



AGENDA

AUGUST 16, 2022

**REGULAR MEETING CITY COUNCIL AND
THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
CITY COUNCIL
CITY OF YUBA CITY**

**5:00 P.M. CLOSED SESSION
SUTTER ROOM/VIRTUAL**

**6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL**

MAYOR	• Dave Shaw
VICE MAYOR	• Wade Kirchner
COUNCILMEMBER	• Marc Boomgaarden
COUNCILMEMBER	• Grace Espindola
COUNCILMEMBER	• Shon Harris
CITY MANAGER	• Diana Langley
CITY ATTORNEY	• Shannon L. Chaffin

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible



*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) 822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

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CITY COUNCIL - CITY OF YUBA CITY
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Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link: https://us06web.zoom.us/webinar/register/WN_dwR4OZIGQUat8NUVq5Xs2g. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Public Comment:

Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council in the Council Chamber prior to the City Council convening into closed session. Comments from the public will be limited to three minutes. No member of the public will be allowed to be present once the City Council convenes into closed session.

Closed Session

A. Conference with real property negotiator (Govt. Code § 54956.8)
Properties:

APN: 51-62-026, 1.58 acres generally located on Providence Court, west of Clark Avenue and south of Kensington Way, Yuba City, CA 95991

APN: 51-660-084, 0.19 acres generally located on Providence Court, west of Clark Avenue and south of Kensington Way, Yuba City, CA 95991

APN: 57-150-001, 0.47 acres located at 217 S Walton Avenue, Yuba City, CA 95991

APN: 57-150-050, 1.0 acres located at 211 S Walton Avenue, Yuba City, CA 95991

APN: 57-220-065, 0.11 acres generally located on S Walton Avenue between 211 and 217 S Walton Avenue, Yuba City CA 95991

Negotiator: Diana Langley, City Manager
Negotiating parties: Habitat for Humanity
Under negotiation: Price and terms of payment

Regular Meeting and the Successor Agency to the Redevelopment Agency

Call to Order

Roll Call

- Mayor Shaw
- Vice Mayor Kirchner
- Councilmember Boomgaarden
- Councilmember Espindola
- Councilmember Harris

Invocation/Inspiration

Pledge of Allegiance to the Flag

City Attorney's Report on Closed Session Items, City Attorney Shannon Chaffin

Agenda Modifications/Approval of Agenda

Ceremonial Presentations

1. **Cindy Rosser Cowgirl Hall of Fame Proclamation**
2. **The Chinese Garden Proclamation**
3. **Farmers Market Proclamation**

Public Communication

4. Appearance of Interested Citizens

You are welcome and encouraged to participate in this meeting. Public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda will be considered at this time. Public comment is limited to three minutes per speaker. Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted five minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

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 request specific items to be discussed or removed from the Consent Calendar for individual action.

5. Minutes of the July 19, 2022 meeting

Recommendation: Approve the July 19, 2022 minutes

6. **Approve Regional Appointments to the Feather River Air Quality Management District (FRAQMD) Board of Directors for 2022**

Recommendation: Approve the Appointment of Councilman Stuart Gilchrist to serve as the City of Marysville Representative on the FRAQMD Board of Directors

7. Creation of City Clean-Up Fund

Recommendation: Adopt a Resolution authorizing the Finance Director to create a Capital Improvement Program Account for City Clean-Up and approve a supplemental appropriation of \$50,000 from unallocated General Fund to the City Clean-Up account

8. Consideration of Inclusion of Delinquent Charges and Penalties for Water and Wastewater Services on Secured Tax Roll

Recommendation: A. Conduct a Public Hearing, and after consideration;

B. Adopt a Resolution for the inclusion of delinquent charges and penalties for water and wastewater services on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties

9. 200-Year Urban Level of Flood Protection Finding

Recommendation: Adopt a Resolution acting as the land-use agency for the City of Yuba City accepting evidence in support of a Finding of 200-year flood protection

