



**AGENDA
MAY 17, 2016
REGULAR MEETING
CITY COUNCIL
CITY OF YUBA CITY**

**5:00 P.M. – CLOSED SESSION: BUTTE ROOM
6:00 P.M. – REGULAR MEETING: COUNCIL CHAMBERS**

MAYOR	• John Buckland
VICE MAYOR	• Stanley Cleveland, Jr
COUNCILMEMBER	• Preet Didbal
COUNCILMEMBER	• John Dukes
COUNCILMEMBER	• Kash Gill
CITY MANAGER	• Steven Kroeger
CITY ATTORNEY	• Timothy Hayes

**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 other accommodations such as signing services or interpreters to make a presentation to the City Council, the City is happy to assist you. Please contact the City offices at (530) 822-4602 at least 72 hours in advance so such aids or services can be arranged.

*The Council Chambers are equipped with auxiliary hearing devices so that no prior arrangements need to be made to attend the meeting. **City Hall TTY: 530-822-4732***

**AGENDA
REGULAR MEETING OF THE CITY COUNCIL
CITY OF YUBA CITY
COUNCIL CHAMBERS
MAY 17, 2016
5:00 P.M. – CLOSED SESSION
6:00 P.M. – REGULAR MEETING**

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.

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 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. Contact the City Clerk in advance of the closed session either in person at City Hall, by phone, 822-4817, or email, tlocke@yubacity.net, to allow for time for testimony.

Closed Session—Butte Room

- A. Confer with real property negotiators Steve Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding possible purchase of the following properties or portions thereof: APN 52-071-012, 670 Brown Avenue, and APN 52-077-010, 889 Bridge Street.
- B. Confer with real property negotiators Steve Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding negotiations regarding possible purchase of the following properties or portions thereof: Yuba County APN 010-156-007, 010-156-008, 010-156-009, Union Pacific Railroad Company.
- C. Confer with real property negotiators Steve Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding negotiations regarding possible purchase of the following properties or portions thereof: Yuba County APN 010-156-005, 010-156-006, Gisi (75%) / Pharis (25%).
- D. Confer with real property negotiators Steve Kroeger and Brad McIntire pursuant to Government Code Section 54956.8 regarding negotiations for the possible sale of the following city owned properties or portions thereof: APN's 57-150-004 217 S Walton and 57-150-050 211 S Walton Ave.

Regular Meeting—Council Chambers

Call to Order

Roll Call: ___ Mayor Buckland
 ___ Vice Mayor Cleveland
 ___ Councilmember Didbal
 ___ Councilmember Dukes
 ___ Councilmember Gill

Invocation

Pledge of Allegiance to the Flag

Presentations & Proclamations

1. **Proclamation for Police Officer Bruce Taylor's Retirement**
2. **National Public Works Week**
3. **Youth Commission Report**

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.

4. Written Requests

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

5. 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 three minutes

Public Hearing

6. 2016-2017 Community Development Block Grant (CDBG) Annual Action Plan and 2015-2016 CDBG Annual Action Plan Amendment

- Recommendation:
- A. Conduct a public hearing to receive comments on the proposed 2016-2017 Annual Action Plan (Plan) which allocates \$580,299 in CDBG funds and the proposed 2015-2016 Annual Action Plan Amendment reallocating \$40,000
 - B. Upon conclusion of the public hearing, adopt a Resolution accepting the 2016-2017 Annual Action Plan and 2015-2016 Annual Action Plan Amendment
 - C. Authorize staff to submit the plan to the Department of Housing and Urban Development (HUD)

Ordinance

7. Sign Ordinance Update

Recommendation: Adopt an Ordinance amending Title 8, Chapter 5, Article 63 relating to signs and section 8-5.8055 relating to sign definitions; waiving 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. Minutes of May 3, 2016

Recommendation: Approve the City Council Meeting Minutes of May 3, 2016

9. General Municipal Election November 1, 2016

Recommendation: A. Adopt a Resolution calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 1, 2016 for the election of two members of the City Council, City Clerk, and City Treasurer

B. Authorize the Mayor to enter into an agreement for Election Services with Sutter County

10. Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9

Recommendation: Adopt the following Resolutions to create the Lighting and Landscape Maintenance District:

A. Resolution to modify Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9 (2510 Live Oak Boulevard)

B. Resolution of Intention, Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9 (pursuant to the Landscaping and Lighting Act of 1972)

General Items

11. Active Transportation Program Grant Application Project Approval

Recommendation: Authorize the Public Works Director to submit the Sutter Bike Path Extension, the Harter Shared Path, and the Bridge Street Shared Path projects for grant funding through State Active Transportation Program, Regional Active Transportation Program, and Bicycle and Pedestrian Funding Program

12. Presentation of Investment Report – Quarter Ended March 31, 2016

Recommendation: Note and File Quarterly Investment Report

Business from the City Council

13. City Council Reports

- Councilmember Didbal
- Councilmember Dukes
- Councilmember Gill
- Vice Mayor Cleveland
- Mayor Buckland

Adjournment



Proclamation

of the City Council

**Bruce A. Taylor
Police Officer
In Recognition of your Retirement**

WHEREAS, Bruce Taylor completed the Police Academy at Butte College Academy in July of 1993; and

WHEREAS, Bruce was subsequently hired and worked for Plumas County Sheriff from May of 1994 through February of 1998 as a Deputy; and

WHEREAS, Bruce then lateralled to work at Marysville Police Department from February of 1998 through July of 2002 as Police Officer; and

WHEREAS, Bruce was hired as a Police Officer by the City of Yuba City on July 15, 2002, after a very competitive and comprehensive testing process; and

WHEREAS, he successfully competed and was selected to the positions of Field Training Officer, Special Weapons and Tactics Operator, and Sniper for SWAT; and

WHEREAS, he was one of the original officers who started up the Twin Cities SWAT team, a multi-jurisdictional tactical team that included Marysville Police, Yuba City Police and Yuba City Fire; and

WHEREAS, he has been recognized with several awards and commendations for his exemplary professional performance; and

WHEREAS, Bruce Taylor took an oath when he was hired to, "Preserve, Protect and Defend the Constitution," an oath he never broke; and

WHEREAS, Officer Taylor kept faith with the public he so honorably served for more than 22 years.

NOW, THEREFORE, Let it be resolved, that I, John Buckland, Mayor of the City of Yuba City, on behalf of the entire Council and citizens we serve, do hereby congratulate Officer Bruce A. Taylor on the occasion of his honorable retirement, May 11th, 2016. We wish Officer Taylor, the very best in his future.

Done on this 17th day of May, 2016 in the City of Yuba City, County of Sutter, State of California.

/s/ John Buckland
John Buckland, Mayor



Proclamation

of the City Council

Public Works Week May 15-21, 2016

WHEREAS, Public Works projects and services create and maintain the vital infrastructure of our City; and

WHEREAS, the safety, comfort, and success of our citizenry are dependent upon the strength and quality of this foundation; and

WHEREAS, the innovative, efficient, and effective operation of the Department of Public Works supports the diverse needs of the City, including transportation construction and maintenance, water treatment and supply, waste treatment and collection, and public facility development and stewardship; and

WHEREAS, the City of Yuba City acknowledges the dedication and labor of the City's public works professionals to achieve these noble and critical endeavors; and

WHEREAS, the American Public Works Association established an annual commemoration of a National Public Works Week in 1960 to recognize, educate, and celebrate the role of public works in the community,

NOW, THEREFORE, BE IT RESOLVED, that I, John Buckland, Mayor of the City of Yuba City and on behalf of the entire City Council of the City of Yuba City, do hereby proclaim the week of May 15-21, 2016 as **Public Works Week**, and ask that the citizens and civic organizations acquaint themselves with the issues involved in providing our public works and to recognize the contributions which Public Works make in our daily lives

/s/ John Buckland
John Buckland, Mayor



YOUTH COMMISSION REPORT

CITY OF YUBA CITY

Written Requests

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

Procedure

When requesting to speak, please indicate your name and the topic and mail to:

City of Yuba City
Attn: City Clerk
1201 Civic Center Blvd
Yuba City CA 95993

Or email to:

Terrel Locke, City Clerk

tlocke@yubacity.net

The Mayor will call you to the podium when it is time for you to speak.

CITY OF YUBA CITY

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.

Procedure

Complete a Speaker Card located in the lobby and give to the City Clerk. When a matter is announced, wait to be recognized by the Mayor. Comment should begin by providing your name and place of residence. A three-minute limit is requested when addressing Council.

- For Items on the Agenda

Public comments on items on the agenda are taken during Council's consideration of each agenda item. If you wish to speak on any item appearing on the agenda, please note the number of the agenda item about which you wish to speak. If you wish to speak on more than one item, please fill out a separate card for each item.

- Items not listed on the Agenda

Public comments on items not listed on the agenda will be heard during the Public Communication portion of the meeting.

CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2016

To: Honorable Mayor & Members of the City Council

From: Development Services Department

Presentation By: Arnaldo Rodriguez, Development Services Director

Summary:

Subject: 2016-2017 Community Development Block Grant (CDBG) Annual Action Plan and 2015-2016 CDBG Annual Action Plan Amendment

Recommendation:

- A. Conduct a public hearing to receive comments on the proposed 2016-2017 Annual Action Plan (Plan) which allocates \$580,299 in CDBG funds and the proposed 2015-2016 Annual Action Plan Amendment reallocating \$40,000
- B. Adopt a Resolution accepting the 2016-2017 Annual Action Plan and 2015-2016 Annual Action Plan Amendment
- C. Authorize staff to submit the plan to the Department of Housing and Urban Development (HUD)

Fiscal Impact: Receipt of \$580,299 in Federal Grant Funds from 2016-2017 CDBG Allocation

Purpose:

The intent of the grant funds is to provide decent housing, a suitable living environment, and to expand economic opportunities primarily for low and moderate income persons.

Background:*Purpose of CDBG Funding*

The City of Yuba City is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD).

The City's status as an entitlement community is based on overcrowded housing, population and poverty; or age of housing, population growth lag, and poverty. The entitlement program is the largest component of the CDBG program receiving 70 percent of CDBG appropriations while participating grantees automatically receive an annual allocation of CDBG funds.

Annual Reports

On an annual basis, the City must submit two reports, the Annual Action Plan which outlines planned activities for the upcoming fiscal year, and the Consolidated Annual Performance and Evaluation Report (CAPER). The purpose of the CAPER is to highlight the City's success in using CDBG funds to meet the housing and community development goals contained in the City's five-year Consolidated Plan.

Annual Action Plan

Prior to releasing funds, HUD requires each entitlement jurisdiction to develop and submit to HUD an Annual Action Plan. The 2016-2017 Action Plan is the Second Year Action Plan in the 2015-2019 Consolidated Plan. Action Plans are required to be consistent with the goals and objectives established in the five-year "Consolidated Plan" that outlines a strategy for addressing the City's housing and community development needs of low and moderate income residents.

