



Already entered in 2013

City of Yreka
Planning Department
701 Fourth Street
Yreka, CA 96097

Housing Policy Department
Received on:
MAR 24 2014

Date: March 21, 2014

To: **Department of Housing and Community Development**
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

RE: **City of Yreka, California – California Government Code Section 65400
Annual General Plan and Housing Element Progress Report**

To Whom It May Concern:

Pursuant to Section 65400 of the Government Code, the City of Yreka hereby submits its annual general plan report and housing element progress report. Attached with this letter of transmittal, please find the following item(s):

- City of Yreka, California - General Plan Annual Report and Housing Element progress report and completed Statement of Accuracy for calendar year 2013.

Please feel free to contact the City of Yreka Planning Department at 701 Fourth Street, Yreka, CA 96097 if you have any comments.

Sincerely,

Scott Friend
City of Yreka Planning Department

By: 

Scott Friend, AICP
City Planner (contract)

cc: Project File
Elizabeth Casson, City Clerk (w/out attachments)

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Yreka

Mailing Address:

City of Yreka

701 Fourth Street

Yreka, CA 96097

Contact Person: Elizabeth Casson Title: City Clerk

Phone: (530) 841-2324 FAX: (530) 842-4836 E-mail: casson@ci.yreka.ca.us

Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1, 2014. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Clerk on behalf of the City of Yreka has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information that has been provided herein is true and correct.



Elizabeth Casson, City Clerk



March 21, 2014



City of Yreka

2013 City of Yreka General Plan / Housing Element
Annual Report

Submitted By:
City of Yreka Planning Department
701 Fourth Street
Yreka, CA 96097

March 2014

BACKGROUND AND PURPOSE OF THE GENERAL PLAN ANNUAL REPORT

General – State Law and local planning

California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Because the role of the General Plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. The report is a tool for doing this.

The main purpose and most important function of the report is to provide local legislative bodies with information regarding implementation of their General Plan. The report must be presented to the local legislative body for their review and acceptance. This is typically done by placing the report on a regular meeting agenda as a consent or discussion item.

City of Yreka– Growth and the General Plan

The *City of Yreka General Plan 2002-2022* was adopted by the City Council in December of 2003. Since the Plan's adoption, the City has seen fluctuations in development interest within Yreka, as evidenced by the receipt of Land Use Entitlement Applications. After an increase in development and entitlement requests in 2006-2010, there was a decrease in 2011 and 2012, which continued to stagnate through 2013. The reasons for the increased interest and subsequent decline of development in Yreka are varied, but are most directly related to the "real estate bubble" and recession.

These and other market forces including the number of foreclosed properties and the general depressed conditions of the local job market have resulted in a flat to declining rate of growth in the City and a continued reduction in the overall number of applications submitted to the City for development through the 2013 reporting period. As a result of these conditions, the City has not seen any real interest from groups seeking to leverage the opportunities that exist in the City for new development. The City of Yreka has not been successful in securing any residential projects as a result.

Regardless of development interest within the City and the state of the economy, the City's General Plan remains a valid and useful document, and the Goals, Objectives, and Programs of the Plan were advanced through the actions of the City throughout the 2013 calendar year. While the Plan is now more than a decade old, it remains adequate.

City of Yreka 2009-2014 Housing Element

The City of Yreka *2009-2014 Housing Element* (Housing Element or HE) was adopted by the City Council on November 19th, 2009. The HE was drafted during the second half of 2009 and was certified by the State Department of Housing and Community Development in February of 2010.

The Housing Element outlines the Goals, Policies and Programs of the City in relation to the provision of housing, addresses the City's success in implementing the previous Housing Element and provides a detailed demographic and analytical evaluation of how the City is planning to accommodate its share of the regions housing during the planning period (2009-2014). The primary components of the Plan remain consistent with the City's previous Housing Element. The finding of the Plan suggest that the City has made strides toward the achievement of accommodating its regional fair share of the affordable housing needs and will continue to move toward meeting the goals of the Element during the next 5-year plan period.

EXECUTIVE SUMMARY

As described in this report, the City of Yreka General Plan remains a useful and valuable tool to assist the City in providing policy direction for City decision makers and information for City residents and interested parties.

In that context and in terms of the City of Yreka and its General Plan, this report concludes the following:

- The City of Yreka General Plan remains a valid and useful document, which continues to provide guidance and direction for the City as intended.
- In comparing the current City of Yreka General Plan projections to the current setting, it can be summarized that the main thrust of the General Plan projections were, and continue to be, correct in that the Plan recognized that limited new residential development would be necessary to meet projected demand.
- There is detailed information about the City and surrounding area in all of the elements of the current City of Yreka General Plan. Much of the overarching, supporting, and descriptive information remains accurate and therefore useful.
- The 2009-2014 Housing Element concludes that the City is making progress towards meeting its regional housing needs allocations and has the land supply available to meet its targets in the planning horizon.

