

June 2020 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR
FOR THE
2019–2028 HOUSING ELEMENT UPDATE
City of Anderson

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1.1 BACKGROUND

The proposed 2019–2028 Housing Element will replace the existing 2014 Housing Element and serve as the City of Anderson’s (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels. This document evaluates the environmental impact of the proposed update to the City of Anderson’s Housing Element (Project). This addendum to the City of Anderson General Plan Environmental Impact Report (EIR) (State Clearinghouse Number 2006092026) demonstrates that the analysis contained in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed 2019–2028 City of Anderson Housing Element and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

The City adopted the General Plan and certified the General Plan EIR in 2007. The General Plan serves to chart a course for City government. While the General Plan EIR did not address the current or proposed Housing Element, the policies in the General Plan address all physical development in Anderson.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed Project would change the existing land use pattern as established by the General Plan and evaluated in the EIR. All future construction within the city must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review.

1.2 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with change to the environment. In this instance, most of the goals and policies from the previous Housing Element are continued through to the proposed 2019–2028 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2014 Housing Element and the proposed 2019–2028 Housing Element.

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Table 1-1 Summary of Policy Changes Between Existing Housing Element and 2019–2028 Housing Element

Implementation Measures	Progress	Continue/Modify/Delete
<p>Program HE.1.1: High Quality in New Residential Development The City will continue to seek, through a design review process, high-quality design and construction in new residential developments, consistent with cost considerations for affordable housing, to reduce long-term maintenance costs, provide long-lasting and sound housing for residents, ensure that landscaping and accessible areas for public use are provided, and conserve natural resources.</p>	<p>City of Anderson uses Design Review for all residential over 3 units, industrial, and commercial projects.</p>	<p>Continue as Program HE.1.1.</p>
<p>Program HE.1.2: Second Units The City will promote second units through (1) a flyer or brochure to be available at the Planning and Building divisions' permit counters, (2) the City's website, and/or (3) an informational insert in property owner utility bills.</p>	<p>City currently allows Accessory Dwelling Units (ADUs) pursuant to Anderson Municipal Code Section 17.60.030. The City encouraged and promoted ADUs through direct contact with property owners.</p> <p>No applications for ADUs were received during the planning period.</p>	<p>Continue as Program HE.1.2 and modify to also say, "The City will amend its Zoning Ordinance to comply with all state law pertaining to Accessory Dwelling Units (ADUs)." Change "second unit" to "ADU."</p>
<p>Program HE.1.3: Density Bonuses and Other Regulatory Incentives The City will continue to offer density bonuses of more than 25 percent and will provide at least one other regulatory incentive as provided in the Anderson Zoning Ordinance, to comply with state law regarding residential projects that include specified percentages of extremely low-income, very low-income, low-income, and/or senior housing. The City will maintain the Zoning Ordinance provisions in compliance with state law requirements for density bonuses.</p> <p>The City will promote its density bonus program to prospective developers through (1) a pre-application conference in which the City discusses its affordable housing goals, (2) the City's website, and (3) ongoing contacts with nonprofit housing providers active in Shasta County to ensure their awareness of the City's affordable housing incentives.</p> <p>In addition to density bonuses, the City will continue to offer at least one other regulatory incentive, which may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Direct financial aid in the form of a loan or grant. • A reduction in development standards such as reduced parking, reduced minimum lot sizes, reduced setbacks, increased building height, etc. • Other regulatory incentives or concessions proposed by the developer or by the City that result in identifiable cost reductions or avoidance. • Deferral of payment of City development impact fees until project occupancy, or other time agreed to by the applicant and the City. 	<p>The City uses pre-application meetings to discuss density bonus units.</p> <p>Density bonuses and "by-right" multiple-family developments are regularly promoted in discussions with developers considering multiple-family housing projects in the city. In the last several years there have been at least two such discussions. Incentives for development, including parking and building setback relief have been provided during the review period for several projects, including a 6-unit market rate multiple-family project and a 45-unit affordable Tax Increment Project.</p>	<p>Continue as Program HE.1.3 and modify to address recent state law.</p>

