City of Isleton

Special City Council
Staff Report

DATE: September 9, 2021

ITEM#: 7A

CATEGORY: Old Business

SUBJECT: HOUSING ELEMENT OF THE ISLETON GENERAL PLAN

SUMMARY

Council is requested to adopt the new Housing Element of the Isleton General Plan. This plan was presented to Council in July of this year.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

It is recommended that the City Council amend the County General Plan to update the Housing Element as set forth in exhibit A, attached hereto and direct staff to complete any minor, administrative changes to the Housing Element that are necessary or required by the State of California Department of Housing and Community Development for certification.

ATTACHMENTS

- Resolution 023-21 and City of Isleton Housing Element

Reviewed by: Charles Bergson, City Manager ____

Submitted and prepared by: Yvonne Zepeda, City Clerk ____

Isleton Housing Element
TEMPLATE Adoption RESOLUTION

NOTE: This adoption resolution is provided by Dynamic Planning + Science as a starting point for developing the City of Isleton's Housing Element Adoption Resolution.

We've highlighted language we recommend including that will allow for some non-substantive edits to the Housing Element in response to HCD feedback without the need for additional adoption.

This resolution borrows heavily from the Sacramento County Housing Element Adoption Resolution.

LINKS to Housing Element documents:

- **Link to the Updated General Plan Housing Element.**
- **Link to the Updated General Plan Housing Element Background Report.**
- **Link to the CEQA Negative Declaration. NOTE no signatures—best to use your version with Chuck's signatures in board packet.**

Resolution No. 023-21

Resolution of the City Council of the City of Isleton, State of California, amending the Housing Element of the Isleton General Plan.

WHEREAS, the Isleton County General Plan is the long-term blueprint for growth and development within the City; and

WHEREAS, State Planning Law allows any mandatory element of the General Plan to be amended as many as four times in a calendar year and allows optional elements to be amended as needed; and

WHEREAS, the City Council, after public notice, public hearings, and due deliberation, has determined that the General Plan of the City of Isleton should be amended by adoption of the updated Housing Element as described herein; and

WHEREAS, compliance with or exemption from the requisite environmental laws, including CEQA, has been achieved as set forth in the attendant project documents set forth in Exhibit "B";

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Isleton does hereby amend the County General Plan to update the Housing Element as set forth in Exhibit "A" attached hereto and directs staff to complete any minor, administrative changes to the Housing Element that are necessary or required by the State of California Department of Housing and Community Development (HCD) for certification.

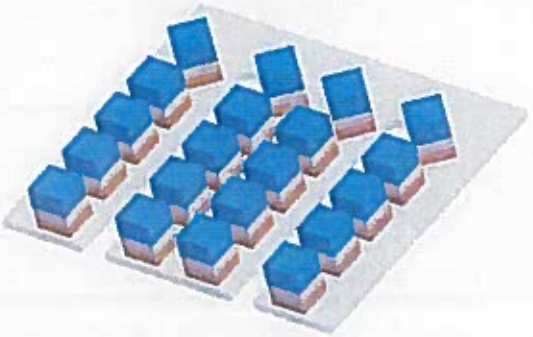
Should HCD require substantial changes to the Housing Element adopted herein, such as changes to programs or policies, staff shall bring such changes back to the Board of Supervisors for review and adoption.

PASSED AND ADOPTED, this 9th day of September 2021 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

HOUSING

a vision for sustainable residential growth that accommodates the full range of housing needs for Isleton residents



CITY OF ISLETON GENERAL PLAN UPDATE

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SECTION 1. HOUSING ELEMENT

The purpose of the housing element is to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The Housing Element is a component of the City's 2040 General Plan, which demonstrates that the City is adequately planning to meet the housing needs of everyone in the community and that the Housing Element is consistent with other elements of the General Plan.

This Housing Element includes six goal statements. Under each goal statement, the Element sets out policies that amplify each goal statement. Implementation actions or programs are listed at the end of the corresponding group of policies and briefly describe the proposed action, the City department with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Implementation programs also identify quantified objectives.

State law requires cities and counties to address the needs of all income groups in housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD). Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

Unlike other general plan elements, the housing element and accompanying Housing Element Background Report must be submitted HCD for review and certification. According to HCD, this Housing Element Update is for the 6th Cycle of statewide updates for the planning period from May 15, 2021 through May 15, 2029.

1.1 WHY IS HOUSING IMPORTANT?

Providing adequate housing for all residents is a priority for the City of Isleton as to California as a whole. The State has declared that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order." (Cal. Gov't Code § 65580)

Figure 1-1. Construction of New Housing, photo by Andrew Bowen,

The ability of a city to provide housing for all its residents centers on affordability. Affordability often measures housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost-burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. *See the Housing Element Background Report* for more information on affordability in Isleton. Cities can play an important role in ensuring adequate housing for all residents in their communities through planning, regulatory, and incentivizing means.

1.2 STATUTORY REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and local housing elements in particular.

Under Cal. Gov't Code § 65583(a), the Housing Element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons. *See the Housing Element Background Report* for more information on state requirements.

1.2.1 RELATIONSHIP TO OTHER ELEMENTS AND PLANS

The California Government Code requires internal consistency among the various elements of a general plan. Cal. Gov. Code § 65300.5 states that the general plan and the parts and elements thereof shall comprise an integrated, internally consistent, and compatible statement of policies.

The Housing Element goals, policies, and programs were created with the intent to be consistent with State and local provisions, including all other elements, to avoid any conflicting policies and maintain effective process that best adheres to the needs of the City's residents. However, the adoption of this Housing Element may necessitate revisions to some of the General Plan elements to maintain internal consistency with those elements as mandated by State law.

1.3 QUANTIFIED OBJECTIVES

The information for the Quantified Objectives table is based primarily on trends in building permit activity as modified by the economic climate. The City will be implementing new policies designed to accelerate housing production and expects a small increase in development during the planning period.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

Table 1-1. Quantified Objectives for the Planning Period

Income Level	New Construction	Rehabilitation	Conservation/ Preservation	Totals
Extremely Low-Income	0	1	1	1
Very Low-Income	1	2	1	4
Low-Income	1	2	2	5
Moderate-Income	3	1	2	6
Above-Moderate	5	0	0	5
Total	**10**	**6**	**6**	**21**

1.4 NEW CONSTRUCTION

Every city and county in California is required to plan for its "fair share" of the statewide housing need. HCD is required to allocate each region's share of the statewide housing need to Councils of Governments (COGs) based on California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. This process promotes the following objectives: increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and promote an improved intraregional balance between jobs and housing. (Cal. Gov't Code §§ 65580, 65583, 65585)

The RHNA for Isleton for the 2021 to 2029 projection period is 28 new housing units (5 very low-income units, 3 low-income units, 6 moderate-income units, and 14 above moderate-income units). The City will strive to provide opportunities for a variety of housing types to be built to accommodate the RHNA. Based on existing zoning and General Plan designations, there is capacity to accommodate housing at a range of different densities.

1.5 AFFORDABLE HOUSING

Although Isleton's housing stock is considered relatively affordable by California standards, there is still a sizable demand for quality, affordable housing for a significant portion of Isleton's population. There is no best strategy for providing affordable housing in Isleton. Most affordable housing projects require multiple subsidies to bridge the affordability gap. The City can address this need for affordable housing through obtaining State grant funding, by providing regulatory incentives for developers, and by forming partnerships with both the public and private sectors.

