



AGENDA

SEPTEMBER 19, 2023

****AMENDED****

REGULAR MEETING OF THE HOUSING SUCCESSOR AGENCY AND 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	• Wade Kirchner
VICE MAYOR	• Shon Harris
COUNCILMEMBER	• Marc Boomgaarden
COUNCILMEMBER	• Michael Pasquale
COUNCILMEMBER	• Dave Shaw
CITY MANAGER	• Diana Langley
CITY ATTORNEY	• Shannon L. Chaffin

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible

*The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit [yubacity.net ADA & Accessibility Resources page](http://yubacity.net/ADA&AccessibilityResources). 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 help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or **(TTY: 530-822-4732)**, so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.*

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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://yubacity-net.zoom.us/webinar/register/WN_my3Kp2HZRWW8unjyQ6oVQg. 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. Confer with Real Property Negotiator (Government Code § 54956.8)
Property: APN 52-411-016, located at 825 Jones Street, Yuba City, California; and APN 51-095-020, located at 1483 Gray Avenue, Yuba City, California
Negotiator: Diana Langley, City Manager/Executive Director
Negotiating parties: TBD
Under negotiation: Whether to sell the properties, and if so, the price and terms of payment
- B. Conference with Labor Negotiators (Pursuant to Government Code, Section 54957.6.)
Agency designated representatives: Diana Langley, City Manager, Natalie Springer, Human

Resources Director, Ann Gillen, Community Services Director, Spencer Morrison, Finance Director, Ben Moody, Public Works and Development Services Director, Brian Baker, Police Chief, Jesse Alexander, Fire Chief, Michael Jarvis, LCW
Employee organizations: Yuba City Police Officers; Police Sergeants; Yuba City Firefighters Local 3793; Yuba City Fire Management; First Level Managers, Mid Managers, Police Sworn Mid Managers; and Public Employees Local No. 1
Unrepresented employees: Confidential Employees, Executive Services Employees

Regular Meeting

Call to Order

Roll Call

- ☐ Mayor Kirchner
- ☐ Vice Mayor Harris
- ☐ Councilmember Boomgaarden
- ☐ Councilmember Pasquale
- ☐ Councilmember Shaw

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. **Tortilleria Flores Retirement Proclamation**
2. **Introduction of Dr. Pan, Chancellor for Yuba Community College District**
3. **Zoning Audits Presentation by Jamin Kimmell from Cascadia Partners**

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. Successor Housing Agency Sale of 847 Chestnut Street to Chy Eaton and Robert Eaton

Recommendation: Adopt a Resolution that:

A. Authorizes the City Manager, as the Executive Director on behalf of the Successor Housing Agency to the Yuba City

Redevelopment Agency, to execute an Agreement for Purchase and Sale of Real Property located at 847 Chestnut Street (APN 52-161-036), and all other necessary documents, in the amount of \$348,500 to Chy Eaton and Robert Eaton, subject to approval of the City Attorney as to material terms

B. Authorizes the Finance Director to place sale proceeds in the Successor Agency Low and Moderate Income Housing Asset Fund

6. DWR 2022 Urban Community Drought Relief Grant Award

Recommendation: A. Adopt a Resolution authorizing the Public Works and Development Services Director or designee to apply, accept, and execute all documents associated with Department of Water Resources 2022 Urban Community Drought Relief Grant Program for the City-owned Property Turf Replacement Project on behalf of the City

B. Adopt a Resolution authorizing the Public Works and Development Services Director or designee to apply, accept, and execute all documents associated with Department of Water Resources 2022 Urban Community Drought Relief Grant Program for the Commercial Property Turf Replacement Rebate Program on behalf of the City

C. Adopt a Resolution awarding a Professional Services Agreement to Blais & Associates of Little Elm, TX and Irvine, CA for grant management services in the amount of \$60,090 plus a contingency of \$12,000, with the finding that it is in the best interest of the City

D. Adopt a Resolution authorizing the Finance Director to appropriate \$3,415,152 in state grant funds to administer project funding in a new Capital Improvement Program account and authorizing the Finance Director to make necessary supplemental appropriations and related transfers

7. Easement Purchase for the Wastewater Treatment Facility Effluent Discharge Outfall Diffuser Project – Yoshimi Yokohari Revocable Trust

Recommendation: Adopt a Resolution approving an Agreement for Purchase and Sale of Fee Interest and Easements, Pipeline Easement Agreement, Right of Entry/Temporary Construction Easement Agreement, and Grant Deed for the Wastewater Outfall Diffuser Project between Garden Highway and the Feather River west levee approximately 2,600 feet south of Barry Road (APN 23-180-006)