Eligible Activities:

Per HUD guidelines, CDBG funded activities must benefit at least 70 percent of low income persons, and must also address one of three national objectives:

1. Low income benefit
2. Slums or blight
3. A particularly urgent community development need

While local agencies have discretion on how funds are allocated, activities must generally include:

- Housing activities
- Real property improvements (acquisition, disposition, clearance, rehabilitation)
- Public facilities and public improvements
- Economic development
- Public services (limited to a maximum of 15 percent of annual CDBG funding)
- Planning activities
- Program administration (limited to a maximum of 20 percent of annual CDBG funding)

2016-2017 ANNUAL ACTION PLAN

Analysis:

The 2016-2017 Annual Action Plan contains next year's budget for CDBG projects. HUD has notified staff that the City will receive an allocation of \$580,299 in funding for the CDBG program in 2016-2017. This represents a slight increase in funding in comparison to the program year 2015-2016 (\$566,286). According to HUD's regulations, 20 percent (\$116,060) of the allocation can be utilized for administration costs; an amount not to exceed 15 percent (\$87,045) can be allocated to public service activities; and the remaining 65 percent (\$377,194) is to be allocated to projects.

Receipt of this grant requires compliance with federal requirements for citizen participation. To fulfill the citizen participation requirements, a noticed public meeting was held on March 2, 2016, to receive comments regarding community needs, as well as to provide the public with an overview of the CDBG application review and scoring process.

The City received 21 applications totaling \$1,121,552 by the March 23, 2016 submittal deadline. Following the application scoring, staff prepared and released the draft 2016-2017 Annual Action Plan for the required 30-day public comment period that commenced on April 11, 2016. During this review period, citizens were encouraged to provide feedback on the recommendations for funding within the Annual Action Plan. As of the writing of this report, no comments have been received.

Recommended Funding:

Attachment 1 depicts the proposed activities and funding levels for the 2016-2017 Annual Action Plan. All proposed activities are intended to address the community development and public service needs of low- and moderate-income persons in Yuba City, and all proposed activities meet a national objective identified by HUD. Additionally, all proposed activities are consistent with the City's priorities identified in the 2015-2019 five-year Consolidated Plan. The City's Consolidated Plan emphasizes programs aimed at homelessness prevention, neighborhood building, and accessibility improvement.

Applications for funding were evaluated based on several factors, including the priority need identified in the Consolidated Plan, the capacity of the applicant to administer the grant funds, readiness, and if applicable, timeliness of expenditures of past CDBG grants. A list of the applicants and their proposed projects is contained in *Attachment 1*.

2015-2016 ANNUAL ACTION PLAN AMENDMENT

Analysis:

The City Hall ADA Improvement Activity, approved in the 2015-2016 Annual Action Plan, will modify the customer service counters to provide accessibility for disabled residents. The bids received exceed the original project cost estimate; and as a result, additional funds are required to complete the improvements in accordance with the American Disability Act. The Action Plan amendment will reallocate \$25,000 in unused funds from the 2015-2016 Neighborhood Revitalization Strategy Area Activity and \$15,000 in unused funds from the 2015-2016 General Administration Activity to the City Hall ADA Improvement Activity. This reallocation of funds will address the funding shortfall and allow the City Hall ADA Improvement project to move forward.

In order to reallocate funds as noted above, HUD requires the City formally amend the 2015-2016 Annual Action Plan in accordance with the City's Citizen Participation Plan. The City is required to solicit public comment on the proposed Plan Amendment. On April 11, 2016 a 30 day public notice was posted in the Appeal Democrat and on the City's website noticing the proposed amendment and encouraging public comment on the proposed reallocation of funds. As of the writing of this report, no comments have been received.

Fiscal Impact:

\$580,299 from the 2016-2017 CDBG Allocation. There is no fiscal impact as a result of the 2015-2016 Annual Action Plan Amendment and reallocation of funds to the City Hall ADA Improvement Project.

Alternatives:

Do not adopt the 2016-2017 Annual Action Plan and provide staff with further direction. A revised Annual Action Plan would need to be reconsidered by Council for approval at the June 8th City Council meeting and may require an additional 30 day comment period.

Do not adopt the 2015-2016 Annual Action Plan reallocating \$40,000 in General Administration and Neighborhood Revitalization Strategy Activities and provide staff with further direction.

Recommendation:

- A. Conduct a public hearing to receive comments on the proposed 2016-2017 Annual Action Plan, which allocates \$580,299 in CDBG funds, and the 2015-2016 Annual Action Plan Amendment which reallocates \$40,000 from the General Administration and Neighborhood Revitalization Strategy Activities.
- B. Adopt a resolution accepting the 2016-2017 Action Plan and 2015-2016 Annual Action Plan Amendment.
- C. Authorize staff to submit the 2016 Annual Action Plan and 2015-2016 Annual Action Plan Amendment to the Department of Housing and Urban Development.

Attachments:

- 1. 2016-2017 CDBG Funding Requests and Recommendations
- 2. 2015-2016 CDBG Annual Action Plan Amendment Funding Recommendations
- 3. 2016-2017 CDBG Annual Action Plan
- 4. Resolution approving the 2016-2017 Annual Action Plan
- 5. Resolution approving the 2015-2016 Annual Action Plan Amendment

Prepared By:

/s/ Arnoldo Rodriguez

Arnoldo Rodriguez
Development Services Director

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance

RB

City Attorney

TH

ATTACHMENT 1

2016 -2017 CDBG FUNDING REQUESTS AND RECOMMENDATIONS

CDBG ENTITLEMENT GRANT 2016-2017		\$580,299	
Activity Name/Agency	Activity Description	Recommended Funding Amount	Amount Requested
Administration and Planning Activities (20% CAP-\$116,060)			
General Administration	Administration costs	\$116,060	\$116,060
Total General Administration		\$116,060	\$116,060
Public Service Activities (15% CAP - \$87,045)			
Sutter-Yuba Homeless Consortium	Continuum of Care Coordinator contract position	\$15,000	\$25,000
Bridges to Housing	One-time security deposits for homeless families	\$10,000	\$17,750
Central Valley Homeless Veterans Assistance	Assists homeless veterans secure permanent housing	\$5,000	\$15,000
Hands of Hope	Day Shelter Services for Homeless Families	\$8,000	\$20,000
Salvation Army	Family Self Sufficiency Program-Case Manager Salaries	\$49,045	\$60,000
Total Public Service Activities		\$87,045	\$137,750
General Projects and Programs (\$377,194)			
Senior Handyman Program	Minor Home Repairs for Seniors	\$4,000	\$4,000
FREED	Accessibility Improvements for disabled residents	\$10,000	\$10,000
Habitat for Humanity	Exterior Home Repair Program	\$25,000	\$30,000
Yuba City Owner Occupied Housing Rehabilitation Program	Health and safety repairs, weatherization and energy efficiency improvements	\$75,000	\$75,000
Yuba City Neighborhood Revitalization Strategy	Neighborhood cleanup, painting, landscaping, minor house repairs	\$8,194	\$8,194
City Hall ADA Improvements	Accessibility modifications to the Development Services customer counter	\$30,000	\$30,000
Yuba City ADA Transition Plan Improvements	Removal of physical obstacles in the public right of way that limit accessibility of disabled persons	\$125,000	\$210,000
Garden Highway Improvements	Installation of curb, gutter and ADA compliant sidewalks/ramps for continual access for disabled persons	\$100,000	\$100,000
Total General Projects and Programs		\$377,194	\$467,194
Applications Not Recommended for Funding			
St. Vincent de Paul	Emergency Food Program	\$0	\$2,500
Yuba City Senior Center	Senior Center Kitchen Improvements	\$0	\$7,000
Community Pool for the Handicapped Committee	Butchie's Pool Rehabilitation and ADA Improvements	\$0	\$63,949
Regional Housing Authority	Kingwood Commons Bldg A Roof Replacement	\$0	\$54,240
Regional Housing Authority	Kingwood Commons Water & Energy Efficiency Improvements	\$0	\$63,621
Regional Housing Authority	Richland Housing 476 Apartment Roof Replacement	\$0	\$82,137
Regional Housing Authority	Richland Housing Duplexes Roof Replacement	\$0	\$74,842
Regional Housing Authority	Richland Housing Window Replacement and Smoke Detectors	\$0	\$108,318
River Valley Community Outreach Center	Safe and Affordable Housing Program	\$0	\$60,000
Total Applications Not Recommended for Funding		\$0	\$516,608

ATTACHMENT 2

2015-2016 CDBG Annual Action Plan Amendment Funding Recommendations

CDBG ENTITLEMENT GRANT 2015-2016		\$566,286 + \$35,000 Reallocation = \$601,286	
Activity Name/Agency	Activity Description	Approved 2015-2016 Funding Amount	Amount After Reallocation of funds
Administration and Planning Activities (20% CAP-\$113,257)			
General Administration	Administration costs	\$113,257	\$98,257
Total General Administration		\$113,257	\$98,257
Public Service Activities (15% CAP - \$84,943)			
Sutter-Yuba Homeless Consortium	Continuum of Care Coordinator contract position	\$20,193	\$20,241
Bridges to Housing	One-time security deposits for homeless families	\$6,250	\$6,250
Central Valley Homeless Veterans Assistance	Assists homeless veterans secure permanent housing	\$7,500	\$7,500
Hands of Hope	Day Shelter Services for Homeless Families	\$5,000	\$5,000
Salvation Army	Family Self Sufficiency Program-Case Manager Salaries	\$40,000	\$40,000
Hand Up Ministry	Food Assistance to the Homeless	\$2,500	\$2,500
St. Vincent de Paul	Emergency Food Assistance	\$1,000	\$1,000
Total Public Service Activities		\$84,943	\$84,943
General Projects and Programs (\$403,086)			
Senior Handyman Program	Minor Home Repairs for Seniors	\$4,000	\$4,000
FREED	Accessibility Improvements for disabled residents	\$10,000	\$10,000
Salvation Army	Rehabilitation – Counseling Center Improvements	\$10,000	\$10,000
Butchie’s Pool	Rehabilitation – ADA Improvements	\$15,000	\$15,000
Yuba City Neighborhood Revitalization Strategy (NRSA)	Neighborhood cleanup, painting, landscaping, minor house repairs	\$95,000	\$70,000
City Hall ADA Improvements	Accessibility modifications to the Development Services customer counter	\$20,000	\$60,000
Yuba City ADA Transition Plan Improvements	Removal of physical obstacles in the public right of way that limit accessibility of disabled persons	\$224,086	\$224,086
Center Street Improvements	ADA Improvements within the Neighborhood Revitalization Strategy Area	\$25,000	\$25,000
Total General Projects and Programs		\$403,086	\$418,086

CITY OF Yuba City

2016-2017

Action Plan

COMMUNITY BLOCK DEVELOPMENT GRANT



Development Services Department

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Yuba City is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds one of several Department of Housing and Urban Development (HUD) formula entitlement programs. As an entitlement jurisdiction, HUD requires the City to complete and submit an Annual Action Plan (Action Plan) in order to receive CDBG funds annually. The 2016 Action Plan is the second Action Plan covered by the 2015 Consolidated Plan (Con Plan).

The format of the 2016 Action Plan is required and consistent with HUD's Integrated and Disbursement Information System (IDIS).

The Action Plan consists of five (5) sections including: 1) Executive Summary; 2) Expected Resources; 3) Annual Goals and Objectives; 4) Affordable Housing; and, 5) Program Specific Requirements.

Yuba City's Development Services Department is the lead agency responsible for developing the Action Plan and is responsible for administration of CDBG funds, including implementation of projects and programs and monitoring projects and programs to ensure compliance with HUD requirements and regulations.