1.6 PRESERVATION AND REHABILITATION

While it is important to encourage the development of new affordable housing, reinvestment in the existing housing supply is equally important when financially feasible. It is often more cost effective and environmentally friendly to improve the existing housing stock, rather than demolishing a structure and rebuilding from scratch. It is also less disruptive to the neighborhood and preserves neighborhood character.

1.7 ADEQUATE INFRASTRUCTURE AND SERVICES

An essential foundation for housing development is adequacy of infrastructure and services, namely streets, water, sewer, drainage, and dry utilities. This is particularly a concern in rural communities. Demonstrating that a site has existing or planned infrastructure and services is a foremost concern when evaluating potential housing development sites. Continuing to work towards overall infrastructure and service resiliency is a central goal of the City.

1.7.1 ENERGY CONSERVATION

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less there is available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb energy cost increases and must choose between basic survival needs of food, clothing, and shelter.

1.8 SPECIAL NEEDS HOUSING

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Cal. Gov't Code § 65583(a) requires the Housing Element to address the needs of the following special needs groups:

Seniors. With the overall aging of society, the senior population (persons over 65 years of age) will increase in most communities. Consequently, the need for affordable and specialized housing for older residents will grow. Typical housing types that meet the needs of seniors include smaller attached or detached housing for independent living (both market-rate and affordable), mobile homes, second units, shared housing, age-restricted below-market-rate rental developments, congregate care facilities, life-care facilities, residential care homes, and skilled nursing homes.

Homeless Persons. Homeless individuals and families have the most immediate housing need of any group. They also have the most difficult housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and the lack of dedicated State and Federal funding for homeless shelters and transitional housing.

Single-Parent Households. Single-parent households need affordable housing with childcare on-site or nearby, in proximity to schools, and with access to services. Large households with single parents may have difficulty finding or affording appropriately sized housing. And despite fair housing laws and programs, discrimination against households with children may make it more difficult for this group to find adequate housing.

People with Disabilities. People with disabilities have a wide range of differing housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. State law requires the Housing Element to consider the housing needs of residents with developmental disabilities.

Large Households. Large households, defined by State law as households with five or more persons, may have difficulties purchasing housing because large housing units are rarely affordable and rental units with three or more bedrooms may not be common in many communities.

Extremely Low-Income Households. Extremely low-income households are defined as households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, and/or rental subsidies or vouchers.

Farmworkers. Farmworkers tend to be relatively young, predominantly male, and Hispanic. While many of farmworkers are single men, some have family members accompanying them. Most farmworkers have high rates of poverty, live in overcrowded housing units, and have a low homeownership rate.

1.9 FURTHERING FAIR HOUSING

State and federal laws ensure all households have the right to rent or purchase housing without discrimination. The City continues to prioritize equal housing opportunities through the enforcement of fair housing practices and the dissemination of fair housing information. The City's coordination with the Sacramento Housing and Redevelopment Agency, the Sacramento Area Council of Governments, and other housing organizations in the operation of its fair housing counseling services has proven to be an effective means for addressing housing issues and ensuring fair housing in the county.

1.10 HOUSING GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

GOAL H-1 DEVELOP, THROUGH PUBLIC AND PRIVATE EFFORTS, SUFFICIENT NEW HOUSING TO ENSURE THE AVAILABILITY OF AFFORDABLE HOUSING FOR ALL HOUSEHOLDS IN ISLETON. *(SOURCE: EXISTING GOAL H-1)*

POLICY-H-1.1 Explore participation in various federal and state housing funding programs and shall encourage the use of programs that would allow local households of low- to moderate-income to purchase homes. *(Source: Existing Policy H-1.1, modified)*

POLICY-H-1.2 Allow mobile homes that meet all requirements of the floodplain regulations on permanent foundations on separate lots or within mobile home parks as a means to improve housing affordability for low- and moderate-income residents. *(Source: Existing Policy H-1.2)*

POLICY-H-1.3 Make information available on housing programs, housing availability, and housing assistance to all residents of the community. *(Source: Existing Policy H-1.4)*

POLICY-H-1.4 Strive to efficiently process the review and approval of zoning and building permits for new housing construction and remodeling and maintain an equitable fee structure for such review. *(Source: Existing Policy H-1.5)*

POLICY-H-1.5 Maintain an adequate supply of developable land to meet realistic housing demand within the limits of area available for new housing. *(Source: Existing Policy H-1.6)*

POLICY-H-1.6 Encourage participation by individuals, households, and the development community in various federal and state programs intended to improve housing opportunity. *(Source: Existing Policy H-1.3, modified)*

- **Action-H-1.1 Maintain Sites Inventory.** Maintain an updated map of sites available for low and low-moderate income housing, plus information on ownership, availability of utility services, density of development allowed by the General Plan, density bonuses or equivalent incentives available to prospective developers, applicable fees, and procedures involved in the City's development review and entitlement process. Provide information to local realtors, housing developers operating within the Isleton housing

market area, and the County Housing Authority. *(Source: Existing Action 1.1, modified)*

Responsibility: *Planning (City Manager, Ass't Planner)*
Time Frame: *Annual Publication, beginning July, 1 2014*
Funding: *General Fund*
Quantified Objective: *This Housing Element update; Biannual reports available online via City website.*

- **Action-H-1.2 Coordinate with Local and Regional Partners for Affordable Housing.** Partner with local and regional agencies (e.g., SACOG, Sacramento Housing and Redevelopment Agency, non-profit and for-profit developers) to pursue grant funding and/or technical assistance to facilitate affordable housing development for lower-income households, including extremely low-income households. *(Source: Existing Action 2.2, modified)*

  Responsibility: *Planning*
  Time Frame: *Ongoing; partner 4 times during planning period.*
  Funding: *General Fund*
  Quantified Objective: *Two new construction projects for very low- and low-income levels during planning period.*

- **Action-H-1.3 Collaboration with Affordable Housing Providers.** Continue to seek out affordable housing partners. Initiate one-on-one discussions about how to access funding and support such providers. *(Source: New)*

  Responsibility: *Planning, City Council*
  Time Frame: *Annually*
  Funding: *City (staff time)*
  Quantified Objective: *Completed projects with affordable housing partner(s); compilation of a list of potential partners; an assessment of potential projects that can be completed*

- **Action-H-1.4 Pursue State and Federal Funding.** Actively pursue appropriate federal and state funding sources, including HOME, CDBG, AHSC, and CalHome funds, to support the efforts of nonprofit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. Periodically review available housing programs to identify additional funding sources. *(Source: New)*

Responsibility: *All Departments, City Council*
Time Frame: *Ongoing; pursue funding 4 times during planning period.*
Funding: *City (staff time)*
Quantified Objective: *Pursue Federal and State funds to facilitate the development of 32 housing units for extremely low-, very low-, low-, and moderate-income families and workers during the planning period.*

- **Action-H-1.5 Homebuyer Assistance.** Alert residents to assist low-income and first time homebuyers by linking to the Sacramento Housing and Redevelopment Agency's Homebuyer Resources and weekly funding updates via the City's website. Information will include workshops/educational classes on the benefits of homeownership and resources for first-time homebuyers. *(Source: New)*

  Responsibility: *Planning, City Council*
  Time Frame: *Annually*
  Funding: *City (staff time)*
  Quantified Objective: *Annual review of specific number of homebuyer loans for low and moderate income levels; analysis of strengths and weaknesses in delivery to income levels; assistance to 6 low-income first-time home buyers.*