I. IS THE GENERAL PLAN SERVING TO MEET ITS OWN GOALS?

With regard to Land Use, all of the goals and programs set forth by the City of Yreka General Plan stem from **Goal LU.3**, as follows:

- Goal LU.3 -- To ensure efficient development and the economical extension of urban services.

A determination of whether Goal LU.3 is being met may be subjective, but there are objective measures as well. One metric to determine whether a community ensures efficient development with adequate land use opportunities is whether there is a presence of growth interests. The section below titled DEVELOPMENT ACTIVITY 2013 (beginning on page 14) summarizes the development applications and activity that has occurred over the last year. Prior to that is a review of the stage set by the current General Plan.

General Plan Land Use Projections

The *City of Yreka General Plan 2002-2022* makes projections for both population and land use demands. The first section, Land Use, includes the following under its Population and Demographics heading:

“Because residential land use comprises a significant portion of a city’s total land area, changes in population are typically used to estimate future land need. Over the past five (5) years, the City of Yreka has seen a gradual decline in the total population. This trend is also reflected in county-wide figures. Historically, the City had between one and two percent average annual growth. The decline in population can be attributed to the reduction in area logging, and the closure of several industries in Yreka. The City believes that this downward trend has slowed, and that the City will begin to experience a gradual growth over the next twenty years...”

... Using a twenty year planning period for the General Plan, the City of Yreka could expect a population in 2022 between 8,400 and 10,250. In order to support the increase of 1,500 to 3,300 new residents, the City will need to provide adequate room for housing, jobs and recreation.”

That same General Plan section contained Projected Land Use Demands, which included the following:

“With the population as estimated, the City would be expected to need between 250 and 500 acres of land available for development within the planning period. This would include sufficient land to ensure fair market prices.”

Current Setting

The *2009-2014 City of Yreka General Plan Housing Element* states that between 1990 and 2000, the City of Yreka’s population increased by approximately five percent and between 2000 and 2008, the population increased by approximately two percent.

The County's growth rate during the same period was which was 2.3 percent between 1990 and 2000 and 2.1 percent between 2000 and 2008. From 2000 to 2010, the City experienced an increase in population from 7,290 to 7,765. A review of the population from the California Department of Finance shows that the population of Yreka in 2012 was 7,780 and decreased slightly to 7,771 in 2013.

The 2009-2014 Housing Element identified a total of 130 acres of High Density Residential (R-3) zoned lands with the potential to result in 1,332 units; 61 acres of Medium Density Residential (R-2) with the potential to result in 511 units; 1,338 acres of Single Family Residential (R-1) zoned land with the potential to result in 2,160 units; 537 acres of Residential Agriculture (R-A) zoned lands with the potential to result in 185 units; and four acres of Residential / Professional Office (RPO) zoned land with the potential to result in 36 units. The largest parcel of land available for residential development within the City is 150 acres of R-1 zoned parcel slightly constrained due to sloping. The parcel with the greatest residential growth potential consists of approximately 138 acres and can accommodate 413 units.

It can be concluded that the projections framed by the current General Plan regarding housing requirement needs accurately estimated the current setting, in that there is an adequate supply of land within the City which would serve to provide for any long-term housing stock needs.

Regional Housing Needs

A Regional Housing Needs Allocation (RHNA) Plan is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing unit need for each region. Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development (HCD) has developed a RHNA Plan for Siskiyou County, which identifies a need for 720 new residential units in Siskiyou County over a 7.5-year period (January 1, 2007 to June 30, 2014). The need for 720 units is shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's overall household population.

The intent of the RHNA Plan is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA Plan is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA Plan jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Based on the HCD RHNA Plan for Siskiyou County, the City of Yreka's share of regional housing needs is 117 units, primarily for above moderate income houses¹. Since 2007, 16 units have been built within the City bringing Yreka's current share of regional housing needs to 101 units.

¹ The RHNA Plan identified the need for 28 units for the very low income earners, 20 units for low income earners, 19 units for moderate income earners, and 50 units for above moderate income earners.

Summary

In comparing the General Plan's projections to the current setting, it is concluded that the General Plan projections were correct in that they identified that new residential development would be required to meet demand. The City's Housing Element identifies some new requirements (resulting from outside legislation) that have created new targets for the City to meet, and through the required internal consistency will work in concert to support the General Plan to address those goals. It is then concluded that the General Plan is serving to meet its own goals. While the targeted unit allocation for residential houses pursuant to the RHNA Plan may not be physically constructed due to the depressed state of the economy, the City has ensured that ample amount of vacant land exists to accommodate the targeted unit allocation.

II. ADEQUACY OF THE CURRENT CITY OF YREKA GENERAL PLAN

Government Code § 65302 states that "*the General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.*" The General Plan must include the seven elements described below in this report.