2. Summarize the objectives and outcomes identified in the Plan

The City is required to implement and use HUD's Outcome Performance Measurement System (OPMS). The OPMS was developed to enable HUD to collect and standardize performance data on entitlement-funded activities from all grantees nationwide for use in reporting to Congress on the effectiveness of HUD's formula entitlement programs.

Based on the Needs Assessment and Market Analysis information, the City's 2015 Con Plan identifies the following affordable housing and community development goals by OPMS objectives and outcomes.

	Accessibility/Availability	Affordability	Sustainability
Provide Decent Affordable Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunities	EO-1	EO-2	EO-3

Table 1 - Objectives and Outcomes of 2015-2019 Projects/Programs

Goal	Objective/Outcome
Preservation of Existing Affordable Housing	DH-2
Minor Home Repairs/ADA Modifications	DH-1
Provide Non-Homeless Supportive Services	SL-1
Provide Homeless Assistance	SL-1
Infrastructure Improvements/ADA Modifications	SL-1
Public Facilities Construction/Modifications	SL-1
Economic Development/Business Assistance	EO-3
Implementation of Neighborhood Revitalization Strategy	SL-3
Assist with Public Housing Needs	DH-2
Construction of New Affordable Housing	DH-2

Table 2 - 2015-2019 Goals

3. Evaluation of past performance

In addition, annually the City is required, at the conclusion of the Program Year (PY), to complete and submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) reporting on the Action Plan Goal outcomes and expenditures. Subsequently to the submittal of the CAPER, HUD assesses the City of Yuba City's management of CDBG program funds.

Overall, the City has performed satisfactorily managing the CDBG Program and addressing its priority needs through the programs set out in the 2015 Con Plan.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation process included a variety of efforts to encourage public participation, especially from lower income residents and service providers, in development of the 2016 Action Plan. Two meetings were held during the Action Plan development process to solicit public input. The first public meeting was held one on March 2, 2016 to solicit input and request participation in the development of the 2016 Action Plan. The second meeting, a Public Hearing held May 17, 2016 before the City Council. The meetings were noticed on the City's website as well as information regarding the meetings was mailed directly to the City's CDBG Interest List, including public and private service providers and government agencies. The Public Hearing held on May 17, was published in the Appeal-Democrat 15 days prior to the meeting in accordance with the City's Citizen Participation Plan. A 30-day public review and comment period began on April 11, 2016 and ended on May 16, 2016. A summary of the draft Action Plan was published on April 11, 2016 in Appeal Democrat, which noted a public hearing held on May 17, 2016 to solicit public comment on the draft Action Plan. The draft Action Plan was also made available on the City's website and copies made available at City Hall and the Main Branch of the Sutter County Library.

5. Summary of public comments

RESERVED FOR PUBLIC COMMENTS

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received that were not accepted or not incorporated into the 2016 Action Plan.

7. Summary

The 2016 Action Plan identifies the activities the City will undertake during the 2016 Program Year to address the goals identified in the 2015 Con Plan. The Action Plan identifies the following activities the City and/or its sub-recipients will undertake with CDBG funds:

- Public service activities that address homeless needs, including —
 1. Bridges to Housing
 2. Central Valley Homeless Veterans Assistance
 3. Sutter-Yuba Homeless Consortium
 4. Hands of Hope
 5. Salvation Army FSS Program
- Housing activities, including
 1. Senior Handyman Program
 2. FREED HOME Repair Program
 3. Habitat for Humanity Exterior Repair Program
 4. Owner-Occupied Housing Rehabilitation Program
- Neighborhood Revitalization Strategy activities
- Public Facilities and Improvements, including Removal of Architectural Barrier activities —
 1. City Hall ADA Improvements
 2. ADA Sidewalk Improvements
 3. Garden Highway ADA Improvements,

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Action Plan

Describe the agency/entity responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	YUBA CITY	Development Services Department

Table 3 – Responsible Agencies

Narrative (optional)

The City of Yuba City, Development Services Department (DSD) is the lead agency responsible for overseeing development of the Action Plan.

HUD requires entitlement jurisdictions that receive CDBG, HOME Investment Partnership Program (HOME) or Emergency Shelter Grant (ESG) funds directly from HUD to complete an Annual Action Plan.

The City of Yuba City does not receive HOME or ESG funds directly from HUD; as a result, the Action Plan focuses only on identifying and prioritizing programs allowed under CDBG funding.

The City of Yuba City’s Development Services Department is responsible for the administration of the CDBG funds, including facilitating project/program implementation, monitoring project activities and outcomes, and ensuring compliance with all HUD requirements and regulations such as fair housing, Davis-Bacon requirements (prevailing wages), environmental reviews, affirmative action, competitive bidding procedures, and fiscal and contract administration. CDBG activities are carried out by both internal City Departments as well as external sub-recipients.

Consolidated Plan Public Contact Information

Comments and/or inquiries regarding the Action Plan should be directed to:

City of Yuba City
2016 Annual Action Plan

Arnoldo Rodriguez, Development Services Director, City of Yuba City, Development Services Department, 1201 Civic Center Blvd., Yuba City, CA 95993, phone: (530) 822-3231, e-mail: arodrigu@yubacity.net.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The consolidated planning process requires the City to reach out and consult with other public and private agencies when developing the 2016 Action Plan. This section provides a description of the consultation process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Yuba City has developed and maintained on-going, collaborative relationships with the Regional Housing Authority, Sutter Yuba Homeless Consortium, local service providers, Sutter County agencies and the Yuba-Sutter Economic Development Corporation in an effort to enhance the coordination of services to low and moderate income persons, special needs groups, and businesses. The City’s efforts have included attending meetings, exchange of information and coordination of services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City works in cooperation with the Sutter-Yuba Homeless Consortium to address the needs of homelessness in the community. The Sutter-Yuba Homeless Consortium consists of over 50 members, including Yuba City, that utilize the Continuum of Care planning process to address homeless needs in Yuba City and throughout the region. The Sutter-Yuba Homeless Consortium allows for maximizing funding resources, helps to avoid duplication of services and provides for a comprehensive approach to homelessness. During the Action Plan process, the City consulted members of the Sutter-Yuba Homeless Consortium in order to meet the Action Plan requirements.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

This section is not applicable as the City is not an ESG grantee. The Sutter-Yuba Homeless Consortium is the entity that administers the HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

The City sent email notification to the following agencies inviting them to attend meetings as well as to request public comments for the development of the 2016 Action Plan.

- Regional Housing Authority of Sutter and Nevada Counties
- Mental Health Service Providers
- Social Services Service Providers
- Sutter-Yuba Homeless Consortium
- Yuba City Public Works Department
- Yuba City Economic Development Division
- Yuba City Parks and Recreation Department

Identify any Agency Types not consulted and provide rationale for not consulting

The City has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sutter Yuba Homeless Consortium	The goals contained in the 2015 Con Plan and 2016 Action Plan are consistent with the Continuum of Care. The City will work within the framework of the Sutter/Yuba Homeless Consortium and Continuum of Care to address homeless needs.
Yuba City Housing Element	City of Yuba City	The goals contained in the 2015 Con Plan 2015 and 2016 Action Plan are consistent with the Programs outlined in the 2013 Housing Element.
Yuba City Economic Development Strategic Work Plan	City of Yuba City	The goals contained in the 2015 Con Plan and 2016 Action Plan are consistent with the initiatives outlined in the Economic Development Strategy.
PHA 5-year Plan	Regional Housing Authority of Sutter and Nevada Counties	The goals contained in the 2015 Con Plan and 2016 Action Plan are consistent with the needs, goals and objectives outlined in the PHA 5-year Plan.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Yuba City will, in conjunction with the development of affordable housing, submit applications for funding, implementation of activities and delivery of services targeted to low and moderate income households, continue to work and coordinate with other public entities, including the Regional Housing Authority, Sutter County and the State of California.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/efforts made to broaden citizen participation

The City followed requirements for citizen participation outlined in the City of Yuba City Citizen Participation Plan. The City of Yuba City encouraged citizens, along with local and regional organizations, to participate during the preparation of the 2016 Action Plan. Regional and local service agencies, non-profit organizations, City staff, City Council, City Commissions, were invited to two (2) public meetings held to discuss the 2016 Action Plan update and solicit comments. The first meeting was held on March 2, 2016 at 10:00 a.m. The second meeting, a Public Hearing, was held on May 17, 2016 at 6:00 p.m. at Yuba City Hall. The City's website also included notification of the development of the 2016 Action Plan and encouraged citizens to provide input.

The draft 2016 Action Plan was made available for public review and comment during a 30-day period, April 11, 2016 through May 16, 2016. A public hearing was held on May 17, 2016 before the City Council to solicit public comment regarding the draft Action Plan. The draft Action Plan was also made available during the 30-day comment period on the City's website and copies made available at City Hall and the Main Branch of the Sutter County Library.

Prior to submission to the Department of HUD, the City Council reviews and approves the Action Plan.

Summarize citizen participation process and how it impacted goal-setting

Citizen participation is encouraged by all city residents, especially by individuals of low and moderate income at all stages of the process, including needs and activities determination as well as funding allocations. The City makes an effort to ensure that persons with special needs and organizations and agencies that represent persons with special needs have an opportunity to participate in the process.

The City used a variety of outreach efforts to reach out to all segments to the City's population. The outreach efforts undertaken by the City are described in the following table.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City hosted a public meeting at City Hall on March 2, 2016 to provide information on the consultation and planning process, review the application process and encourage public participation and comment in the development of the 2016 Action Plan.</p>			www.yubacity.net
2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City held a public hearing on May 17, 2016 to approve and authorize submission of the 2016 Annual Action Plan.</p>			www.yubacity.net

3	City Website	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Announcement the City was developing the 2016 Action Plan, encouraged public input and participation. Identified meeting dates and the availability of the 2016-17 DRAFT Action Plan for Public Comment.</p>			www.yubacity.net
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public notice of the May 17, 2016 public hearing was posted in the Appeal Democrat on April 11, 2016.</p>			

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1, 2)

Introduction

The anticipated resources identified in the table below include only those funding sources covered by the 2015 Con Plan. The only source of funds covered by the Con Plan the City receives as an entitlement jurisdiction annually is CDBG funds.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	580,299	4,632	0	584,931	1,650,000	Expected amount available remainder of Con Plan is estimated based on a \$550,000 annual grant for remaining 3 years.

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds may not be sufficient to fully fund activities undertaken and are leveraged with a variety of Federal, State funds, charitable organizations and private donations. The CDBG funds do not require matching funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or properties located within Yuba City that will be used to address needs identified in the Action Plan.

Discussion

In addition to the City's CDBG funds, the City will also have \$480,860 available in State Cal HOME funds for Housing Rehabilitation and First Time Home Buyer programs.

The City operates a Revolving Loan Fund (RLF). The RLF is used for its Housing Rehabilitation Program. The amount and availability of RLF funds for Housing Rehabilitation cannot be predicted due to the fact Program Income is the source of funds for the RLF. Program Income is generated by past loans being paid off and the proceeds deposited into the RLF.