- **Action-H-1.6 Annual Report on Housing Element Implementation.** Complete an Annual Housing Report to submit to HCD and OPR by April 1st of each year, consistent with State law. *(Source: New)*

  Responsibility: *Planning, City Council*
  Time Frame: *Annually*
  Funding: *City (staff time)*
  Quantified Objective: *Eight Annual Housing Element Implementation Reports to HCD*

GOAL H-2 MANAGE HOUSING AND COMMUNITY DEVELOPMENT TO PROMOTE THE LONG-TERM INTEGRITY AND VALUE OF EACH NEW HOUSING UNIT AND THE SURROUNDING NEIGHBORHOOD. *(SOURCE: EXISTING GOAL H-2)*

POLICY-H-2.1	Continually review and revise as necessary the zoning code to ensure affordable housing in all areas of Isleton, including through encouraging secondary units as affordable rentals. Encourage secondary units on top of existing structures like garages to offset expensive floodplain construction alternatives. *(Source: New)*
POLICY-H-2.2	Approve extensions on time limits of approval for multi-family developments if adequate evidence is provided of circumstances beyond the control of the applicant that warrants such approval, other than failure to achieve financing. *(Source: Existing Policy H-2.1)*
POLICY-H-2.3	Provide support for existing and proposed new mobile home parks as a low-income housing option in Isleton to the greatest degree practicable. *(Source: Existing Policy H-2.2, modified)*
POLICY-H-2.4	Monitor progress in implementation of the Housing Element on an annual basis, with review by the City Council. *(Source: Existing Policy H-2.3)*
POLICY-H-2.5	Require the phased development of multi-family projects where appropriate as a means to mitigate potential adverse impacts of a proposed project that are time-sensitive, such as school impacts. *(Source: Existing Policy H-2.4)*
POLICY-H-2.6	Apply standards of on-site landscaped open space and recreation areas to apply to multi-family projects of 20 or more housing units, not to exceed those otherwise prescribed by the Land Use Element or Open Space Elements of the General Plan. *(Source: Existing Policy H-2.5, modified)*
POLICY-H-2.7	Strive to avoid the overconcentration of low- and moderate-income housing within any city residential neighborhood. *(Source: Existing Policy H-2.6)*
POLICY-H-2.8	Encourage new development projects in areas with the lowest base flood elevations to reduce residential construction costs in the floodplain. *(Source: New)*
POLICY-H-2.9	Ensure development fees remain affordable yet cover costs of City processing, needed infrastructure upgrades, and City services. *(Source: New)*

- **Action-H-2.1 Code Enforcement**. Pursue funding or technical assistance to continue to implement a code enforcement program and to conduct some inspections of rental properties along with operating primarily on a complaint basis. *(Source: Existing Action 3.1, modified)*

  Responsibility: *Planning*
  Time Frame: *Ongoing; inspections may occur every 6 months or more often as needed.*
  Funding: *SB 2; other state and federal grants such as list from HCD*
  Quantified Objective: *Active habitability inspection program for rental properties; 4-6 properties inspected per year*

- **Action-H-2.2 Zoning Code Amendments**. Make the following zoning code amendments to maintain internal consistency and comply with State law requirements for housing:
  - Replace references to the R-1-6 zone in the zoning code with the R-1-7 zone and corresponding standards.
  - Include a statement in the purpose of the zoning ordinance (§ 102) that discusses furthering fair housing and California fair housing law.
  - Remove the requirement for a Conditional Use Permit for second units in order to allow them as a permitted use in all residential districts that allow single-family units (i.e., the UR, R, and RM).
  - Remove the requirement for two additional parking spaces for second units; reduce to one with the option to remove the condition if state-outlined conditions are present as outlined in Cal. Gov't. Code § 658252.2(e)(1-5).
  - Rezone to allow development by right, pursuant to Cal. Gov. Code § 65583.2(i), when 20 percent or more of the units are affordable to lower income housing on sites identified in Appendix A to accommodate the lower income RHNA that was previously identified in past housing element. This allowance may also be an overlay on the specific sites identified in the Housing Element Site Inventory.
  - Adopt definition for supportive housing that clearly states that supportive housing is a residential use subject to the same standards that apply to residential uses of the same type in the same zone.
  - Allow farmworker housing consistent with Cal. Health & Safety Code § 17021.6 which states that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and no conditional use permit, zoning variance, or other zoning clearance shall be required of this

employee housing that is not required of any other agricultural activity in the same zone.

- Modify the definition of "family" consistent with state law to remove the limit of five unrelated persons living together in a dwelling unit.
- Modify the definition of "dwelling, one-family" to include employee housing for six or fewer persons, in accordance with Cal. Health & Safety Code § 17021.5.
- Adopt a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws.
- Allow for Low Barrier Navigation Centers and supportive housing to be uses by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if they meet specified requirements.
- Provide for streamlined development approval for supportive housing and low-barrier navigation centers that includes completeness review within 30 days and full review in 60 - 120 days, depending on the size of the project. *(Source: Existing Action 5.1, modified with new updates)*

Responsibility: *Planning, Planning Commission, Council*
Time Frame: *GP update adopted 2022, zoning code amendments to follow (estimated 2023 adoption)*
Funding: *General Fund; grant assistance*
Quantified Objective: *8 accessory dwelling units during the planning period; updated zoning code*

- **Action-H-2.3 General Plan Update.** Update the 2000 General Plan, including analysis of the "disadvantaged community" state designation, new environmental justice policies, and the potential ways to address associated challenges.

Responsibility: *Planning, Planning Commission, Council*
Time Frame: *2022*
Funding: *General Fund; SB-2, REAP, and other grant assistance*
Quantified Objective: *Newly-adopted General Plan.*

- **Action-H-2.4 Update Enforcement Provisions.** Update enforcement provisions of municipal code to require administrative citations to include a list of potential resources available to property owners to correct violations. *(Source: New)*

Responsibility: *Planning, Planning Commission, Council*
Time Frame: *GP update adopted 2023, municipal code amendments to follow adoption of Housing Element and other general plan elements. (estimated 2025 adoption)*
Funding: *General Fund*
Quantified Objective: *Updated municipal code*

- **Action-H-2.5 Address Housing Opportunities and Constraints.** Evaluate the municipal code to determine what standards may need revision in order to encourage housing production, especially in areas with the lowest base flood elevations. The revisions may include reducing parking standards, setbacks, height, or ability to use clustering without having to re-zone property to the Planned Development Zone, as well as addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan. *(Source: New)*

  Responsibility: *Planning, Planning Commission, and City Council*
  Time Frame: *Annually*
  Funding: *City (staff time)*
  Quantified Objective: *Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.*

- **Action-H-2.6 Update Fee Schedule**. Conduct a study and develop a new fee schedule for both single-family and multi-family development that reflects the cost of processing development applications and providing services to new development. *(Source: Existing Action 6.1)*

  Responsibility: *Planning, Public Works, Council*
  Time Frame: *Fee updated expected after zoning code updates, approximately 2025.*
  Funding: *General Funds*
  Quantified Objective: *Updated fee schedule before the end of planning period.*

GOAL H-3 PROMOTE EQUAL ACCESS TO SAFE, DECENT, AND AFFORDABLE HOUSING FOR ALL ECONOMIC GROUPS. *(SOURCE: EXISTING GOAL H-3)*

POLICY-H-3.1 The City declares that all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability to have equal access to sound and affordable housing. *(Source: Existing Policy H-6.1)*