10. Heng's Cafe - Department of Alcoholic Beverage Control Application

Recommendation: Adopt a Resolution making a finding of public convenience or necessity for the issuance of a Type 41 restaurant (beer and wine) Alcoholic Beverage Control (ABC) License at 1270 Stabler Ln. Suite 320 (Heng's Café)

11. Homes2Families - Agreement Update

Recommendation: Adopt a Resolution to approve the updated Homes2Families Agreement with Regional Housing Authority (RHA)

12. Henson Ranch Estates – Phase 1 (Annexation #3 of property in CFD 2021-1)

Recommendation: Adopt a Resolution annexing a certain area, Henson Ranch Estates – Phase 1, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Third Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter

13. Signatory Authority - Restricted Grant Agreement: Plumas Street Historic District and Water Tower Improvements

Recommendation: Adopt a Resolution authorizing the City Manager to execute Restricted Grant Agreements, Amendments, and Related Documents with the State of California Department of Transportation for the City of Yuba City Plumas Street Historic and Water Tower Park Improvements Project

14. Wastewater Treatment Facility Temporary Discharge Point 003 (Plans & Specifications)

Recommendation: Adopt a Resolution approving the plans and specifications for the Wastewater Treatment Facility Temporary Discharge Point

003 Project (22-12) and authorizing advertisement for bids on the project

15. Extension of time for Development Plan 20-03, Richland Village Affordable Housing Development, and the associated funding commitment

Recommendation: Approve a two-year extension of time for Development Plan 20-03 and the associated funding commitment, pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of January 19, 2025

Business Items

16. Consideration to approve Development Plan 22-01: Yuba City Self-Storage

Recommendation: A. Conduct a Public Hearing; and

B. Adopt a Resolution to approve Environmental Assessment 22-03 by adopting a Mitigated Negative Declaration, subject to the Conditions of Approval and Mitigation Measures, and approve Development Plan 22-01, Yuba City Self-Storage, on 9.52 acres, located along the south side of Colusa Highway Frontage Road approximately 720 feet west of the intersection of Colusa Frontage Road and George Washington Boulevard (Assessor's Parcel Number 63-020-140)

17. Yuba City Residential Street Light Maintenance Districts (Walton Area and Tierra Buena Area) Levying Assessments

Recommendation: A. Conduct a Public Hearing

B. Adopt a Resolution confirming and ordering the annual levy of assessments for Fiscal Year 2022-23 within Yuba City Residential Street Light Maintenance District No. 1 (Tierra Buena) and Residential Street Light Maintenance District No. 1 (Walton Area)

18. Yuba City Landscape Maintenance District No. 1 (Stabler Lane/Garden Highway Area) Levying Assessments

Recommendation: A. Conduct a Public Hearing

B. Adopt a Resolution confirming and ordering the annual levy of assessments for Fiscal Year 2022-23, pursuant to the Landscaping and Lighting Act of 1972

19. Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, & 5 (Town Center and 69 subdivisions throughout Yuba City), and Yuba City Lighting and Landscape Maintenance District No. 5 (Commercial District) Levying Assessments

Recommendation: A. Conduct a Public Hearing

B. Adopt a Resolution confirming and ordering the annual levy of assessments for Fiscal Year 2022-23 for the Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5, & 6 (Town Center, 69 subdivisions throughout Yuba City including the Palisades Subdivisions and Butte Vista neighborhood, and

commercial district)

20. Declaration of Surplus Land – Successor Agency to the Yuba City Redevelopment Agency Properties

Recommendation: Adopt a Resolution declaring certain Successor Agency-owned properties to be surplus land and directing the City Manager to follow the procedures set forth in the Surplus Land Act for the sale of such properties

Future Agenda Items

21. Future Agenda Items

- Councilmember Boomgaarden
- Councilmember Espindola
- Councilmember Harris
- Vice Mayor Kirchner
- Mayor Shaw

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

22. City Manager's Report

23. City Council Reports

- Councilmember Boomgaarden
- Councilmember Harris
- Councilmember Espindola
- Vice Mayor Kirchner
- Mayor Shaw

Adjournment