The City will aggressively pursue, or support applications by other entities for, Federal and State funding over the 2016 Program Year to address priority needs; however, other funding sources available to the City or its partners will be through a competitive application process. The City cannot be assured an application(s) will be successful based on the rating and ranking criteria. With the State's elimination of Redevelopment and loss of the 20% Housing Set Aside funds, the City will struggle to meet future matching requirements should the City be successful in applying for other Federal or State funding sources and matching funds be required.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Assistance	2015	2019	Homeless	Citywide	Homeless Housing and Supportive Services	CDBG: \$87,045	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted
2	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Preservation of existing units	CDBG: \$114,000	Homeowner Housing Rehabilitated: Household Housing Unit
3	Non-Homeless Supportive Services	2015	2019	Non-Homeless Special Needs	Citywide	Housing and Supportive Services for Special Needs	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: Households Assisted
4	Infrastructure Improvements/ADA Modifications	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area Citywide	Public Improvements and Infrastructure	CDBG: \$255,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities Construction/Rehabilitation	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Strategy Area Citywide	Public Facilities	CDBG: \$45,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
6	Implement Neighborhood Revitalization Strategy	2015	2019	Affordable Housing Non-Housing Community Development Neighborhood Revitalization Strategy	Neighborhood Revitalization Strategy Area	Neighborhood Revitalization Strategy	CDBG: \$8,194	Other: Other

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Assistance
	Goal Description	Activities include Sutter Yuba Homeless Consortium-Homeless Coordinator, Bridges to Housing-Homeless Assistance, Central Valley Homeless Veterans, Hands of Hope-Day Shelter, and Salvation Army-FSS Program.
2	Goal Name	Housing Rehabilitation
	Goal Description	Activities include Senior Handyman Program, FREED-Home Repair/Modification Program, Habitat for Humanity Exterior Repair Program and the City’s Owner-Occupied Housing Rehabilitation Program.

3	Goal Name	Infrastructure Improvements/ADA Modifications
	Goal Description	Activities include ADA Transition Plan Improvement Project and Garden Highway ADA Curb Cuts, Gutter and Sidewalk Installation.
4	Goal Name	Public Facilities Construction/Rehabilitation
	Goal Description	Activities include City Hall Counter ADA Modifications
5	Goal Name	Implement Neighborhood Revitalization Strategy
	Goal Description	Activities include Implementation of NRS - Neighborhood Clean Up Project

Table 8 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Extremely low income households (less than 30% of HAMI) – 30 units (housing rehabilitation)

Very-low income households (less than 50% of HAMI) – 60 units (housing rehabilitation)

Low-income households (less than 80% of HAMI) – 45 units (housing rehabilitation)

The estimates above are quantitative goals for the one-year period of the Consolidated Plan. The goals above have been established based upon the allocation of CDBG funds for 2016-2017.

The City may address other goals and objectives identified in the 2015-2019 Consolidated Plan including Homeless Assistance (including housing), Public Housing Needs, and Construction of New Affordable Housing; however, these goals have not been quantified due to a lack of CDGB funding. The City will continue to pursue State and Federal funding to address these goals.

However, funding will most likely be on a competitive application basis and the City cannot be assured an application(s) will be successful.

AP-35 Projects – 91.220(d)

Introduction

This section identifies activities the City will undertake during the 2016 Program Year (PY) with CDBG funds.

#	Project Name
1	Administration
2	Sutter Yuba Homeless Consortium - Homeless Coordinator
3	Bridges to Housing
4	Central Valley Homeless Veterans
5	Hands of Hope
6	Salvation Army FSS Program
7	Senior Handyman Program
8	FREED Home Repair Program
9	Exterior Home Repair Program
10	Owner-Occupied Housing Rehabilitation Program
11	Neighborhood Revitalization Strategy
12	City Hall ADA Improvements
13	ADA Sidewalk Improvements
14	Garden Highway ADA Improvements

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The activities funded during the 2016 PY are consistent with priority needs identified in the 2015 Con Plan. Lack of funding is the greatest obstacle to addressing underserved needs. The City has \$580,299 CDBG funds available for the 2016 PY. The City received nearly \$1,010,000 in funding requests. In addition, the CDBG Program puts a cap on the amount of funds that can be spent on Public Services. The City is limited from spending more than 15% of its annual allocation, plus program income on public service activities; therefore, some activities are not funded at the full amount requested.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Non-Homeless Supportive Services Homeless Assistance Infrastructure Improvements/ADA Modifications Public Facilities Construction/Rehabilitation Implement Neighborhood Revitalization Strategy
	Needs Addressed	Program Administration
	Funding	CDBG: \$116,060
	Description	General administration, oversight and management of Community Development Block Grant Program
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	Not Applicable.
	Planned Activities	Administration, management, implementation and monitoring of activities funded by Community Development Block Grant funds.

2	Project Name	Sutter Yuba Homeless Consortium - Homeless Coordinator
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$15,000
	Description	Continuum of Care Homeless Coordinator Salary
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 540 homeless persons will be assisted.
	Location Description	Sutter Yuba Homeless Consortium offices are located in Yuba City, however, the Homeless Continuum of Care Coordinator works throughout the service area.
	Planned Activities	This activity will provide funding for the salary of the Homeless Continuum of Care Coordinator. The Homeless Continuum of Care Coordinator is responsible for an annual housing inventory, the point-in-time count and Homeless Management Information System.
3	Project Name	Bridges to Housing
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$10,000
	Description	One-time security deposit assistance for homeless re-housing.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 159 homeless persons will be assisted by this activity.
	Location Description	Bridges to Housing offices are located at 909 Spiva Avenue, Yuba City.
	Planned Activities	Bridges to housing provides move-in deposit assistance to homeless families that have sufficient income to pay rent but lack the resources to pay initial deposits. Bridges to Housing also provides case management services. A portion of the funds would be used for security deposit assistance and a portion of the funds would be used to pay the Program Administrator salary that provides the case management services important to avoid the recurrence of homelessness
4	Project Name	Central Valley Homeless Veterans
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$5,000
	Description	Assists homeless veterans secure permanent housing
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 homeless veterans will receive assistance.
	Location Description	The Central Valley Homeless Veterans Assistance Program is located at 64 D Street, Marysville. The Program is a regional program.

	Planned Activities	The activity will provide one-time re-housing assistance to homeless veterans, including security deposits, one-time rental assistance (first-month's) and/or utility deposits. The majority of funds will be used for direct client services, a small portion of the funds will be used to purchase liability insurance for the Program.
5	Project Name	Hands of Hope
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$8,000
	Description	The Hands of Hope Program provides a day shelter for homeless families. Services include showers, laundry facilities, clothes closet, computer access and referral services, advocacy services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Hands of Hope estimates it will assist 240 homeless persons.
	Location Description	Hands of Hope is located at 909 Spiva Avenue, Yuba City. Services are provided at the site.
	Planned Activities	Funds will be used for the purchase of new washer and dryers to provide laundry services to their clients.
6	Project Name	Salvation Army FSS Program
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$49,045

	Description	FSS Program provides case management services to homeless families and formerly homeless families.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 114 households will receive case management services.
	Location Description	The Family Self Sufficiency Program offices are located at the Salvation Army 410 J Street, Marysville.
	Planned Activities	Funds will be used for case worker salaries, utilities at the FSS Counseling Center, travel costs associated with case management visits and client transportation, purchasing items necessary for clients to move into permanent housing, and indirect costs associated with the operation of the FSS Program.
7	Project Name	Senior Handyman Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units
	Funding	CDBG: \$4,000
	Description	Minor home repairs for seniors.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Senior Handyman Program estimates it will assist 11 seniors with minor home repairs.
	Location Description	The Senior Handyman Program operates out of the Yuba City Senior Center; however, repairs are done at the senior's home on a Citywide basis.

	Planned Activities	The Handyman Program will address a variety of minor home repairs such as replacement of broken windows, installation of weather stripping, replacement of lighting and light bulbs, caulking tubs and sinks, minor electrical repairs, and other miscellaneous repairs.
8	Project Name	FREED Home Repair Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units
	Funding	CDBG: \$10,000
	Description	Provide accessibility improvements for disabled and senior residents.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 80 disabled persons will be assisted with accessibility improvements to their home.
	Location Description	FREED offices are located at 508 J Street, Marysville. Accessibility improvements will be addressed on a city-wide basis.
	Planned Activities	The Program will provide health and safety related home accessibility modifications to disabled Yuba City residents, including seniors. The Program will allow disabled individuals and seniors to remain living safely and independently in their home.
9	Project Name	Exterior Home Repair Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units

	Funding	CDBG: \$25,000
	Description	The Program will provide preventative home maintenance or critical home repair services to low-income Yuba City homeowners.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated this activity will provide assistance to 45 households.
	Location Description	Habitat for Humanity Yuba/Sutter is located at 202 D Street, Marysville.
	Planned Activities	Provide either preventative home maintenance or critical home repair services that will serve homeowners in Yuba City earning 31-80% of the median income. Many of the families that are expected to be served are seniors on a fixed income, disabled, veterans or a combination of these demographics, and meet an immediate need for them.
10	Project Name	Owner-Occupied Housing Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units
	Funding	CDBG: \$75,000
	Description	Provide health and safety repairs, weatherization, energy efficiency improvements and ADA modifications for low-income Yuba City homeowners to allow them to live in a safer, healthier and more efficient home.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	The Owner-Occupied Housing Rehabilitation Program estimates it will assist 2 households with home repairs, modifications or necessary improvements to remain in their home
	Location Description	The Owner-Occupied Housing Rehabilitation Program operates out of the Sutter/Nevada Regional Housing Authority; however, repairs are done at the owner's home on a Citywide basis.
	Planned Activities	The Owner-Occupied Housing Rehabilitation Program will address a variety of home repairs and improvements such as roof replacement, installation of dual-pane windows, installation of weather stripping and energy efficiency appliances, termite/dry rot repairs, electrical and plumbing repairs, and other necessary repairs or improvements.
11	Project Name	Neighborhood Revitalization Strategy
	Target Area	Neighborhood Revitalization Strategy Area
	Goals Supported	Implement Neighborhood Revitalization Strategy
	Needs Addressed	Neighborhood Revitalization Strategy
	Funding	CDBG: \$8,194
	Description	
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 2 homes will receive services during the annual neighborhood cleanup.
	Location Description	Neighborhood Revitalization Strategy Area.
Planned Activities	Neighborhood Cleanup: painting, landscaping, housing repairs such as gutter repairs, siding repairs, roofing repairs, fence work, etc.	

12	Project Name	City Hall ADA Improvements
	Target Area	Citywide
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Facilities
	Funding	CDBG: \$30,000
	Description	Install ADA improvements in City Hall.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that XX disabled individuals will benefit from the ADA accessibility improvements
	Location Description	1201 Civic Center Blvd., Yuba City
	Planned Activities	Accessibility modifications to the customer service counter in the Development Services Department. Currently the counter is not accessible to disabled residents.
13	Project Name	ADA Transition Plan Improvements
	Target Area	Neighborhood Revitalization Strategy Area Citywide
	Goals Supported	Infrastructure Improvements/ADA Modifications
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$125,000
	Description	Provide sidewalks for ADA accessibility.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that XX disabled individuals will benefit from the ADA accessibility improvements
	Location Description	Various locations within the Neighborhood Revitalization Area.
	Planned Activities	Identify and remove physical obstacles in the public right-of-way that prohibit or limit accessibility to individuals with disabilities in order to comply with ADA requirements.
14	Project Name	Garden Highway Improvements
	Target Area	Neighborhood Revitalization Strategy Area
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,000
	Description	ADA Installation/Improvements
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that XX disabled individuals will benefit from the ADA accessibility improvements
	Location Description	
	Planned Activities	Provide safe passage for individuals with disabilities by installing new curb, gutter, and ADA compliant sidewalks/ramps. Closing an existing gap between sidewalks in the project area will provide for safer and easier access for individuals with disabilities and/or senior citizens.

