.6.1.2: Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.



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**APPENDIX B**

**AFFORDABLE HOUSING FUNDING  
RESOURCES**

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## APPENDIX B – FUNDING RESOURCES

The following funding programs may be able to assist the City in meeting its affordable housing goals:

**Table B-1  
Funding Resources**

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> <li>- Rehabilitation</li> <li>- New Construction</li> <li>- Rental Assistance</li> </ul>
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> <li>- Rehabilitation</li> </ul>

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
HUD Emergency Shelter Grants (administered through the state)	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Local Programs		
Rehabilitation Revolving Loan Account	The City has a revolving loan account that can be used to fund housing-related projects.	- Rehabilitation - Accessibility
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	- Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	- New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services

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**APPENDIX C**  
**GLOSSARY OF TERMS**

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## APPENDIX C – GLOSSARY OF TERMS

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The following definitions are for commonly used terms in a housing element:

**Above Moderate-Income:** Above moderate-income households are defined as households with incomes over 120 percent of the county median.

**Accessible Units:** Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

**Affordability:** Annual cost of housing includes mortgage, principal, and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable."

**Affordability Covenant:** A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

**Affordable Housing:** The relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low, and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

**Assisted Housing:** A unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

**At-Risk Housing:** Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

**Below Market Rate (BMR) Unit:** A housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low-, low-, or moderate-income households.

**Community Development Block Grant (CDBG):** The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income," or the "targeted income group" (TIG), are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis.

**Continuum of Care:** An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the US Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program (US House Bill 2163).

**Cost Burden:** A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

**Decennial Census:** Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the US House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data is collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

**Density:** The number of housing units on a unit of land (e.g., 10 units per acre).

**Density Bonus Programs:** Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower-income households.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a landowner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

**Disability:** A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

**Down Payment Assistance:** The most popular loans for these programs are with the Federal Housing Administration (FHA). The FHA allows 100 percent gift funds for a down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold/The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and paid back over a specified period.

**Dwelling Unit:** Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. Includes both one-to-four-family and multi-family structures. Vacation or second homes and rental properties are also included.

**Elderly Units:** Specific units in a development restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

**Element:** A division or chapter of the general plan, master plan, or comprehensive plan.

**Emergency Shelter:** A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

**Emergency Shelter Grants (ESG):** A grant program administered by the US Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Extremely Low-Income Limit:** The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person," "family of two," "family of three," etc.).

**Fair Market Rent (FMR):** Freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

**Family Income:** In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

**Farm Labor Housing (Farmworker):** Units for migrant farmworkers that can be available for transitional housing for the homeless when not occupied by migrant farmworkers.

**FHA-Insured:** The Federal Housing Administration–insured mortgages so that lower- and moderate-income people can obtain financing for homeownership.

**First-Time Homebuyer:** A first-time homebuyer program provides low-income first-time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing." These loans can be up to \$40,000, depending on the amount of assistance required by the individual homebuyer.

**General Plan:** A legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development.

**Group Quarters:** A facility which houses groups of unrelated persons not living in households such as dormitories, institutions, and prisons.

**Habitable (room):** A space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas are not considered habitable space.

**Habitat for Humanity:** A nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

**Hispanic or Latino:** In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish, Hispanic, or Latino." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "other Spanish, Hispanic, or Latino" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There were two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

**Home Investment Partnership Program (HOME):** HOME provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

**Homeless Person:** An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless (US House Bill 2163).

**Household:** A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth, or marriage

**Housing Authority:** An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

**Housing Choice Voucher Program:** Formerly known as Section 8, a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low- and low-income households.

**HUD:** The US Department of Housing and Urban Development is cabinet-level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

**HUD Area Median Family Income:** HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

**Income Categories:** The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

**Large Family or Household:** A household or family with five or more members.

**Low-Income Housing:** Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

**Low-Income Housing Tax Credit (LIHTC):** An indirect federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities.

**Low-Income Limit:** Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

**Manufactured Home:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market-Rate Housing:** Housing that is not built or maintained with the help of government subsidy. The prices of market-rate homes are determined by the market and are subject to the laws of supply and demand.

**McKinney-Vento Act:** The primary federal response targeted to assisting homeless individuals and families. The scope of the act includes outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including HUD. McKinney-Vento Act programs administered by HUD include the Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative (US House Bill 2163).

**Median Income:** Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according to family size.

**Mental Illness:** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Mixed Use:** Refers to different types of development (e.g., residential, retail, office) occurring on the same lot or in close proximity to each other. Cities and counties sometimes allow mixed use in commercial zones, with housing typically located above primary commercial uses on the premises.

**Mobile Home:** A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis, and is designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

**Mobile Home Park:** A parcel or tract of land having as its principal use the rental, leasing, or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

**Mobile Home Subdivision:** A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances, for the purpose of providing mobile home lots.

**Moderate Income:** Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

**Mortgage Credit Certificate Program (MCC):** A Federal Income Tax Credit Program. An MCC increases the loan amount an applicant can qualify for and increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of 20 percent of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

**Mortgage Revenue Bond:** A state, county, or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multi-Family Dwelling:** A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Non-Hispanic:** In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

**Permanent Housing:** Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents (US House Bill 2163).

**Permanent Supportive Housing:** Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay (US House Bill 2163).

**Persons with a Disability:** HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as a person who is determined to (1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or (2) have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act (US House Bill 2163).

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** The US Department of Housing and Urban Development (HUD) administers federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered-site single-family homes.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

**Rental Assistance:** A rental subsidy for eligible low- and very low-income tenants. This assistance provides the share of the monthly rent that exceeds 30 percent of the tenants' adjusted monthly income.

**Rent-to-Own:** A development financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

**Rural Housing Service (RHA):** A part of the US Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

**Second Units:** Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

**Section 8:** Now known as the Housing Choice Voucher Program, a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low- and low-income households.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Single-Room Occupancy Dwelling (SRO):** The SRO program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

**Special Needs Projects:** Housing for a designated group of people who desire special accommodations, such as services, in addition to housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

**Subsidized Housing:** Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development, and the other is known as "tenant-based" where the subsidy is linked to the low-income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

**Substandard Housing:** Housing where major repair or replacement may be needed to make it structurally sound, weatherproofed, and habitable.

**Supportive Housing:** Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on- 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.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Target Population:** 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:** 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 is no less than six months from the beginning of the assistance.

**VA-Guaranteed:** Loans made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, the VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

**Very Low-Income Limit:** Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

**Veteran:** Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not (US House Bill 2163).

**Workforce Housing:** Housing that is meant for residents making low, moderate, or above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policemen, and other public employees.

**Zoning:** An activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g., residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capital" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

## US CENSUS TERMS

**Children:** The term "children," as used in tables on living arrangements of children under 18, includes all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

**Own Children:** Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

**Related Children:** Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

**Ethnic Origin:** People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

**Family:** A group of two or more people who reside together and who are related by birth, marriage, or adoption.

**Family Household (Family):** A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

**Family Size:** Refers to the number of people in a family.

**Family Type:** Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

**Household:** Includes all the people who occupy a housing unit as their usual place of residence.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

**Household Size:** The total number of people living in a housing unit.

**Household Type and Relationship:** Households are classified by type according to the sex of the householder and the presence of relatives. Examples include married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

**Householder:** The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in

the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

**Housing Unit:** A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

**Median:** This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

**Median Age:** This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

**Median Income:** The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

**Occupied Housing Unit:** A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

**Overcrowded Units:** Occupied housing units that have more than 1 person per room.

**Per Capita Income:** Average obtained by dividing aggregate income by total population of an area.

**Population Estimate (Population Estimates Program):** The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census, as well as for past decades. Existing data series such as births, deaths, federal tax returns, Medicare enrollment, and immigration are used to update the decennial census base counts. POP estimates are used in federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

**Population Projections:** Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

**Poverty:** Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

**Poverty Rate:** The percentage of people (or families) who are below poverty.

**Race:** The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

**Severely Overcrowded:** Occupied housing units with 1.51 or more persons per room.

**Single-Family Attached Housing:** A one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to nonresidential structures.

**Single-Family Detached Homes:** A one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

**Tenure:** The distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Two-Family Buildings:** These dwellings may also be referred to as single-family attached because a duplex with a shared wall would qualify in both categories. Other two-family buildings would include older single-family homes that have been converted into two separate living spaces or "flats" that do not share walls, but do share a floor/ceiling.

**Unemployed:** All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last four weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

**Unemployment Rate:** The proportion of the civilian labor force that is unemployed, expressed as a percentage.

**Units in Structure:** A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

**Vacancy Rate:** The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

**Vacant Housing Unit:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no

longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

**White:** In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

**Year Structure (housing unit) Built:** Refers to when the building was first constructed, not when it was remodeled, added to, or converted. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.



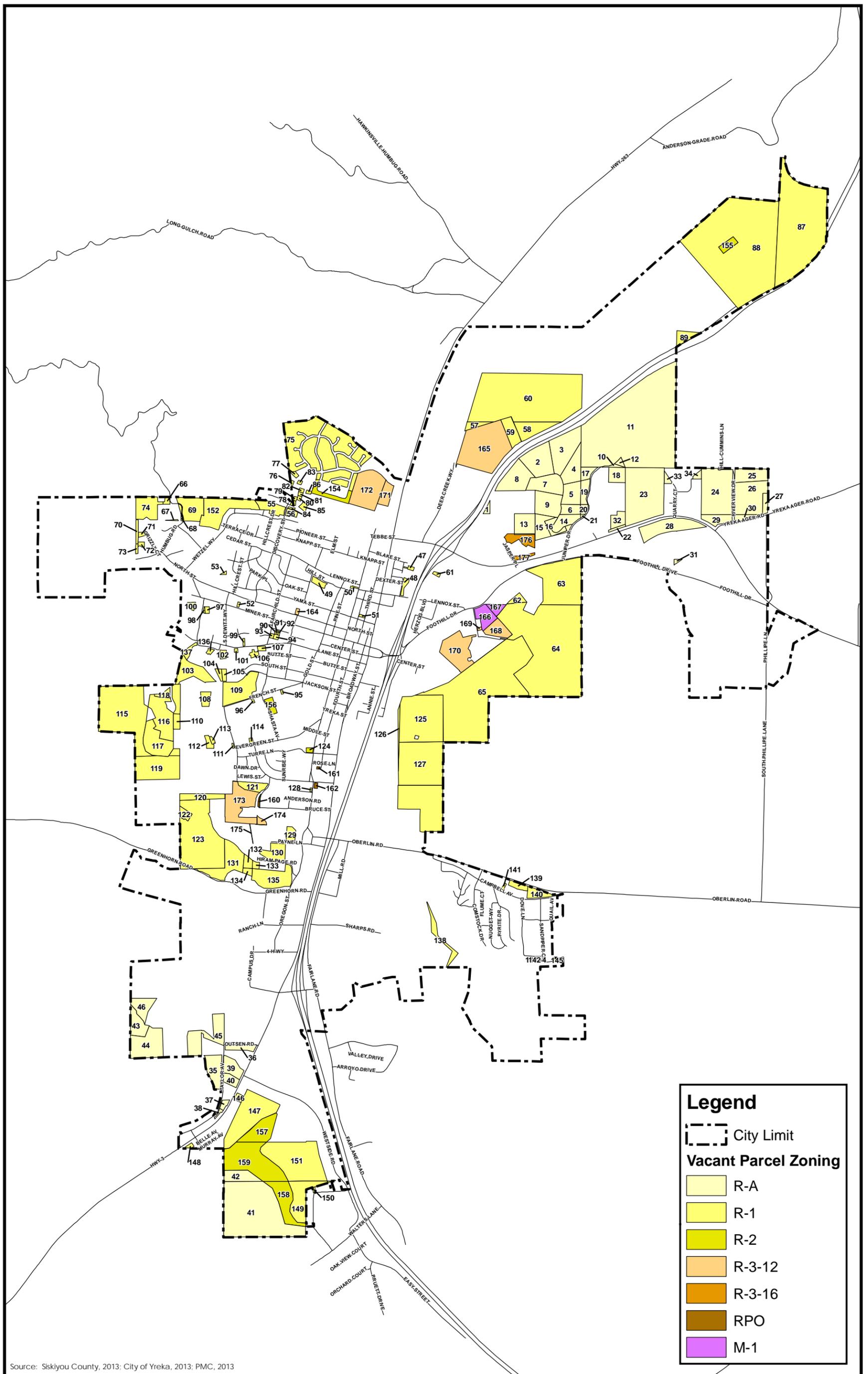
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**APPENDIX D**

**VACANT LAND INVENTORY MAP**

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Source: Siskiyou County, 2013; City of Yreka, 2013; PMC, 2013

**Legend**

- City Limit
- Vacant Parcel Zoning**
- R-A
- R-1
- R-2
- R-3-12
- R-3-16
- RPO
- M-1



Vacant Residential Parcels





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**ATTACHMENT I**  
**OUTREACH LIST**