POLICY-H-3.2 Encourage infill housing in residential districts where essential services are available, especially in the Main Street area. *(Source: Existing Policy H-3.1)*

POLICY-H-3.3 Utilize Planned Unit Development (PUD) procedures of the zoning code for multi-family projects involving 10 or more units to allow greater innovation in project design so as to increase housing affordability. Monitor the effects of this policy to assure that it does not become a constraint to the development of multi-family housing and does not force the creation of higher-cost housing at the expense of low-income households. *(Source: Existing Policy H-3.2, modified)*

POLICY-H-3.4 Waive or allow modification of selected development standards under PUD zoning procedures for affordable housing projects where design proposals achieve the functional equivalent of existing improvement standards, including density bonuses in accordance with state law and the current zoning code. *(Source: Existing Policy H-3.3, modified)*

POLICY-H-3.5 Permit smaller lots with a minimum of 4,000 square feet for subdivisions where housing units are designed specifically for the small lot under PUD procedures. *(Source: Existing Policy H-3.4)*

POLICY-H-3.6 Grant density bonuses under PUD zoning procedures in areas of medium density for projects which do not qualify under Policy H-3.4, above, only if a project is judged successfully against quantitative and qualitative criteria which assures good design and the provision of amenities not normally provided under conventional approaches to residential project design. These types of density bonuses are entirely separate from those mandated by state law for very low- and low-income households and are intended primarily for market rate housing. *(Source: Existing Policy H-3.5)*

POLICY-H-3.7 Maintain an adequate ratio of single family homes to apartments to allow choice, affordability and availability in housing types and encourage an increase in home ownership based upon competent community-wide

housing market analysis. Require that proposed income or rental subsidy apartment projects bejustified by features of design, livability, and availability of community services.

Generally, an adequate ratio is considered to be about 65 percent single-family to 35 percent multi-family. It is understood, however, that the availability of sites for new housing within the City favors multi-family densities more than single family. Consequently the 65:35 ratio may be increased in favor of multi-family until such time that land within the Urban Reserve (land that the City has labeled for future possible annexation) may be annexed to permit a greater number of single-family units. *(Source: Existing Policy H-3.6, modified)*

- **Action-H-3.1 Assist Development Community in Affordable Housing Projects.** Contact and encourage non-profit and for-profit developers and agencies that have had success in constructing housing for extremely low, very low, and low income households within Isleton's housing market area to consider new projects in Isleton, including through assisting funding sources and regulatory relief for alternative housing types, such as accessory dwelling units or single-room occupancies, in a manner that affirmatively furthers fair housing. *(Source: Existing Action 2.1, modified)*

  Responsibility: *Staff, Planning Commission, Council*
  Time Frame: *Annually*
  Funding: *General Fund*
  Quantified Objective: *Two extremely low, very low, or low income housing developments proposed during planning period.*

- **Action-H-3.2 Affirmatively Further Fair Housing.** Administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

  Responsibility: *Staff, Planning Commission, Council*
  Time Frame: *Ongoing, upon development review*
  Funding: *General Fund*
  Quantified Objective: *Proposed housing developments reviewed for extend proposals affirmatively further fair housing.*

- **Action-H-3.3 Regional Fair Housing.** Continue to coordinate with the Sacramento County, SACOG, and other regional non-profits to develop or participate in the regional y by implementing the solutions developed in the Regional

Analysis of Impediments to Fair Housing Choice (AI) to mitigate and/or remove fair housing impediments. The City shall take affirmative actions to further fair housing choice in the City by implementing solutions developed in the AI to mitigate or remove impediments to fair housing.

The City shall pursue funding to take affirmative steps such as:
1. Distributing educational materials to property owners, apartment managers, and tenants every two years.
2. Making public service announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels) at least two times a year.
3. Conducting public presentations with different community groups.
4. Responding to complaints of discrimination (e.g. in-taking, investigation of complaints, and resolution).
5. Referring services to appropriate agencies. *(Source: New)*

Responsibility: *Planning, Council*
Time Frame: *Ongoing*
Funding: *Community Development Block Grant; SB 2 Funding; Regional Partnerships*
Quantified Objective: *Assist 8 individuals/households with fair housing issues throughout the planning period.*

- **Action-H-3.4 Disseminate Fair Housing Information.** Display fair housing information from the HCD and State Fair Employment and Housing Commission's enforcement program at City offices and provide links on its website to these entities and their fair housing discrimination references, contacts, and compliance procedures. *(Source: Existing Action 4.1, modified)*

  Responsibility: *Planning*
  Time Frame: *Initial website update before January 2022; ongoing.*
  Funding: *General Fund*
  Quantified Objective: *Updated city webpage; new postings at three city-owned facilities by 2022.*

- **Action-H-3.5 Resources for Fair Housing.** Serve as the local contact point for fair housing complaints and refer interested persons to the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (for federally subsidized units) as complaints are received. *(Source: New)*

  Responsibility: *City Manager*
  Time Frame: *Ongoing*

Funding: *City (staff time)*
Quantified Objective: *Maintain contact with the DFEH and the U.S. Department of Housing and Urban Development for data and information.*

- **Action-H-3.6 Housing Transparency.** Update the City website to include all development and impact fees, resources for homebuyers and special needs populations, and other housing-related resources as applicable.

  Responsibility: *City Manager*
  Time Frame: *2022*
  Funding: *City (staff time)*
  Quantified Objective: *Dedicated webpages for fee information and housing resources.*

- **Action-H-3.7 Density Bonus Compliance.** Ensure the City's current density bonus is compliant with current state law.

  Responsibility: *City Manager*
  Time Frame: *Annual updates*
  Funding: *City (staff time)*
  Quantified Objective: *Annual review and updates, as necessary, to the City's density bonus ordinance.*

- **Action-H-3.8 Adopt ADU Ordinance.** Adopt an accessory dwelling unit ordinance in compliance with the California ADU statute and ensure ongoing compliance with state law.

  Responsibility: *City Manager*
  Time Frame: *ADU Ordinance, 2023; Annual updates*
  Funding: *City (staff time)*
  Quantified Objective: *New ADU Ordinance; Annual review and updates, as necessary, to the City's density bonus ordinance.*

- **Action-H-3.9 Incentivize Accessory Dwelling Units Above Base Flood Elevation.** Develop a program or update the municipal code to promote ADU development for the very low-, low-, and moderate-income households, in particular for ADUs above garages or utilizing other techniques to stay above base flood elevation. See Action-H-2.4 for other municipal code opportunities.