Table 10 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In general, the City will allocate investment of resources on a citywide basis. The City will allocate a portion of its funding to the Neighborhood Revitalization Strategy Area.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Revitalization Strategy Area	17

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted above, the City allocates the majority of funding on a citywide basis; however, the distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a citywide basis. Resources targeted to special needs populations, including homeless, will also be allocated on a city-wide basis; where needs are identified and/or where resources can be coordinated with existing facilities and services. Activities such as public facilities and improvements will be targeted to older, low-income neighborhoods most in need of assistance. Economic development activities will be targeted to business districts located in qualified low-income areas, industrial parks, and commercial sites in various City locations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section provides estimates on the number of homeless, non-homeless and special needs households to be provided affordable housing during the 2016 Program Year and the number of affordable housing units that will be provided by program type. The estimates do not include the provision of emergency shelter, transitional shelter or social services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

Goals contained in the 2015 Con Plan are to increase the supply of affordable housing through Housing Rehabilitation and construction of new affordable housing units. The City does not anticipate it will provide rental assistance or acquire existing housing units during the five-year planning period covered by the Con Plan, including the 2016-2017 Action Plan period. The City will support both public and private agencies and non-profit and for-profit housing developers in their efforts to increase the supply of affordable housing to homeless, non-homeless and special needs populations.

AP-60 Public Housing – 91.220(h)

Introduction

The purpose of this section is to outline actions the City will take to address the needs of public housing. The City does not own or operate public housing or have any oversight over the operation of the Regional Housing Authority; therefore, the City will act to continue its efforts to maintain a close working relationship with the Housing Authority supporting their actions to address the needs of public housing.

Actions planned during the next year to address the needs to public housing

As noted above, the City does not own or operate any public housing in Yuba City. The Regional Housing Authority of Sutter and Nevada Counties serves Yuba City. During the 2016 Program Year, the City will continue its close working relationship with the Regional Housing Authority to expand housing opportunities for Yuba City residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Since the City does not own or operate public housing, or have oversight over Housing Authority operations, there are no actions directed specifically to public housing tenants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Regional Housing Authority of Sutter and Nevada Counties is not designated as a “troubled” Housing Authority.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section identifies the actions the City will take during the 2016 Program Year (PY) to address homelessness. The City's goals are to address chronic homelessness by assisting transitional housing programs that provide on-going supportive services such as case management, education, and job training, to help ensure that people do not return to homelessness. The City will also provide assistance to homeless persons and low-income families at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City does not provide any homeless services; however, the City does work in partnership with the Sutter-Yuba Homeless Consortium and Continuum of Care to address homelessness. Annually the Sutter-Yuba Homeless Consortium conducts a Point-in-Time (PIT) count. The PIT provides valuable information, including demographic and living situation information that allows service providers and the community to better identify and evaluate the homeless population and their needs. During the 2016 PY the City will provide CDBG funds to the Sutter-Yuba Homeless Consortium and its efforts to address homeless needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2016 PY, the City will allocate a portion of CDBG funds under the Public Service Category to organizations that provide emergency shelter and transitional housing services to the homeless. Specifically, the City will provide CDBG funding to the Salvation Army-Family Self Sufficiency Program that assists families with achieving the financial, vocational, educational and personal goals established during their stay at the Salvation Army Depot, Family Crisis Center. Hands of Hope operates a day shelter and provides support services to homeless families with children and homeless populations that are underserved. Services at the shelter include showers, laundry facilities and computer stations, to name a few.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will provide CDBG funding for several organizations that serve the homeless, including families with children and veterans. Organizations that will be assisted during the 2016 PY are: Bridges to Housing that assists homeless or about to become homeless families with one-time financial assistance (security deposits, utility deposits, etc.), referrals, case management and on-going support to ensure

they do not become homeless again. Central Valley Homeless Veterans Assistance Program assists Veterans with one-time financial assistance (security deposits, utility deposits, first month’s rent, and etc.) and other supportive services. Central Valley Homeless Veterans Assistance Program is a supporter of the Yuba-Sutter Veterans Stand Down event held annually.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City’s efforts during the 2016 PY to prevent homelessness will include affordable housing programs that maintain the existing affordable housing stock or increase the number of affordable housing units available to low-income households. As noted above, the City will also support housing programs that address the underlying reasons for homelessness and provide on-going support services for formerly homeless families and programs that provide assistance to low-income families at risk of becoming homeless, such as the Salvation Army Family Self Sufficiency Program and the Bridges to Housing Program.

Discussion

In addition to resources available to and controlled by Yuba City, organizations within the community for which their mission is to provide services to the homeless may receive funds from a variety of federal, state and local sources. These funding sources include Emergency Solutions Grant, Emergency Food and Shelter Program (FEMA) and Continuum of Care-Supportive Housing Program, charitable organizations and private donations. Throughout the 2016 PY the City will work closely and support the efforts of the Sutter-Yuba Homeless Consortium to address the housing and supportive needs of the homeless.

The City does not receive HOPWA funds, therefore no goals are quantified below.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City's 2013 Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State and Federal governmental constraints, market constraints and environmental constraints. Consistent with the Housing Element, Housing Program Schedule, this Section outlines efforts the City will undertake during the 2016 Program Year to address policies that may act as barriers to the development of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the 2016 PY the City will continue review and amend the zoning and land use policies to alleviate barriers to affordable housing. The Housing Element identifies the following actions the City will undertake:

- Amend the zoning code to allow second units in R-2 and R-3 zones per state law.
- 6. Amend the zoning code to address requirements of AB2634, allowing for single-room occupancy (SRO) housing without a use permit in C zones. SRO housing is one type of housing appropriate for extremely low-income housing and special needs groups.
- 7. The City will continue to ensure zoning standards and development requirements facilitate the construction of higher density housing. The City will also encourage development of housing at the higher end of the density range in land designated as low/medium and medium high density through the provision of density bonuses and negotiated alternative parking standards, street improvement standards, maximum density and lot coverage.
- 8. The City will continue to promote its Neighborhood Revitalization Strategy (NRS) that provides opportunity for new development projects and/or infill development. Although no public policies exist that restrict the provision of housing and community development within the NRS, future resources and services will target this geographic location improving both the residential and economic environment of the area. The specific strategy is included in the NRS Plan.
- 9. Develop regulations for condominium conversions that minimize the displacement of lower income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for

homeownership for current residents.

Discussion

The 2013 Housing Element analysis of barriers to affordable housing does not identify any regulations or policies in place that are inconsistent with other jurisdictions or specifically used to inhibit the development of affordable housing. However, there is much debate over whether or not regulations and public policies discourage the availability of affordable housing. California Housing Element law requires jurisdictions to have land use plans and regulatory policies that facilitate the development of a range of housing types to meet the needs of all income groups. The City's Housing Element was updated in 2013 and determined to be in compliance with State law.

AP-85 Other Actions – 91.220(k)

Introduction

This section addresses the City's planned actions during the 2016 Program Year to carry out strategies covered in the 2015 Con Plan including, fostering and maintaining affordable housing, evaluation and reduction of lead based paint hazards, reduce the number of families within the poverty level, and develop the institutional structure and enhancing coordination between public and private agencies that serve low income and special needs populations

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs in Yuba City is the lack of funding available to meet the underserved needs. The recent economic decline has resulted in cutbacks or elimination of funding sources available for affordable housing and related services. The State eliminated Redevelopment Agencies in 2012. The Redevelopment 20% Housing Set Aside was the primary funding source the City had to fund affordable housing projects. Without the Redevelopment housing funds, the City will find it difficult to assist financially in development of affordable housing in the future.

During the 2016 PY and the duration of the 2015 Con Plan period, the City will continue its efforts to identify alternate funding sources, support funding applications by developers and service providers that expand the availability of affordable housing, and support applications for homeless assistance and supportive service funds. The City will also implement zoning and land use policies that encourage the development of affordable housing. The City will continue to participate and encourage partnerships between local agencies and organizations so underserved needs may be better met by collaborative use of resources.

Actions planned to foster and maintain affordable housing

The City will continue to offer and/or provide funding for a range of affordable housing activities including single-family housing rehabilitation, multi-family housing rehabilitation, first-time homebuyer assistance and the Neighborhood Stabilization Program. The City will work in partnership with private developers, local non-profit agencies and the Regional Housing Authority of Sutter and Nevada County to develop and preserve affordable housing units.

Actions planned to reduce lead-based paint hazards

The City will continue to implement HUD's lead-based paint regulations that became effective in September 2000. Efforts by the City to reduce lead-based paint hazards include the disclosure to homeowners of possible lead hazards, sponsoring certification training for contractors, implementation of lead risk assessment and clearance testing procedures, and supervision of lead-related work performed. In addition, the City will continue to adhere to its Housing Rehabilitation Program guidelines that were amended to stipulate the type and amount of assistance provided and define costs covered under the City's lead reduction program.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts to increase the availability of affordable housing opportunities, and assist homeless individuals or those who may be at risk of homelessness. In addition, the City will implement land use policies that seek to balance the creation of jobs and housing and ensure a variety of employment opportunities requiring varying levels of skills and training.

The City will continue its efforts to develop and maintain cooperative relationships with public and private organizations that share a common mission for improving the quality of life for individuals through housing, social services, employment and skills training, neighborhood revitalization and economic development.

Actions planned to develop institutional structure

The Yuba City Development Services Department is the City Department responsible for administration of the City's Housing Programs including the CDBG Program. The Development Services Department also oversees the City's Community Development and Economic Development activities. As an entitlement jurisdiction, the City receives CDBG funds from HUD annually. Both internal City Departments and external agencies implement and administer the programs and projects identified in the 2016 Action Plan. The Development Services Department will continue to collaborate with other City Departments, the City Council, City Commissions, as well as local agencies and organizations and residents to develop programs and activities that serve low and moderate income individuals and families within the jurisdiction.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to meet with and maintain a dialog with non-profit agencies and organizations that serve low and moderate-income persons. The City will work to enhance and improve the organizational capacity and foster a collective planning process.

The City will continue to work closely with the Regional Housing Authority to develop, preserve and improve the supply of affordable housing in Yuba City.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

This section identifies any funds, including program income that will be available in addition to the City's annual CDBG allocation for activities during this the 2016 Program Year.

