



AGENDA

NOVEMBER 18, 2025

REGULAR MEETING CITY COUNCIL CITY OF YUBA CITY

**5:45 P.M. CLOSED SESSION
SUTTER ROOM/VIRTUAL**

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

MAYOR	• Dave Shaw
VICE MAYOR	• Marc Boomgaarden
COUNCILMEMBER	• Toni Cole
COUNCILMEMBER	• Michael Pasquale
COUNCILMEMBER	• Wade Kirchner
CITY MANAGER	• Robert Bendorf
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.*

AGENDA
REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY
NOVEMBER 18, 2025
5:45 P.M. CLOSED SESSION
SUTTER ROOM/VIRTUAL

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

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_6nzvWKX1Qrm78veWSBdeYw. 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. Liability Claim:
Claimant: Harjinder Singh Gill, Claim 25-35
Agency Claimed Against: City of Yuba City

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. **We Are Yuba City Legacy Awards — Don's Furniture Warehouse and Yuba City Racquet & Health Club**
2. **Homelessness Awareness Month Proclamation**
3. **Homeless Consortium Annual Update Presentation**
4. **Yuba Sutter Foodbank Presentation**

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 November 4, 2025, Regular Meeting of the City Council**
Recommendation: Approve the Minutes of the November 4, 2025 Regular Meeting of the City Council
7. **Johnson Ranch Estates Subdivision (Acceptance of Public Improvements)**
Recommendation: Adopt a Resolution accepting certain street and related improvements pursuant to the Johnson Ranch Estates Subdivision Agreement with K. Hovnanian Homes Northern California, Inc., a California Corporation, and authorizing the Subdivider to file a Notice of Completion. [Subdivision is located on West Onstott Frontage Road approximately 1,100 feet south of Pease Road]
8. **821 Wilkie Way Parcel Map (Annexation #12 of property in CFD 2021-1)**
Recommendation: Adopt a Resolution annexing a certain area, 821 Wilkie Way Parcel Map, 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 Twelfth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter
9. **Building Regulations Ordinance and the adoption of the 2025 edition of the California Building Standards Code**

- Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City Repealing Chapters 1 Through Chapter 14 of Title 7 of the Yuba City Municipal Code and Re-Enacting Chapters 1 Through Chapter 14 of Title 7 Adopting by Reference the 2025 California Building Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Energy Code, 2025 California Historical Code, 2025 California Existing Building Code, 2025 California Referenced Standards Code, 2025 California Residential Building Code, 2025 California Green Building Standards (CALgreen) Code, 2024 Uniform Swimming Pool Spa & Hot Tub Code, Etc., With Certain Amendments, Additions and Deletions Thereto, by title only and waive the second reading
10. **Zoning Code Amendment (ZC) 25-02; Revising the development standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) for consistency with State law**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City finding that Zoning Code Amendment ZC 25-02 is not subject to environmental review pursuant to Public Resources Code Section 21080.17 and approving Zoning Code Amendment 25-02 amending Table 8-5.5004(A) and Subdivisions (C) and (F) of Section 8-5.8004, of Chapter 5 of Title 8 of the Yuba City Municipal Code relating to the development of accessory dwelling units and junior accessory dwelling units, and waive the second reading
11. **The Ridge Estates Subdivision: Rezone (RZ) 25-01**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City approving Rezone (RZ) 25-01 and rezoning Assessor's Parcels 63-010-136 and 137 from R-3X24 and C-OX24 to PD 21, on 20.76 acres located on the west side of El Margarita Road approximately 1,850 feet south of State Route 20 by title only and waive the second reading
12. **Rezone (RZ) 24-05 and Planned Development 20, Elmer West Subdivision (TSM 24-05) located on the west side of Elmer Avenue (APN 17-065-008)**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City approving Environmental Assessment (EA) 24-12 by adopting a Mitigated Negative Declaration prepared for RZ 24-05, Planned Development 20, and Tentative Subdivision Map 24-05, and rezoning Assessor's Parcels 017-065-008 from R-1-X20 to PD 20, located on the west side of Elmer Avenue, by title only and waive the second reading
13. **Fire Prevention Ordinance and the adoption of the 2025 California Fire Code**
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City Repealing and Re-Enacting Chapter 5 of Title 4 Regarding Fire Prevention and the 2024 International Fire Code by title only, and waive the second reading
14. **Appointment to Yuba-Sutter Regional Healthcare Government Relations Committee**