For one of the required Elements, the Housing Element, the Government Code is very specific about contents, requirements and frequency of adoption. The requirements for the other six elements are less specific. The Government Code requires that the Housing Element must be reviewed and adopted or re-adopted at least every 5 years while the other elements of the Plan should be revised "as needed" to keep information current. The City of Yreka General Plan contains all seven of the required Elements comprising a legally adequate General Plan. The City of Yreka General Plan was consistent with state requirements when it was adopted in 2003 and remains consistent with state requirements to this day. The Housing Element was updated and adopted in 2009.

Usefulness of the Plan

The General Plan has been described by the courts as "*the constitution for development*" (of a jurisdiction). All development approvals must be consistent with the General Plan. Therefore, a General Plan is useful if it provides up-to-date information, goals, objectives and implementing programs that are consistent with current city growth policies and which are physically and economically feasible to implement.

The Yreka General Plan elements are listed below, with a brief description of what they include, followed by a brief discussion and summary regarding currency and what has been done in the City of Yreka in the 2013 calendar year to ensure that the goals, objectives, and programs set forth within the General Plan have been addressed:

LAND USE ELEMENT:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...and other categories of public and private uses of land. [It]...shall include a statement of the standards of population and building intensity recommended for the various districts..."

There are 13 goals listed within the Land Use Element of the Yreka General Plan, as follows:

- Goal LU.1 – To maintain flexibility in land use designations and zone districts
- Goal LU.2 – To ensure there is adequate land within the City for future development in a variety of types and styles.
- Goal LU.3 – To ensure efficient development and the economical extension of urban services.
- Goal LU.4 – To protect established neighborhoods, and enhance the sense of community that is the City of Yreka.

-
- Goal LU.5 – To protect established neighborhoods and enhance the quality of life in Yreka.
 - Goal LU.6 – To protect the unique views from Yreka of the surrounding mountains.
 - Goal LU.7 – To encourage visitors to the City and enhance the City's presence as a community along Interstate 5.
 - Goal LU.8 – To create neighborhoods that reflect the high quality of life in Yreka.
 - Goal LU.9 – To support the expansion and retention of existing commercial establishments, and to encourage new commercial development in the City.
 - Goal LU.10 – To promote economic growth within the City of Yreka to ensure employment opportunities and goods and services are available within the community.
 - Goal LU.11 - Protect and expand the Trail System along Yreka Creek and its Tributaries.
 - Goal LU.12 – To protect and preserve the historical resources of the City of Yreka.
 - Goal LU.13 – To keep the General Plan current reflecting changes in public desires, changes in growth trends and applicable legislation.

These goals contain several objectives and programs which generally seek to assure adequate land supply, efficient development, protect neighborhoods and views, and to promote economic growth. Within that framework, Staff has been working on the following items throughout the 2013 calendar year to ensure that the goals set forth in the Yreka General Plan have been addressed:

- The City continues to maintain a list of the most of the available vacant land in the City that is appropriate to meet its share of the regional housing needs. (GOAL LU.3; PROGRAM LU.3A; PROGRAM LU.10.C)
- The City approved a new 19,000± square foot retail store with an outside sales area of 15,000± square feet. (GOAL LU.9; GOAL LU.10)
- The City continued to require archaeological record search for all discretionary projects. (PROGRAM LU.12.A)

Summary/Conclusion: The Land Use Element is useful and adequate in its characterization of the nature of the City, and the Plan's overarching goals and objectives. No amendments to the Land Use Plan were made in 2013.

CIRCULATION ELEMENT:

"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan..."

There are seven goals listed within the Circulation Element of the Yreka General Plan, as follows:

-
- Goal CI.1 – Develop and maintain roadways in an orderly and visually attractive manner that enhances the community.
 - Goal CI.2. – To maintain a functional performance of roadways throughout the community at a Level of Service C or better.
 - Goal CI.3. – Accomplishment of on-going maintenance of roadways in an efficient and cost effective manner.
 - Goal CI.4. – Ensure that circulation improvements are adequate to serve transportation demands of new development within Yreka.
 - Goal CI.5. – Provide safe, convenient and attractive routes for pedestrians and bicyclists of all ages throughout Yreka.
 - Goal CI.6. – Minimize the impacts of growth on the Yreka Western Railroad Steam Train.
 - Goal CI.7. – Encourage and enhance public transit within Yreka.