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Implementation Measures	Progress	Continue/Modify/Delete
<p>Program HE.1.4: Promote Homeownership for Low- and Moderate-Income Households The City will continue to work with nonprofit organizations (such as LINC Housing Resources, Christian Church Homes, Community Housing Improvement Program, Mercy Housing, and Habitat for Humanity) and the Housing Authority to implement first-time homebuyer assistance programs for low-income and moderate-income households. Nonprofit agencies will be the primary organizations to process applications for first-time homebuyer assistance, coordinate lending decisions with participating first-mortgage lenders, provide homebuyer training and technical assistance, and manage loan portfolios.</p> <p>The City will promote first-time homebuyer assistance through informational literature and applications available at City Hall, the public library, and other public locations; the City’s website; and referrals of inquiries to the Housing Authority or nonprofit program provider.</p> <p>The City will also meet with the Housing Authority, nonprofit organizations, realtors, and lenders to determine the feasibility of, and best method for, soliciting participation by home builders to include less- costly homes that could be eligible for purchase by first-time homebuyers. The feasibility of linking first-time homebuyer assistance in new single-family developments may depend on the granting of density bonuses and other regulatory incentives.</p>	<p>Since 2014, the City has received 2 Community Development Block Grants (CDBG grant(s)) totaling \$872,093. Of this amount, \$500,000 has been allocated to support Owner/Occupied Rehab and \$372,093 for Homeowners Assistance Programs. Since 2014, the Homeowners Assistance Program provided 5 loans to assist new homeowners in the city. While the number of households assisted each year varies, up to 10 households per year have been assisted in the past.</p> <p>The City contracts with the Shasta County Housing Authority to facilitate affordable housing programs.</p>	<p>Continue as Program HE.1.4</p>
<p>Program HE.1.5: Continue to Use State, Federal, and Private Funding Programs The City will continue to collaborate with affordable housing providers to identify appropriate state, federal, or private funding programs from which to apply for grants and loans to finance the development of housing affordable to low- and moderate-income households, the development of shelter facilities for special housing needs groups, and the provision of supportive services. City staff will meet periodically each year with Housing Authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services to determine (1) specific projects or programs that these organizations intend to pursue, (2) funding requirements, (3) appropriate state, federal, or private funding sources that should be accessed, (4) the appropriate lead agency for submitting a funding request, and (5) the City’s role in supporting a funding request when the City is not the lead agency.</p>	<p>The City continues Home Reuse and applied for HOME Investment Partnerships Program (HOME) and Technical Assistance Collaborative (TAC) for Regency Place (Seasons) Senior 80-unit Apartments Phase II that was completed in 2011. In 2015, the City approved a 44-unit affordable housing project “Diamond Court,” which provides housing for low- and very-low income residents. This project has received Tax Credit Financing approval from the state. In 2015 and 2016, the City supported the project’s Tax Credit Allocation Committee (TCAC) application directly as well as the application for HOME Program for Rental New Housing Construction funds.</p>	<p>Continue as Program HE.1.5</p>
<p>Program HE.1.6: Expanded Housing Opportunities Extremely Low-Income Households In order to help meet the needs of extremely low-income persons and households, the City will continue to prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to persons with extremely low income, such as supportive and multifamily. Further, the City will continue to contact qualified developers of low-income housing to discuss existing extremely low-income housing needs in the City, as well as possible incentives for the development of housing.</p>	<p>The City offered applicable incentives to all affordable housing developers who spoke with the City about a development project. The City prioritized funding and/or offered financial incentives or regulatory concessions when available to encourage the development of single-room occupancy units and/or other units affordable to persons with extremely low income, such as supportive and multifamily. The City met with developers of low-income housing to discuss existing extremely low-income housing needs in the city, as well as possible incentives for the development of housing.</p>	<p>Continue as Program HE.1.6</p>