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SISKIYOU COUNTY ADMINISTRATOR  
P.O. BOX 750  
YREKA, CA 96097

NORTHERN VALLEY CATHOLIC SOCIAL  
SERVICES  
326 W. MINER ST  
YREKA, CA 96097

NORTHERN VALLEY CATHOLIC SOCIAL  
SERVICES  
2400 WASHINGTON AVE  
REDDING, CA 96001-2802

SISKIYOU COUNTY DEPARTMENT  
OF PUBLIC WORKS  
P.O. BOX 1127  
YREKA, CA 96097

GREAT NORTHERN CORPORATION  
P.O. BOX 20  
WEED, CA 96094

YREKA POLICE DEPARTMENT  
412 W. MINER STREET  
YREKA, CA 96097

SISKIYOU COUNTY  
HEALTH DEPARTMENT  
806 S. MAIN STREET  
YREKA, CA 96097

COLLEEN SETZER, COUNTY CLERK  
SISKIYOU COUNTY  
510 N. MAIN STREET  
YREKA, CA 96097-0338

YREKA FIRE DISTRICT  
P.O. BOX 1726  
YREKA, CA 96097

SISKIYOU COUNTY ECONOMIC  
DEVELOPMENT COUNCIL  
1512 S. OREGON ST.  
YREKA, CA 96097

MADRONE HOSPICE, INC.  
255 COLLIER CR  
YREKA, CA 96097

KARUK TRIBE COMMISSION  
P.O. BOX 1016  
HAPPY CAMP, CA 96039

SISKIYOU COUNTY  
PLANNING DEPARTMENT  
806 S. MAIN STREET  
YREKA, CA 96097

PSA 2 AREA AGENCY ON AGING  
P.O. BOX 1400  
YREKA, CA 96097

KARUK TRIBAL HOUSING AUTHORITY  
P.O. BOX 1159  
HAPPY CAMP, CA 96039

SISKIYOU COUNTY  
SUPERINTENDENT OF SCHOOLS  
609 S. GOLD  
YREKA, CA 96097

YREKA UNION ELEMENTARY  
SCHOOL DISTRICT  
309 JACKSON STREET  
YREKA, CA 96097

YREKA UNION HIGH SCHOOL  
400 PREECE STREET  
YREKA, CA 96097

SISKIYOU COUNTY  
BOARD OF REALTORS  
107 SHELDON AVENUE  
MT. SHASTA, CA 96067

SENIOR CITIZENS OUTREACH  
306 N CALIFORNIA STREET  
DORRIS, CA 96023

CITY OF YREKA  
PUBLIC WORKS  
701 FOURTH STREET  
YREKA, CA 96097

DEER CREEK APARTMENTS  
1060 DEER CREEK WAY  
YREKA, CA 96097

DEER CREEK APARTMENTS  
C/O RICHFIELD DEVELOPMENT  
10411 OLD PLACERVILLE RD. SUITE 220  
SACRAMENTO, CA 95827-2537

EMERITUS AT MEADOWLARK  
351 BRUCE STREET  
YREKA, CA 96097

SHADOW GARDENS APARTMENTS  
402 TURRE STREET  
YREKA, CA 96097

SHADOW GARDENS APARTMENTS  
P.O. BOX 1570  
ATTN: PAM COMPANY  
LODI, CA 95241-1570

YREKA GUEST HOME  
520 N. MAIN STREET  
YREKA, CA 96097

CEDAR CREEK APARTMENTS  
311 BRUCE STREET  
YREKA, CA 96097

SISKIYOU VALLEY APARTMENTS  
409 BRUCE STREET  
YREKA, CA 96097

HARRISON APARTMENTS  
306 S. BROADWAY STREET  
YREKA, CA 96097

OAKRIDGE SENIOR PARK  
400 HIRAM PAGE ROAD  
YREKA, CA 96097

EMERALD POINTE SENIOR HOUSING  
450 N. FOOTHILL DRIVE  
YREKA, CA 96097

YREKA COMMUNITY  
RESOURCE CENTER  
P.O. BOX 206  
YREKA, CA 96097

SHASTA COURTYARDS APARTMENTS  
400 S. FOOTHILL DRIVE  
YREKA, CA 96097

JUNIPER TERRACE APARTMENTS  
800 IRON POINT RD.  
C/O FPI MGMT. INC.  
FOLSOM, CA 95630-9004

JUNIPER TERRACE APARTMENTS  
800 JASPER PLACE  
YREKA, CA 96097

SIERRA VISTA RETIREMENT CENTER  
885 SIERRA VISTA WAY  
YREKA, CA 96097

SHASTA TERRACE APARTMENTS  
915 W. MINER STREET  
YREKA, CA 96097

YREKA MOTEL & TRAILER PARK  
C/O B & R ACQUISITIONS LLC  
319 DIABLO RD STE 200  
DANVILLE, CA 94526

YREKA MOTEL & TRAILER PARK  
336 N MAIN STREET  
YREKA, CA 96097

Resolution No. 2014- \_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA  
ADOPTING A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT #2014-01  
AND APPROVING GENERAL PLAN AMENDMENT #2014-01  
ADOPTING THE 2014-2019 GENERAL PLAN HOUSING ELEMENT UPDATE**

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

**WHEREAS**, according to State law, the Housing Element of the General Plan must provide information, policies and programs to encourage the development of housing to meet the needs of all the City's residents; and

**WHEREAS**, the City of Yreka is required by State law to update its Housing Element in compliance with Government Code Section 65580 *et seq.* to guide the City's housing efforts; and

**WHEREAS**, on January 22, 2014, the City submitted its draft Housing Element update to the State Department of Housing and Community Development (HCD), which started the official 60-day review period by the State; and

**WHEREAS**, in response to comments received by HCD, revisions were made to the draft Housing Element; and

**WHEREAS**, an Initial Study and Negative Declaration regarding the Housing Element update were prepared in compliance with the California Environmental Quality Act and based on substantial evidence analyzing the potential environmental impacts of the Project; and

**WHEREAS**, the Negative Declaration was released for public comment beginning February 28, 2014 and ending March 31, 2014; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on April 16, 2014 to review the Final Draft Housing Element and to consider the Negative Declaration, at which all interested persons had the opportunity to appear and comment; and

**WHEREAS**, the Planning Commission recommended adoption of the Negative Declaration for GPA #2014-01 and approval of GPA #2014-01 adopting the 2014-2019 Housing Element Update to the City Council; and

**WHEREAS**, the City Council held a duly noticed public hearing on May 1, 2014 to review the Final Draft Housing Element and to consider the Negative Declaration, at which all interested persons had the opportunity to appear and comment; and

**WHEREAS**, the City Council finds that the Negative Declaration is complete and adequate pursuant to the California Environmental Quality Act, and that the City Council has considered and reviewed all information contained in it; and

**WHEREAS**, the City Council finds that the adoption of the 2014-2019 Housing Element Update is consistent with the Yreka General Plan 2002-2022.

**NOW, THEREFORE, THE YREKA CITY COUNCIL DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

- Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.
- Section 2. The City Council adopts the Negative Declaration for GPA #2014-01 prepared for the purposes of the proposed General Plan Amendment Application GPA #2014-01 the 2014-2019 Housing Element Update.
- Section 3. The City Council adopts General Plan Amendment #2014-01, amending the City's General Plan by inclusion of the 2014-2019 Housing Element;
- Section 4. The City Council approves the submittal of the 2014-2019 Housing Element to the State Department of Housing and Community Development for compliance review and certification.

**Notice of Availability/Notice of Intent to Adopt/ Notice of Public Hearing  
Negative Declaration**

**NOTICE IS HEREBY GIVEN** that the City of Yreka invites public review and written comment on the environmental document prepared for the following project:

**City of Yreka 2014-2019 Housing Element.** The 2014–2019 Housing Element identifies the policies and programs which the City will implement to ensure that housing in Yreka is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock. The 2014–2019 Housing Element does not propose changes in any existing General Plan land use designations or zoning districts. No physical development projects are proposed as part of the 2014–2019 Housing Element. The Housing Element includes programs that require amendment to the Zoning Ordinance to comply with state law.

The City of Yreka has prepared a Negative Declaration for the project. The Negative Declaration is being circulated to the general public and to public agencies for their review and comment. The document is being circulated for a 30-day public comment period which begins on **February 28, 2014** and ends on **March 31, 2014**. The Negative Declaration and all attachments are available for review at City Hall, on the City’s website at [www.ci.yreka.ca.us](http://www.ci.yreka.ca.us), and posted in the County Clerk’s Office. Written comments on the Negative Declaration will be accepted until 5 p.m. on March 31, 2014 at the following address:

Yreka City Hall - Planning Department  
701 Fourth Street  
Yreka, CA 96097

All comments will be included as part of the public record for this project. Unsigned, facsimile, or illegible comment letters cannot be accepted by the City.

The project is tentatively scheduled for a public hearing before the Yreka Planning Commission on April 16, 2014 at 6:30 p.m. Should any person challenge either the environmental determination or the project proposal in court, that person may be limited to raising only those issues delivered to the City of Yreka prior to the close of the public comment period on March 31, 2014. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the decision making body may require and/or approve an alternative environmental determination pursuant to the requirements of CEQA.

For more information regarding the proposed project or the public hearing, please contact Liz Casson at [casson@ci.yreka.ca.us](mailto:casson@ci.yreka.ca.us) or 530-841-2324.

Liz Casson, City Clerk

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**CITY OF YREKA**  
**HOUSING ELEMENT UPDATE**  
**INITIAL STUDY/NEGATIVE DECLARATION**

---

*Prepared for:*

**CITY OF YREKA**  
701 FOURTH STREET  
YREKA, CA 96097

*Prepared by:*



140 INDEPENDENCE CIRCLE, SUITE C  
CHICO, CA 95973

**FEBRUARY 2014**

**1.0 INTRODUCTION**

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1.2 Lead Agency..... 1.0-1  
1.3 Purpose and Document Organization ..... 1.0-1

**2.0 PROJECT INFORMATION**

**3.0 PROJECT DESCRIPTION**

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**4.0 ENVIRONMENTAL CHECKLIST**

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4.2 Agriculture Resources ..... 4.0-4  
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**5.0 REFERENCES**

## 1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Yreka 2014–2019 Housing Element (referred to as the 2014–2019 Housing Element, proposed Housing Element, or the project). This ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The Initial Study identified potentially significant effects, but:*
  - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
  - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

## 1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” Based on these criteria, the City of Yreka is the lead agency.

## 1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this ND is to evaluate the potential environmental impacts of the proposed City of Yreka 2014–2019 Housing Element. This document is divided into the following sections:

- 1.0 **Introduction:** Provides an introduction and describes the purpose and organization of this document.
- 2.0 **Project Description:** Provides a detailed description of the proposed Housing Element.

## 1.0 INTRODUCTION

---

- 3.0 **Environmental Factors Potentially Affected:** Provides an identification of those environmental factors that involve a potentially significant impact.
- 4.0 **Determination:** Provides the environmental determination for the proposed Housing Element.
- 5.0 **Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as no impact, less than significant impact, less than significant impact with mitigation incorporated, or potentially significant impact in response to the environmental checklist.

## 2.0 PROJECT INFORMATION

---

1. **Project title:** City of Yreka 2014–2019 Housing Element
2. **Lead agency name and address:** City of Yreka  
701 Fourth Street  
Yreka, CA 96097
3. **Contact person and phone number:** Liz Casson, City Clerk  
(530) 841-2324
4. **Project location:** City of Yreka
5. **Project sponsor’s name and address:** City of Yreka  
701 Fourth Street  
Yreka, CA 96097
6. **General Plan designation:** Various
7. **Zoning:** Various
8. **Description of project:** The Housing Element of the General Plan is a comprehensive statement by the City of Yreka of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing priority to allow for the “attainment of decent housing and a suitable living environment for every Californian,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs and resources and constraints to meeting those needs.
9. **Surrounding land uses and setting:** The City of Yreka is located in northern Siskiyou County adjacent to Interstate 5 and Yreka Creek. Surrounding land uses primarily include the Klamath National Forest on the north and west, Shasta Valley to the east, and the Kilgore Hills to the southeast.
10. **Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**  
  
California Department of Housing and Community Development (HCD)

## 2.0 PROJECT INFORMATION

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### 11. Environmental factors potentially affected:

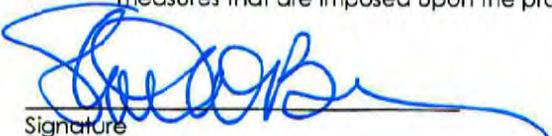
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics            | <input type="checkbox"/> Greenhouse Gases                | <input type="checkbox"/> Population and Housing             |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality           | <input type="checkbox"/> Hydrology and Water Quality     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Land Use and Planning           | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Geology and Soils     | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Mandatory Findings of Significance |

12. **Determination:** (To be completed by the lead agency)

On the basis of this initial evaluation:

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



2/25/14  
Date

Steve Baker  
Printed Name

City of Yreka  
Lead Agency

City Manager  
Title

### 3.1 PROJECT DESCRIPTION

#### 3.1 DESCRIPTION OF THE 2014–2019 HOUSING ELEMENT

The 2014–2019 Housing Element identifies the policies and programs which the City will implement to ensure that housing in Yreka is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

The 2014–2019 Housing Element does not propose changes in any existing General Plan land use designations or zoning districts. No physical development projects are proposed as part of the 2014–2019 Housing Element. The Housing Element includes programs that require amendment to the Zoning Ordinance to comply with state law. These amendments include the following:

- Amend the Zoning Ordinance to allow density bonuses in accordance with the requirements of state density bonus law (Government Code Section 65915).
- Amend the Zoning Ordinance to allow single-room occupancy units (SROs) with a conditional use permit in the Downtown Commercial (C-2) and Highway Commercial (CH) zones as well as to clarify the definition of SROs and describe specific development standards for these units.
- Amend the Zoning Ordinance to include a separate definition of “emergency shelters” consistent with Section 50801 of the California Health and Safety Code as well as to allow emergency shelters of 15 beds or fewer by right in the Light Industrial (M1) zone.
- Amend the Zoning Ordinance to include separate definitions of “supportive housing” and “transitional housing” consistent with Sections 50675.14 and 50675.2 of the California Health and Safety Code as well as to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.
- Amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), C-2, and CH zones in order to permit the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities.
- Amend the Zoning Ordinance 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) in all zones allowing single-family residential uses. The Zoning Ordinance 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 all zones allowing agricultural uses.