These goals contain several objectives and programs which generally seek to enhance the movement of goods and people throughout the City, provide safe walking routes for residents, maintain and improve the quality of the roadways within the City, etc. During the 2013 calendar year, the City has taken the following measures to advance the objectives and programs under these goals:

- The City approved a new 19,000± square foot retail store with an outside sales area of 15,000± square feet. The development provides all required parking on-site. (GOAL C1.4; PROGRAM C1.4.D)
- The City continues to make progress on the Yreka Creek Trail Development Project, which includes the development of public access pedestrian and bicycle trails along Yreka Creek and within the Yreka Creek Greenway. Trails are proposed to extend under Interstate 5 providing non-motorized access to either side that facility and would also traverse behind several existing commercial businesses that front Main Street. (GOAL CI.5; PROGRAM CI.5.B; PROGRAM CI.5.C; PROGRAM CI.5.D)

Summary/Conclusion: The Circulation Element in the General Plan is devised and designed to support Land Use Plan and policies for both current uses and future growth. The Circulation Element has not been substantially amended since its adoption and the goals, objectives and programs of the Element remain valid. The Circulation Plan within the Element continues to serve to facilitate the implementation of the Land Use Plan and the assumptions and projections supporting its designations of streets and roadways remain accurate and provide for a legally adequate and viable plan.

CONSERVATION, OPEN SPACE, PARKS AND RECREATION ELEMENT:

"A conservation element for the conservation, development and utilization of natural resources including water...soils, rivers...and other natural resources."

There are eight goals listed within the Conservation, Open Space, Parks and Recreation Element of the Yreka General Plan, as follows:

- Goal CO.1 – Recognize, promote and protect the natural resources within and near the City.

-
- Goal CO.2 – To ensure responsible mining and natural resource.
 - Goal CO.3 – To ensure continued agriculture and timber uses in the Yreka Planning Area.
 - Goal CO.4 – Minimize impacts to wildlife and wildlife habitat as new development occurs within Yreka.
 - Goal CO.5 – Maintain and protect air quality within the City of Yreka at acceptable levels as defined by state and federal standards.
 - Goal CO.6 – Protect the quantity of community water supplies and avoid degradation of water quality.
 - Goal CO.7 – Continue to expand acreage of public open space as a means to maintain the rural character of Yreka.
 - Goal CO.8 – To provide a variety of parks and recreation facilities maintaining a level of one acre of park land for each 1,000 persons.

The following work efforts were undertaken or advanced in 2013 to implement the programs and policies of the Conservation, Open Space, Parks and Recreation Element. Some of these work efforts included the following:

- The City continues to make progress on the Yreka Creek Trail Development Project, which involves habitat enhancement proposals such as the creation of an approximately 700-foot drainage swale to provide vegetative filtration of stormwater, the restoration of approximately 1 acre of floodplain by re-contouring flood constrictions, the planting approximately 600 native plants and trees, and the implementation of erosion control measures. The implementation of these habitat enhancement mechanisms, as well as all the other components of the project, has been assessed to determine their potential impacts on Coho salmon. As a result of this assessment, detailed avoidance mitigation has been developed and will be enforced by the City Public Works Department. (GOAL CO.4; PROGRAM CO.4.B; PROGRAM CO.4.C; PROGRAM CO.4.D; PROGRAM CO.6.I)
- The Yreka Creek Trail Development Project involves the surfacing of approximately 1,500 linear feet of existing trail to make it ADA-accessible and the construction of approximately 1,900 linear feet of gravel trail along Yreka Creek for the benefit of the public. (GOAL CO.7; PROGRAM CO.7.A; PROGRAM CO.7.B; PROGRAM CO.8.C; PROGRAM CO.8.H)

Summary/Conclusion: The Conservation, Open Space, Parks and Recreation Element remains useful and relevant and has served the City over its last period of increased development interest and activity, and the recent decrease. The Element has not been amended since its adoption and the goals, objectives and programs of the Element remain valid.

NOISE ELEMENT:

"A noise element which shall identify and appraise noise problems in the community. [It] shall...analyze and quantify, to the extent practicable...current and projected noise levels for all of the following sources...[including highways, industrial uses, and others identified by Council as contributing to the community noise environment]. Noise contours shall be

shown for all of these sources...The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element..."

There are three goals listed within the Noise Element of the Yreka General Plan, as follows:

- Goal 1: To protect the existing and future citizens of Yreka from the harmful effects of exposure to excessive noise. More specifically, to protect existing noise-sensitive land uses from new uses that would generate noise levels which are incompatible with those uses, and to discourage new noise-sensitive land uses from being developed near sources of high noise levels.
- Goal 2: To protect the economic base of Yreka by preventing the encroachment of noise sensitive land uses into areas affected by existing noise-producing uses. More specifically, to recognize that noise is an inherent byproduct of many industrial processes and to prevent new noise-sensitive land uses from being developed in areas affected by existing industrial noise sources.
- Goal 3: To provide sufficient noise exposure information so that existing and potential future noise impacts may be effectively addressed in the land use planning and project review processes.

Summary/Conclusion: The Noise Element contains standards and guidelines that protect both existing noise generating uses and new potentially noise sensitive land uses. The Noise Element contained within the General Plan has been used by staff on a number of occasions and has provided valuable guidance and policy direction for the City. The Noise Element contained within the Plan is current and accurate, and remains useful and legally adequate.