  Responsibility: *City Manager and City Council*
  Time Frame: *Annual evaluation of options.*
  Funding: *City (staff time)*
  Quantified Objective: *Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.*

GOAL H-4 PROVIDE FOR A CHOICE OF HOUSING FOR RESIDENTS WITH SPECIAL HOUSING NEEDS, INCLUDING THE ELDERLY, DISABLED, FARM WORKERS, HOMELESS, AND OTHER LOWER-INCOME GROUPS. *(SOURCE: EXISTING GOAL H-4)*

POLICY-H-4.1 Promote housing sites for the elderly and disabled that are within reasonable proximity to transportation services, medical facilities, recreation areas, and convenience shopping facilities, and where reasonable security by police and fire protection services can be assured. *(Source: Existing Policy H-4.1)*

POLICY-H-4.2 Encourage and pursue programs to assist lower-income and elderly residents to rehabilitate deteriorating housing. *(Source: Existing Policy H-4.2)*

POLICY-H-4.3 Encourage new housing units that are adaptable for disabled households. This can be accomplished by City staff at the building permit stage by assuring the elimination of barriers and by provisions for special handicapped needs such as lowered switches and flush doorways. *(Source: Existing Policy H-4.3)*

POLICY-H-4.4 Support local and regional efforts to provide emergency and transitional housing for local homeless individuals and families. (*Source: Existing Policy H-4.5)*

POLICY-H-4.5 Encourage participation in the Housing Choice Vouchers Program (i.e., Section 8 rental assistance) administered by Sacramento County. (*Source: Existing Policy H-4.6)*

- **Action-H-4.1 Assistance for Special Needs Populations.** Engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, and pursue funding sources designed for housing needs of special needs populations, including the elderly, persons with physical and mental disabilities, female-headed households, large families, farmworkers, extremely low-income households, and veterans. Maintain a housing directory and referral service for disabled residents on the City's website with participation by the private sector and relevant local/ regional nonprofits. *(Source: Existing Policy H-4.4, modified)*

Responsibility: *Planning, Council*
Time Frame: *Ongoing; website updates by January 2022.*
Funding: *General Fund; State and Federal grants; regional support*
Quantified Objective: *Website updated and maintained with up-to-date information; 1 affordable housing unit for special needs populations.*

- **Action-H-4.2 Reasonable Accommodation.** Continue to provide reasonable accommodations through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities. Additionally, the City shall provide both printed information, and information on the City's website regarding reasonable accommodations by 2023. *(Source: New)*

  Responsibility: *Planning*
  Time Frame: *Ongoing; information available by 2023.*
  Funding: *City (staff time)*
  Quantified Objective: *Modifications to building requirements or exceptions to the zoning plan as necessary to ensure reasonable accommodations for persons with disabilities.*

- **Action-H-4.3 Coordination with Alta California Regional Center**. Coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities. *(Source: Existing Action 4.2)*

  Responsibility: *Planning*
  Time Frame: *Ongoing; coordination at least twice annually.*
  Funding: *City (staff time)*
  Quantified Objective: *ACRC information linked to City website; improved support for citizens with disabilities.*

GOAL H-5 MAINTAIN AND IMPROVE THE QUALITY OF THE EXISTING HOUSING STOCK AND THE NEIGHBORHOODS IN WHICH IT IS LOCATED. *(SOURCE: EXISTING GOAL H-5)*

POLICY-H-5.1	Conserve and maintain existing housing stock through building inspection and participation in housing rehabilitation programs. *(Source: Existing Policy H-5.2, modified)*
POLICY-H-5.2	Strictly enforce building and housing codes to achieve rehabilitation or demolition of dilapidated houses and actively pursue condemnation of vacant dilapidated housing units. *(Source: Existing Policy H-5.1, modified)*
POLICY-H-5.3	Seek methods to alleviate overcrowding, including provision for some choice of three or more bedroom apartments in new multi-family projects. *(Source: Existing Policy H-5.3, modified)*
POLICY-H-5.4	Enforce the historic preservation ordinance to preserve the character of Main Street as a historic mixed-use corridor. *(Source: Existing Policy H-5.4)*

- **Action-H-5.1 Housing Rehabilitation.** To conserve existing housing stock that currently needs substantial rehabilitation, review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs. Seek technical assistance from Sacramento County, SACOG, local non-profits and/or volunteers to apply for CDBG, HOME, and/or other state and federal funding for the purpose of establishing a rehabilitation loan and/or grant program to rehabilitate deteriorating owner-occupied and rental housing. *(Existing Action 3.2, modified)*

  Responsibility: *Planning, Planning Commission, Council*
  Time Frame: *Ongoing*
  Funding: *TBD. SB 2; other state and federal grants such as this list from HCD*
  Quantified Objective: *Inventory of housing stock in need of rehabilitation by 2024. Six rehabilitation projects in Isleton during planning period.*

- **Action-H-5.2 Municipal Code Review.** Review historic preservation ordinance and multi-family zoning provisions for consistency with General Plan policies; incorporate updates as needed. *(Source: New)*

  Responsibility: *Planning, Planning Commission, and City Council*
  Time Frame: *Annually*
  Funding: *City (staff time)*
  Quantified Objective: *Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.*

GOAL H-6 PROMOTE RESILIENT INFRASTRUCTURE AND ENERGY CONSERVATION TO MAINTAIN HOUSING AFFORDABILITY IN ISLETON. *(SOURCE: EXISTING GOAL H-7, MODIFIED)*

POLICY-H-6.1 Ensure sewer infrastructure is adequate for future growth in Isleton, affordable, and continues to function to meet all relevant standards. *(Source: Existing Policy H-1.7, modified)*

POLICY-H-6.2 Strive to provide adequate broadband and cellular service in Isleton. *(Source: New)*

POLICY-H-6.3 Support creative solutions to address affordable housing within the FEMA-identified floodplain (e.g. ADUs above garage structures, elevated manufactured homes, and other engineered solutions that meet Isleton's floodplain regulations). *(Source: New)*

POLICY-H-6.4 Require all new dwelling units to meet current state requirements for energy efficiency and encourage retrofitting of existing units. *(Source: Existing Policy H-7.1)*

POLICY-H-6.5 Encourage energy efficiency in new land use patterns to the extent possible. *(Source: Existing Policy H-7.2)*

- **Action-H-6.1 Improve Sewer Capacity.** Continue to work to improve the sewer system to ensure adequate capacity is available to serve existing and future development. Monitor sewer issues in the city, analyze and, if necessary, revise the city's strategy for improving the sewer system to ensure there will be adequate infrastructure to accommodate the city's share of the regional housing needs. *(Source: Existing Action 5.3, modified)*

  Responsibility: *Public Works, City Manager, Council*
  Time Frame: *Ongoing*
  Funding: *Grant funding needed*
  Quantified Objective: *Completion of sewer study, implementation plan, construction of upgrades initiated by end of planning period.*

- **Action-H-6.2 Affordable Housing Prioritized for Sewer.** Establish written policies and procedures that grant priority for sewer to proposed development that includes housing affordable to lower-income households, in compliance with Cal. Gov't Code § 65589.7. Coordinate with California Water service on similar policies for drinking water.

Responsibility: *Public Works, City Manager, Council*
Time Frame: *2023; ongoing coordination with Cal.Water.*
Funding: *City (staff time) to apply; grant funding such as FEMA BRIC*
Quantified Objective: *Application submitted for infrastructure upgrades during the planning period.*

- **Action-H-6.3 Local, State, and Federal Funding for Infrastructure.** Pursue funding for infrastructure that will support infill properties that can be used for residential development. *(Source: New).*

  Responsibility: *Public Works, City Manager, Council*
  Time Frame: *Ongoing; funding applied for at least once during planning period.*
  Funding: *City (staff time) to apply; grant funding such as FEMA BRIC*
  Quantified Objective: *Application submitted for infrastructure upgrades during the planning period.*

- **Action-H-6.4 Coordinate to Improve Flood Protection.** Coordinate with other agencies and the private sector to seek funding and technical assistance to repair and improve the Sacramento River levee and the Slough levee around the City in an effort to achieve FEMA/National Flood Insurance Program approval status. Monitor flood risk in the city and shall analyze the impact of flooding on the City's ability to accommodate its share of the regional housing needs by 2023. If flooding is found to impact the City's ability to accommodate the remaining RHNA, strive to develop a new strategy to meet the RHNA. *(Existing Action 5.4, modified)*