At a minimum, 70% of CDBG funds must benefit low- and moderate-income person. This Section also identifies the percentage of funds that will be spent on low- and moderate income persons over a specified period of time, 1, 2, or 3 consecutive year period. In a one-year period, if the City cannot meet the minimum 70% benefit, the jurisdiction may elect to accomplish the minimum 70% benefit over a longer period of time, up to 3 years.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

The City has determined that at least 70% of the 2016 PY funds will be expended on low-and moderate-income persons.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE 2016-2017 SECOND YEAR ACTION PLAN,
CERTIFYING COMPLIANCE WITH THE REQUIREMENTS OF THE
CDBG PROGRAM, AND AUTHORIZING STAFF TO SUBMIT ALL
APPROVED DOCUMENTS TO THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WHEREAS, the Department of Housing and Urban Development has determined that the City of Yuba City will receive \$580,299 under program year 2016-2017 of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the City of Yuba City held a public meeting on March 2, 2016, as well as a public hearing on May 17, 2016, to consider public comments and proposals regarding the 2016-2017 Second Year Action Plan, the community development objectives and the projected use of CDBG funds contained therein; and

WHEREAS, the City of Yuba City has provided the citizens with an opportunity to review and comment on concerns involving the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken and other important program requirements, and provided citizens with adequate opportunity to participate in the development of the 2016-2017 Second Year Action Plan, including any revisions, changes or amendments thereto for a 30-day period commencing on April 11, 2016 and ending on May 17, 2016.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City that the 2016-2017 Second Year Action Plan is hereby approved, that the City Manager is authorized to execute all documents related thereto, and that staff is authorized to submit all documents to the United States Department of Housing and Urban Development.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on May 17, 2016, by the following vote:

AYES:

NOES:

ABSENT:

John Buckland, Mayor

ATTEST:

Terrel Locke, City Clerk

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AMENDING THE 2015-2016 FIRST YEAR ACTION PLAN,
CERTIFYING COMPLIANCE WITH THE REQUIREMENTS OF THE
CDBG PROGRAM, AND AUTHORIZING STAFF TO SUBMIT ALL
APPROVED DOCUMENTS TO THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WHEREAS, the Department of Housing and Urban Development allocated to the City of Yuba City \$566,286 in Community Development Block Grant funds under program year 2015-2016 of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the City of Yuba City held a public hearing on May 17, 2016, to consider public comments and proposals regarding the proposed 2015-2016 First Year Action Plan Amendment, the community development objectives and the projected use of CDBG funds contained therein; and

WHEREAS, the City of Yuba City has provided the citizens with an opportunity to review and comment on concerns involving the proposed amendment to the 2015-2016 Annual Action Plan, including the amount of funds to be reallocated from the activities impacted by the reallocation and provided citizens with adequate opportunity to comment on the proposed 2015-2016 First Year Action Plan reallocation of funds for a 30-day period commencing on April 11, 2016 and ending on May 17, 2016.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City that the 2015-2016 First Year Action Plan Amendment is hereby approved, that the City Manager is authorized to execute all documents related thereto, and that staff is authorized to submit all documents to the United States Department of Housing and Urban Development.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on May 17, 2016, by the following vote:

AYES:

NOES:

ABSENT:

John Buckland, Mayor

ATTEST:

Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2016
To: Honorable Mayor & Members of the City Council
From: Director Development Services Department
Presentation By: Arnaldo Rodriguez, AICP, Development Services Director

Summary

Subject: Sign Ordinance update.

Recommendation: Adopt an Ordinance amending Title 8, Chapter 5, Article 63 relating to signs and Section 8-5.8055 relating to sign definitions; waiving the second reading.

Fiscal Impact: Code Enforcement will be covered with existing staff resources. Sign permits will continue to be subject to the payment of permit fees that will cover future costs incurred by the City.

Purpose:

To amend the Sign Ordinance to better reflect contemporary City Planning and businesses practices.

Previous City Council Actions and/or Policies:

At its May 3, 2016 City Council public hearing, the City Council received a report and considered testimony from City staff regarding the proposed amendment. No members from the public spoke.

Project Information:

The Sign Code Update process commenced several years ago, dating back to a workshop initially held by the City Council on August 9, 2011. Prior to the August 9, 2011 workshop, the City Council discussed temporary signs on December 9, 2009. At the City Council's direction, staff conducted research on signs and made several relatively minor modifications, during the past several years. However, in an effort to better reflect contemporary City Planning and business practices, the Development Services Department has recently taken a proactive approach toward finalizing the sign code. These efforts include reviewing regulations pertaining to temporary signs, electronic message boards, shopping center signs, and sign design, including lighting. The purpose of the Department's latest effort is a proposed text amendment in the current regulatory scheme for on-site signs.

This text amendment was derived from studying the application of the current Ordinance, policies, and researching other communities. The existing regulatory scheme evolved over an extended period of time and while it has resulted in excellent signs, it does not address all of the various sign types.

After an analysis of the current Ordinance and researching other communities, staff's intent is to:

- Protect public welfare and property values;
- Raise the bar for quality signs, in terms of materials, style, and lighting;
- Create clear and concise definitions;
- Create minimum development standards that are easy to read in a user friendly format;
- Ensure consistency and predictably while minimizing arbitrary discretion; and
- Avoid conflicts between regulations.

After extensive research, including reviewing staff reports to the Planning Commission on January 27, 2010 and October 24, 2014, a joint workshop between the Planning Commission and City Council on July 9, 2013, a workshop with the Planning Commission on February 16, 2016, and two public hearings (March 23, 2016 and April 13, 2016), staff:

- Assessed the existing ordinance;
- Drafted design principles;
- Clarified the regulations pertaining to exempt and prohibited signs;
- Incorporated illustrations;
- Deleted obsolete language;
- Established sign criteria for specific uses;
- Established criteria for Electronic Message Boards;
- Updated the sign definitions; and
- Established objective criteria for signs, such as proximity to residences and lighting types.

Based on comments expressed by the Planning Commission, City staff incorporated regulations pertaining to political signs, lost animals and pets, and clarifying language for social events and non-profit organizations.

While **Attachment 1** provides a summary of the proposed changes, a few modifications worth highlighting:

1. Electronic Message Boards. Would be permitted along State Routes 20 and 99, subject to parcel size limitations.
2. Special event signs would be permitted on a limited basis.
3. On-site subdivision signs would be permitted on a limited basis, and subject to design criteria.
4. A-Frame signs would be permitted, subject to design criteria.
5. Master Sign Programs would be required for new shopping centers.

Overall, the proposed changes, with a few exceptions, are nominal. Rather, staff is primarily proposing modifications to obsolete language and clarifying existing regulations, while also providing greater flexibility for temporary signage. **Attachment 1** provides a summary of the proposed modifications.

Environmental Finding:

The State Guidelines for the implementation of the California Environment Act (CEQA) provide for the exemption of projects which will clearly have no significant effects on the environment. More specifically, Section 15061(b)(3) of the CEQA Guidelines states:

“...CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

It has been determined that there is no possibility of significant adverse effects as a result of this proposal. Therefore, it is not subject to CEQA.

Recommended Actions:

Staff recommends that the City Council:

- A. Waive the second reading; and
- B. Adopt the attached Ordinance amending Title 8, Chapter 5, Article 63 relating to signs, and Section 8-5.8055 relating to sign definitions.

Alternatives:

Delay, modify, or return to staff for additional analysis.

Attachments:

- 1. Table 1: Summary of proposed modifications
- 2. Ordinance
- 3. Draft Yuba City Sign Regulations (no track changes) and definitions

Prepared By:

/s/ Arnolddo Rodriguez

Arnolddo Rodriguez
Development Services Director

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance

RB

City Attorney

TH

Attachment 1: City Council Report May 3, 2016

Table 1: Synopsis of proposed changes

Sign Type	Proposal	Example of Sign	
<p><i>Wall</i></p>	<p>Proposed regulations would not alter permitted sign areas, however language is proposed that would limit new cabinet signs (refer to the “Park Place Pharmacy” sign to the right). Language is also proposed that would limit internally lit signs above the first floor in a multi-story building.</p>	<p><i>Discouraged Sign</i></p> 	<p><i>Encouraged Sign</i></p> 
<p><i>Monument</i></p>	<p>Proposed regulations would not modify permitted signs areas, height, or locations, rather language is proposed that would require the inclusion of architectural elements, such as columns, and that a minimum 12 inch base made of a decorative material be incorporated. A minimum landscaping requirement is also proposed.</p>	<p><i>Discouraged Sign</i></p> 	<p><i>Encouraged Sign</i></p> 
<p><i>Awning</i></p>	<p>Proposed regulations would not alter sign areas, rather language is proposed that clarifies clearances from the finish grade, materials, and lighting.</p>	<p><i>Discouraged Sign</i></p> 	<p><i>Encouraged Sign</i></p> 

Projecting Proposed regulations would not alter sign areas or locational criteria. Rather, language is proposed that clarifies clearances from the finish grade, and materials. Proposed code would also require that Projecting Signs be externally light (no internal lighting).

Discouraged Sign



Encouraged Sign



A-frame Clarifying language has been incorporated pertaining to the size, height, materials, proximity to primary business entrance, maintenance, design, and building materials. Proposed ordinance would prohibit plastic A-Frame signs such as the AAMCO sign to the right.

Discouraged Sign



Encouraged Sign



Political Current regulations defer to State regulations. Proposed ordinance would limit signs to a maximum of 32 square feet in area and 10 feet in height. Moreover, it would require that signs be removed within seven days after a general election.

Examples of Political Signs. These types of signs would be permitted.



Electronic fuel price

Proposed ordinance would permit static fuel price signs. Maximum letter height of two feet.

Examples of static fuel prices. These type of signs would be permitted.



Electronic Message Board

Currently not permitted. Proposal would permit signs along State Routes 20 and 99. Parcels would need to be a minimum of 5 acres and have 300 feet of frontage. Language is included regarding the dimming of the lighting in the evening. Proposed regulations would not permit single color (e.g. monochrome) signs.

Currently not permitted. Proposed regulations would permit subject to meeting criteria.



Subdivision signs for the sale of new homes

Current ordinance does not permit. Proposed code would limit signs to on-site, active subdivisions. The quantity of signs would be dependent on the size of the subdivision. Material language is provided, while the City of Yuba City name and logo would be required to be prominently displayed on the sign.

Discouraged Sign



Encouraged Sign



Drive-thru menu boards

Current regulations are silent in regards to drive-thru signs. Proposed regulations provide sign area criteria.

Example of drive-thru sign



Pole

Currently not permitted. No modifications are proposed.

Prohibited



Snipe

Currently not permitted. No modifications are proposed.

Prohibited



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AMENDING TITLE 63, CHAPTER 5 TO TITLE 8 OF THE YUBA CITY
MUNICIPAL CODE RELATING SIGNS AND SECTION 8-5.8055 RELATING TO
DEFINITIONS PERTAINING TO SIGNS**

WHEREAS, Zoning Code Text Amendment No. R-14-01 has been filed by the City of Yuba City pertaining to sign regulations within the City of Yuba City (City); and

WHEREAS, the City Council of the City of Yuba City recognizes that an updated Sign Ordinance is critical to encouraging a desirable urban character that is consistent with the City's General Plan; preserving and improving the appearance of the City as a place to live, work, and visit; promoting commerce; eliminating confusing and distracting sign displays that interfere with vehicular traffic and safety of drivers; providing for fair and equal treatment of sign users; and promoting ease of administration; and

WHEREAS, the Planning Commission of the City of Yuba City held a public workshop to discuss sign regulations on February 24, 2016; and

WHEREAS, pursuant to the provisions of Article 72, Chapter 8, of the City of Yuba City Municipal Code, the Planning Commission held a public hearing on the 23rd day of March, 2016, to consider Zoning Code Text Amendment No. 14-01 during which the Commission continued the public hearing to April 13, 2016; and

WHEREAS, pursuant to the provisions of Article 72, Chapter 8, of the City of Yuba City Municipal Code, the Planning Commission held a public hearing on the 13th day of April, 2016, to consider Zoning Code Text Amendment No. 14-01 during which the Commission recommended to the Council of the City of Yuba City approval of the Zoning Code Text Amendment per Attachment A; and

WHEREAS, the Council of the City of Yuba City, on the 3rd day of May, 2016, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Yuba City seeks to amend the regulations pertaining to signs through the creation of clear and concise signs regulations.