PUBLIC HEALTH AND SAFETY ELEMENT:

"A safety element for the protection of the community from any unreasonable risks associated with the effects of [...earthquakes, dam failures, subsidence, liquefaction and other known geologic hazards]. It shall also address evacuation routes, peakload water supply requirements..."

There are six goals listed within the Public Health and Safety Element of the Yreka General Plan, as follows:

- Goal PH.1 – Ensure that the City and involved local agencies are able to effectively respond to emergency situations, which may threaten the people or property of Yreka.
- Goal PH.2 – Minimize the risk of personal injury and property damage resulting from flooding.
- Goal PH.3 – Protect people and property within the City of Yreka against fire related loss and damage.
- Goal PH.4 – Ensure that police protection services in the City of Yreka are adequate to protect both people and property in the community.
- Goal PH.5 – Minimize the threat of personal injury and property damage due to seismic and geologic hazards.

-
- Goal PH.6 – Minimize the risk of personal injury, property damage, and environmental degradation resulting from the use, transport, disposal, and release/discharge of hazardous materials.

There have been work efforts within the City in 2013 to advance the goals and programs of the Public Health and Safety Element. Some of these work efforts include the following:

- One of the objectives of the Yreka Creek Trail Development Project is to reduce flood hazards associated with in-stream creek flows. The project will slightly increase floodplain capacity along Yreka Creek, with the ultimate goal of further attenuating the effects of floods on the City of Yreka (GOAL PH.2; PROGRAM PH.2.A; PROGRAM PH.2.E)
- The City continued to fund the Yreka Police Department which in turn has continued to provide a high quality, community appropriate level of law enforcement services. (GOAL PH.4; PROGRAM PH.4.D)

Summary/Conclusion: The Public Health and Safety Element contains information and goals, objectives, and programs regarding emergency preparedness, flood and geologic hazards, fire and police protection, and hazardous waste and materials. The Element has not been amended since its adoption and remains a current, useful and adequate Element of the Plan.

PUBLIC FACILITIES ELEMENT:

Various aspects of public facilities are considered within the Public Facilities Element. While state law requires the general plan to address domestic water service issues, requirements regarding other facilities are not clearly or specifically defined. This element considers the range of public facilities which the City must provide to support existing and future urban land uses.

There are six goals listed within the Public Facilities Element of the Yreka General Plan, as follows:

- Goal PF.1 – Ensure that public facilities are designed to accommodate reasonable future need.
- Goal PF.2 – Help the School Districts continue to offer high quality educational services and facilities to local school children.
- Goal PF.3 – Ensure an ample water supply for the City of Yreka.
- Goal PF.4. – Develop and properly maintain facilities to transport, treat, and discharge wastewater in a safe and sanitary manner.
- Goal PF.5 – Provide for the collection, transport, and discharge of stormwater in a safe manner and protect people and property from flooding.
- Goal PF.6. – Ensure that solid waste disposal and recycling services are adequate to meet the needs of current and future residents of the City.

There have been work efforts within the City in 2013 to advance the goals and programs of the Public Facilities Element. Some of these work efforts include the following:

- The City continues to make progress on the Yreka Creek Trail Development Project. One of the objectives of the Project is to reduce flood hazards associated with in-stream creek flows. The project will slightly increase floodplain capacity along Yreka Creek, with the ultimate goal of further attenuating the effects of floods on the City of Yreka. This project includes the development of public access pedestrian and bicycle trails along Yreka Creek and within the Yreka Creek Greenway. (GOAL PF.5; PROGRAM PF.5.C; PROGRAM PF.5.F; PROGRAM PF.5.G)

Summary/Conclusion: The Public Facilities Element in the General Plan is envisioned and designed to address the range of public facilities that the City must provide to support existing and future land uses. The Public Facilities Element has not been amended since its adoption and the goals, objectives and policies of the Element remain valid.

HOUSING ELEMENT:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. [It] shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community... (§65580)." "Each local government shall review its housing element as frequently as appropriate...but not less than every five years." (§65588)

Summary/Conclusion: The 2009-2014 Housing Element was adopted in November 2009 and is the most recently adopted Element of the General Plan. The 2009-2014 Housing Element has been approved by the State Housing and Community Development Department. Generally, Housing Elements provide information and policy guidance on issues to include affordable housing, housing for special needs groups and identifies potential programs that the City utilizes to help fill under-served housing needs in the community.

The 2009-2014 Housing Element contains 11 policies and 42 programs designed to establish the City's approach to the planning of housing in the City. Because of issues related to the general state of the local, regional and national economies, the City has not seen any substantial housing-related planning projects nor has there been any new housing constructed in the City.

The 2009-2014 Housing Element functioned as a useful and adequate Element of the Plan over the course of the past year (see attached **Table C – Program Implementation Status**).