This environmental document is not intended to address the above zoning code amendments, which will be covered under separate environmental review processes.

## **3.0 PROJECT DESCRIPTION**

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### **3.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES**

The City of Yreka General Plan 2002–2022 was adopted by the City Council in December 2003. This document was designed to serve as a long-term guide for orderly growth and development in Yreka. The General Plan also forms the foundation for zoning, subdivision regulation, and other planning decisions. The General Plan includes seven elements, one of which is the Housing Element. The Housing Element has been periodically updated through the years. The 2014–2019 Housing Element is a continuance of this update process and, if adopted by the City, will require an amendment to the General Plan for the inclusion of the 2014–2019 Housing Element. Additionally, the proposed Housing Element includes programs, as indicated previously, which will require amendments to the City's Zoning Ordinance (Title 16 of the Yreka Municipal Code). The way in which these changes impact the physical environment in the city is the basis of the analysis provided in this Initial Study.

The proposed project affects land within Yreka, which is located in northern Siskiyou County adjacent to Interstate 5 and Yreka Creek. Surrounding land uses primarily include the Klamath National Forest on the north and west, Shasta Valley to the east, and the Kilgore Hills to the southeast. The primary transportation corridors are Interstate 5, State Route 3, and State Route 263. Within the city, a number of significant roadways, including Main Street, Oregon Street, Miner Street, and Oberlin Road, provide internal circulation and connectivity to the Siskiyou County roadway system.

The individual setting for each impact analysis area is described in each analysis section.

### **3.3 OTHER APPROVALS REQUIRED**

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Housing Element. The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with state law; however, HCD approval is not required for the City's adoption of the Housing Element.

## 4.0 ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.1</b>	<b>AESTHETICS.</b> Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SETTING

Yreka is located in an area considered to have high scenic value, lying in a valley surrounded by mountains in the Klamath National Forest on the north and west, Shasta Valley to the east, and the Kilgore Hills to the southeast. Nearby mountains rise 300 to 4,000 feet above the city and provide an attractive backdrop. Some areas of the city have views to the Siskiyou and Cascade ranges to the north and east, with Mt. Shasta as the prominent feature to the southeast. Mt. Shasta is a dormant volcano 14,179 feet in elevation. The near mountain ranges are covered with pine forests and oak trees. Winter brings snows to the higher elevations, while spring brings green hills and the fresh foliage of deciduous trees. Fall color in the oaks brings a bright gold, which contrasts with the green of pines. These views are readily seen from most residential areas and are visible from major highways traversing the city (i.e., Interstate 5, State Route 3, and State Route 263).

The older, central part of Yreka has many historic buildings dating from the mid to late 1800s, including both residential and commercial structures. The historic downtown portion of Yreka is located on Miner Street between Main and Oregon streets. The historic downtown area contains a concentration of historic gold rush architecture buildings and is included in the established historic district, along with some Victorian residences in adjacent neighborhoods. Miner Street City Park, tree-lined streets, and existing drainage ways in this older area add to local scenic vistas.

There are no locally designated or state scenic highways adjacent to or within Yreka.

### DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* Yreka is located in an area considered to have high scenic value, lying in a valley surrounded by mountains in the Klamath National Forest on the north and west, Shasta Valley to the east, and the Kilgore Hills to the southeast. As previously stated, nearby mountains rise 300 to 4,000 feet above the city and provide an attractive backdrop. Some areas of the city have views to the Siskiyou and Cascade ranges to the north and east, with Mt. Shasta as the prominent feature to the southeast. As mandated by the Yreka General Plan, the City has developed hillside development standards that protect the visual integrity of ridge tops within the City Planning Area, advise on appropriate location(s) for homes on the hillside, establish grading and drainage

## 4.0 ENVIRONMENTAL CHECKLIST

---

advise on appropriate location(s) for homes on the hillside, establish grading and drainage standards for hillside projects, and advise on appropriate colors, roof shapes, and landscaping. In addition, General Plan Program LU.6.C requires the City to consider views during project review and design, maintaining visual access whenever practical. Program LU.6.D requires coordination of development activity on private lands outside of the city that are part of the Yreka viewshed with Siskiyou County as a function of the interagency review process, with the intent of the minimizing impact on the local viewshed. Furthermore, General Plan Program LU.6.E states that the City may require, as dedication during development requests, open space easements for ridgelines and other scenic vistas.

As stated above, there are many historic buildings dating from the mid to late 1800s in Yreka. General Plan Program LU.4.C requires that the City review new projects to determine whether the final design is compatible with the surrounding neighborhood. In addition, Program LU.12.C states that the exterior modification or demolition of any building located outside of the Historic District which was constructed prior to 1910 shall not occur until it has been determined that such modification or demolition will not cause any significant impact to the historic resource.

Implementation of the proposed Housing Element would not allow development beyond that identified in the City's General Plan, as all proposed adjustments to the City's Zoning Code would be consistent with the General Plan. The 2014–2019 Housing Element would not adversely affect any scenic vista. Therefore, this impact is considered to be less than significant.

- b) *No Impact.* There are no state-designated scenic highways within the confines of the city. Therefore, the proposed Housing Element would not adversely affect a scenic highway.
- c) *No Impact.* The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific designs or proposals, nor does it grant any entitlements for development that would degrade the existing visual character of the city. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Map. Future residential development projects will require compliance with General Plan policies related to aesthetic resources and Zoning Ordinance requirements associated with site planning and development regulations.

The strategies contained in the General Plan Land Use Element and Conservation, Open Space, Parks, and Recreation Element relative to urban design, pedestrian circulation, and community and neighborhood identity would ensure physical, visual, and functional compatibility between residential and other uses, as well as encourage high-quality development in keeping with the desired character of the city. In addition, subsequent residential development projects would be subject to the City Municipal Code. For instance, Chapter 15.32, Design Standards and Required Improvements, contains standards to encourage the planting and retention of desirable trees to protect the beauty and ecological balance of the natural surroundings. Implementation of the proposed Housing Element would result in no impacts associated with the degradation of the visual character of the city.

- d) *Less Than Significant Impact.* As discussed above, the proposed Housing Element is a policy-level document that does not include any specific development designs or proposals, nor does it grant any entitlements for development that would increase daytime glare or nighttime illumination in the city. Light and glare impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. In addition, future residential development projects in the city would be required to be designed and constructed in accordance with the Yreka Municipal Code. For instance, Municipal Code Chapter 13.10, General Standards, requires that all electric signs and outline lighting in Yreka comply with Article 600 of the current edition of the California Building Code, and also requires that a building permit and approval by the Building Official is obtained prior to the installation of any electrical sign or outdoor lighting. As all future projects must comply with CEQA and the City Zoning Ordinance, implementation of the proposed Housing Element would result in less than significant impacts associated with increased light and glare.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>4.2 AGRICULTURE RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

The project encompasses the entirety of the City of Yreka. While there is some agricultural activity, such as grazing and hay production, located along the periphery of the city, there are no commercial agricultural operations within the city. Further, there are no Williamson Act contracted lands or timberlands within the city limits.

### DISCUSSION OF IMPACTS

a-b) *No Impact.* As identified on the 2010 Siskiyou County Important Farmland Map published by the California Department of Conservation's (2010) Farmland Mapping and Monitoring Program, none of the land in the city limits is considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Some lands within and adjacent to the City Planning Area support limited grazing and hay production. Such lands lie primarily to the south and east of the city. It is the intent of the General Plan to protect agricultural lands within and adjacent to the City Planning Area (Programs CO.3.A and CO.3.B). General Plan Program CO.3.D states that those lands designated by Siskiyou County on the Important Farmland Map as Farmlands of Local Importance should be preserved for agricultural purposes. Program CO.3.E states that those lands lying within the Yreka Planning Area, which are located within a Williamson Act Agricultural Preserve, shall not be annexed until such time the property is no longer under a Williamson Act contract.

The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development designs or proposals, nor does it grant any entitlements for development that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. The Housing Element does propose changes to the existing Zoning Ordinance to comply with state law. However, these proposed changes would not conflict with or convert existing agricultural uses or Williamson Act lands, as the changes do not involve the rezoning of land or the changing of General Plan land use designations. All existing land use designations would remain as is with adoption of the proposed Housing Element. Implementation of the proposed Housing Element would not change or alter the General Plan programs regarding agricultural use outside the city, nor would implementation of the Housing Element result in Zoning Ordinance changes that would convert agricultural lands and/or Williamson Act contract lands to other uses.

Therefore, not only is it the intent of the General Plan to protect agricultural lands outside of the city, no physical development projects are proposed as part of the 2014–2019 Housing Element. Impacts associated with the conversion of agricultural lands to nonagricultural uses, as well as impacts associated with conflicts with agricultural zoning and Williamson Act lands, would be nonexistent and have no impact in this subject area.

- c) *No Impact.* The city does not contain any forest resources or any lands zoned for forest use.
- d) *No Impact.* The city does not contain any forest resources or any lands zoned for forest use.
- e) *No Impact.* The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. These conflicts include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, farm equipment and vehicles using roadways, and trespassing and vandalism on active farms. The project does not involve the construction or expansion of residential development. While future development in the city may be located adjacent to or near agriculture uses, all future development would be required to be in accordance with local regulations, including General Plan policies regarding the protection of agriculture. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal.

Therefore, implementation of the proposed Housing Element would have no impact associated with changes in the existing environment that, due to their location or nature, could result in conversion of Farmland or forestland to nonagricultural use.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.3 AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

Yreka is located in a region identified as the Northeast Plateau Air Basin (NPAB), which principally includes Siskiyou, Modoc, and Lassen counties. This larger air basin is divided into local air districts, which are charged with the responsibility of implementing air quality programs. The local air quality agency affecting Yreka is the Siskiyou County Air Pollution Control District (SCAPCD). Within the SCAPCD jurisdiction, the primary sources of air pollution are wood-burning stoves, wildfires, farming operations, unpaved road dust, managed burning and disposal, and motor vehicles.

As noted above, the SCAPCD is the local air quality agency with jurisdiction over the Yreka area. The SCAPCD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates agricultural and nonagricultural burning. Other district responsibilities include monitoring air quality, preparing air quality plans, and responding to citizen air quality complaints.

### AMBIENT AIR QUALITY STANDARDS

Air quality standards are set at both the federal and state levels of government. The federal Clean Air Act requires the Environmental Protection Agency (EPA) to establish ambient air quality standards for six criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter. The California Clean Air Act also sets ambient air quality standards. The state standards are more stringent than the federal standards, and they include other pollutants as well as those regulated by the federal standards. When the concentrations of pollutants are below the maximum allowed standards within an area, that area is considered to be in attainment of the standards. Yreka has been designated as an attainment area for all of the six criteria air pollutants, as the air quality meets all state and federal standards.

**DISCUSSION OF IMPACTS**

- a) *No Impact.* Yreka lies within the boundaries of the NPAB. While the other counties in the air basin are identified as currently being in nonattainment for exceeding state criteria pollutant levels for particulate matter, Siskiyou County and Yreka are identified as being in attainment or unclassified for all federal and state air quality standards (CARB 2013). As such, Siskiyou County is not subject to an air quality plan.
- b-c) *No Impact.* As noted above, Siskiyou County and Yreka are in attainment or unclassified for federal and state air quality standards. Future development of housing units facilitated by the implementation of the proposed Housing Element could result in an increase in criteria pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of Siskiyou County. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, and the amount of activity taking place, as well as the nature of dust control efforts. Likewise, operational air quality impacts are dependent on the types of land uses and mitigation.

The proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. All future development would be required to be in accordance with local regulations. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality (General Plan Programs CO.5.A and CO.5.B).