Section 2. Article 63, Chapter 5, Title 8 pertaining to signs of the Yuba City Municipal Code is hereby amended as shown in Attachment A, and the definitions in Sec. 8-5.8055 of the Yuba City Municipal Code beginning with the definition of "Address Sign" and ending with "Window Sign" shall be replaced with the definitions in Attachment A.

Section 3. This ordinance shall be effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage, and shall be published as provided by law.

Section 4. Publication. This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 3rd day of May, 2016, and passed and adopted at a regular meeting held on the 17th day of May, 2016.

AYES:

NOES:

ABSENT:

John Buckland, Mayor

ATTEST:

Terrel Locke, City Clerk

APPROVED AS TO FORM:

Timothy Hayes, City Attorney



Attachment 3. Yuba City Sign Regulations

Article 63. Signs

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Sec. 8-5.6301. Purpose.

The purpose of this article is to regulate signs as an information system that expresses the character and environment of Yuba City and implements the General Plan, consistent with State and federal law. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to:

- A. Provide adequate opportunity for the exercise of the right of free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
- B. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
- C. Preserve and enhance the visual attractiveness of the City, for residents, businesses and visitors;
- D. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
- E. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians and drivers; and
- F. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on or near the same premises, rather than functioning as general advertising for hire.

Sec. 8-5.6302. Applicability.

This article regulates all signs on public and private property, except where expressly stated otherwise. No sign shall be erected or maintained anywhere in the City except in conformity with this article.

Sec. 8-5.6303. Design Principles.

- A. **Architectural Compatibility.** A sign (including its supporting structure, if any) should be designed as an integral design element of a building’s architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over “natural” boundaries or architectural features and disrupts parts of upper floors of buildings is detrimental to visual order and is not permitted.
- B. **Consistency with Area Character.** The size, materials, colors, graphic style, illumination, and other features of the sign shall be in keeping with the visual character of the street or area in which it is proposed. Proposed new signs should reflect the highest quality of design possible for a given area.

- C. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the anticipated distance and travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night hours.
- D. **Readability.** To ensure that signs perform their essential communicative function, characteristics such as the proportion between different parts of the sign, visibility from important vantage points, and other design features will be considered. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign. Excessive use of large areas of several colors can create competition for the eye and significantly reduce readability.
- E. **Finish.** Signs must have finished edges with a clean, smooth, consistent surface. Lettering on the sign is to be of complementary size, proportion and font and either carved, routed, painted or applied.
- F. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings.

Sec. 8-5.6304. Permits Required.

With the exception of exempt signs as listed in Section 8-5.6305, permits shall be required as follows, unless otherwise stated.

- A. **Zone Clearance Required.** Subject to Section 8-5.7002, Zone Clearance, the Development Services Department will review applications for building permits for signs and determine if the proposed signs are consistent with the requirements contained in this article. All signs, temporary or permanent, and flags per this article, shall require a Zone Clearance, unless specifically exempted.
- B. **Master Sign Program (MSP).** A Master Sign Program is required for signage proposals as specified in Sec. 8-5.6316, Master Sign Program.
- C. **Building Permit Required.** No person shall erect, alter, repair, or relocate any sign without first obtaining any required building permit from the City for such work. No permit shall be issued until the City determines that such work is in accordance with the building or electrical codes of the City. Except as otherwise provided, permits required by this article will be issued pursuant to the same terms and according to the same fee schedule as all other building permits.
- D. **Encroachment Permit.** Signs that project over a public street, sidewalk, or other City owned property or easement shall be subject to an Encroachment Permit approval by the Public Works Department.

Sec. 8-5.6305. Exempt Signs.

The following signs are exempt from Planning permit requirements of this article and do not count toward the total sign area limit for a site, provided that they conform to applicable standards. Building permits may be required.

- A. **Address Signs and Name Plates.** Each residence and establishment may post one address sign and one name plate, not to exceed four square feet.
- B. **Barber Poles.** Barber poles less than 30 inches in height.
- C. **City Property/Bus Stop Signs.** Signs placed by the City or the transit authority on property or public right-of-way held by the City.
- D. **Civic signs.** Memorial signs and plaques installed by a civic organization. Said signs shall first be approved by the City Council.
- E. **Commemorative signs.** A sign, tablet, or plaque memorializing a person, event, structure, or site. Said sign shall be approved by the City Council.
- F. **Decorative Holiday Decorations and Lights.** Provided that such displays are removed within 60 days of their installation.
- G. **Equipment Signs.** Signs incorporated into permitted displays, machinery, or equipment by a manufacturer, distributor, or vendor and identifying or advertising only the product or service dispensed by the machine or equipment, such as signs customarily fixed to automated teller machines (ATMs) and gasoline pumps.
- H. **Fence signs.** Signs attached or painted on fences or freestanding walls that are not associated with a building may be permitted:
 - a. When located for noncommercial purposes and for advertising community events, such as youth sports and events, school functions, or events organized by a government entity. Signs shall not exceed 48 square feet, and may be installed 30 days prior to the event it is promoting. Sign shall be removed within 48 hours after the event. Signs promoting a single event shall be spaced a minimum of 600 feet. Signs shall only promote events occurring within the City's Sphere of Influence.
 - b. Along the boundary fences of sporting fields when not oriented towards the public right-of-way.
- I. **Garage Sales/Yard Sales.** Limited to 2 such signs, having a maximum of 5 square feet each and not to exceed 6 feet high, located on private property with the property owner's permission. Signs may not be erected prior than 24 hours to the event and shall be removed no later than 24 hours of the conclusion of the sale.

- J. **Gateway Signs.** Signs erected by the City or in partnership with the City, contents of which are limited to the name of the City and the name of or other information regarding civic, fraternal, or religious organizations located within the City.
- K. **Interior Graphics or Signage.** Visual communicative devices that are located entirely within a building or other structure and are not visible from the exterior thereof, or located on the inside of a building and at least three feet from the window, door, and/or opening.
- L. **Memorial Signs.** Memorial signs or tablets, names of buildings or date of building erection, when cut into any masonry surface or when on a bronze plaque, or other durable material as approved by the Director.
- M. **Missing Person/Lost Pet.** Signs seeking assistance locating a missing person or pet are exempt, so long as they remain in good condition, free of tears. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- N. **Official Government Notices.** Official and legal notices used by any court, public body, person, or officer in the performance of a public duty; any legal or official notices posted by a utility or other quasi-public agency; temporary or permanent signs erected and maintained by or required by the City, State, or federal government, or government transportation or transit agencies, for the purpose of providing official governmental information to the general public, including, but not limited to: traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property, or facility; public hearing or meeting notices; seismic warning signs; or other signs required or authorized by law.
- O. **Open/Closed Signs.** Open/Closed signs are permitted in Commercial and Industrial Districts. Signs shall not exceed six square feet. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- P. **Operational Window Signs.** Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a. *Limitations on Placement.* Operational window signs shall not be mounted or placed on windows higher than the second story.
 - b. *Maximum Area.* The maximum area of exempt window signage shall not exceed three square feet in area.
- Q. **Public Carrier Graphics.** Graphic images mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
- R. **Traffic signs.** Traffic, directional, warning, or informational signs required or authorized by a governmental agency.

Sec. 8-5.6306. Prohibited Signs

Unless expressly allowed by another subsection of this article or other applicable law, the following sign types, locations, and materials are prohibited:

- A. **Animated Signs/Moving Signs.** Animated, flashing, blinking, reflecting, revolving, or other similar signs, or signs with visibly moving or rotating parts or visible mechanical movement of any kind, rolling or running letters or message.
- B. **Flashing signs.** No sign (including window sign, exterior lighting or window lighting) shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination, except for date, time and temperature signs.
- C. **Flying signs.** Signs such as blimps or kits designed to be kept aloft by mechanical, wind, chemical, or hot air means.
- D. **Pole signs.**
- E. **Posters.** The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public right-of-way, located on the walls of a building, bars, shed, on trees, poles, posts, fences, or other structures, or anywhere on public property is prohibited, unless permitted as a Garage/Yard Sale Sign.
- F. **Roof signs.**
- G. **Signs blocking doors or windows.** Signs shall not be located or installed on any door, window, or fire escape in a manner that will prevent free ingress or egress.
- H. **Signs on standpipes or fire escapes.** No sign shall be attached to any standpipe or fire escape, except those required by other codes.
- I. **Snipe signs.** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, temporary construction barriers, or other supporting structures.
- J. **Signs in the public right-of-way.** Unless otherwise noted, no sign shall be affixed within or on public property or public right-of-way including but not limited to median strips or islands, on sidewalks, trees, retaining walls, bridges, benches, traffic signals, public fences, poles or utility equipment, street lighting, utility poles, traffic signs, or traffic sign posts, supporting structures, anchor wires, or guy wires.
- K. **Signs that produce noise or emissions.** Signs that produce noise or sounds that can be heard at the property line, excluding voice units at menu boards, and signs that emit visible smoke, vapor, particles, or odors.

- L. **Signs creating a traffic hazard or affecting pedestrian safety.** Signs placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
 - a. Exits and Entrances. No sign shall be placed, mounted, erected, or installed in any manner that obstructs the use of any door, window, or fire escape.
 - b. Sidewalks. No sign shall be mounted or displayed in such a manner that it blocks or impedes the normal pedestrian use of public sidewalks.
 - c. Intersections. No sign shall be erected or maintained at or near any street intersection that will obstruct the free and clear vision of drivers and pedestrians. Other than traffic control signals, no sign shall be installed in the visibility triangle at intersections pursuant to Public Works policy ST 22, Site Distance Triangle.

- M. **Vehicle signs.** Signs on vehicles, trailers, boats, storage boxes or other similar objects where such signs are not incidental to the primary use of the vehicle or other similar objects for conveyance of persons or property or storage of property, and where the primary purpose of the sign and vehicle or other similar object upon which the sign is attached or affixed is for advertising purposes.

Sec. 8-5.6307. Measuring Sign Area.

- A. **Single-Faced Signs.** Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles (consisting of horizontal and vertical lines and no more than 12 corners) that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in the sign area provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of single-faced signs is illustrated in Figure 8-5.6307-A(1).