Overall Summary

The City of Yreka adopted its General Plan in 2003 and the document has been providing policy guidance and direction in a meaningful way since its adoption. The General Plan Land Use Map has been amended in minor ways since 2003 yet in a way that did not result in any changes or shifts in Plan vision or policy direction. All

amendments since 2003 furthered the implementation of various goals and objectives of the Plan.

There have been no amendments to the Plan proposed, considered or approved in the previous year. While various setting discussions and statistical information contained within the Plan have changed following its adoption, the Plan continues to be legally-adequate and to responsibly and sufficiently represent the policy direction of the City.

DEVELOPMENT ACTIVITY 2013

As discussed above, 2013 had a lower level of development activity and interest from previous years, especially in comparison to the higher level of development and entitlement-related activities that occurred during the 2006-2009 period. In 2013, the City of Yreka Planning Department processed 43 development permits. **Appendix A** is a summary of applications submitted to the City through the 2013 calendar year. The City did process three Boundary Line Adjustments and one Tentative Parcel Map. There were no requests for any General Plan Amendments, Tentative Subdivision Maps, or Annexations in 2013.

Summary

As the real estate market continued to stagnate throughout the majority of Northern California communities, the City of Yreka has experienced a slowing in total development activity and application levels experienced in the mid- to late-2000's to a level today resulting in almost no substantial development activity within the City in 2013.

As indicated previously in this report, the City of Yreka General Plan continues to provide meaningful direction to elected officials, city staff, landowners, citizens and parties interested in the future of the City. Through the end of the calendar year 2013, the Plan has remained essentially unchanged in its direction and policy foundations from the time of its adoption in 2003. The Plan was not amended in 2013, and there were no changes to land uses or to the goals, objectives and policies of the Plan. The current General Plan continues to provide accurate and useful policy guidance for the City. The document is adequate and functional, and succeeds in meeting its own goals, objectives, and programs and in serving the needs of the City of Yreka.

APPENDIX:

- A. 2013 City of Yreka Planning Department Application Processing Log

REFERENCES

1. *City of Yreka General Plan 2002-2022*. Adopted 2003.
2. *2009-2014 City of Yreka General Plan Housing Element*. Adopted 2009.
3. *2013 City of Yreka Planning Department Application Processing Log*
4. California Department of Finance, Demographic Research Unit, E-1 Report, (2013).
5. Website, State of California: Governor's Office of Planning and Research. Various pages; <http://www.opr.ca.gov/>

2013 PLANNING PERMITS

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
Animal	0	0	0	0	0	0	0	0	0	0	0	0	0
Boundary Adjustment	2	0	0	0	0	0	0	0	0	0	1	0	3
Business-Misc.	0	0	1	0	0	0	0	0	0	0	0	0	1
Environmental Review	0	0	0	0	0	0	0	0	0	0	0	0	0
Exception/Waiver	0	0	0	0	0	0	0	0	0	0	0	0	0
Garage Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0
General Plan/Admendment	0	0	0	0	0	0	0	0	0	0	0	0	0
Historical	0	0	0	0	0	0	0	1	2	1	1	0	5
Home Occupation	0	2	0	2	1	1	2	0	2	0	1	0	11
Major Subdivision	0	0	0	0	0	0	0	0	0	0	0	0	0
Minor Subdivision	0	0	0	0	0	0	1	0	0	0	0	0	1
Neg. Dec/E.I.R.	0	0	0	0	0	0	0	0	0	1	0	0	1
Parcel Map/Merger	0	0	0	0	0	0	0	0	0	0	0	0	0
Portable Vending	0	0	0	0	0	0	0	0	0	0	0	0	0
Use Permit - Misc.	1	1	0	0	0	0	0	0	0	1	0	0	3
Sign Use Permit	0	0	0	0	0	0	0	0	1	0	0	0	1
Site, Parking, Landscape	0	0	0	0	0	0	1	0	0	0	0	0	1
Annexation/Deannexation	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Modify U.P.	0	0	0	0	0	0	0	0	0	0	0	0	0
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0
Zone Change	0	0	0	0	0	0	0	0	0	0	0	0	0
Continued-Extended	1	0	0	0	0	0	0	0	0	1	0	0	2
Permits Expired	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Voided	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Submitted Permits	4	3	1	2	1	1	4	1	5	4	3	0	29
Permits Approved	1	5	2	2	1	1	2	1	6	3	3	2	29
Permits Denied	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Pending	3	1	0	0	0	0	2	2	1	2	2	0	
Submitted Sign Permits	0	1	1	1	3	0	0	0	2	3	2	1	14
Submitted Historical Sign Permits	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Submitted Sign Permits	0	1	1	1	3	0	0	0	2	3	2	1	14
Sign Permits Approved	0	1	1	1	3	0	0	0	1	4	2	1	14
Sign Permits Denied	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Permits Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Permits Pending	0	0	0	0	0	0	0	0	1	0	0	0	0
TOTAL SUBMITTED PERMITS	4	4	2	3	4	1	4	1	7	7	5	1	43
TOTAL FEES	560	225	385	225	300	75	1245	310	510	285	1025	8403	\$ 13,548.00
Refunds								760					\$ 760.00
													<u>\$ 12,788.00</u>