  Responsibility: *Public Works Department, City Manager, City Council*
  Time Frame: *Ongoing*
  Funding: *City (staff time); grant funding if implementation is identified*
  Quantified Objective: *Levee integrity study complete (outside project); potential implementation actions identified by end of planning period.*

- **Action-H-6.5 Broadband and Cellular Funding.** Pursue funding for infrastructure that will attract broadband projects to achieve goal-minimum download speeds of 100 Mbps and cellular coverage throughout the City. *(Source: New).*

  Responsibility: *Public Works, City Manager, Council*
  Time Frame: *Ongoing*
  Funding: *City (staff time) to apply; grant funding such California Advanced Services Fund (CASF)*
  Quantified Objective: *Application submitted or partnership developed during the planning period.*

- **Action-H-6.6 Encourage Participation in Energy Efficiency Programs.** Work with PG&E to encourage existing residents to participate in energy efficiency retrofit and weatherization programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs. *(Source: Existing Action 6.1)*

  Responsibility: *City staff, Planning Commission, Council*
  Time Frame: *Ongoing*
  Funding: *City (staff time)*
  Quantified Objective: *Expedited approvals for rooftop solar; residential solar information linked from City website.*

- **Action-H-6.7 Enforce Standards for Energy Efficiency.** Require all new construction to demonstrate compliance with Title 24 mandates during the planning and design process using energy efficiency calculations approved by the State. *(Source: Existing Action 6.2, modified)*

  Responsibility: *Planning*
  Time Frame: *Ongoing*
  Funding: *City (staff time)*
  Quantified Objective: *Title 24 compliance in all new construction.*

NEGATIVE DECLARATION FOR THE CITY OF ISLETON HOUSING ELEMENT UPDATE

July 30, 2021

The City Manager of the City of Isleton, California, does prepare, make, declare, and publish this Negative Declaration for the following described project:

Project Description: The proposed project is an update to the City of Isleton Housing Element for the Planning Period of 2021 through 2029. The Housing Element is part of the City's General Plan, the State-mandated document that guides long-range growth and development decisions in the City. The purpose of the Housing Element is to identify the City of Isleton's existing and projected housing needs for households of all income levels, and to state the City's goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The City's Housing Element addresses the housing needs in Isleton through policies and programs that support the production, rehabilitation, and conservation of various types of housing.

Each jurisdiction in California is required to plan for its fair share of the region's housing need. This fair share is determined through a process called the Regional Housing Need Allocation (RHNA). HCD identifies the total housing need for each region of the State. Regional Councils of Government (e.g., the Sacramento Area Council of Governments or SACOG) are responsible for distributing this need to local governments in the region. Once a local government has received its RHNA, it must revise its housing element to show how it plans to accommodate its portion of the region's housing need. The SACOG Board adopted the 2021-2029 Regional Housing Needs Plan in March of 2020.

SACOG has assigned the City of Isleton the following Regional Housing Needs Allocation (RHNA):

Regional Housing Needs Allocation by Income (2021 –2029)

	Extremely Low[1]	Very Low[1]	Low	Moderate	Above Moderate	TOTAL
RHNA	2	3	3	6	14	**28**
% of Total	7%	11%	11%	21%	50%	**100%**

Note: [1] There is a projected need for 2 extremely low-income units based on the assumption that 50 percent of the very low-income need is extremely low-income

Source: SACOG, Department of Housing and Community Development (HCD),2020.

The Housing Element Update provides details regarding the location of vacant sites that could accommodate all of the identified units.

The City of Isleton City Manager has reviewed the proposed project and concludes that no significant environmental impacts will result from the implementation of the proposed Housing Element Update.

The Housing Element Update, as well as the associated Initial Study and Negative Declaration, are tentatively scheduled to be considered by the City Council on September 2, 2021. Interested persons are invited to express their opinions. If you challenge the actions in court, you may be limited to raising only those issues you or someone else raised at the public hearings or in written correspondence delivered to the City at, or prior to, the public hearings.

Chuck Bergson, City Manager, City of Isleton

July 30, 2021

INITIAL STUDY AND ENVIRONMENTAL EVALUATION

PROJECT TITLE:	City of Isleton 2021-2029 Housing Element Update
LEAD AGENCY NAME AND ADDRESS:	City of Isleton 101 2nd Street Isleton, CA 95641
CONTACT PERSON AND PHONE NUMBER	Chuck Bergson City Manager (916)-777-7770
CITY'S ENVIRONMENTAL CONSULTANTS	Dynamic Planning + Science 4063 Sacramento St. Concord, CA 94521

SECTION 1. INTRODUCTION

The City, in compliance with State housing law, has prepared an update to the Housing Element of the General Plan (Appendix A) for the eight-year planning period from May 15, 2021 through May 15, 2029. Included as Appendix B is the City's Housing Element Background Report that describes State housing element requirements in accordance with Cal. Gov. Code § 65580 *et seq.*

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the City of Isleton 2021-2029 Housing Element Update. The Initial Study is also intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means (§ 15152(b)(2) of the California Environmental Quality Act (CEQA) Guidelines). If such revisions, conditions, or other means are identified, they will be identified as mitigation measures.

This Initial Study relies on State CEQA Guidelines §§ 15064 and 15064.4 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an EIR.

1.1 PROJECT BACKGROUND

State Housing Element Law (Cal. Gov. Code § 65580 et seq.) mandates that local governments plan meet the existing and projected housing needs of all economic segments of the community. The housing element is one of the seven mandated elements of the general plan and is the only element where State law requires a mandated schedule.

The purpose of the Housing Element is to identify the City of Isleton's housing needs, to state the City's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the City will implement to achieve the stated goals and objectives.

The existing City of Isleton Housing Element was adopted in 2013. The 2021 Housing Element is a review and update of the 2013 Housing Element background information and goals, policies, and programs. The new Housing Element covers an eight-year planning period from May 15, 2021 through May 15, 2029.

The City submitted the Draft Housing Element to the California Department of Housing and Community Development (HCD) on May 14, 2021, and revised the Draft Housing Element to address comments from HCD. The City will approve a final Housing Element for certification by the State on approximately September 2, 2021.

The Housing Element will be adopted as part of the 2000 General Plan. The Housing Element will maintain internal consistency with the other Elements of the General Plan as required by State Law.

1.2 DESCRIPTION OF PROJECT

The proposed project is a comprehensive update to the City of Isleton Housing Element for the planning period of 2021 through 2029. The Housing Element includes goals, policies, implementation actions, and quantified objectives to meet the regional "fair share" of affordable housing and state law requirements.

The Housing Element Background Report includes the following major sections to address State law requirements:

- **Existing Housing Needs Assessment:** including population growth, employment trends, household characteristics, housing costs, vacancy rates, and special housing needs;
- **Fair Housing Assessment:** assesses current equitable housing opportunities and challenges in Isleton;
- **Resource Inventory**: including an inventory of vacant residentially-zoned land, planned and approved projects, existing assisted affordable housing developments, and Federal, State, and local housing resources and energy conservation measures;
- **Potential Housing Constraints:** including potential governmental and non-governmental constraints to housing production; and

- **Evaluation of Past Accomplishments:** including a review and evaluation of the programs included in the 2013 Housing Element.