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<p>Program HE.2.1: Maintain an Adequate Land Inventory for Housing Needs</p> <p>The City will continue to maintain an adequate inventory of vacant sites and sites with redevelopment potential to meet, at a minimum, its share of Shasta County future housing needs. The City will update its land inventory annually to reflect residential and mixed-use projects approved each year, and will ensure that any projects approved with fewer housing units and/or at lower densities than assumed in the Housing Element will not affect the City's ability to meet, at a minimum, its remaining share of regional housing needs.</p> <p>The City will use the annual update of the land inventory as a basis for determining whether adjustments in zoning districts are necessary to meet Anderson's projected housing construction needs. The City will continue to make the land inventory available to the public, interested developers, and property owners and at the Planning Department's permit counter.</p> <p>Should the City determine that remaining sites, even with adjustments in zoning, are not adequate to accommodate future housing needs, the City will work with the Shasta County Local Agency Formation Commission (LAFCO) to determine the necessity for and feasibility of annexation to increase land suitable for residential development. Any decision on whether to initiate annexation proceedings will be made by the City Council after review of the land inventory and with the consent of the affected property owners.</p>	<p>City currently has adequate land to accommodate additional housing for all income levels.</p>	<p>Continue as Program HE.2.1 and modify: The City will annually review the land inventory to ensure the City is able to meet the City's Regional Housing Needs Allocation. If additional capacity is needed, the City will look to identify additional sites or modify current zoning standards and/or zoning districts.</p> <p>Should it be determined that additional capacity is still needed, the City will work with the Shasta County Local Agency Formation Commission (LAFCO) to determine the necessity for and feasibility of annexation to increase land suitable for residential development.</p> <p>Any decision on whether to initiate annexation proceedings, or to rezone existing properties, will be made by the City Council after review of the land inventory and with the consent of the affected property owners.</p>
<p>Program HE.2.2: Facilitate Lot Mergers to Increase Housing Development Potential</p> <p>The City will contact property owners of small adjacent infill lots, zoned to accommodate multifamily housing, when such lots are vacant or underutilized, in order to encourage the owners to merge suitable lots to increase the development potential for housing. The City will meet with interested property owners to discuss the advantages of lot mergers and may offer incentives for owners to merge their lots. Such incentives may include, but are not limited to, the option to use a planned development combining zone that will offer greater flexibility in development standards, or the provision of density bonuses and/or other incentives listed in Program 1.3 for projects that include affordable or senior housing.</p>	<p>The City continually encourages lot mergers on small infill parcels to increase development potential. This is not an aggressive program. The City provides an annual housing inventory. In 2017, the City approved two parcel maps for infill properties to facilitate housing construction.</p> <p>During the planning period, several properties were allowed to be re-subdivided (split) to produce less than minimum lot sizes, which allowed for the construction of infill residential development. This is authorized by Anderson Municipal Code Chapter 16.18 Modifications (Exceptions).</p>	<p>Continue as Program HE.2.2 and modify in response to limited staff capacity.</p>

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<p>Program HE.2.3: Residential Mixed Use and Infill The City will actively promote residential mixed-use development in appropriate commercial zones and in the downtown area. The City will meet with property owners of sites and structures suitable for residential mixed-use and/or infill development, and developers interested in developing such property, to discuss opportunities and possible incentives to encourage development. Appropriate sites include vacant infill parcels, underutilized properties, structures with underutilized floor space above street level, and buildings that may be feasible to convert to residential or residential-commercial mixed use.</p> <p>To encourage property owners and developers to consider mixed-use and infill development opportunities, the City will establish guidelines for multifamily development and adaptive reuse of structures within the commercial districts, meet with interested property owners and developers, support applications for state or federal funding for projects that will provide affordable housing, provide information on state and federal programs that property owners can access directly, and provide expedited permit processing that may be needed to access funding. Projects meeting the criteria for density bonuses can also receive related incentives.</p>	<p>The City has updated the City of Anderson General Plan and Zoning Ordinance that includes a mixed-use zoning designation for downtown development.</p> <p>The City promoted residential mixed-use development and met with owners. The City lacked staff capacity to complete guidelines as described in the program.</p>	<p>Continue as Program HE.2.3 and modify in response to limited staff capacity.</p>
<p>Program HE.3.1: Update the Zoning Ordinance (Title 17 of the Anderson Municipal Code) The City will update the Zoning Ordinance to remove unnecessary constraints to the availability of housing for all segments of the population. The City will implement the following code amendments:</p> <p>While transitional and supportive housing is allowed in all residential zoning districts in the City, this type of housing is not allowed in the Agricultural (AG) or Mixed-Use (MU) zones, which do allow residential uses. In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.</p> <p>Allow farmworker/employee housing of up to 12 units or 36 beds without discretionary review in all zones allowing agricultural uses consistent with Health and Safety Code Section 17021.6.</p>	<p>The City did not update the Zoning Ordinance as described in this program.</p>	<p>Continue as Program HE.3.1</p>
<p>Program HE.3.2: Continue to Expedite Applications for Residential Development The City will continue to expedite processing of housing development project proposals consistent with General Plan policies and regulatory requirements (e.g., the California Environmental Quality Act, the Subdivision Map Act) through the use of pre-application meetings. The City will promptly schedule pre-application meetings to clarify the application process and development standards and to explain possible incentives (e.g., density bonuses) to support the development of housing.</p>	<p>The City of Anderson uses a pre-application process to facilitate and expedite processing of applications.</p>	<p>Continue as Program HE.3.2 and modify: to address Senate Bill 35</p>
<p>Program HE.3.3: Use of Planned Development Process The City will encourage applicants to use the City's Planned Development combining zone, when city staff believe this option to be beneficial to the applicant, by explaining the benefits of this zone at pre-application meetings for prospective projects. The City will prepare a brochure that describes the Planned Development combining zone, the benefits of this option, and the application procedures.</p>	<p>The City encouraged applicants to use the City's Planned Development Combining District (P-D). The City lacked staff capacity to create an informational brochure.</p>	<p>Continue as Program HE.3.3</p>