Therefore, implementation of the proposed Housing Element would have no impact associated with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

- d) *No Impact.* Housing units facilitated by the proposed Housing Element would be considered sensitive receptors that could be exposed to pollutant concentrations. However, as discussed previously, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to air quality and meet national ambient air quality standards (NAAQS) and SCAPCD thresholds during both construction and operation activities. Therefore, the proposed Housing Element would have no impact associated with exposing sensitive receptors to pollutant concentrations.
- e) *No Impact.* Residential developments are not considered to be an emission source that would result in objectionable odors. No impact would occur.

**Mitigation Measures**

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.4 BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

Yreka is surrounded by habitat supporting a robust local deer herd. The herd inhabits much of western Yreka, having reasonably adapted to the urban environment, finding shelter on vacant lots and food on residential lots not protected with adequate fencing. (It is not uncommon to see deer casually walking on Miner Street in downtown Yreka.) Easy access to the mountains to the west gives these herds a range of habitat options. Within the City of Yreka, there are two known locations of Yreka phlox (*Phlox hirsuta*), an endangered species on both the federal and state lists, and Coho salmon (*Oncorhynchus kisutch*) in Yreka Creek, which is listed as threatened on the federal list and is a candidate for additional federal listing. Yreka Creek, from the confluence with Greenhorn Creek to the Shasta River, is a critical habitat for this species' survival.

The United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) document species that may be rare, threatened, or endangered. Federally listed species are fully protected under the mandates of the federal Endangered Species Act (ESA). "Take" of listed species incidental to otherwise lawful

activity may be authorized by either the USFWS or the National Marine Fisheries Service (NMFS), depending on the species.

Under the California Endangered Species Act (CESA), the CDFW has the responsibility for maintaining a list of threatened and endangered species. The CDFW also maintains lists of candidate species and species of special concern, which serve as "watch lists." State-listed species are fully protected under the mandates of the CESA. "Take" of protected species incidental to otherwise lawful management activities may be authorized under Section 2081 of the California Fish and Game Code.

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

The Native Plant Protection Act (California Fish and Game Code Sections 1900–1913) prohibits the taking, possessing, or sale within the state of any rare, threatened, or endangered plants as defined by the CDFW.

### DISCUSSION OF IMPACTS

- a) *No Impact.* Future residential development projects consistent with the proposed Housing Element may result in impacts to biological resources. Site-specific field studies are required in Yreka in order to search for special-status species prior to approval of any development. For instance, General Plan Program CO.4.C states that applicants for new development proposals shall be responsible for costs related to determining the potential for occurrence of protected plant and wildlife species within the proposed project area and that City staff shall make the determination on the degree of field investigation required based on the project's location in relation to known occurrences. The proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan objectives regarding the protection of biological resources. All future residential development occurring as a result of implementation of the proposed Housing Element would be required to be in accordance with local regulations, including General Plan objectives and programs regarding the protection of biological resources. Future subsequent development projects would also be required to comply with the environmental reporting requirements of CEQA following submittal of a specific development proposal.

Therefore, implementation of the proposed Housing Element would not cause adverse impacts to special-status plant and animal species, as well as their habitats, and as such, would have no impact to these biological resources.

- b-c) *No Impact.* Future residential development resulting from implementation of the proposed Housing Element may result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. As discussed under a) above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan policies regarding the protection of biological resources (General Plan Programs CO.4.A through CO.4.D and CO.6.I). Future residential development

## 4.0 ENVIRONMENTAL CHECKLIST

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projects will be required to comply with the environmental reporting requirements of CEQA, which if necessary, would ensure that new development identifies the presence of special-status species. Therefore, implementation of the Housing Element would have no impact to federally protected wetlands and riparian resources.

- d) *No Impact.* As discussed under a) above, the proposed Housing Element is a policy-level document. It does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan objectives regarding the protection of biological resources. The potential for the proposed Housing Element to impede native resident or migratory wildlife corridors or the uses of wildlife nursery sites, in and of itself, is nonexistent. While additional impacts may result from the implementation of future individual residential projects in the city, environmental review would be required of these future proposals and would identify and provide mitigation for any impacts to native wildlife corridors and nursery sites. Therefore, implementation of the proposed Housing Element would have no impact regarding the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor would it impede the use of native wildlife nursery sites.
- e) *No Impact.* There are currently no adopted or proposed local policies or ordinances that affect the proposed Housing Element. Furthermore, as discussed under a–d) above, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development that would affect biological resources. Future residential development would be required to comply with CEQA, as well as with the Yreka Municipal Code. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances protecting biological resources.
- f) *No Impact.* There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the city. Therefore, no conflict would occur.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.5</b>	<b>CULTURAL RESOURCES.</b> Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

The archeological record of the native population is limited. It is known that, at the time of European "discovery," the area now home to Yreka was settled by the Shasta Indians and used for winter hunting. Typical of increased European settlement, the native population declined during the Gold Rush era.

At the time of initial contact with white populations (circa 1850), the Shasta Indian tribe occupied the Shasta Valley south to the area around what is now the City of Mt. Shasta. Accounts of early travelers, native informants, and early ethnographies also document the existence of the Okwanuchu tribe. However, little is known about this tribe, except that it was linguistically related to the Shasta tribe.

### DISCUSSION OF IMPACTS

a-d) *No Impact.* Future residential development within the city would not conflict with existing known cultural and historical resources in Yreka. In addition to "known" resource areas, the potential exists for undiscovered paleontological and archeological resources that would be encountered and potentially impacted by future construction activities. These resources could include human remains located outside of cemeteries. The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect archaeological, paleontological, or historic resources. All future residential development occurring within the city would be required to be in accordance with local regulations, including General Plan programs regarding cultural resources in the city. For instance, General Plan Land Use Element Program LU.12.A requires an archaeological record search for all discretionary projects on land not previously developed or approved for a parcel map or subdivision. This record has to determine whether there is the potential for archaeological resources on a project site. If the record search determines there is a high probability of such resources, an on-site investigation is required to be conducted by a professional approved by the City. In addition, General Plan Program LU.12.B states that if during the course of disturbance of a

#### **4.0 ENVIRONMENTAL CHECKLIST**

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project site human remains are discovered, construction has to stop immediately and the County Coroner must be contacted. Work on the site with the potential for disturbing such remains is prohibited from occurring until authorized by the coroner.

Environmental impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis for each specific development proposal. Therefore, implementation of the proposed Housing Element is considered to have no impact on cultural resources.

#### **Mitigation Measures**

None required.

**4.0 ENVIRONMENTAL CHECKLIST**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.6 GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

Several earthquake faults exist within the Yreka area as indicated on the 2010 Fault Activity Map of California (CGS 2010). Some notable faults include the Greenhorn Fault north of the city and the Soap Creek Ridge Fault to the southwest. One small fault has been identified in the northern portion of the city near the Interstate 5/State Route 3 junction. None of these faults have shown evidence of any activity within the last 1.6 million years. The nearest recently active fault identified by the State of California Alquist-Priolo Mapping Program is the Cedar Mountain Fault Zone 35 miles east in the Hebron-Macdoel area and a fault located approximately 99 miles east in the Klamath Falls area (CGS 2012).

The Seismic Safety and Safety Element of the Siskiyou County General Plan (1975) states that over a 120-year period, nine or ten earthquakes capable of “considerable damage” have occurred in the region. No deaths were reported from these quakes, and building damage was considered minor or unreported. No known damage has resulted from an earthquake in the Yreka area.

## 4.0 ENVIRONMENTAL CHECKLIST

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Landslides are not prominent in the area, since the mountains of the region consist of stable bedrock material with little likelihood of sliding. While Yreka is in an area having undulating and varying topography, standard construction practices limit the amount of potential erosion, and the California Building Code addresses necessary construction techniques to accommodate soils in the area with expansive characteristics.

### DISCUSSION OF IMPACTS

a)

i-iii) *No Impact*. The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing, which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. However, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels rather than identifying any specific designs or development proposals. The Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

In addition, there are no known active or potentially active faults within or adjacent to the city. The closest mapped faults to the project area lie approximately 30 miles to the east, near Butte Valley. The California Geologic Survey does not identify Yreka as a city affected by this fault or any other Alquist-Priolo Earthquake Fault Zone. Therefore, implementation of the 2014–2019 Housing Element would have no impact related to seismic hazards.

iv) *No Impact*. According to the City General Plan, due to flat topography, little landslide potential exists in the area. The underlying geology in the region consists of stable bedrock material with little propensity to give way. The only area identified as having a potential landslide hazard is the Bureau of Land Management (BLM) land northwest of the city. Potential impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

b) *No Impact*. Future construction in the city would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water. However, as discussed under a) i-iii) above, the proposed Housing Element is a policy-level document that does not propose any specific development and does not directly result in adverse impacts associated with substantial loss of topsoil or erosion. All future residential development would be subject to the environmental analysis requirements of CEQA, including the identification of erosion impacts. In addition, any future development would be required to prepare a stormwater pollution prevention plan (SWPPP) in order to comply with the Regional Water Quality Control Board's (RWQCB) General Construction Storm Water Permit. SWPPPs are required to identify best management practices (BMPs) to be implemented on a project site during construction activities in order to minimize soil erosion and protect existing drainage systems. Compliance with the State's General Construction Storm Water Permit minimizes

soil erosion and loss of topsoil from development. Therefore, implementation of the proposed Housing Element would have no impact regarding this issue.

- c-d) *No Impact.* Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed under a) i-iii) above, the proposed Housing Element is a policy-level document that does not propose any specific development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. The potential for landslides in the city was addressed under a)(iv) and was determined to have no impact.

Expansive or shrink-swell soils are soils that swell when subjected to moisture and shrink when dry. Expansive soils typically contain clay minerals that attract and absorb water, greatly increasing the volume of the soil. This increase in volume can cause damage to foundations, structures, and roadways. Standard procedures used in the construction of concrete footings as required by the California Building Code address this potential impact. Therefore, implementation of the proposed Housing Element would have no impact regarding this issue.

- e) *No Impact.* The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing. The City of Yreka provides wastewater collection and treatment services within the city limits. All future housing allowed under the 2014–2019 Housing Element will be located in a predominantly developed area and served by the City's wastewater treatment facilities. No septic or alternative wastewater systems would be installed as a result of the proposed project. Therefore, no impacts would occur.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.7 GREENHOUSE GASES.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

State Assembly Bill (AB) 32 (2006), the Global Warming Solutions Act, directs public agencies in California to support the statewide goal of reducing greenhouse gas (GHG) emissions to 1990 levels by 2020. Neither the City of Yreka nor the SCAPCD has, to date, prepared a plan to assist in the reduction of GHG emissions.

### DISCUSSION OF IMPACTS

a-b) *No impact.* Future development of housing units could result in an increase in GHG emissions during both construction and operational activities. However, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Environmental impacts of subsequent development projects would be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. There is no impact.

### Mitigation Measures

None required.

**4.0 ENVIRONMENTAL CHECKLIST**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.8 HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SETTING**

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations, Title 22, Section 662601.10, as follows:

*A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.*

Most hazardous material regulation and enforcement in Siskiyou County is managed by the Siskiyou County Public Health Department, which refers large cases of hazardous materials

## 4.0 ENVIRONMENTAL CHECKLIST

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contamination or violations to the North Coast Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC). When issues of hazardous materials arise, it is not at all uncommon for other agencies to become involved, such as the applicable air pollution control district and both the federal and state Occupational Safety and Health Administrations (OSHA).

Under Government Code Section 65962.5, both the DTSC and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists identified 6 open case hazardous material sites in Yreka that are associated with a hazardous material-related release or occurrence.

### DISCUSSION OF IMPACTS

a-d) *No Impact.* The Housing Element, in and of itself, does not propose the construction of new housing units. However, future development of residential housing units constructed as a result of implementation of the 2014–2019 Housing Element could create a significant hazard to future residents via exposure to the routine transport, use, or disposal of hazardous materials, through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, through exposure to the handling or emission of hazardous materials, or by locating residential development on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, impacts associated with hazardous materials would be dependent on the location of future residential development and the nature of surrounding land uses. As stated previously, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, but it does not include any specific development designs or development proposals, or grant any entitlements for development.

All future development projects in the city will require compliance with General Plan Public Health and Safety Element Program PH.6.G, which states that all permits for new projects or major additions to existing uses that have the potential for using or containing hazardous substances or materials must be reviewed by the Siskiyou County Health Department for compliance with applicable state and local regulations. In addition, Program PH.6.E requires that any use or manufacture of hazardous substances within one-quarter mile of any existing or proposed school be permitted only when authorized by a conditional use permit, with ample assurances that the students will not be placed in a hazardous environment.

For those future housing developments located near a business handling hazardous materials, all businesses in the city are subject to the hazardous material regulations of the Siskiyou County Health Department. The department, which is the Certified Unified Program Agency (CUPA) for all cities and unincorporated areas in Siskiyou County, issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. The Siskiyou County Health Department also implements the Hazardous Material Management Plans that include an inventory of hazardous materials used, handled, or stored at any business in the county, including those in Yreka. The department also issues permits to and inspects businesses that handle acutely hazardous materials.