Recommendation: Approve the Mayor's recommendation for the appointment of Wade Kirchner to the Yuba-Sutter Regional Healthcare Government Relations Committee effective January 1, 2026

15. Ratification of Monetary Contribution to Yuba-Sutter Foodbank

Recommendation: Ratify the emergency monetary contribution of \$15,000 to the Yuba-Sutter Food Bank to address local food shortages during the federal government shutdown

Business Items

16. ABC Alcohol Policing Partnership (APP) Grant Program

Recommendation: Conduct a Public Hearing, and after consideration:

- A. Adopt a Resolution authorizing the Chief of Police to accept \$30,000 in grant funding from the 2025/2026 Alcohol Policing Partnership (APP) Program and approve expenditure recommendations
- B. Authorize a supplemental appropriation in the amount of \$30,000 to Account No. 2140-61450

17. Aquifer Storage and Recovery Well Project - Phase 2 (Award Contract)

Recommendation: Adopt a Resolution which takes the following actions:

- A. Rejects the bid submitted by Syblon Reid as non-responsive for failure to comply with the minimum fifty percent (50%) self-performance requirement specified in Section 00100, 18.0 of the Contract Documents
- B. Awards a construction contract to W.M. Lyles Co. of Rocklin, CA in the amount of their total bid of \$5,304,500 for the Base Bid Schedule and authorizes 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
- C. Awards a Professional Services Agreement to ICM Group, Inc. of Folsom, CA for Construction Management and Inspection Services during construction in the amount of \$229,937, subject to material terms, with the finding that it is in the best interest of the City
- D. Awards a Professional Services Agreement to The Solis Group of Pasadena, CA for Labor Compliance Services in the amount of \$47,300, subject to material terms, with the finding it's in the best interest of the City
- E. Authorizes the Finance Director to make supplemental appropriations and budget transfers totaling \$1,900,000 from Unallocated Water Funds, CIP Account No. 971098 (Capitalization Fund), and CIP Account No. 971224 (WTP Electrical & Instrumentation) to CIP Account No. 971320 (ASR System)

18. Utilities Department Vacancy Staffing Request – Wastewater Collections Maintenance Worker I/II

Recommendation: Authorize the Interim Human Resources Director to fill the vacancy for a full-time permanent Wastewater Collections Maintenance Worker I/II in the Utilities Department.

19. Development Services Classification Updates

Recommendation:

- A. Establishing a new Business Development Liaison classification and adding it to the First Level Managers bargaining unit;
- B. Changing the title of the existing Development Manager classification to Business Development Manager in the Mid-Managers unit;
- C. Amending the salary schedule to add Business Development Liaison and changing the title of Development Manager to Business Development Manager;
- D. Updating the authorized position resolution for Department No. 1910, Planning, to reflect the updated position title of Business Development Manager;
- E. Approving a recruitment to fill the full-time Business Development Manager authorized position with a regular, full-time appointment at either the Business Development Liaison or Business Development Manager level; and
- F. Authorizing the Interim City Manager and Interim Human Resources Director to execute side letter agreements to update the classification titles represented by the First Level Managers and Mid-Managers units

20. Merriment Village, Supplemental Loan Agreement

Recommendation: Authorize the Mayor of the City of Yuba City to sign a Supplemental Loan Agreement between the City of Yuba City and Habitat for Humanity Yuba/Sutter, Inc. governing the disbursement of grant funds for Phase 1 (79 unit) Merriment Village Apartment project located at 428 North Walton Avenue, Assessor's Parcel 58-120-001, after a detailed construction budget is provided for Exhibit C, which is subject to approval as to form by the City Attorney.

21. Presentation of Budget Recap – First Quarter Ended September 30, 2025

Recommendation: Note & File First Quarter Budget Review for the period ending September 30, 2025

22. 2026 City Council Meeting Calendar

Recommendation: Cancel the January 6, 2026 Regular City Council Meeting, approve the 2026 City Council Meeting Calendar, and provide for Special Workshops to be scheduled as needed

Future Agenda Items

23. 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

24. City Manager's Report

25. City Council Reports

Adjournment