1.3 REGIONAL HOUSING NEEDS ALLOCATION AND RESIDENTIAL HOLDING CAPACITY

Projected housing needs for the City of Isleton for this Housing Element period were determined through the regional housing needs allocation (RHNA) process. State law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Sacramento Area Council of Governments has assigned the City of Isleton as its regional "fair share," or Regional Housing Needs Allocation (RHNA) the following:

	Extremely Low[1]	Very Low[1]	Low	Moderate	Above Moderate	TOTAL
RHNA	2	3	3	6	14	**28**
% of Total	7%	11%	11%	21%	50%	**100%**

Note [1] There is a projected need for 2 extremely low-income units based on the assumption that 50 percent of the very low-income need is extremely low-income.

Source: SACOG, Department of Housing and Community Development (HCD),2020.

As part of the 2021 Housing Element Update, the City counted the housing units that were planned or approved as of April 1, 2021 and conducted an inventory of vacant residential sites within the city in order to demonstrate that there is sufficient land capacity to accommodate the RHNA. City staff updated the vacant sites inventory by reviewing the most recent assessor parcel data, satellite imagery, and City staff discussions.

The City of Isleton identified capacity for all income levels that exceeds the RHNA. Therefore, the City will not need to rezone any additional sites, nor will it need to increase the maximum allowable density in any zoning district to accommodate its RHNA for all income levels. The 2000 General Plan designates these sites for housing development and the potential environmental effects were addressed in the 2000 General Plan Final Environmental Impact Report (FEIR).

1.4 PREVIOUS RELEVANT ENVIRONMENTAL ANALYSIS

Housing Elements are formulated and adopted as part of the General Plan. The 2000 General Plan FEIR evaluates the direct, indirect, and citywide impacts of implementing the Housing Element. The City of Isleton adopted its current 2000 General Plan on September 13, 2000. The 2000 General Plan underwent extensive environmental review in the form of an FEIR. The City also prepared a Negative Declaration as a part of the 2013-2021 Housing Element in 2014.

The Isleton 2000 General Plan FEIR, the 2013-2021 Housing Element Initial Study/Negative Declaration, and other environmental documents can be reviewed at the following location:

City of Isleton
101 2nd Street
Isleton, CA 95641
Contact: Chuck Bergson, City Manager
(916)-777-7770

1.5 CITY LAND USE REGULATION

The City regulates many aspects of construction and development through requirements and ordinances established in the Isleton City Code. These requirements are hereby incorporated by reference into the Project Description as though fully set forth herein. Copies of these documents may be reviewed at the City of Isleton, 101 2nd Street, Isleton, California 95641.

1.6 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Based on the State of California Environmental Quality Act (CEQA) Guidelines and professional judgment, the proposed project would result in a significant impact on housing if it would:

1. Create a demand for additional housing without providing for accompanying housing development; or
2. Result in the displacement of substantial amounts of existing affordable housing.

The 2021-2029 Housing Element will not create demand for additional housing without providing for accompanying housing development. Additionally, the 2021 Housing Element will not displace substantial amounts of existing housing nor will it alter the location or extent of designated residential land uses.

Adoption of the Housing Element, in and of itself, will not result directly in changes to the physical environment. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

After Housing Element adoption, the City will evaluate specific housing development proposals based on their compliance with the General Plan, the Zoning Code, and other City ordinances. The City may require additional environmental review of potential environmental effects in compliance with the California Environmental Quality Act prior to the development of any specific housing units. Compliance with the programs and policies of the Housing Element alone does not ensure project approval.

The City of Isleton has reviewed the proposed project and concludes that the project will not have a significant effect on the environment since no impacts will result from the implementation of the proposed Housing Element Update.

1.7 CEQA DETERMINATION:

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 has been 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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.

July 30, 2021

Chuck Bergson
City of Isleton City Manager

Date

SECTION 2. ENVIRONMENTAL IMPACT ANALYSIS

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.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Greenhouse Gas Emissions
☐ Mineral Resources	☐ Noise	☐ Land Use/Planning
☐ Public Services	☐ Recreation	☐ Population/Housing
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	☐ Transportation/Traffic

2.1 EVALUATION OF ENVIRONMENTAL IMPACTS

Responses to the following questions and related discussion indicate if the proposed project will or will potentially have a significant adverse impact on the environment, either individually or cumulatively with other projects. All phases of project planning, implementation, and operation are considered. Mandatory Findings of Significance are located in Section 2.1.3.

2.1.1 AESTHETICS

Except as provided in Cal. Pub. Res. Code § 21099, would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential aesthetic impacts in the 2000 General Plan FEIR environmental documents. The Housing Element does not identify any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in aesthetic impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

2.1.2 AGRICULTURAL AND FOREST RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
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 non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g)) or result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to agriculture and forestry in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. The City of Isleton's Housing Element does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on agricultural resources.

2.1.3 AIR QUALITY

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard)?	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

DISCUSSION

Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe, to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards (SAAQS), and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An "attainment" designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A "nonattainment" designation indicates that a pollutant concentration violated the standard at least once.

Potential impacts to air quality resulting from population increases in the City were analyzed in the 2000 General Plan. The Housing Element reports that the City has enough available land in the current City limits that has the capacity to develop more units than needed within the planning period. Based on this analysis and the analysis with population build out projections in the 2000 General Plan FEIR, impacts to local air quality are less than significant.

The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to SMAQMD rules/protocol.

The City of Isleton's Housing Element does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on air quality.

2.1.4 BIOLOGICAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
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 U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodland, identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands, (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☐

DISCUSSION

Biological surveys of the City of Isleton Project Area were conducted, and the results of the surveys are contained within the Isleton 2000 General Plan FEIR. These surveys note that the most valuable habitats in Isleton are those which are water-influenced generally those remaining riparian zones along the Sacramento River.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential biological impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. In addition, the policies included in the General Plan direct new development away from areas containing natural resources. Mitigation measures in the 2000 General Plan FEIR will reduce all impacts to acceptable levels.

The Housing Element will not, in and of itself, result in impacts to wetlands, fish, wildlife, or plans and policies related to habitat conservation. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.5 CULTURAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to cultural resources in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. No archaeological or cultural resources of significance are known to exist within the planning area at this time.

Any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for the halting all construction until the extent and significant of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California.

The Housing Element will not, in and of itself, result in impacts to cultural resources, including historic, archeological, and paleontological resources. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.6 ENERGY

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential aesthetic impacts in the 2000 General Plan FEIR environmental documents. The Housing Element does not identify any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to energy resources or renewable energy or energy efficiency planning; impacts due to the project are less than significant. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

2.1.7 GEOLOGY AND SOILS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Directly or indirectly cause 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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential geological impacts in the 2000 General Plan. The Housing Element is not identifying any additional sites for residential development or changing density standards.

Soils and levees within the City's planning area are subject to the potential for liquefaction during a severe earthquake. Liquefaction potential within Isleton is most likely to occur along drainages, particularly Sacramento River, where there are flood plain deposits and periodically high waters. The potential for landslides in Isleton is minimal due to its gentle to essentially non-existent slopes. Some potential for localized slides or slumps may exist along the banks of watercourses; however no housing developments as a result of this project will occur within the floodplain areas or along drainage courses. In addition the 2000 General Plan FEIR contains mitigation measures intended to reduce impacts of liquefaction and seismic activity to less that significant levels.