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<p>Program HE.3.4: Evaluation of Certificate of Compatibility for Manufactured Housing Government Code Section 65852.3 establishes certain requirements for the inclusion of manufactured housing in a jurisdiction. One of these requirements is to consider manufactured housing to have the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. Because the City requires a Certificate of Compatibility for manufactured housing (Municipal Code Chapter 17.52), which is not required for single family housing, this might be considered to be in disagreement with the requirements of Section of 65852.3.</p> <p>As such, the City will review the Certificate of Compatibility process to determine if it is in compliance with state law. If it is found to not be in compliance with state law, a revision of the Zoning Ordinance revising or removing this requirement will be completed.</p>	<p>The City reviewed the Certificate of Compatibility Policy and found it to be in conformance with Government Code Section 65852.3.</p>	<p>Delete</p>
<p>Program HE.4.1: Conduct Housing Condition Survey The City will update its survey of exterior housing conditions. The objective of the survey will be to characterize housing rehabilitation and replacement needs by category of substandard condition (roof, for example), type of housing unit, and geographic area of the City. The updated survey will assist the City in targeting its housing rehabilitation program to meet the most urgent needs.</p>	<p>The City has not had funding for a housing condition survey. The last housing survey was completed in 2005. The City will seek additional grant funding opportunities as they become available.</p>	<p>Continue as Program HE.4.1 and modify: "Apply for CDBG or other grant funds during the cycle to fund a housing condition survey; complete the survey within one year of obtaining grant funds before the end of the planning period."</p>
<p>Program HE.4.2: Housing Rehabilitation Program The City will continue to apply, or support applications, for state and federal funding for housing rehabilitation. The City will explore alternative methods for administering its housing rehabilitation program when considering renewing its administrative relationship with the Housing Authority for program implementation on behalf of the City.</p>	<p>Since 2014, the City has received 2 CDBG grant(s) totaling \$872,093. Of this amount, \$500,000 has been allocated to support Owner/Occupied Rehab and \$372,093 for Homeowners Assistance Programs. The City contracts with the Shasta County Housing Authority to facilitate access to rehabilitation funding as available. No homes were supported with rehabilitation assistance in the City during the planning cycle.</p>	<p>Continue as Program HE.4.2</p>
<p>Program HE.4.3: Improve the Condition of Rental Housing The City will use local, state, federal, and private financial resources and regulatory incentives, to the extent these resources are available and appropriate, to improve substandard rental housing units so that they comply with current building code standards. For privately owned rental properties, the program will focus on properties that (1) need substantial rehabilitation or reconstruction; (2) are found to be uninhabitable by the City's building code enforcement officer; (3) have not previously received financial assistance; (4) are not currently income or rent restricted; and (5) are thereby at risk of being lost to the rental housing stock.</p> <p>The City will use information collected from the exterior housing condition survey to target substandard rental properties for improvement. The City will send letters to rental property owners whose properties are found to need substantial rehabilitation to offer inspection services and information on financial assistance available for housing rehabilitation.</p>	<p>The City contracts with the Shasta County Housing Authority to support access to rehabilitation funding as available. No homes were supported with rehabilitation assistance in the City during the planning cycle.</p>	<p>Continue as Program HE.4.3</p>