Residential developments do not generally include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public.

Businesses that handle hazardous materials must comply with the regulations of the Siskiyou County Health Department. Therefore, the proposed Housing Element would not create a significant hazard to the public or the environment regarding the transport, storage, use, and disposal of hazardous materials and would result in no impact to these issue areas.

- e-f) *No Impact.* Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. As discussed under a–d) above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the proposed Housing Element identifies the need for additional housing in the city, it does not provide specific details regarding future development. The Montague-Yreka Rohrer Field Airport is located approximately 2.5 miles east of the city at its nearest point. Therefore, implementation of the 2014–2019 Housing Element would have no impact associated with airport-related hazards.
  
- g) *No Impact.* Yreka is located in the Operational Area of the Siskiyou County Office of Emergency Services. A standardized emergency management system (SEMS) program is in place between the City and the Office of Emergency Services. A local emergency plan guides local response to emergencies and local emergency management and is conducted under the direction of the City of Yreka Police Department. As discussed previously, the proposed Housing Element is a policy-level document that does not propose any specific development. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. The proposed Housing Element would not obstruct evacuation routes or access to critical emergency facilities and therefore would have no impact regarding issues of inconsistency with the SEMS program.
  
- h) *Less Than Significant Impact.* Wildfires are a major public safety problem in Siskiyou County. The vast open space and combustible vegetation, combined with extreme seasonal weather conditions of low humidity and high winds, create the perfect recipe for severe wildfires that burn hot, fast, and out of control. City General Plan Program PH.6.F states that as a means to address possible wildfire hazards on all discretionary projects on the periphery of the city, such applications are required to be submitted to the California Department of Forestry for recommendations and suggested mitigation measures to be added to project approvals. As discussed under a–d) above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the proposed Housing Element does identify the need for increased density, it does not provide specific details regarding future development. Therefore, this impact is considered to be less than significant.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.9</b>	<b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

One of the most significant hydrology-related issues in Yreka is occasional flooding from storm events. The city is traversed by a number of natural and man-made drainages that experience dramatic seasonal fluctuations in flow and occasional short-term "pulse flow" conditions resulting in flooding. Occasional flooding due to naturally occurring storm events occurs along these drainages and at a few intersections throughout the city. Several creeks and/or intermittent drainages flow through the city: Yreka Creek, Humbug Creek, Juniper Creek, and Greenhorn Creek. Yreka Creek, an ephemeral waterway, does not maintain a year-round surface flow in many of its reaches.

**DISCUSSION OF IMPACTS**

- a, f) *No Impact.* Future residential development in the city could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides, and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.). However, the purpose of the proposed Housing Element is to identify the policies and programs that the City will implement to ensure that housing in Yreka is affordable, safe, and decent. The proposed Housing Element is a policy-level document that does not include any specific design or development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. For instance, General Plan Conservation, Open Space, Parks, and Recreation Element Program CO.6.B requires applicants for new development projects to identify specific measures for minimizing project-related erosion and resulting siltation of drainage channels. Where such action may result in significant erosion or siltation in channels of the Yreka Creek drainage basin, such erosion control measures must be consistent with National Marine Fisheries Service conservation and minimization requirements.

In addition, all new development projects in the city are subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. In terms of construction-related impacts resulting from future residential development, project construction contractors are required to prepare a stormwater pollution prevention plan (SWPPP) pursuant to RWQCB standards and subject to RWQCB review and approval. The SWPPP must include measures designed to reduce or eliminate erosion and runoff into waterways during construction. Best management practices include wattles, covering of stockpiles, silt fences, and other physical means of slowing stormwater flow from the graded areas to allow sediment to settle before entering stormwater channels. The method used is required to be described in the SWPPP and may vary depending on the circumstances of construction.

All new development constructed as a result of implementation of the proposed Housing Element would be required to comply with the City's water quality protections, as well as comply with the environmental review required by CEQA. Environmental impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element would have no impact on water quality and waste discharge.

- b) *No Impact.* Water supply in the city is provided by the City itself. The water source for the entire water supply is surface water. As discussed, the proposed Housing Element does not identify any specific development or grant any entitlements for development. Furthermore, Yreka does not use groundwater for its municipal water supply. Therefore, implementation of the 2014–2019 Housing Element would have no impact to groundwater resources in the area.

## 4.0 ENVIRONMENTAL CHECKLIST

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- c-e) *No Impact.* The proposed Housing Element encourages the development of a range of housing types at varying affordability levels in Yreka. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could therefore exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. However, the proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance.

Future residential development projects will require compliance with General Plan objectives and policies related to hydrology and water quality and Zoning Ordinance requirements associated with creeks and other natural drainage courses/tributary standards. In addition, all new development projects in the city are subject to the requirements of the NPDES Stormwater Permit enforced by the Regional Water Quality Control Board. The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters.

Compliance with the provisions of the NPDES and best management practices would reduce the impacts of future development. Therefore, the proposed Housing Element would not result in significant impacts to drainage or runoff, as no development is proposed. In addition, future development envisioned by the Housing Element would be subject to the regulations discussed above.

- g-h) *No Impact.* The proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future development projects would be subject to Yreka Municipal Code Chapter 11.34, Flood Damage Prevention, which provides building standards with regard to flooding for all areas of the city. Therefore, the proposed Housing Element would not place structures within a 100-year flood zone without the proper mitigation. As a result, implementation of the 2014–2019 Housing Element would have no impact regarding flooding.
- i) *No Impact.* According to the City General Plan, the Greenhorn Dam Reservoir poses no real threat to Yreka. Even though it is a Class C earthfill dam, a breakage by any means would result in seepage rather than a complete collapse. In addition, the dams on the Klamath River do not pose a threat to Yreka, as they are over 20 miles away with intervening topography.

The proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. Additionally, all future residential development occurring within the city would be required to adhere to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death as a result of the failure of a dam. No impact would occur.

- j) *No Impact.* Yreka is not located near any ocean, coast, or seiche hazard areas and therefore would not expose people or structures to inundation by seiche, tsunami, or mudflow. No impact would occur.

Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.10</b>	<b>LAND USE AND PLANNING.</b> Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

The basis for land use planning in Yreka is the City's General Plan. The Land Use Element of the City of Yreka General Plan provides the primary guidance on issues related to land use and land use intensity. The Land Use Element provides designations for land within the city and outlines goals and policies concerning development and use of that land. In concert with the General Plan, the Yreka Zoning Ordinance establishes zone districts within the city and specifies allowable uses and development standards for each district. Under state law, each jurisdiction's zoning ordinance must be consistent with its general plan.

Yreka is characterized by a wide range of existing land uses, consisting primarily of residential and commercial/retail uses. Much of the residential development in the city is low-density single-family housing, and much of the commercial development is retail-related. In addition, there are office uses and public/private recreation uses. Institutional uses such as schools, churches, and other public entities are also present in the city.

### DISCUSSION OF IMPACTS

a-b) *No Impact.* The Housing Element is consistent with the land uses envisioned in the General Plan and would not remove policy provisions that currently protect environmental resources. The 2014–2019 Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the current land use designations established by the General Plan Land Use Element and Land Use Map. Future residential development projects will require compliance with General Plan policies related to land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. While the Housing Element proposes changes to the existing Zoning Ordinance, these changes do not alter existing land use designations or the existing development pattern. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element would have no impact related to land use or the potential to physically divide a community.

- c) *No Impact.* There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the city. Therefore, no conflict would occur.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.11</b>	<b>MINERAL RESOURCES.</b> Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

Historically, gold mining was responsible for the establishment of Yreka. With thousands of gold miners hoping to strike it rich, dredge mining occurred along Yreka Creek between the 1850s and 1930s. Although some mining still takes place on the Shasta and Klamath rivers, the resource is essentially depleted and no longer plays a significant role in Yreka's economy. Nevertheless, gold continues to provide a tourist draw to the region for many amateur gold-seekers.

The State Mining and Geology Board has the responsibility to inventory and classify mineral resources and could designate such mineral resources as having a statewide or regional significance. If this designation occurs, the local agency must adopt a management plan for such identified resources. At this time, there are no plans to assess local mineral resources for the Yreka area or Siskiyou County.

### DISCUSSION OF IMPACTS

a-b) *No Impact.* No identified or described significant mineral resources currently exist in Yreka, nor does the city contain any mineral extraction activities. The city is not designated as containing any minerals of regional or local importance. The 2014–2019 Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Therefore, no impact to mineral resources would occur.

### MITIGATION MEASURES

None required.

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.12</b>	<b>NOISE.</b> Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

Noise sources in Yreka include local and through traffic, commercial and industrial uses, races at the fairgrounds, and occasional railroad operations of the Yreka Western Railroad. The most consistent noise sources in Yreka are local and through traffic. Interstate 5, which traverses the full length of the community from north to south, is likely the most significant noise source.

**NOISE FUNDAMENTALS**

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear (in dBA).

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks, and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Mobile transportation sources, such as highways, and hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3.0 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance from the source. Noise generated by

## 4.0 ENVIRONMENTAL CHECKLIST

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stationary sources typically attenuates at a rate of approximately 6.0 to 7.5 dBA per doubling of distance from the source (EPA 1971).

Sound levels can be reduced by placing barriers between the noise source and the receiver. In general, barriers contribute to decreasing noise levels only when the structure breaks the “line of sight” between the source and the receiver. Buildings, concrete walls, and berms can all act as effective noise barriers. Wooden fences or broad areas of dense foliage can also reduce noise, but are less effective than solid barriers.

### DISCUSSION OF IMPACTS

- a–d) *Less Than Significant Impact.* The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the City’s General Plan. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development projects will require compliance with General Plan policies related to noise standards. While the Housing Element proposes changes to the Zoning Ordinance in order to bring it into compliance with state regulations, it does not involve the construction or expansion of any residential land uses, nor does it change land use designations. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be less than significant.
- e–f) *No Impact.* As discussed under a–d) above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would expose people to excessive noise levels. The Montague-Yreka Rohrer Field Airport is located approximately 2.5 miles east of the city at the nearest. Therefore, implementation of the 2014–2019 Housing Element would have no impact associated with airport-related hazards. According to the General Plan, while occasional aircraft overflights of the city occur, Yreka is located well beyond the noise impact zones of these airports and as a result, the existing ambient noise environment in the city is not significantly influenced by aircraft noise. Therefore, implementation of the 2014–2019 Housing Element would have no impact regarding airport noise issues.

### Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.13 POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

According to the California Department of Finance (2013), the population of Yreka was approximately 7,771 as of January 2013, with 3,673 occupied dwelling units and an average of 2.25 persons per household.

**DISCUSSION OF IMPACTS**

a) *Less Than Significant Impact.* The proposed Housing Element contains housing goals intended to encourage housing to meet Yreka’s affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development proposals, nor does it grant any entitlements for development that would induce population growth. The Regional Housing Needs Allocation (RHNA) for the 2014–2019 Housing Element planning period is 103 units. Based on the average household size in the city of 2.25 persons per household (California Department of Finance 2013) and the RHNA of 103 units, implementation of the proposed Housing Element has the potential to increase the city’s population by 231, which is consistent with the projected growth anticipated by the City General Plan.

All future residential development in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, growth-inducing impacts would be less than significant.

b–c) *No Impact.* The proposed Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet Yreka’s housing needs. Implementation of the Housing Element would not displace or decrease housing units in the city. Therefore, no impact would occur.

Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.14 PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:					
a)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

#### FIRE PROTECTION

Fire protection services in Yreka are provided by the Yreka Fire Department. The fire station is located at 401 West Miner Street. The department is staffed by volunteers. The department also provides Basic Life Support services. Although the personnel are volunteers, equipment needs are funded through the City of Yreka's property assessment for fire services.

The service boundaries of the department are the city limits, although the department has a mutual aid agreement with the California Department of Forestry and Fire Protection (Cal Fire) to provide fire protection services to outlying areas (Yreka 2003).

#### POLICE PROTECTION

Police protection services in the city are provided by the Yreka Police Department, which operates from the main police station located at 412 West Miner Street. The department anticipates that the current police force will be adequate to provide police protection needs to Yreka residents at the same level of service through 2022, barring a large increase in population due to a major change such as a large employer locating in Yreka (Yreka 2003).

#### SCHOOLS

The Yreka Union Elementary School District serves school-aged children in kindergarten through eighth grade (K-8). Three public schools serve elementary school-aged children: Evergreen School, Jackson Street School, and Yreka Community Day School. The Yreka Union High School District serves high school-aged children in grades 9 through 12 at Yreka High School (Yreka 2003).

#### PARKS AND RECREATION

Recreational opportunities for both youth and adults are varied in Yreka. A well-rounded variety of programs and activities is available to residents at City, school, and private recreational facilities in and around the community. Funded by the City's General Fund, the City operates and maintains nine parks, one pool, two ball fields, and the Yreka Creek Greenway.