Notes:

Planning Permits

Withdrawn 0

Pending 0

Approved permits for 2013 29

Total permits submitted 29

Sign Permits

Approved 14

Total Sign Permits Submitted 14

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table A

**Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

1		Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
		2	3	4			5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)		Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
				Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions		
(9) Total of Moderate and Above Moderate from Table A3				0	0	0	0						
(10) Total by Income Table A/A3				0	0	0	0						
(11) Total Extremely Low-Income Units*				0									

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
Reporting Period 01/01/2013 - 12/31/2013

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	0	0	0	0	0	0	0	0	0	0
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0
	Deed	0	0	0	0	0	0	0	0	0	0
Low	Deed	0	0	0	0	0	0	0	0	0	0
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0
	Deed	0	0	0	0	0	0	0	0	0	0
Moderate		0	0	0	0	0	0	0	0	0	0
Above Moderate		0	0	0	0	0	0	0	0	0	0
Total RHNA by COG. Enter allocation number:		0	0	0	0	0	0	0	0	0	0
Total Units	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Remaining Need for RHNA Period	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	HE.1.1.1	Review General Plan for adequate vacant land to accommodate a variety of housing types.	Annual Review	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.
	HE.1.2.1	Encourage and support residential development plans for lower income housing.	Continuous	There were no request for residential development in 2013.
	HE.1.2.2	Encourage developers of large residential subdivisions to provide some affordable housing.	As proposals are received	There were no request for residential development in 2013.
	HE.1.2.3	Encourage development of affordable housing by maintaining low fees.	Annual	Fees are deposited against cost. They are minimal and would not deter development.
	HE.1.2.4	Review Government Code Section requirements for density bonuses	August 2010	This change has not been completed yet, but the Zoning Ordinance amendment is in progress.
	HE.1.2.5	Maintain affordable units	As needed	In progress.
	HE.1.2.6	Search for gap funding for projects at risk.	As needed	In progress.

HE.1.2.7	Maintain list of qualified entities interested in participating in the offer of opportunity to purchase and right of first refusal.	As needed	In progress. A list of funding resources is included in the City of Yreka's 2009-2014 Housing Element, designated as Appendix B.
HE.1.2.8	Encourage non-profit organizations in applications for funding to acquire homeless shelter and/or transitional housing.	Ongoing	In progress.
HE.1.2.9	Encourage participation in the annual review of the Housing Element.	Annually	Accomplished through public notice of meetings.
HE.1.2.10	Develop procedures to grant priority sewer and water service to developments that include lower income households.	August 2010	Specific procedures have not been developed yet, however there is adequate sewer and water available to accommodate new development.
HE.1.3.1	Monitor CUP process on multifamily applications to determine if it is a deterrent to construction of multifamily units.	Annually	There were no applications for multifamily housing during 2013.
HE.1.3.2	Review the Zoning Ordinance and revise if it creates constraints on housing affordability and availability.	Ongoing	City Staff instigated the process of reviewing the current Zoning Ordinance and considering revisions in order to eliminate unusual constraints on affordability and housing availability.
HE.1.3.3	Amend Zoning Ordinance re: Govt. Code Section 65589.5(d) and (f), and do not impose conditions that make the project infeasible.	August 2010	It was determined that the Zoning Ordinance does not contain language that makes projects for very low-, low-, and moderate-income persons infeasible.
HE.1.4.1	Maintain zoning and development standards to encourage affordable single family housing.	Ongoing	The City continues to maintain zoning and development standards in residential areas.
HE.2.1.1	Priority shall be high for building permit processing and inspections for individuals with disabilities.	As needed	Building and Planning Departments give priority to individuals with disabilities as needed.
HE.2.1.2	Establish reasonable accommodations to the handicapped and disabled when such persons apply for building permits.	August 2010	City Staff instigated the process of reviewing the current Zoning Ordinance in order to establish reasonable accommodations in rules, policies, practices, and procedures that may be necessary to ensure persons with disabilities equal access to housing. These changes are in progress.
HE.2.1.3	If accommodations are requested and a variance is required, the Planning Commission will be advised to balance	As applications are submitted	This provisions is implemented when appropriate applications are submitted.