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<p>In exchange for incentives and financial assistance, the City will require that the assisted housing units be rented and affordable to very low- or low-income households for at least 20 years. The City's intent in requiring long-term affordability is to ensure that substantially rehabilitated or reconstructed housing units increase the stock of affordable rental housing. The City will also ensure that, after the rehabilitation or reconstruction has been completed, the property owner provides relocation assistance to current tenants and allows these tenants a right of first refusal to re-occupy their former rental units or another equivalent unit.</p>		
<p>Program HE.4.4: Address Unsafe Building Conditions The City will continue to require and support abatement of unsafe residential structures, giving property owners opportunities to correct deficiencies and offering incentives (such as financial assistance under the housing rehabilitation program) when available to support rehabilitation of unsafe structures. The City's code enforcement activities will focus on the most serious health and safety issues and will continue to be complaint driven (based on complaints of unsafe building conditions referred to the City).</p>	<p>City of Anderson continues to use code enforcement to gain compliance with all building codes. This includes rental housing.</p> <p>The City updated their code enforcement ordinance to ensure compliance.</p>	<p>Continue as Program HE.4.4</p>
<p>Program HE.4.5: Preserve Historic and Architecturally Significant Residential Structures and Allow Flexibility in Development Standards for Affordable Historic and Architecturally Significant Structures The City will comply with policies and implementation measures in the General Plan Community Development Element for the preservation of architecturally and historically significant residential structures. The City will ensure that historic preservation is given a high priority through its code enforcement activities, housing rehabilitation program, other housing programs that affect existing residential structures, and community planning in transitional areas where nonresidential intrusion could adversely affect historic preservation. Additionally, the City will continue to permit alternate building techniques to conserve historic and architecturally significant structures used to provide low- and moderate-income housing.</p>	<p>The City of Anderson maintains a design review committee to review changes to historic buildings and its Downtown Mixed-Use zone district is designed to preserve historic buildings.</p>	<p>Continue as Program HE.4.5</p>
<p>Program HE.5.1: Conserve the Affordability of Subsidized Rental Housing in Anderson The Blue Oak Court Apartments is considered to be an "at-risk" affordable housing complex in the City during the 2014–2024 time period. As such, to conserve the supply of affordable rental housing in Anderson, the City will undertake the following actions:</p> <ul style="list-style-type: none"> Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property, but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters 	<p>The City of Anderson continues to have several apartment complexes that offer housing affordable to low-income residents. Blue Oak Court Apartments are now facing the earliest date of conversion in 2062. There are no expected units at-risk during the 2019–2028 planning period.</p>	<p>Continue as Program HE.5.1 and modify: to refer to any unexpected conversions or changes in ownership.</p>

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<p>related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.</p> <ul style="list-style-type: none"> • Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers. • Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed. 		
<p>Program HE.5.2: Mobile Home Parks The City will continue to meet with mobile home park owners to discuss their long-term goals for their properties and the need for and feasibility of preserving the parks as a resource for affordable housing. Feasibility will be evaluated based on the current condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses. The City will consider the following actions based on the feasibility of preserving the parks:</p> <ul style="list-style-type: none"> • Assist property owners in accessing state and federal funds for park improvements by providing information to park owners on state and federal programs and/or providing referrals to nonprofit organizations that can assist in preparing funding requests. • Facilitate a sale to park residents of those mobile home parks the City has targeted for preservation and whose owners do not desire to maintain the present use. If necessary to facilitate a sale, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management. 	<p>The City of Anderson maintains jurisdiction for enforcement of the mobile home parks and will continue to preserve housing within the existing parks.</p> <p>No rehabilitation projects were completed at mobile home parks with City assistance. No sales of mobile home parks to their residents were facilitated by the City.</p> <p>No mobile home park owners communicated interest in programs such as HCD's MPRROP (Mobilehome Park Rehabilitation and Resident Ownership Program).</p>	Continue as Program HE.5.2
<p>Program HE.5.3: Federal Housing Vouchers The City will continue to collaborate with the Housing Authority to provide documentation to the federal government that will support an increase in the number of housing vouchers available to City residents. The City will also provide information at City Hall from the Housing Authority on the federal housing voucher program and the responsibilities of owners of rental property under fair housing laws with regard to housing vouchers. The City will provide information on the housing voucher program directly to rental property owners in its contacts with those individuals.</p>	The City of Anderson accomplishes this program by acting as a referral service to inquiring landlords through the distribution of pamphlets. The City participates with Shasta County Housing Authority to facilitate these programs.	Continue as Program HE.5.3
<p>Program HE.6.1: Encourage the Production of Housing for Large Families The City will encourage that at least 10 percent of housing units in new multifamily developments include three- and four-bedroom dwellings, except for housing projects specifically designed for seniors or single adults. The City will use its pre-application meeting process to promote the inclusion of three- and four-bedroom units in multifamily development proposals. As part of the City's design review process, market rate housing projects containing three- and four-bedroom units will be eligible</p>	The Diamond Street Affordable Housing Project, completed in 2018, provides 20 3-bedroom units, 16 2-bedroom units, and 8 1-bedroom units. These includes 24 ground-floor adaptable units, 3 accessible units, and 1 sensory-impaired unit.	Delete; this is no longer a priority.

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<p>for a 10 percent density bonus and other incentives (e.g., Density Bonus for Housing Quality Design). Affordable housing projects or mixed-income projects meeting the requirements for density bonuses for affordable housing will continue to be eligible for a 25 percent density bonus and other incentives. The City will include guidance in its design review process to clarify the number and/or percentage of three- and four-bedroom units that would qualify for density bonuses.</p>	<p>Between 2000 and 2018, the number of units in the city increased as follows: 2-bedrooms: 112 3-bedrooms: 512 4-bedrooms: 15 5 or more bedrooms: 50</p>	
<p>Program HE.6.2: Special Needs Housing on Infill Sites To increase the housing supply for special needs groups, the City will continue to seek the assistance of the Housing Authority and nonprofit housing organizations to identify and secure funding sources to develop vacant properties and to rehabilitate and convert nonresidential buildings to residential use. This program will focus on infill development, mixed-use projects, the conversion of commercial structures to residential use, and the conversion of substandard motels to permanent housing. To implement this program, the City will (1) meet with Housing Authority representatives to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies; and (2) meet with representatives of nonprofit housing providers to seek their interest in securing funding for the development of infill sites or the conversion of nonresidential buildings.</p>	<p>The City met with the Housing Authority and nonprofits on an as-needed basis as potential sites or projects became apparent. The Diamond Street project is an infill site.</p>	<p>Continue as Program HE.6.1</p>
<p>Program HE.6.3: Homeless Services The City will periodically meet with homeless service providers in Shasta County to review the potential need for and the feasibility of a local homeless shelter and/or a transitional housing facility, and to review the types of properties and locations that may be considered for such facilities. In addition, the City will support the development of a homeless shelter and/or transitional housing facility to assist such persons in returning to permanent housing.</p>	<p>The City of Anderson refers the homeless to our local homeless consortium, Good New Rescue Mission, and local churches.</p>	<p>Continue as Program HE.6.2</p>
<p>Program HE.6.4: Continuum of Care for Seniors To support the development of senior housing, especially a senior housing facility that provides a full spectrum or “continuum of care”—from complete independent living to fully assisted care—within one development, the City will “market” opportunities for such development and will offer appropriate incentives to providers of continuum of care housing and services for seniors. The City will identify such providers in Northern California and will provide them with information on local incentives for senior housing projects. The City will also be prepared to facilitate proposals when such projects are proposed.</p>	<p>The City has continued to enforce state and federal standards for accessibility of multifamily buildings. The City promotes existing multifamily structures to meet current standards. The City participates with Shasta County Housing Authority to facilitate these programs.</p>	<p>Continue as Program HE.6.3</p>
<p>Program HE.6.5: Accessibility of Housing for Persons with Disabilities The City will continue to enforce state and federal standards for the accessibility of multifamily buildings for persons with disabilities. The City will also continue to promote accessibility improvements for existing multifamily structures by making such improvements an eligible activity for the housing and rental unit rehabilitation programs and by including information on accessibility improvements in program literature.</p>	<p>No rehabilitation projects were completed with City assistance during the planning period.</p>	<p>Continue as Program HE.6.4 and modify to remove “City will continue to enforce state and federal standards,” since this is already part of the design review process.</p>

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Implementation Measures	Progress	Continue/Modify/Delete
<p>Program HE.6.6: Special Needs Housing In implementing affordable housing programs under Goal 1, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, updated zoning standards, new housing construction programs, housing rehabilitation projects, homebuyer assistance programs, and support services.</p>	<p>See progress of other programs (3.1, 6.1, 6.3, 6.4, and 6.5).</p>	<p>Continue as Program HE.6.6</p>
<p>Program HE.7.1: Energy Conservation in Residential Land Use Planning and Design The City will continue to promote energy efficiency in residential land use planning and design through techniques such as considering the layout and configuration of homes to take advantage of solar access when feasible; the use of landscaping to reduce heat gain during warm weather; the configuration of new developments to provide opportunities for non-motorized forms of travel; the promotion of infill development to reduce travel distances; and the landscaping of parking areas to provide shade. The City will promote these techniques through its subdivision site plan review and design review processes in pre-application meetings, promotional literature available at the permit counter, and the posting of information on energy conservation on the City’s website.</p>	<p>The City enforced state law and encouraged projects, where feasible to go beyond minimum requirements, to encourage and facilitate infill development projects, and to support/encourage energy conservation and green building techniques.</p>	<p>Continue as Program HE.7.1</p>
<p>Program HE.8.1: Promote Equal Housing Opportunities The City will continue to provide information to the public regarding rights and responsibilities under state and federal laws for non-discrimination in housing. The City will designate a contact person at City Hall to provide information to the public and refer housing discrimination or fair housing inquiries to the appropriate nonprofit legal service and/or the county, state, or federal agency that handles housing discrimination complaints or provides fair housing information. The City will post information on its website regarding individuals and organizations to contact for housing discrimination–related matters and will provide free literature from these organizations for distribution at City Hall, the Frontier Senior Center, and the Anderson Branch Library.</p>	<p>The Development Service Department provides information to the public and provides referrals.</p>	<p>Continue as Program HE.8.1 Combine with Program HE.8.2 and modify to address new Affirmatively Furthering Fair Housing (AFFH) requirements.</p>
<p>Program HE.8.2: Organize Fair Housing Event The City will continue to collaborate with the Housing Authority, the Shasta County Association of Realtors, and Legal Services of Northern California to continue a fair housing program that will be scheduled as part of a larger community-wide event that will draw from all segments of the community. The fair housing component of the annual community event will be advertised and promoted in a manner similar to the event itself. The City may or may not take the lead to coordinate the fair housing program, depending on the roles and responsibilities agreed to by participating organizations.</p>	<p>The City of Anderson partners with Legal Services of Northern California to conduct an Annual Fair Housing Workshop.</p>	<p>Continue as Program HE.8.1 Combine with Program HE.8.1 and modify to address new AFFH requirements.</p>

1. Addendum to the Adopted General Plan EIR

As shown in Table 1-1, the proposed 2019–2028 Housing Element consolidates many goals and policies from the previous Housing Element to aid in implementation and to eliminate redundancy. The following three policies are new to the City and are included in the proposed 2019–2028 Housing Element:

- **Program HE.2.4: Residential By-Right for Developments with 20 percent Affordable** – To comply with Assembly Bill (AB) 1397, sites with Assessor’s Parcel Numbers (APNs) 201-060-020, 201-170-031, and 201-630-005 in the vacant land inventory in this sixth cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 201-060-020, 201-170-031, and 201-630-005 are currently zoned C-1, which requires a Use Permit for multifamily housing development. The City may modify the Zoning Ordinance to reflect the by-right provisions described in this program.
- **Program HE.6.5: Assistance for Persons with Developmental Disabilities** – Work with Far Northern Regional Center, to implement programs, including:

 - An outreach program that informs families in the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City’s website.
 - A program to encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.
- **Program HE.8.2: Promote Environmental Justice** – Each time a housing project is proposed that may have an effect on a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.

1.3 PURPOSE OF AN EIR ADDENDUM

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

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

1. Addendum to the Adopted General Plan EIR

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

The proposed Project would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)-(3) as these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2007 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the project.

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

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

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- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Anderson Planning Department, 1887 Howard Street, Anderson, California 96007.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

Section 15164(b) of the “CEQA Guidelines” (Title 14, Cal. Code of Regs., Section 15000 et seq.) authorizes a lead agency to prepare an addendum to an EIR “if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

The General Plan EIR acknowledges that new development permitted and regulated by the General Plan will have some significant and unavoidable environmental impacts. These significant and unavoidable impacts include conversion of farmland to non-agricultural use; substantial population growth, either directly or indirectly; cumulative increases in traffic that will result in degradation of levels of service; and exacerbation of the air basin’s nonattainment status for particulate matter with a diameter of 10 microns or less (PM₁₀) as a result of future development.

The General Plan EIR evaluates the proposed revisions to the goals, policies, and implementation action of the City of Anderson General Plan, which was adopted in 1989. The General Plan consists of general policies concerning land use, public services and infrastructure, and resource management. Consequently, General Plan revisions have very few, if any, specific environmental impacts. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts.

Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed Project. The three new policies are either informative or reflect state law. The informative policies will increase the local discussion of environmental justice and advocate for more housing to help those with disabilities. The program requiring by-right development for those projects that meet 20 percent affordability requirements is consistent with state law and allows the City to apply objective design standards for development within the R-2 and R-3 zone districts. The application of objective design guidelines would eliminate the need for design review as currently required by Section 17.62.020 B of the Anderson Municipal Code.