**OTHER PUBLIC FACILITIES**

Other local public facilities found in Yreka include Siskiyou County Administration, Courts, Public Health, and Library; College of the Siskiyous; Yreka City Administration; California Highway Patrol; National Forest Service; California Department of Forestry and Fire Protection; County Fairgrounds; and a variety of other state and federal offices.

**DISCUSSION OF IMPACTS**

a-e) *No Impact.* The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Yreka’s affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. While the Housing Element proposes changes to the Zoning Ordinance, it does not involve the construction or expansion of any residential land uses.

Public services generally identify future need using the projections established in a jurisdiction’s general plan. All potential housing sites in the 2014–2019 Housing Element are located on parcels that have been identified as allowing residential uses in the General Plan and therefore would not create development beyond the potential anticipated in the General Plan. Additionally, future residential development projects will require compliance with General Plan policies related to the provision of public services. Furthermore, environmental impacts of subsequent development projects, including impacts to public services, would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element would have no impact regarding public services.

Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.15 RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

Recreational opportunities for both youth and adults are varied in Yreka. A well-rounded variety of programs and activities is available to Yreka's residents at City, school, and private recreational facilities. Funded by the City's General Fund, the City's Department of Public Works operates and maintains nine parks, one pool, two ball fields, and the Yreka Creek Greenway. Private recreational facilities include a community theater, YMCA, fitness centers, and a bowling alley.

### DISCUSSION OF IMPACTS

a-b) *No Impact.* Future residential development consistent with the 2014–2019 Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element does not change General Plan land use designations or zoning districts in the city. As such, it does not result in growth not already anticipated in the General Plan. The Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development that would result in an increased demand for parks and recreational facilities.

Future residential development projects will require compliance with General Plan policies related to parks. The City General Plan Conservation, Open Space, Parks, and Recreation Element requires residential developers to either build parks or pay in-lieu fees in order to contribute to Yreka's park system. All future residential development occurring in the city would be required to be in accordance with local regulations, including General Plan parkland standards. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element would have no impact regarding park and recreational services.

#### Mitigation Measures

None required.

**4.0 ENVIRONMENTAL CHECKLIST**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.16 TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

The city is located in northern Siskiyou County and is served by Interstate 5, State Route 3, and State Route 263. Within the city, a number of significant roadways, including Main Street, Oregon Street, Miner Street, and Oberlin Road, provide internal circulation and connectivity to the Siskiyou County roadway system.

The County of Siskiyou provides a public bus system, the Siskiyou Transit and General Express (STAGE), that makes several stops in Yreka, while providing transportation to the communities in Siskiyou County generally along Interstate 5. Another STAGE route travels State Route 3 from Etna into Yreka and returns along the same route. A senior bus service is also provided in Yreka by the Yreka Senior Center. This service works in conjunction with STAGE to provide a greater service area for STAGE.

The terrain and layout of Yreka is favorable for bicycle and pedestrian circulation. Sidewalks exist on most streets. Most streets have sufficient width and low traffic volumes, permitting their safe use by bicyclists. Streets in the city have designated areas between the vehicle travelway and the edge of pavement of sufficient width to accommodate bicyclists. These include State Route 3 throughout the city, Oregon Street, and State Route 263 from State Route 3 north. The Yreka Creek Greenway is identified as a future Class I bike path facility, which is identified as a completely separate right-of-way for the exclusive use of bicycles and pedestrians (Yreka 2006).

## 4.0 ENVIRONMENTAL CHECKLIST

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### DISCUSSION OF IMPACTS

- a-b) *No Impact.* The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Yreka's affordable housing needs. Subsequent residential development projects could result in an increase in traffic on city roadways and a decrease in level of service (LOS) on those roadways. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. For instance, Circulation Element Program CI.4.F requires new development to provide improvements as needed to avoid creating significant traffic impacts on streets surrounding the proposed project. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element would have no impact regarding traffic levels of service.
- c) *No Impact.* Future residential development under the proposed Housing Element would not dramatically increase the use of airports in the vicinity. The Montague-Yreka Rohrer Field Airport is a general aviation airport and provides no commercial passenger service. Therefore, no impact would occur relative to an increase in air traffic.
- d-e) *No Impact.* As discussed under a-b) above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. Future residential development projects will require compliance with General Plan programs related to traffic and circulation. Therefore, implementation of the 2014–2019 Housing Element would have no impact regarding roadway hazards or emergency services.
- f) *No Impact.* As discussed previously, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan programs related to alternative transportation. For instance, Circulation Element Program CI.5.E states that the City may require additional setback, or purchase right-of-way, to permit the construction of pedestrian and bicycle facilities, and Program CI.5.G states that the City may require development to dedicate right-of-way and/or to construct pedestrian and bicycle facilities.

### Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.17 UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

**WATER**

Water supply for Yreka originates from the Fall Creek Pumping Station and is piped to the city for distribution. Water is filtered and chlorinated at the source and again at the treatment plant before entering the city. The water system is largely gravity fed, with eight storage tanks located around the city to provide and maintain system pressure and storage. Yreka has a current winter usage of 1.0 million gallons per day, while summer usage can increase up to 6.0 million gallons per day during peak demands. Most of the system is looped, and adequate pressure is available throughout most of the city (Yreka 2003).

**WASTEWATER**

The wastewater treatment facility for Yreka is located between State Route 263 (N. Main Street) and Yreka Creek, approximately 600 feet north of the intersection of Montague Road and State Route 263. The wastewater treatment plant has a design capacity of 1.0 million gallons per day of average dry weather flow. Current dry weather flow is 0.7 to 0.9 million gallons per day.

## 4.0 ENVIRONMENTAL CHECKLIST

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### STORM DRAINAGE

The city is traversed by a number of natural and man-made drainages that all eventually lead to Yreka Creek, which flows north to the Shasta River, a tributary to the Klamath River. Overall drainage in the city is adequate, with only localized flooding during storm events. Floodwater and drainage have had a negative effect on the wastewater collection and treatment systems. The City prepared and adopted the comprehensive City of Yreka Master Plan of Drainage in 2005.

### SOLID WASTE

The County of Siskiyou owns and operates a transfer site southeast of Yreka off Oberlin Road. By agreement between the City of Yreka and the County of Siskiyou, the City has access to the facility for 25 years, commencing in 2007. Solid waste from Yreka is subsequently transported and disposed of at the Anderson Solid Waste Landfill in Shasta County. Under existing state permits, the landfill may accept 1,850 tons of solid waste per day until the year 2055 and had an estimated remaining capacity of 16,840,000 cubic yards in 2008 (CalRecycle 2012).

### DISCUSSION OF IMPACTS

a–b, d–e) *No Impact.* Future residential development in the city would require adequate municipal wastewater service and adequate domestic water service, including water supplies and wastewater treatment capacity. Increased demand for wastewater and water service can also result in the exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or the expansion of existing facilities. As stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Additionally, future residential development projects will require compliance with General Plan policies related to utilities. Future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the 2014–2019 Housing Element would have no impact regarding a significant increase in demand for wastewater and water services.

c) *No Impact.* The future development of housing consistent with the 2014–2019 Housing Element could increase runoff and alter normal drainage patterns on project sites. However, General Plan Program PF.5.A restricts development in areas where significant drainage and flooding problems are known to exist until adequate drainage and/or flood control facilities can be provided. In addition, General Plan Program PF.5.B requires that new development provide flood retention facilities to avoid increasing peak storm runoff in drainage channels. As discussed under a–b) and d–e) above, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development in the city would be subject to further CEQA review. Therefore, impacts associated with the construction of new stormwater drainage facilities or the expansion of existing facilities is considered to have no impact.

f-g) *No Impact*. As discussed previously, the proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Yreka's affordable housing needs, but it does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Solid waste collection and disposal for single-family and multifamily residential units would be transported to the transfer station south of the city off Oberlin Road and subsequently disposed of at the Anderson Solid Waste Landfill in Shasta County consistent with the solid waste disposal process for the whole of the city. The Anderson Solid Waste Landfill has permitted capacity to serve future development, with an anticipated closure date in 2055. Therefore, implementation of the proposed Housing Element would have no impact regarding solid waste.

### Mitigation Measures

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.18 MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION OF IMPACTS

- a, c) *Less Than Significant Impact.* The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include specific development proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. While the Housing Element proposes changes to the existing Zoning Ordinance, the changes are procedural or designed to comply with state law and do not involve the construction or expansion of any residential land uses, nor does the Housing Element propose any land use designation changes. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Future residential development projects would require compliance with General Plan goals and programs and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.
- b) *Less Than Significant Impact.* As discussed above, the proposed Housing Element is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be less than significant.

**5.1 DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE**

The following documents were used or to determine the potential for impact from the proposed project. Compliance with federal, state, and local laws is assumed in all projects.

California Department of Conservation. 2010. Division of Land Resource Protection Farmland Mapping and Monitoring Program. *Siskiyou County Important Farmland Map*. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/>.

California Department of Finance. 2013. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Benchmark*. <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.

CalRecycle (California Department of Resources Recycling and Recovery). 2012. "Solid Waste Facility Listing/Details." <http://www.calrecycle.ca.gov/SWFacilities/Directory/45-AA-0020/Detail/>.

CARB (California Air Resources Board). 2013. *Area Designation Maps*. <http://www.arb.ca.gov/desig/adm/adm.htm>.

CGS (California Department of Conservation, California Geological Survey). 2010. *2010 Fault Activity Map of California*. <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html>.

———. 2012. *Alquist-Priolo Earthquake Fault Zones*. [http://www.quake.ca.gov/gmaps/ap/ap\\_maps.htm](http://www.quake.ca.gov/gmaps/ap/ap_maps.htm).

DTSC (California Department of Toxic Substances Control). 2013. *Envirostor database*. <http://www.envirostor.dtsc.ca.gov/public/>.

EPA (United States Environmental Protection Agency). 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*.

Siskiyou County. 1975. *Siskiyou County General Plan, Seismic Safety and Safety Element*. <http://www.co.siskiyou.ca.us/PHS/planning/docs/generalplan/Seismic%20Safety%20&%20Safety%20Element.pdf>.

Siskiyou County Department of General Services. 2012. "STAGE (Siskiyou Transit and General Express)." <http://www.co.siskiyou.ca.us/GS/stageschedule.aspx>.

SWRCB (State Water Resources Control Board). 2013. *GeoTracker database*. <http://geotracker.waterboards.ca.gov/>.

Yreka, City of. 2003. *City of Yreka General Plan, 2002-2022*. <http://ci.yreka.ca.us/sites/ci.yreka.ca.us/files/City-Government/Planning/General-Plan.pdf>.

———. 2004. *City of Yreka Municipal Code*.

———. 2006. *City of Yreka Bicycle Transportation Plan*.



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**CITY OF YREKA  
CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council  
Prepared by: Steve Baker, City Manager  
Agenda title: APPROVE A RESOLUTION AUTHORIZING A USE AGREEMENT WITH YREKA SPLASH FOR THE OPERATION OF RINGE POOL FOR FISCAL YEAR 2014-15, WITH A CONTRIBUTION OF \$32,500.  
Meeting date: May 1, 2014

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**Discussion:**

Ringe Pool is currently operated by Yreka Splash, a volunteer organization. Last year, Splash also handled the summer swim team and subsidized the high school swim program. The City budgeted \$32,500 for last year's.

We have received a request (attached) to continue the support for Splash's operation of the pool in the amount of \$32,500. Splash has been busy fundraising for the pool and has applied for a grant to install a solar water heating system. This year's request indicates that Splash does not yet know whether a coach will be available for the Yreka Swim Club (summer swim team).

City staff has been meeting with representatives of Splash regarding to the pool's need for long term repairs, however no major maintenance items have been identified this year. While all of the pool partners are supportive, a long term strategy for capital investment and management is still elusive.

Splash has been a great resource for the community and has kept the pool open for the last eight years. Staff is recommending providing the funding that Splash needs to operate the pool for the eight week season for 2014.

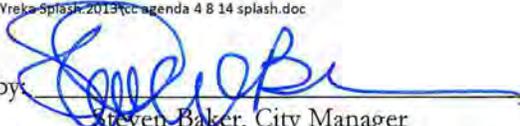
The work of Splash's dedicated volunteers cannot erase the fact that the pool is old, needs significant upgrades and repairs and without an implemented long term plan, will reach the point where closure will be recommended. Staff recommends that the Council maintain its commitment to a long term plan, working together with our community partners.

**Recommendation**

That the City Council Approve a Resolution authorizing a Use Agreement with Yreka Splash for the operation of Ringe Pool for Fiscal Year 2014-15, with a contribution of \$32,500.

**enclosures**

S:\Steve Neill\Pool\Yreka Splash 2013\cc-agenda 4 8 14 splash.doc

Approved by:   
Steven Baker, City Manager

March 24, 2014

City of Yreka  
701 4<sup>th</sup> Street  
Yreka, CA 96097  
Attn: Steve Baker, City Manager

Re: Ringe Pool Operating Agreement

Dear Steve;

We are fast approaching the 2014 pool season and Yreka Splash (YP) is again ready to take on the duties of operating Ringe Pool.

