



AGENDA

JANUARY 21, 2025

REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT 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	• Dave Shaw
VICE MAYOR	• Marc Boomgaarden
COUNCILMEMBER	• Wade Kirchner
COUNCILMEMBER	• Michael Pasquale
COUNCILMEMBER	• Toni Cole
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_BvUEaiVuQ2qoubZVC4v3pQ. 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)
Property: APN: 59-010-119, approximately 2 acres generally located at the northwest corner of Poole Boulevard and Civic Center Field, Yuba City, CA 95993
Negotiator: Diana Langley, City Manager
Negotiating parties: Unknown
Under negotiation: Price and terms of payment
- B. Confer with Real Property Negotiator (Government Code § 54956.8)
Property: APN 52-380-025, located at 433 Plumas Blvd, Yuba City, California; APN 53-220-030 and APN 53-194-013, located at the intersection of Main Street, Plumas Street and Percy 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
- C. Public Employee - Appointment/Employment (Pursuant to Government Code, § 54957)
Title: City Manager

Regular Meeting

Call to Order

Roll Call

- ___ Mayor Shaw
- ___ Vice Mayor Boomgaarden
- ___ Councilmember Kirchner
- ___ Councilmember Pasquale
- ___ Councilmember Cole

Invocation/Inspiration

Pledge of Allegiance to the Flag

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

Agenda Modifications

Ceremonial Presentations

1. **Beale Air Force Base Air Show**
2. **Officer Scott Hansen Retirement Proclamation**
3. **Police Chief Brian Baker Retirement Proclamation**
4. **Quarterly Development & Public Works Update Presentation by Ashley Potočnik, Development Liaison**

Public Communication

5. 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.

6. Minutes of the December 17, 2024 Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council

Recommendation: Approve the minutes of the December 17, 2024, Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council

7. Update City Council Benefits

- Recommendation: Adopt a Resolution updating City Councilmember Benefits
8. **Local Agency Investment Fund (LAIF) Investment Authority Update**
Recommendation: Adopt a Resolution to update staff authority to invest monies in the Local Agency Investment Fund
9. **Downtown Yuba City Business Improvement District Ordinance**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City to amend Municipal Code Section 3-9.050 for the collection of delinquent assessments, by title only, and waive the second reading
10. **Adopt an Ordinance to approve Rezone 24-04 for the Gary Smith project located at 2192 Live Oak Blvd**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City to adopt Rezone (RZ) 24-04 rezoning 0.43 acres Light Industrial District (M-1) Zone District to Community Commercial (C-2) Zone District, for the Smith project, located at 2192 Live Oak Blvd (APN 51-490-028), by title only and waive the second reading
11. **Adopt an Ordinance to approve Planned Development 19: Brownstone Estates, located on North Colusa Frontage Road between Hooper Road and El Margarita Road**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City approving Planned Development 19, on 7.84 acres located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road (Assessor's Parcel Numbers 62-082-019, -020, -021) by title only and waive the second reading
12. **Appointment to Regional Housing Authority**
Recommendation: Approve the Mayor's Recommendation for Citizen Appointment to the Regional Housing Authority effective January 31, 2025
13. **Alternate Appointment to the City of Yuba City Senior Commission**
Recommendation: Approve the appointment recommendation of Leonard Brunelle as an Alternate to the Senior Commission effective 2/28/25
14. **Harter Marketplace Parcel Map (Acceptance of Public Improvements)**
Recommendation: Adopt a Resolution accepting certain street and related improvements pursuant to the Harter Marketplace Improvement Agreement with Harter Packing Group, LLC, a California Limited Liability Company and Dharni Lada Yuba City, LLC, a California Limited Liability Company and authorizing the Developer to file a Notice of Completion. [Development is located on the west side of Harter Parkway and north of State Route 20]
15. **Bains/Dhadli Subdivision (Annexation #7 of property in CFD 2021-1)**
Recommendation: Adopt a Resolution annexing a certain area, Bains/Dhadli Subdivision, 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 Seventh Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter
16. **Bains / Dhadli Subdivision (Acceptance of Public Improvements)**
Recommendation: Adopt a Resolution accepting certain street and related

improvements pursuant to the Bains / Dhadli Subdivision with BDS Property Holdings, LLC, A California Limited Liability Company, and authorizing the Subdivider to file a Notice of Completion. [Subdivision is located north of Bridge Street, and approximately 300 feet west of North Walton Avenue]

Business Items

17. Pioneer Community Energy Expansion to Include the City of Yuba City

Recommendation: A. Receive an overview presentation of the findings of the Impact Assessment Study for the City of Yuba City to join Pioneer Community Energy; and

B. Conduct a Public Hearing, and after consideration,

C. Introduce an Ordinance of the City Council of the City of Yuba City amending Title 5 of the Yuba City Municipal Code by adding Chapter 27 (Community Choice Aggregation Program) to establish a Community Choice Aggregation Program in the City of Yuba City, by title only, and waive the first reading

18. Downtown Yuba City Business Improvement District - Levy of 2025 Annual Assessment

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

B. 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 2025

19. 2040 General Plan Update

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

B. Adopt a Resolution of the City Council of the City of Yuba City adopting an addendum to the certified environmental impact report for the 2004 Yuba City General Plan and approving the 2040 General Plan update

20. City Wide Traffic Demand Model Update

Recommendation: Adopt a Resolution Accepting the Travel Demand Model Development Report, dated October 2020 prepared by Fehr & Peers, updating the City's Travel Demand Model for General Plan Buildout conditions

21. Amendments to the Community Sponsorship Policy

Recommendation: Adopt a Resolution amending the Administrative Policy for Community Sponsorships

22. Measure D - Voting Results

Recommendation: Receive a summary presentation on voting results for the City's proposed Transactions and Use Sales Tax Measure, identified as Measure D

23. Appointments to City Council Regional Boards and Committees

Recommendation: Approve the City Council Assignments to Regional Boards and

Committees for Calendar Year 2025

Future Agenda Items

24. Future Agenda Items

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

25. City Manager's Report

26. City Council Reports

Adjournment