

**AGENDA  
REGULAR MEETING OF  
CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY  
COUNCIL CHAMBERS  
JANUARY 15, 2008  
Closed Session 6:30 P.M.  
Regular Meeting 7:00 P.M.**

**Closed Session 6:30 p.m.—Butte Room**

Confer with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding negotiations with Auto Zone regarding the possible purchase of the following property or portions thereof: 1211 Stabler Lane, APN 59-010-084.

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

Call to Order

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

Invocation

Pledge of Allegiance to the Flag

**Presentations and Proclamations**

1.        **Proclamation for Arvada Johnson**

**Public Hearings**

2.        **General Plan Amendment GP 07-05 and Rezone RZ 07-05 at the southeast corner of Butte House Road and Tharp Road to change the land use designation from Medium/High Density Residential to Community Commercial and to change the zoning from Multiple-Family Residence (R-3) District to Community Commercial (C-2) District on the south portion of the property and Planned Development (PD 14) District (which shall allow all uses in the C-2, Community Commercial, District, as well as up to 17 residential units on the upper floors of commercial buildings) on the north portion of the property. Owner: Tumber Family Trust; Applicant: Ravi Tumber.**

Recommendation: Conduct a public hearing, and after consideration of the Mitigated Negative Declaration, concur with the Planning Commission's recommendations, which are to:

- A. Adopt the finding that following review and consideration of the Mitigated Negative Declaration and any comments received, there is no substantial evidence that the project will have a significant impact on the environment.

- B. Adopt the Mitigated Negative Declaration as contained in Exhibit A.
- C. Adopt the finding that General Plan amendment GP 07-05 to change the General Plan designation from Medium/High Density Residential to Community Commercial is in the public interest.
- D. Adopt a resolution for General Plan amendment GP 07-05 from the Medium/High Density Residential designation to the Community Commercial designation, as shown on Exhibit A of the Resolution.
- E. Adopt the following findings for Rezone RZ 07-05:
  - a. RZ 07-05 is consistent with the Community Commercial land use designation as amended and as described in the Yuba City General Plan;
  - b. RZ 07-05 is consistent with the planned surrounding land uses;
  - c. There are or will be adequate public facilities available to properly serve the development, including streets to adequately handle the anticipated traffic;
  - d. The quality of the development is as good as or better than would be accomplished through traditional zoning and design standards.
- F. Introduce an ordinance for approval of Rezoning RZ 07-05 for amendments to the Official Zoning Map to amend the zoning from the Multiple-Family Residence (R-3) District to the Community Commercial (C-2) District on the south portion of the property and Planned Development (PD 14) District (which shall allow all uses in the C-2, Community Commercial, District, as well as up to 17 residential units on the upper floors of commercial buildings) on the north portion of the property, and waive the first reading.

**Public Communication**

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

**3. Written Requests**

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted 5 minutes to speak.

**4. Appearance of Interested Citizens**

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to 3 minutes.

## **Bid Openings**

### **5. Mainline Camera System Truck (FB 08-04)**

Recommendation: Award the purchase to the low bidder Weco Industries of Vacaville, CA for a mainline camera system truck in the amount of \$173,650.15.

### **6. Approval of Safety Consultant Services Agreements for Departments of Utilities, Public Works and General Services**

Recommendation: Approve two separate Agreements with Du-All Safety to provide safety programs and training for the Departments of Utilities, Public Works and General Services for a period of one year with the option of three (3) one year Agreement extensions.

## **Ordinances**

### **7. City Council Compensation**

Recommendation: Adopt Ordinance No. 001-08 amending Title 2 Chapter 1 of the City of Yuba City Municipal Code by the Amendment of Section 2-1.07 to Increase the Compensation of the Members of the City Council and waive the second reading.

## **Consent Calendar**

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.

### **8. City Council Approval of Minutes of December 17 & 18, 2007**

Recommendation: Approve the Council meeting minutes of December 17 & 18, 2007.

### **9. Annual Community Facilities District Report Pursuant to Government Code Section 53411**

Recommendation: Note and file.

### **10. Investment of Funds in Umpqua Bank Local Market Rate Account**

Recommendation: Authorize the City Treasurer to enter into a Contract for the Deposit of Moneys with Umpqua Bank Public Funds Money Market Account.

### **11. Amendment to the City's VantageCare Retirement Health Savings Plan, administered by International City/County Management Association-Retirement Corporation (ICMA-RC)**

Recommendation: Adopt a Resolution authorizing staff to implement changes to the City's Retirement Health Savings Program (Plan Number 801145) administered by ICMA-RC VantageCare as agreed upon with the City's Fire Management and Firefighters

Association Local 3793 bargaining units, in order to be in compliance with the new IRS regulations effective January 1, 2008.

**General Items**

**12. 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 supplemental appropriation in the amount of \$16,844 to account 90616-65501 to be funded from impact fees, including related transfers.

**13. Appointment of an Economic Development Advisory Group**

Recommendation: Appoint community representatives to an Economic Development Advisory Group that will assist in the development of the Economic Development Strategic Plan; and approve a related professional services agreement with Chabin Concepts for facilitation services, strategy development, and general economic development support services.

**14. Adoption of Resolution Acknowledging Flood Risk**

Recommendation: Adopt a resolution acknowledging flood risk related to the Star Bend realignment project.

**15. Authorization Request to Advance Funds to SBFCA**

Recommendation: Adopt a resolution authorizing the City of Yuba City to advance funds to the Sutter-Butte Flood Control Agency (SBFCA) for the remainder of FY 2007/2008.

**16. Confirmation of Proclamation of Existence of Local Emergency, as issued by the Yuba City Emergency Services Director**

Recommendation: Adopt a Resolution proclaiming and ordering that the Proclamation of Existence of a Disaster, as issued by the Yuba City Emergency Services Director on January 8, 2008, is hereby confirmed by the City Council of Yuba City.

**Business from the City Council/Redevelopment Agency Board**

**17. Boards and Commissions Reappointment Recommendations**

**18. City Council Reports**

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

**Adjournment**