8. Anneka Lane Sewer Replacement Project

Recommendation: Adopt a Resolution awarding a construction contract to Santos Excavating, Inc., of Chico, CA in the amount of their total bid of \$267,676.00 and authorizing the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney

9. Establishing Rules and Regulations for the Use of the City Seal, City Logo, and City Council Pins

Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City establishing rules and regulations for the use of the City Seal, City Logo, and City Council Pins, by title only and waive the second reading

Business Items

10. Shanghai Garden Park Playground Equipment

Recommendation: Receive options for the playground equipment at Shanghai Garden Park and provide direction to staff

11. Consideration of Development Plan 23-02: Merriment Village Apartments

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

B. Adopt a Resolution of the City Council of the City of Yuba City to determine that the project is statutorily exempt from environmental review pursuant to Assembly Bill 140 as reflected in Health and Safety Code Section 50675.1.4., and approve Development Plan 23-02, Merriment Village Apartments, subject to the Conditions of Approval, for the development of a 218-unit income-based (affordable) apartment complex, located on a 7.7-acre parcel at 428 North Walton Avenue (Assessor's Parcel Number 58-120-001)

12. Consideration of General Plan Amendment (GPA) 22-01 and Rezone (RZ) 22-02 associated with Tentative Parcel Map (TPM) 22-01 for the Ratliff Duplex Development

Recommendation: A. Conduct a Public Hearing, and;

B. Adopt a Resolution of the City Council of the City of Yuba City approving Environmental Assessment 22-04, a Mitigated Negative Declaration, and contingently approving General Plan Amendment 22-01 for the Ratliff Duplex Development located on approximately 0.31 acres at the southwest corner of Cooper Avenue and Frederick Street (Assessor's Parcel Numbers 52-283-012 and -013); and

C. Introduce an Ordinance of the City Council of the City of Yuba City to adopt Rezone 22-02 for the Ratliff Duplex Development located on approximately 0.31 acres at the southwest corner of Cooper Avenue and Frederick Street (Assessor's Parcel Numbers 52-283-012 and -013).

13. Consideration of General Plan Amendment (GPA) 23-02 and Rezone (RZ) 23-02 for the Bains – Bridge Street project

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

B. Adopt a Resolution of the City Council of the City of Yuba City approving Environmental Assessment 23-04, a Mitigated Negative Declaration, and contingently approving General Plan Amendment 23-02 re-designating 0.68 acre from Office and

Office Park (O) land use designation to Medium-High Density Residential (HDR) for the Bains – Bridge Street project, located on the north side of Bridge Street approximately 300 feet west of Walton Avenue (Assessor's Parcel Numbers 58-080-005); and

C. Introduce an Ordinance of the City Council of the City of Yuba City to adopt Rezone 23-02 for the Bains – Bridge Street project located on approximately 0.68 acres on the north side of Bridge Street approximately 300 feet west of Walton Avenue (Assessor's Parcel Numbers 58-080-005)

14. General Plan Amendment No. 3 of 2023

Recommendation: Adopt a Resolution of the City Council of the City of Yuba City approving General Plan Amendment No. 3 of 2023

15. CDBG 2022 Consolidated Annual Performance and Evaluation Report

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

B. Approve the 2022 CAPER and adopt a Resolution authorizing staff to submit all necessary documents to the U.S. Department of Housing and Urban Development (HUD)

16. Burned/Damaged Building Abatement

Recommendation: A. Implement policy to initiate Vacant Building Plan provision of the City's Public Nuisance Ordinance within 30-days of receipt of notification of a burned building; and

B. Direct staff to annually apply for the use of Community Development Block Grant (CDBG) funding for the abatement of blighted buildings in low-moderate income areas; and

C. Direct staff to review and recommend funding options through the 2024-2025 budget cycle for the potential abatement of blighted buildings

17. Consideration of ARCO AM/PM Public Convenience or Necessity Request

Recommendation: Adopt a Resolution making a finding of public convenience or necessity for the issuance of a Type 21 (off-sale general) Alcoholic Beverage Control (ABC) License at the northwest corner of State Highway 20 and Harter Parkway (ARCO AM/PM with fuel facility)

Future Agenda Items

18. Future Agenda Items

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

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

19. City Manager's Report

20. City Council Reports

Adjournment