We have had a busy off season! In the fundraising arena we have teamed up with the Yreka Elks Lodge 1980 and held our first annual Bingo event. This event raised \$3000.00 thru the playing of bingo & raffle prizes. We are planning on this being an annual event. We are still planning on selling fireworks in July and new this summer we plan on having a Microbrew tasting booth at the Strings and Threads Bluegrass Festival held in August at the fairgrounds. We have applied for a \$50,000 grant and plan to utilize those funds for a solar water heating system to off set the extremely high cost of heating the pool in the late summer.

We have joined the Yreka Chamber and were nominated for Non Profit of the Year!

In 2012, the City funded YP in the amount of \$32,500.00; we feel that this same amount again this year would be sufficient as we see no out of the ordinary maintenance issues forthcoming.

Through generous donations in 2013, we were able to purchase a CHL buster pump and a new set of tarps (pool covers). Yreka High School is refurbishing one of the tarp wheels for us.

YP is planning on offering the same programming schedule as last year. One exception might be the summer swim team; this program is contingent on finding a coach.

If you have any questions, please feel free to contact me.

Thank-you,

Buzzy McCluskey  
Yreka Splash President

## 2014 Ringe Pool/Yreka Splash Budget

Advertising & Promotion	\$ 350.00
Fireworks-expenses	\$ 9,000.00
Insurance-Liability	\$ 5,600.00
Insurance-Workers Comp	\$ 4,500.00
Office Supplies	\$ 30.00
Outside Services	\$ 2,000.00
Payroll Expenses	\$ 33,000.00
Pool Supplies	\$ 7,000.00
Swim Team	\$ 2,700.00
Snack Shack	\$ 1,400.00
Telephone(12 mon.)	\$ 500.00
Utilities-Electric	\$ 6,200.00
Utilities-Gas	\$ 8,000.00
Utilities-Water	\$ 7,000.00
Misc.	\$ 2,000.00
Total	<u>\$ 89,280.00</u>

RESOLUTION NO. 2014-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA  
AUTHORIZING A USE AGREEMENT WITH YREKA SPLASH FOR THE  
OPERATION OF RINGE POOL FOR FISCAL YEAR 2014/15 AND  
APPROPRIATING A CONTRIBUTION IN THE AMOUNT OF \$32,500.00

WHEREAS, the City, a municipal corporation, is the owner of a Municipal Public Pool facility commonly known as Ringe Pool located at 715 Knapp Street, Yreka, California, and adjacent parking lot to the east of the Pool; and

WHEREAS, a request for a Use Agreement between the City and Yreka Splash has been filed with the City, and the members of the City Council, with the assistance of its staff, have reviewed said document; and,

WHEREAS, the City Council has determined it would be in the best interests of the City to approve and authorize the execution of said Use Agreement; and,

Whereas, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YREKA DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Council hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council of the City of Yreka does hereby find that the Use Agreement described herein is in the best interests of the City of Yreka, and the City Council does hereby authorize the City Manager to negotiate a Use Agreement on behalf of the City of Yreka. The City Manager or designee is hereby authorized to execute said Use Agreement and execute such other agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized, and the City Clerk or such Clerk's designee is hereby authorized and directed to affix the City's seal to said documents and to attest thereto.

Section 3. It is further resolved that the City Council does hereby direct and authorize a budget appropriation in the amount of \$32,500 for FY 2014/15.

Section 4. It is further resolved, if any section, subsection, part, clause, sentence or phrase of this Resolution or the application thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, the validity of the remaining portions of this Resolution, the application thereof, shall not be effected thereby but shall remain in full force

and effect, it being the intention of the City Council to adopt each and every section, subsection, part, clause, sentence phrase regardless of whether any other section, subsection, part, clause, sentence or phrase or the application thereof is held to be invalid or unconstitutional.

Section 5. This resolution shall take effect immediately upon its passage.

Passed and adopted this 1<sup>st</sup> day of May 2014, by the following vote:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
David Simmen,  
Mayor

Attest: \_\_\_\_\_  
Elizabeth E. Casson, City Clerk



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**CITY OF YREKA**  
**CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council

Prepared by: Steve Neill, Director of Public Works *SN*

Agenda title: APPROVE A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT TO MARRONE CONSTRUCTION, INC. IN THE AMOUNT OF \$927,051.33 FOR BASE BID AND ADDITIVE/DEDUCTIVE ALTERNATIVES NO. 20.6, 20.7, 20.9, AND 20.10 FOR THE NORTH YREKA CREEK TRAIL PROJECT - REBID.

Meeting date: May 1, 2014

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Discussion:

On April 21, 2014, bids were opened for the North Yreka Creek Trail - Rebid. Last fall, a bid challenge resulted in a rejection of all bids and the project being re-advertised this spring. The results of the bid opening are as follows:

<u>Name</u>	<u>Location</u>	<u>Base Bid</u> <i>(Basis of Award)</i>
Marrone Construction	Mt. Shasta	\$ 957,765.33
Hayes & Sons, Inc.	Happy Camp	1,138,333.00
Timberworks	Mt. Shasta	1,177,383.40
<i>Estimate of Construction Costs</i>		<i>\$ 1,004,000.00</i>

This project will construct park improvements at two locations. The new North Yreka Creek site on Deer Creek Way includes grading, excavating, paving approximately ½ mile of trail, minor street improvements (curb, gutter, and driveway approaches), parking lot, restroom, and temporary irrigation for re-vegetation of native species. Improvements at the existing Visitor Center include a sound wall, a “outdoor classroom” seating area at the east end of the footbridge, and landscaping and irrigation improvements to reduce maintenance and improve public safety. Improvements at the Visitor Center are authorized by the County of Siskiyou and the US Forest Service.

The advertisement for bids included several additive and deductive alternatives to ensure the City could award a project that best meet its needs within the available budget. Staff recommends that the award include four of these alternatives. The recommended additive/deductive items will substitute concrete block construction for straw bale construction for the grant-required sound wall and allow the contractor to dispose of cleared vegetation by burning it on-site, after appropriate coordination with the Fire Department. Including these items in the award will reduce the construction cost by \$30,714 from the base bid of \$957,765.33, which is the basis for awarding the bids.

The low bidder’s amount, proposed subcontractor’s, license status, references and insurance company information have been evaluated. The low bidder is not debarred from working on projects in California. Staff finds that the low bid is responsive, the low bidder is responsible, and recommends that the City award the contract to Marrone Construction, Inc. who listed two Yreka-based subcontractors in the bid proposal.

Approved by   
Steve Baker, City Manager

Public Works staff will provide the construction management, inspection, and reporting for this project. The contract allows 120 days from the Notice to Proceed for the contractor to complete construction.

Fiscal Impact:

The fiscal impact of awarding this contract is \$927,051.33.

Construction and related costs will be reimbursed by a \$1.4 million dollar River Parkways grant, which was prepared for the City by the Yreka Creek Committee in 2006. Expenditures and revenues are included in the current budget and will be re-budgeted next year when most of the construction will occur.

Recommendation and Requested Action:

That the Council approve a Resolution authorizing the City Manager to award a construction contract to Marrone Construction, Inc. in the amount of \$927,051.33 for Base Bid and additive/deductive alternatives No. 20.6, 20.7, 20.9, and 20.10 for the North Yreka Creek Trail Project - Rebid.

*Attachments*

RESOLUTION No.: 2014-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA  
AUTHORIZING THE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT TO  
MARRONE CONSTRUCTION, INC. IN THE AMOUNT OF \$927,051.33 FOR BASE BID AND  
ADDITIVE/DEDUCTIVE ALTERNATIVES NO. 20.6, 20.7, 20.9, AND 20.10 FOR THE NORTH  
YREKA CREEK TRAIL PROJECT - REBID.

WHEREAS, the City is a municipal corporation with the legal authority to enter into contracts and agreements in the State of California; and

WHEREAS, the City of Yreka submitted a grant application to the River Parkways Program, funded by the voter-approved Proposition 50 and administered by the California Resources Agency, as authorized by Resolution No. 2543 approved by the City Council on October 6, 2005; and

WHEREAS, the Yreka Planning Commission certified the Mitigated Negative Declaration and adopted a Mitigation Monitoring and Reporting Plan at its regularly scheduled meeting in January, 2010 after receiving no public comments; and

WHEREAS, the project was advertised for competitive bids on March 17, 2014 and March 28, 2014, in accordance with the California Public Contract Code; and

WHEREAS, bids were opened on April 21, 2014 and a bid analysis and an evaluation of the bidders who submitted proposals has been completed and has found no material or substantial defects in the bids; and

WHEREAS, the Public Contract Code requires the award of construction contracts to the lowest responsive and responsible bidder.

WHEREAS, after completing an environmental review in accordance with the California Environmental Quality Act, a CEQA Notice of Determination was filed with the Siskiyou County Clerk on February 5, 2010, SCH No. 2009122039.

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

Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby approves the Construction Plans and Specifications for the North Yreka Creek Trail Project - Rebid.

Section 3. The City Manager, or his designee, and all other proper officers and officials of the City are hereby authorized to award the work known as the North Yreka Creek Trail Project – Rebid to Marrone Construction, Inc. who is the lowest responsive and responsible bidder for the amount of \$927,051.33 and additive/deductive alternatives No. 20.6, 20.7, 20.9, and 20.10 execute such agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.

Section 4. The City Manager, the City Clerk and all other proper officers and officials of the City are authorized to negotiate and execute change orders and amendments which may be necessary up to a total of 10% of the initial construction and related contracts without additional Council approval.

Section 5. The Professional Services proposal of Cascade Land Survey for construction survey and staking is approved in the amount up to \$6,520.

Section 6. The Public Works Department is authorized to provide construction support, construction inspection and engineering, provide agency acknowledgment signage, and other related activities, in the estimated amount of \$50,000 and to expend funds on similar related expenditures.

Section 7. It is further resolved, if any section, subsection, part, clause, sentence or phrase of this Resolution or the application thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, the validity of the remaining portions of this Resolution, the application thereof, shall not be effected thereby but shall remain in full force and effect, it being the intention of the City Council to adopt each and every section, subsection, part, clause, sentence phrase regardless of whether any other section, subsection, part, clause, sentence or phrase or the application thereof is held to be invalid or unconstitutional.

Section 8. This Resolution shall take effect immediately upon its passage.

Passed and adopted this 1st day of May, 2014 by the following vote:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
David Simmen  
Mayor of the City of Yreka

Attest: \_\_\_\_\_  
Elizabeth C. Casson, City Clerk

THE UNDERSIGNED CERTIFIES THAT THIS A TRUE AND CORRECT COPY OF RESOLUTION NO. 2014-\_\_\_\_\_ AS ADOPTED BY THE CITY COUNCIL AT ITS MEETING HELD May 1, 2014.

\_\_\_\_\_  
Elizabeth C. Casson



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**CITY OF YREKA**  
**CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council

Prepared by: BJ Laustalot, YVFD Fire Chief, Matt Bray, PW Maintenance Manager,  
Rhetta Hogan, Finance Director

Agenda title: AUTHORIZE THE CITY MANAGER TO ENTER A PUBLIC-PRIVATE  
AGREEMENT FOR RELOCATION OF THE FIRE STATION WATER  
DISPENSER.

Meeting date: May 1, 2014

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Discussion:

Staff requests approval to enter into a public-private agreement with the Magic Rain Car Wash on Greenhorn Road to provide a 3" water service in order to assist local residents and contractors with a safe and reliable location to procure water at a dispensing location off street and not affecting City fire hydrants.

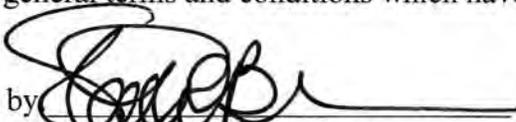
As discussed at the regular City Council meeting of April 17, 2014, residents of the city and county have come to rely on the use of non-potable water from the City's Fire Station. The City's facility at the Fire Station on Miner Street has an antiquated coin vending box that dispenses 1,000 gallons of water for \$3.00 at a moderate speed (1 1/2" pipe service). Due to the limitations of the current facility, the City has been providing water to the public for less than the cost to provide the service. The water dispenser is also in an inappropriate location that interferes with access and parking areas at the Fire Station and creates safety hazards from icy and traffic conditions.

Public Works and Finance departments, and YPD, are impacted when the water filling station breaks down and during the summer, the coin box must be emptied every other day. At one point, staff reported concerns with electrical shock when emptying out the coin box.

The City also rents fire hydrant meters to local contractors for construction projects and other needs. Occasionally the hydrants are tapped improperly and damaged, not shut off completely, or impact area residents with water hammer on the pipeline (a result of opening or shutting off the valve too quickly). Contractors generally require high pressure flow to fill a water truck effectively.