	variance standards with the Fair Housing Act, etc.			
HE.2.1.4	Provide reasonable accommodations to the handicapped and disabled when such persons apply for building permits.	As needed	The handicapped and disabled are provided reasonable accommodation as needed.	
HE.2.1.5	Work with developers of new multifamily housing that include 4 and 5 bedroom units and expedite review process.	As projects are proposed	No applications were submitted for any housing projects during 2013.	
HE.2.1.6	Conform to codes and standards related to access for disabled persons and facilitate modification of existing facilities.	Ongoing	This is accomplished in part through the Building Department (code enforcement) as building permits are issued.	
HE.2.1.7	Follow federal ADA guidelines for development of disabled units.	Ongoing	This is accomplished through the Building Department.	
HE.2.1.8	To facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units.	August 2010	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 occupancy units and associated standards for these units. This change has not been completed yet, but the Zoning Ordinance amendment is in progress.	
HE.2.1.9	Amend the Zoning Ordinance to include definitions of supportive and transitional housing and emergency shelters. Allow emergency shelters by right in Light Industrial zones.	August 2010	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 Section 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. This change has not been completed, but the Zoning Ordinance amendment is in progress.	
HE.2.1.10	Amend Zoning Ordinance to allow group care facilities (6+) by CUP in R-2, R-3, C-2, and CH zones. Continue allowing group care facilities for 6 or less in all residential zones.	August 2010	This change has not been completed yet, but the Zoning Ordinance amendment is in progress.	
HE.2.1.11	The City will prioritize funding, offer financial incentives, or regulatory concessions to encourage development of single-room units or units affordable to the extremely low-income.	Whenever housing for extremely low-income is proposed	No applications were submitted for any housing projects during 2013.	

HE.3.1.1	Goal of assisting 5 homeowners in the next 5 years through the provision of loans to homeowners to rehabilitate or replace dilapidated units.	Ongoing	The City allocated approximately \$650,000 in CDBG funds for seven different housing rehabilitation loans between 2008 and 2012. The CDBG Housing grant is now closed. The City will continue to pursue any available funding for housing rehabilitation.
HE.3.1.2	Encourage rehabilitation of historic structures and inform/help with Mills Act contracts.	Ongoing	The City continues to provide information for inclusion of historic buildings on the historic register and information regarding the Mills Act Ordinance.
HE.3.1.3	Review standards in the Zoning Ordinance for permitted uses to help insure compatibility with adjacent uses.	Annually	The Zoning Ordinance is regularly monitored to see if modifications are necessary.
HE.3.1.4	Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.	Ongoing	The City promptly responds to complaints from residents. The City has taken action on violations within the City.
HE.3.1.5	Utilize the code enforcement program as a means of keeping track of the conditions of the City's housing stock.	Ongoing	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.
HE.4.1.1	Ensure all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided a choice of housing locations.	Ongoing	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.
HE.4.1.2	Make information of Fair Housing available to the public	Ongoing	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.
HE.4.1.3	Provide a referral service to those who handle complaints against discrimination.	As complaints are received	The City has provided referrals as necessary and will continue to do so.
HE.5.1.1	Continue to allocate HOME and CDBG funds to direct housing related programs.	As Grants are received	The City allocated approximately \$650,000 in CDBG funds for seven different housing rehabilitation loans between 2008 and 2012. The CDBG Housing grant is now closed. The City will continue to pursue any available funding for housing related programs.
HE.5.1.2	Encourage local builders to provide sufficient housing for participants in first-time homebuyers and below market rate purchase programs.	As development projects are proposed	No applications were submitted for any housing projects during 2013.
HE.5.1.3	Provide assistance to developers, nonprofit organizations, and others to apply and develop projects for federal and	As funding becomes available	The City continues to notify developers of available funding and other incentives as they become available.

	state housing programs/grants.			
HE.5.2.1	Support staff efforts to expand their housing knowledge base.	Ongoing	The City provides funding for staff to attend conferences and training sessions as needed. The City is also on mailing lists for relevant housing related state departments and organizations.	
HE.5.3.1	Establish a biennial monitoring program to identify assisted at-risk units of losing their affordability subsidies or requirements.	August 2010	The City has not yet created this program. However, the City continues to work with property owners to maintain affordable housing units.	
HE.6.1.1	Promote use of energy conservation measures in all housing through use of public and private weatherization programs.	Ongoing	The City has a city-wide newsletter to disseminate local information. When applicable, the City includes information regarding energy conservation and weatherization. The non-profit, the Great Northern Corporation, manages the widely used local weatherization program.	
HE.6.1.2	Provide information on currently available weatherization and energy conservation programs to residents of the City.	Ongoing	The City has a city-wide newsletter to disseminate local information. When applicable, the City includes information regarding energy conservation and weatherization programs. The non-profit, the Great Northern Corporation, manages the widely used local weatherization program.	
HE.6.1.3	Continue enforcement of state requirements for energy conservation in new residential projects.	Ongoing	Compliance with the Zoning Ordinance and California Building Code, including Title 24, assures energy conservation in new residential projects.	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
Reporting Period 01/01/2013 - 12/31/2013

General Comments: