

# AGENDA

## REGULAR MEETING

### CITY COUNCIL & REDEVELOPMENT AGENCY CITY OF YUBA CITY

December 19, 2006

**CLOSED SESSION – 5:30 P.M. – BUTTE ROOM**  
**REGULAR MEETING – 7:00 P.M. – COUNCIL CHAMBERS**

**JOHN MILLER**  
Mayor

**RORY RAMIREZ**  
Mayor Pro Tem



**KASH GILL**  
Councilmember

**TEJ MAAN**  
Councilmember

**LESLIE MCBRIDE**  
Councilmember

**STEVEN JEPSEN**  
City Manager

**TIMOTHY HAYES**  
City Attorney

**Council Chambers Wheelchair Accessible**  
**1201 Civic Center Blvd., Yuba City, CA**

*If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4601 at least 72 hours in advance so such aids or services can be arranged.*

*City Hall TDD: 530-822-4732*

**AGENDA  
CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY  
DECEMBER 19, 2006**

**Closed Session 5:30 P.M.  
Regular Meeting 7:00 P.M.**

**Closed Session 5:30 p.m.—Butte Room**

Call to order.

Confer with legal counsel regarding existing litigation pursuant to subdivision (a) of section 54956.9 of the Government Code, Hofmann v. City of Yuba City, Case No. CVCS 06-0260.

**Regular Meeting 7:00 p.m.-Council Chambers**

Call to Order

Roll Call:           \_\_\_\_\_ Mayor Miller  
                          \_\_\_\_\_ Mayor Pro Tem Ramirez  
                          \_\_\_\_\_ Councilmember Gill  
                          \_\_\_\_\_ Councilmember Maan  
                          \_\_\_\_\_ Councilmember McBride

Invocation

Pledge of Allegiance to the Flag

**Presentations and Proclamations (Item 1)**

**1.     Presentations**

**Public Hearings (Item 2-3)**

2.     To apply pre-annexation zoning (#RZ 06- 03) of One-Family Residence (R-1) District, One-Family Residence, Special Standards Combining (R-1-X<sub>24</sub>) District, Two-Family Residence (R-2) District, Two-Family Residence, Special Standard Combining (R-2-X<sub>24</sub>) District, Multiple-Family Residence, Special Standards Combining (R-3-X<sub>24</sub>) District, Public Facilities, Special Standards Combining (PF-X<sub>24</sub>) District, Neighborhood Convenience Commercial, Special Standards Combining (C-1-X<sub>24</sub>) District, General Commercial, Special Standards Combining (C-3-X<sub>24</sub>) District and Heavy Commercial/Light Industrial, Special Standards Combining (C-M-X<sub>24</sub>) District or to districts as deemed appropriate to 393+ acres located between Hwy. 20 and the City limits to the north of the City limits to the east, Franklin Road to the south and near the future right-of-way line for Western Parkway to the west. The zoning classifications will be applied in conformance with the adopted 2004 Yuba City General Plan Land Use Diagram. Property Owner/Applicant, Valley Development Co., Inc.

Recommendation:     Conduct a public hearing and after review and consideration of the mitigated negative declaration, concur with the Planning Commission's recommendation, which is to:

- 1) Adopt the recommended findings,
- 2) Adopt the mitigated negative declaration.
- 3) Introduce an ordinance for approval of Rezoning 06-03 for amendments to the Official Zoning Map to apply pre-annexation zoning of R-1, R-1-X24, R-2, R-2-X24, R-3-X24, PF-X24, C-1-X24, C-3-X24 and C-M-X24 Districts as indicated on the attached Exhibit A and subject to the conditions listed in the attached Exhibit B, and waive the first reading.

**3. Proposed Levy of the 2007 Annual Assessment of the Downtown Yuba City Business Improvement District**

- Recommendation:
- 1) Conduct public hearing
  - 2) Adopt a resolution confirming the Annual Report for the Yuba City Downtown Business Association and levying the assessment for the Downtown Business Improvement District for calendar year 2007.

**Public Communication on Items Not On the Agenda (Items 4 –5)**

**4. Written Requests**

**5. Appearance of Interested Citizens**

Members of the public may address the City Council on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Public comment on public hearing agenda items will be permitted during those hearings.

**Consent Calendar (Items 6 - 10)**

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

**6. Submission of re-certification application for Tree City USA Designation**

- Recommendation: Adopt a Resolution authorizing the City to submit an application for re-certification to the National Arbor Day Foundation for consideration of the City continuing its designation as a Tree City USA community.

**7. Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit J\_14**

- Recommendation: Adopt the following resolutions to create the Lighting and Landscape Maintenance District:
- 1) Resolution to modify Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit J\_14 (improvements associated with Dulai parcel map; property

located on the west side of Blevin Road at the intersection of Blevin Road and Jamie Drive).

- 2) Resolution of Intention, Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit J\_14 (pursuant to the Landscaping and Lighting Act of 1972).

**8. Almond Grove Estates Unit No. 3 – 80-lot single family dwelling development**

Recommendation: Adopt a resolution accepting certain street and related improvements pursuant to the Almond Grove Estates Unit No. 3 Subdivision Agreement and authorizing the developer to file a Notice of Completion. Authorize the Assistant City Manager to transfer \$3,882.96 from Account No. 97078-65501 to 97093-65501, transfer \$4,131.05 from Account No. 98082-65501 to 98103-65501, and perform all supplemental appropriations as required. [Subdivision located on the south side of Shanghai Bend Road, west of Garden Highway]

**9. Spillman Mapping and Imaging Module Purchase**

Recommendation: Authorize the Assistant City Manager to execute an agreement with Spillman Technologies, Inc. of Salt Lake City, Utah, to purchase the Pin Mapping and Imaging Modules for the Police/Fire Computer Aided Dispatch - Records Management System (CAD/RMS) in the amount of \$59,985, with the finding that it is in the best interest of the City.

**10. Letter Amendment to Yuba City City Manager's Contract extending the reimbursement time frame for moving expenses by six months**

Recommendation: Authorize the Mayor to sign the Amendment letter to the City Manager's Contract extending the time frame for moving expense reimbursements by six months.

**General Items (Item 11-16)**

**11. Approval of an Amendment to Goodwin Consulting Group Contract for the Preparation of Updated Development Impact Fees (AB1600 Study).**

Recommendation: Authorize the City Manager to amend the existing Professional Services contract with Goodwin Consulting Group for the preparation of updated Development Impact Fees (AB1600 Study) and approve a related supplemental appropriation in the amount of \$22,000 to account 301-90616.

**12. Use of Professional Services for Plan Check Services in the Building Division.**

Recommendation: Authorize the allocation of the Building Division's Professional Services Account to LP2A Consultants and Willdan & Associates in the amounts of \$130,000 and \$100,000 respectively for purposes of completing required plan check and inspection services with the finding that it is in the best interest of the City.

**13. CA-DHS Safe Drinking Water State Revolving Fund Application Authorization**

Recommendation: Adopt a resolution authorizing the City Manager to sign an Application for Construction Funds through the California Department of Health Services Safe Drinking Water State Revolving Fund. This application is for a \$19,375,500 low-interest loan to reduce arsenic concentration in Groundwater Region 2/3 to comply with new arsenic regulations.

**14. Request to proceed with Phase Two-Task 2B of the Relocation of Fire Station No. 4 Work Plan.**

Recommendation: Authorize the City Manager to amend the existing Professional Services Agreement between the City of Yuba City and Ratcliff Architects, modifying the Scope of Work to include Phase Two-Task 2B of the Relocation of Fire Station No.4 Work Plan, which includes completion of final construction documents and project budget cost estimates.

**15. 2006 Assistance to Firefighters Grant Program**

Recommendation: Accept award of a 2006 Department of Homeland Security Assistance to Firefighters Grant, approve a supplemental budget adjustment to the Fire Department's Account 2320-62711 in the amount of \$182,711, approve a revenue adjustment to the Fire Department in the amount of \$146,169, and approve funding the City's local grant match in the amount of \$36,542 from the City Unallocated General Fund balance for the purchase of vehicle exhaust ventilation systems for two fire stations and for the design, purchase and installation of three automatic fire sprinkler systems at three fire stations.

**16. Sale of the Abandoned Portion of Sumner Street**

Recommendation: 1. Authorize the City Manager, or his designee, to execute all escrow documents pertaining to the sale of the abandoned portion of Sumner Street in Yuba City.  
2. Authorize the Mayor to execute a grant deed transferring title of the abandoned portion of Sumner Street to the adjacent property owner.

**Business from the City Council/Redevelopment Agency Board (Items 17 – 18)**

**17. Cancellation of the January 2, 2007 City Council Meeting**

Recommendation: Cancel the City Council meeting scheduled for January 2, 2007

**18. City Council Reports**

- Councilmember Gill
- Councilmember Maan
- Councilmember McBride
- Councilmember Ramirez
- Mayor Miller

**Adjournment**