Thus, the finding of the General Plan EIR is that there are no impacts that will, as a result of adopting the General Plan revisions, require impact-specific mitigation measures. Further, based on review of the General Plan EIR, and consideration that the proposed 2019–2028 Housing Element does not add new policies that would affect development in the city, the project would result in less-than-significant impacts.

2. CEQA Analysis

As the proposed 2019–2028 Housing Element does not change any land use designation or zone district, the impacts of the proposed Project will be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2. CEQA Analysis

2.2 FINDING

The discussion in this addendum confirms that the proposed changes to the Housing Element update have been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, as the proposed 2019–2028 Housing Element update is not exempt. Rather, the determination here is that the 2007 General Plan EIR evaluated all the physical impacts likely to result from future development. As the proposed 2019–2028 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2019–2028 Housing Element.

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

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

The following identifies the standards set forth in Section 15162 as they relate to the Project. The text that follows the provisions of the law relates to the proposed 2019–2028 Housing Element.

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

As shown in Table 1-1, the policy changes included in the proposed Housing Element are limited to complying with state law, combining policies with similar intent to aid in implementation, or elimination of policies where the City has already completed the identified task. As with the existing Housing Element, this document does not result in the change in land use designation or zoning of any land or approve any development project. All development in the city must be consistent with the General Plan, and if a discretionary action, must complete a project-specific CEQA analysis. The three new policies represent changes that enable residential by-right for developments with 20 percent affordable in sites zoned R-2 or R-3. Multiple-family development is listed as a permitted use in both zone districts and is subject to design review. While the City may apply objective design standards to multiple-family development, the City has not yet adopted standards. The scope of design review is

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restricted to aesthetics of a project, as shown in Section 17.62.050 of the Anderson Municipal Code, which reads:

17.62.050 - Scope of design review.

The design review committee shall review preliminary drawings and sketches and shall approve or conditionally approve drawings and sketches prior to the issuance of the building permit. It shall be the responsibility of the design review committee to determine that there is sufficient architectural merit and compatibility in building decor and landscaping to insure the development of a project, which is in keeping with quality development and construction, aesthetic beauty, and is environmentally compatible with community goals and policies. The committee may require special landscaping, additional housing plans, varied setback requirements or other criteria necessary to achieve these purposes.

While the design review committee can modify the appearance of a proposed development, the scope of the design review does not extend to determining the applicability of the land use, number of units, operational characteristics, or other discretionary actions. Aesthetic impacts seldom rise to a level of significance requiring mitigation. The City's General Plan does not identify view protection corridors or other scenic resources that could be impacted if development of a project with 20 percent affordable housing bypassed the design review process. In addition, the City may adopt objective design standards that would apply to all residential development, which would take the place of design review. As the changes to the Housing Element would not affect the land use pattern of the city, or result in any physical change to the environment, there are no new environmental impacts, or an increase in the severity of any previously identified environmental impacts.

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

As shown in Table 1-1, the proposed Housing Element policies are similar to the existing policies of the General Plan. The proposed 2019–2028 Housing Element includes three new policies. As a development project must be consistent with the General Plan, zoning, and development standards of the City, and the proposed Housing Element would not affect land use patterns in the city or result in any physical changes to the environment, the resulting impacts would be identical to the previously certified General Plan EIR. Eliminating design review of projects containing 20 percent affordable housing would not result in aesthetic impacts as the General Plan does not identify protected corridors. Further, the City can adopt design standards that would effectively take the place of the design review committee process for residential projects. As housing is currently a permitted use in R-2 and R-3 zone districts, and the City's design review process focuses only on design, the proposed Project would not result in new environmental impacts, or an increase in the severity of any previously identified environmental impacts.

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

As stated in the previous response to 2, there are no significant impacts associated with the proposed 2019–2028 Housing Element.

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

The proposed Project does not create new impacts or the need for additional mitigation measures. The City is required to adopt a Housing Element, and the Element must be reviewed and certified by the Housing and Community Development Department. As such, there is no feasible alternative to adopting a Housing Element. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element does not result in significant environmental impacts; therefore, there is no need for new mitigation measures.

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

As stated previously in 4, there are no significant impacts resulting from adoption of the 2019–2028 Housing Element; therefore, there are no mitigation measures or alternatives to the proposed Project.