The Housing Element will not, in and of itself, result in impacts to soil resources or from earthquakes, landslides, or other seismic events, so any impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.8 GREENHOUSE GAS EMISSIONS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

DISCUSSION

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the City limits. All residential development in the city of Isleton must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential GHG impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. Similarly, the Housing Element contains policies and programs intended to further the goals of reducing GHG emissions resulting from new development.

The Housing Element will not, in and of itself, result in impacts to greenhouse gas emissions, climate change impacts, or any applicable plan, policy, or regulation reducing those impacts. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts from hazards and hazardous materials in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. The Housing Element will not, in and of itself, result in impacts from hazardous materials, airports, toxic emissions, wildfires, and other emergencies. At the time of development, all existing roads will be required to remain open during the construction period so there will be no interference with an emergency response plan or emergency evacuation plan.

Instead of increasing fire hazards associated with flammable brush and grass, the future development of various sites throughout the city will eliminate the existing open fields which create a potential fire hazard during the summer months. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.10 HYDROLOGY AND WATER QUALITY

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
1. result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
2. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
3. 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; or	☐	☐	☐	☒
4. impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

DISCUSSION

The City regulates many aspects of construction and development through requirements and ordinances established in the Isleton City Code. Implementation of the Housing Element will not increase impacts on water resources or the need for mitigation measures beyond those included in the Isleton General Plan FEIR. The City will comply with the Sacramento County Hazardous Waste Management Plan to mitigate the impacts of residential development. Flooding potential exists alongside watercourses in the Planning Area, most notably areas surrounding Sacramento River. The entire city of Isleton lies within a 100-year flood zone, involving different standards for floor level elevation for residential, rehabilitated residential and

industrial construction. The most recent housing construction typically has involved two stories with garages at ground level and living quarters on the second story above the 100 year intensity flood level.

The Housing Element will not, in and of itself, result in impacts to drainage, runoff, erosion, flooding, or natural disasters. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to hydrology and water quality are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. Future development will result in the addition of new impervious surfaces to each specific development project site. However, this is a normal consequence associated with the development of previously undeveloped parcels of land. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.11 LAND USE PLANNING

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential land use impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Housing Element includes policies requiring amendments to the General Plan and the Zoning Code to ensure consistency between the documents. Implementation of such actions will ensure that there will not be any conflict between these governing documents. At that time, staff can ensure that the implementation of that specific project does not conflict with any applicable habitat conservation plans or natural communities' conservation plans. The Housing Element will not, in and of itself, physically divide a community or conflict with any land use or habitat conservation plans.

All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.12 MINERAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION

The State of California, under the Surface Mining and Reclamation Act (SMARA), can designate certain areas as having mineral deposits of regional significance. Urbanized areas and public parks are typically excluded from this determination, effectively removing the area within the Isleton City Limits.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to mineral resources in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.13 NOISE

Would the project result in:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☐	☒
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, within two 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?	☐	☐	☐	☒

DISCUSSION

The City of Isleton General Plan Hazard Management Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. Policies and implementation programs in the General Plan Part VI (Section B - Noise) protect Isleton residents from excessive noise levels. Noise impacts were also analyzed in the 2000 General Plan FEIR.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential noise impacts in the 2000 General Plan, which includes policies to reduce impacts to noise-sensitive land uses from construction, traffic, and industrial uses by separating incompatible uses and creating noise barriers.

The Housing Element will not, in and of itself, create noise impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Through the use of standard noise mitigation measures, the City has been able to mitigate any identified noise impacts for previously considered projects. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.14 POPULATION AND HOUSING

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Induce substantial unplanned 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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

The 2000 General Plan established designated areas for future growth. The Housing Element identifies sites designated for residential development that were previously evaluated for potential population and housing growth impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The City of Isleton has received an allocation of 28 new residential units from SACOG based on the RHNP (2021-2029). The Housing Element recommends various housing programs to assist in providing housing for all income levels including very low-income, low-income, moderate-income, and moderate-income households. As a result, this project will not displace any existing residents, as it facilitates adequate housing for City residents.

The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of people. The Housing Element will not, in and of itself, create population and housing impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.15 PUBLIC SERVICES

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:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to public services in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City of Isleton will continue to work with the River Delta Unified School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be conditioned to pay current school impact fees in effect at the time of building permit issuance.

Park-related impacts also depend upon the location and intensity of a project. Any future multifamily residential development will be required to provide some level of on-site recreational and open space amenities or be located near an existing park/open space facility. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance.

The Housing Element will not, in and of itself, impact the provision of public services, including fire and police protection, schools, and parks for those land use designations. Any future proposals will be required to pay impact fees that have been established to reduce the potential impact of public services and to meet fire-flow requirements and provide adequate rights-of-way for fire and police vehicles. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.16 RECREATION

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. 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?	☐	☐	☐	☒
b. Include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential recreation impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Isleton 2000 General Plan discusses recreation resources and identifies policies and implementation programs to preserve open space lands. The City of Isleton's General Plan requires the dedication of park land, where appropriate, or payment of in lieu fees based on the level of service standard of five acres of combined neighborhood and community level recreation areas and facilities per 1,000 population. The impact to recreation facilities is less than significant and will be mitigated by the above noted measures.

Implementation of the proposed Housing Element will not, in and of itself, impact any existing recreational facilities. It will not increase the use of existing recreational facilities or require the construction or

expansion of recreational facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to existing recreational facilities are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.17 TRANSPORTATION/ TRAFFIC

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (criteria for analyzing transportation impacts – vehicle miles traveled)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential transportation and traffic impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

New residential dwelling units will require either tentative subdivision maps or site plan review for multi-family projects. Both of these procedures require a development review process that imposes conditions for adequate traffic, pedestrian, and bicycle circulation and adequate parking facilities. All developments must comply with the City of Isleton General Plan. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts.

The Housing Element will not, in and of itself, impact the circulation system, congestion management, air traffic, the safety of design features, and policies, plans, and programs related to transportation. All future

development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

Potential impacts to transportation and traffic are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. Traffic congestion and other impacts are measured on the basis of the specific intensity of development at a given location. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. A new traffic analysis will be prepared for that specific project that will recommend specific mitigation measures necessary to reduce any identified impacts to less than significant levels.

2.1.1 TRIBAL CULTURAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. A resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC §5020.1(k)?	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1? In applying the criteria set forth in subdivision (c) of PRC §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential tribal resource impacts in the 2000 General Plan FEIR environmental documents. The Housing Element does not identify any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to tribal resources, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

2.1.2 UTILITIES AND SERVICE SYSTEMS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c. 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?	☐	☐	☐	☒
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential utilities and service systems impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. Policies in the 2000 General Plan provide the guidance to comply with federal, state and local statues and regulations to ensure the quality of water resources, solid waste disposal, and wastewater treatment. The City has adequate solid waste capacity to meet demand for all future housing projects.

The Housing Element will not, in and of itself, impact public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. The extension of utilities to service proposed development is consistent with the City's General Plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

Potential impacts to utilities are location-specific and based on development intensity. Impacts cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.3 MANDATORY FINDINGS OF SIGNIFICANCE

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
Does the project have the potential to substantially 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, substantially 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?	☐	☐	☐	☒
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.	☐	☐	☐	☒
Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

DISCUSSION

Implementation of the Housing Element will not create any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. No new impacts are anticipated as a result of the Housing Element that have not already been analyzed and evaluated as part of the City of Isleton 2000 General Plan FEIR.

2.2 INITIAL STUDY PREPARERS

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