There is a need for urgency with the drought conditions facing the outlying community and the need for non-potable water for those individuals. Given the above safety concerns, reliability, and the overhead to operate the facility, staff recommends the City Council authorize the City Manager to enter an Agreement with Magic Rain Carwash to relocate the water dispensing facility with the following general terms and conditions which have been mutually negotiated:

Approved by



Steven Baker, City Manager



1. Magic Rain Carwash will:
  - a. Install a water filling station for general public use, referred to as “facility”, at the existing carwash business located at 195 Greenhorn Road, Yreka, California.
  - b. Be responsible for and provide personnel necessary for water dispensing operations.
  - c. Pay the cost of water dispensed by the facility in accordance with the normal City water rate schedule for a commercial irrigation second meter.
  - d. Limit the dispensing charge to the public to \$6 to \$8 per fill (up to 1000 gallons) for five years and limit dispensing charge increases to the greater of either the cost of living as defined by the American Cities Municipal Cost Index or City’s water consumptive rate increase within that 5-year period (rounded up to the nearest \$0.25).
  
2. In consideration for Carwash assuming the operation of the facility, City will:
  - a. Pay for and install a 3” water service lateral from the main to the water meter in the sidewalk.
  - b. Upon receipt of an itemized invoice, reimburse Carwash up to \$5000 for the equipment and charges necessary to install the water dispensing facility to include backflow device, shed, materials, etc.
  - c. Waive normal Development Impact and Connection Fees because the project would replace an existing city-owned facility, reduce “water hammer” on the City’s entire water system, and minimize infrastructure damage and liability from inappropriate or inexperienced access to the water system.
  - d. Except for City projects currently in progress, discontinue issuance of daily business license permits for water haulers and the rental of fire hydrant water meters to contractors.

Fiscal Impact:

The fiscal impact is expected to be \$12,500 to construct a water service connection to the City’s main and \$5,000 to reimburse the costs of the dispensing facility. The City is still consideration ways to offset these costs with a mini-grant from SCORE.

Recommendation:

Authorize the City Manager to enter a public-private agreement for relocation of the Fire Station water dispenser.





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**CITY OF YREKA**  
**CITY COUNCIL AGENDA MEMORANDUM**

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To: Yreka City Council  
Prepared by: Steve Baker, City Manager  
Agenda title: Adopt Resolution Authorizing Execution of an Agreement to Provide Financial Support to the Montague- Yreka Airport  
Meeting date: May 1, 2014

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**Discussion:**

The City Council on November 21, 2013 authorized sending a letter to the City of Montague giving notice of termination of the Joint Powers Agreement for Airport Facilities for the Montague-Yreka Airport. The City of Montague subsequently took action to also authorize dissolution of the JPA. By the terms of the JPA, it expires at the end of June.

Part of the intent of the actions taken was to replace the JPA with a simple agreement providing for continuation of Yreka support to the airport, specifically the fund that is used to maintain airport facilities.

An agreement has been drafted that accomplishes that objective. We have requested that Montague on an annual basis provide a report on the activities of the airport and the use of the funds (the funds from Montague and Yreka are matched by state airport funds and sometimes accumulated over years to do major repair and maintenance projects).

This action is also before the Montague City Council.

The agreement would go into effect on July 1, 2014.

Staff recommends approval.

**Fiscal Impact:**

The Agreement provides for a \$5,000 annual payment (this is the same amount as the Joint Powers Agreement in previous years.

**Recommendation and Requested Action:**

Adopt Resolution Authorizing Execution of an Agreement to Provide Financial Support to the Montague- Yreka Airport.

Approved by: \_\_\_\_\_

Steven Baker, City Manager

AGREEMENT TO PROVIDE FINANCIAL SUPPORT  
TO THE MONTAGUE-YREKA AIRPORT

This Agreement is made and entered into this 1st day of May 2014, by and between the City of Montague (hereinafter referred to as "Montague") and the City of Yreka (hereinafter referred to as "Yreka").

Whereas, Montague is the owner of an airport facility known as the Montague-Yreka Airport (aka) Rohrer Field (aka) Montague Municipal Airport, more particularly described as APN# 052-341-240, 052-341-170 and 052-360-130, located in the County of Siskiyou, State of California. Map location attached hereto as Exhibit A; and

Whereas, the joint development and maintenance of said airport as described herein above will be to the mutual benefit of Montague and Yreka and the respective residents thereof; and

Whereas, the California Department of Transportation, Department of Aeronautics offers grant funding under the California Aid to Airport Program (CAAP) on an annual basis, in the amount of \$10,000, which requires equal matching funds to remain eligible under the grant; and

Whereas, it is the desire of both Montague and Yreka, the parties hereto, to contribute towards the long-term viability of the airport; and

Now, therefore Montague and Yreka hereby agree as follows:

1. This agreement shall be effective July 1, 1014, and shall renew automatically each July 1<sup>st</sup>.
2. Yreka agrees to contribute matching funds in the sum of \$5,000 per year on or before October 31, payable to the City of Montague, to be placed in the long-term improvement fund according to the CAAP grant.
3. Montague agrees to contribute matching funds in the sum of \$5,000 per year on or before October 31 to be placed in the long-term improvement fund according to the CAAP grant.
4. The matching funds of both Montague and Yreka shall accumulate in the long term improvement fund managed by Montague until such time as there are enough funds to do major airport repairs and maintenance projects.
5. Montague agrees to provide a report not later than ninety (90) days after the end of each fiscal year on the actual use or planned uses of these funds.
6. This agreement may be terminated by either party by giving six (6) months notice prior to the beginning of any subsequent fiscal year, fiscal year being the 1<sup>st</sup> day of July through 30<sup>th</sup> day of June.

7. Montague and Yreka shall execute "Hold Harmless Agreement", which is part of this agreement, and attached hereto as Exhibit B.

In witness whereof, Montague and Yreka have executed this agreement on the date noted above.

City of Montague:

City of Yreka:

By: \_\_\_\_\_  
City Clerk, Janie Sprague

By: \_\_\_\_\_  
City Manager, Steve Baker

Attest:

Attest:

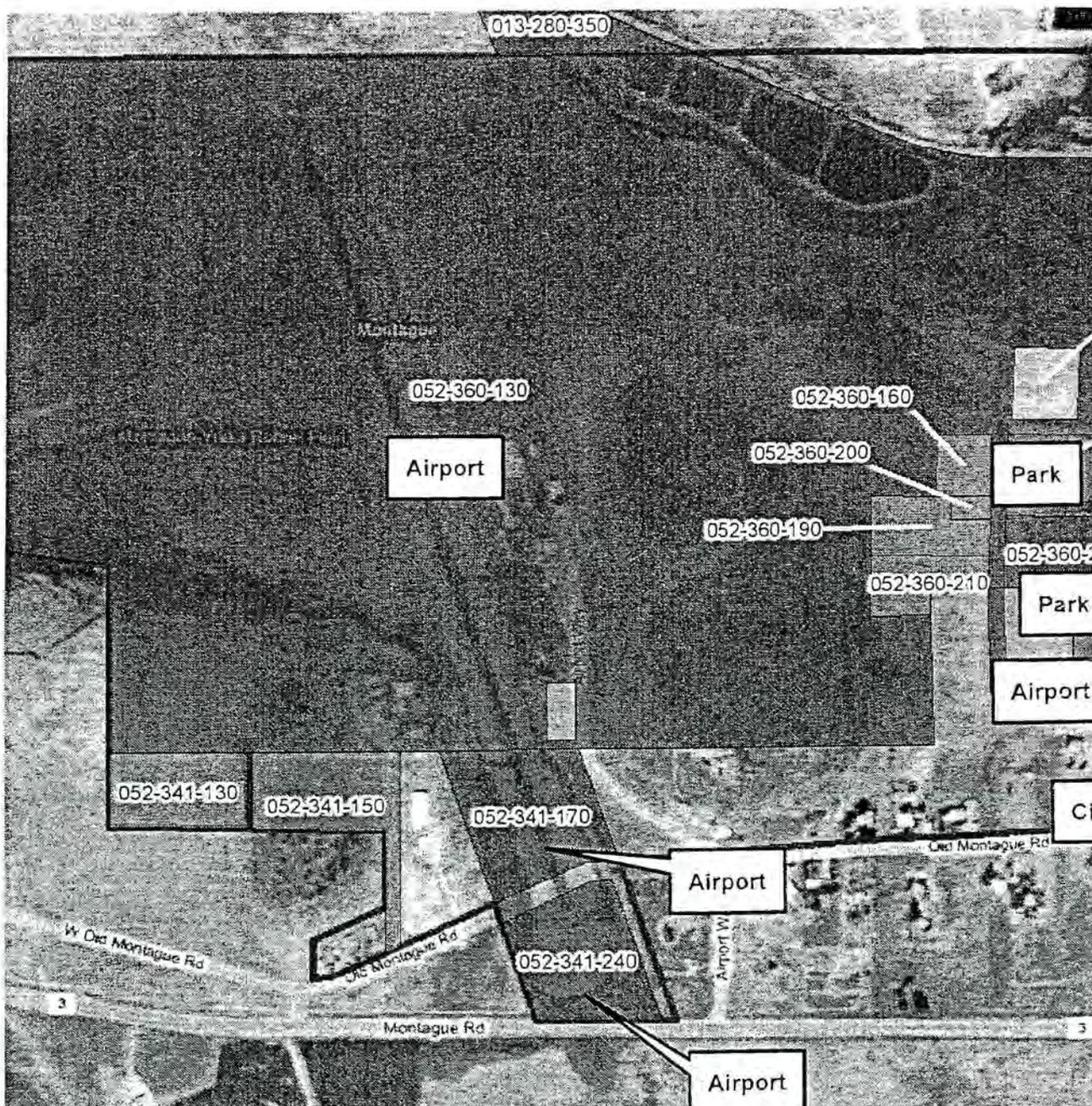
\_\_\_\_\_  
Montague Airport Commissioner  
Phil Robustellini

\_\_\_\_\_  
Yreka City Clerk

# AGREEMENT TO PROVIDE FINANCIAL SUPPORT TO THE MONTAGUE-YREKA AIRPORT

## EXHIBIT A

### MONTAGUE AIRPORT LOCATION MAP



**AGREEMENT TO PROVIDE FINANCIAL SUPPORT  
TO THE MONTAGUE-YREKA AIRPORT**

**EXHIBIT B**

**RELEASE AND HOLD HARMLESS AGREEMENT  
AND AGREEMENT NOT TO SUE**

**MONTAGUE**

The City of Montague hereby releases, discharges and agrees not to sue the City of Yreka and its officers, agents and employees arising out of, or in connection with the "Agreement to Provide Financial Support to the Montague-Yreka Airport" (hereinafter the "Agreement"), for whatever cause, including the active or passive negligence of the City of Yreka and its officers, agents and employees, or any other participants in the event/class.

Montague hereby agrees, for the City of Montague, administrators, executors and assigns, that Montague shall indemnify and hold harmless the City of Yreka and its officers, agents and employees from any and all claims, demands actions or suits arising out of or in connection with the "Agreement".

**YREKA**

The City of Yreka hereby releases, discharges and agrees not to sue the City of Montague and its officers, agents and employees arising out of, or in connection with the "Agreement to Provide Financial Support to the Montague-Yreka Airport" (hereinafter the "Agreement"), for whatever cause, including the active or passive negligence of the City of Montague and its officers, agents and employees, or any other participants in the event/class.

Yreka hereby agrees, for the City of Yreka, administrators, executors and assigns, that Yreka shall indemnify and hold harmless the City of Montague and its officers, agents and employees from any and all claims, demands actions or suits arising out of or in connection with the "Agreement".

MONTAGUE AND YREKA HAVE CAREFULLY READ THIS RELEASE AND HOLD HARMLESS AGREEMENT AND AGREEMENT NOT TO SUE THE OTHER AND ITS OFFICERS, AGENTS AND EMPLOYEES AND FULLY UNDERSTAND ITS CONTENTS.

MONTAGUE AND YREKA ARE AWARE THAT THIS IS A FULL RELEASE OF ALL LIABILITY AND SIGN IT OF THEIR OWN FREE WILL.

CITY OF MONTAGUE:

CITY OF YREKA:

\_\_\_\_\_  
City Clerk, Janie Sprague

\_\_\_\_\_  
City Manager, Steve Baker

RESOLUTION NO. 2014 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA  
AUTHORIZING EXECUTION OF AN AGREEMENT TO PROVIDE FINANCIAL  
SUPPORT TO THE MONTAGUE-YREKA AIRPORT

Whereas, Montague owns and operates the Montague Yreka Airport, and

Whereas, the Montague Yreka Airport supports and enhances economic development efforts for both cities, and

Whereas, the City of Yreka wishes to contribute towards the long term viability of the airport,

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

Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby approves the Agreement between the City of Yreka and the City of Montague dated May 1, 2014 to provide financial support to the Montague-Yreka Airport.

Section 3. The City Manager is hereby authorized execute said agreement, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.

Section 4. This Resolution shall take effect immediately upon its passage.

Passed and adopted this 1st day of May 2014, by the following vote:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
David Simmen, Mayor

Attest: \_\_\_\_\_  
Elizabeth E. Casson,  
City Clerk