Sign Area = Height x Width

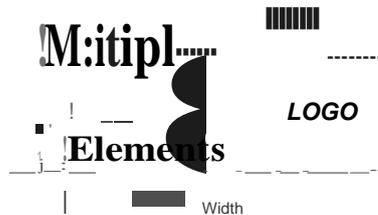
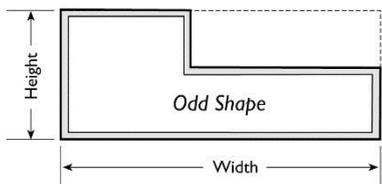
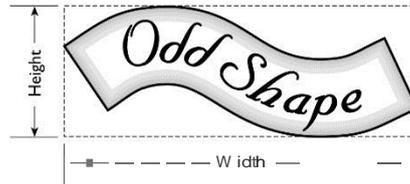
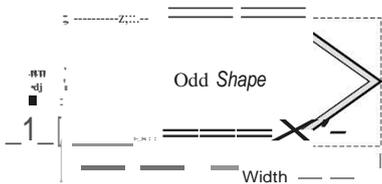
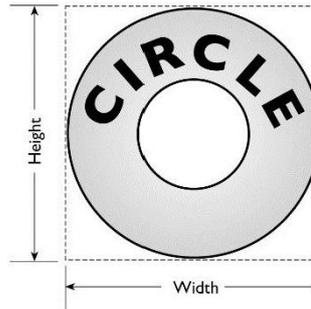
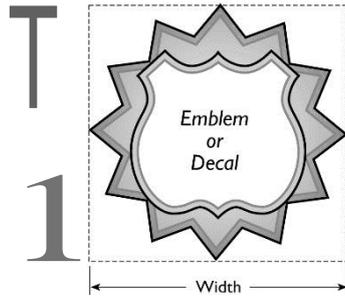
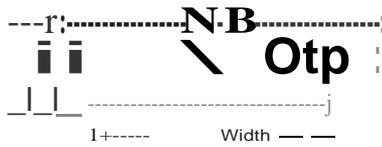
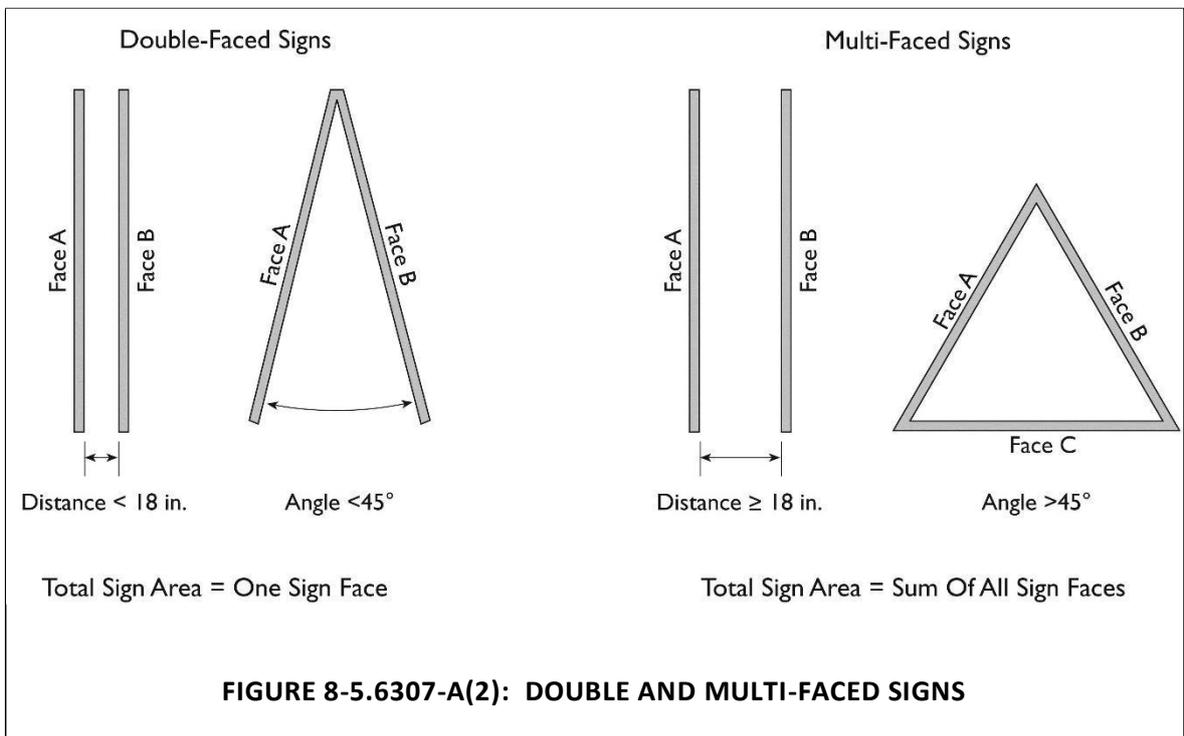


FIGURE 8-5.6307-A(I): MEASURING SIGN AREA

- B. **Double-Faced Signs.** Where two faces of a double-faced sign are parallel, or less than an interior angle of 45 degrees from one another, the sign area shall be computed as the area of one face. Where the two faces are not equal in size, the larger sign face shall be used. Where two faces of a double-faced sign are located equal to or more than 45 degrees from one another, both sign faces shall be counted toward sign area.
- C. **Multi-Faced Signs.** On a three-faced sign, where at least one interior angle is 45 degrees or less, the area of two faces (the largest and smallest face) shall be summed to determine sign area. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.



- D. **Three-Dimensional Signs.** Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area of the sum of all areas using the two vertical sides of the smallest cube that will encompass the sign.

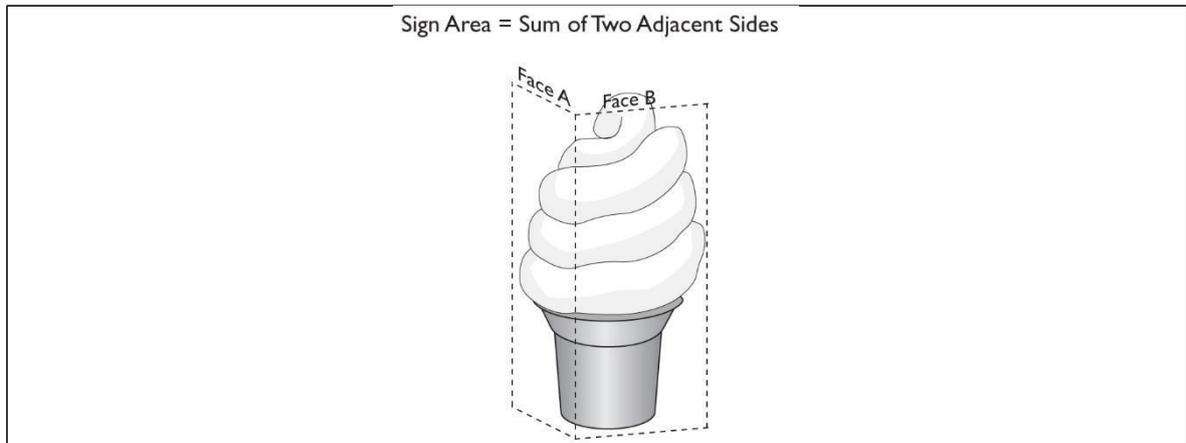


FIGURE 8-5.6307-A(3): THREE DIMENSIONAL SIGNS

- E. **Measuring Sign Height.** The height of a sign is the vertical distance measured from the finish grade directly beneath the sign to the highest point at the top of the sign.
- F. **Measuring Sign Clearance.** Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.
- G. **Measuring Building Frontage.** Building frontage is the building facade that directly abuts a public street, private street, parking lot driveway, or parking spaces. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

Sec. 8-5.6308. General Standards.

- A. **Visibility Triangles.** No sign, permanent or temporary, flag, flagpole, etc. may be erected within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- B. **Residential and Non-Residential Interface.** Signs in Commercial and Industrial Zone Districts shall be set back a minimum distance of 45 feet from a Residential Zone District.
- C. **Materials and Mounting Required.**
 - a. **Materials.** Signs shall be made of sturdy, durable materials. Paper, plastic, cardboard, and other materials subject to rapid deterioration may only be used for temporary signs.
 - b. **Mounting Required.** All permanent signs shall be firmly anchored, shall comply with all requirements for public safety, and shall satisfy all applicable safety codes and all other applicable governmental enactments, rules, regulations, or policies.

- D. **Changeable Copy.** Non-electronic changeable copy shall cover no more than 20 percent of the total sign area, except for the following uses which are allowed up to 75 percent of the maximum sign area to be changeable copy: public facilities uses, indoor theaters, and fuel price signs.
- E. **Illumination.** The illumination of signs shall be designed, installed, and maintained to avoid negative impacts on surrounding right-of-ways and properties. The following standards shall apply to all illuminated signs:
 - a. *Shielding Required.* To the extent feasible, and at the discretion of the Review Authority, light sources shall be concealed or shielded to prevent or minimize light spillage, glare, momentary blindness, or other annoyance, disability, or discomfort to persons within the view of such light sources.
 - b. *Colored Lights.* Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- F. **Light Sources Adjacent to Residential Areas.** Signs that are adjacent to Residential Areas that in the opinion of the Review Authority (i.e., Development Services Director, Planning Commission, or City Council) shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- G. **Concealed Electrical Systems.** External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed. A switch disconnecting each circuit shall be placed in plain sight and near the inspection opening.

Sec. 8-5.6309. Permitted sign types by Zone District

Additional regulations are denoted in the right hand column. Numbers indicated in parenthesis () are references to notes at the bottom of the table. Square feet is represented as sf, while feet or foot is ft.

Table 8-5.6309(A): Residential Zones Districts R-1(1), R-2(2), R-3)						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 per site.	32 sf	6 ft	5 ft from all property lines.	Yes, external, backlit, or halo.	For public, quasi- public uses, religious institutions an Electronic Message Board copy sign is permitted provided it occupies no more than 50% of total sign area Refer to Sec. Sec. 8-5.6312. (1)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sf	3 ft	Outside of the public right- of-way.	(2)	
Directory Signs	1 per building complex.	8 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right- of- way.	(2)	
Wall Signs	1 sign per street frontage.	32 sf	Not to exceed the eaves of the building which it is affixed.	Attached to building below eaves.	Yes, external, backlit, or halo.	For public, quasi- public, churches and similar uses a changeable copy sign is permitted provided it occupies no more than 50% of total sign area.
Changeable Copy Signs	1 attached to a wall or monument sign.	50% or less of total permitted sign area to which it is attached.			Yes, externally or internally.	Limited to the activities and events to be offered by the use and public, quasi-public, religious institutions and similar uses. A changeable copy sign is permitted provided it occupies no more than 50% of total sign area.

- (1) Requires a Use Permit.
- (2) Yes, between the hours of 6 a.m. and 10 p.m. or during normal business hours, whichever is more restrictive. Lighting shall be limited to external, halo, or backlit.

Table 8-5.6309(B): Commercial Zone Districts (C-0, C-1, C-2, C-3, C-M)								
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Building SF</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>	
Monument Signs (1-4 businesses)	1 sign per each 300 ft of lineal street frontage.		C-O, C-1: 40 sf	C-0, C-1, C-M: 6 ft	5 ft from all property lines.	Yes, externally or internally.	(1) (2) (3)	
			C-M: 48 sf					
			C-2, C-3: 64 sf	C-2, C-3: 10 ft.				
Monument Signs (5 or more)	1 sign per each 300 ft of lineal street frontage.		1- 50k	80 sf	12.5 ft	5 ft from all property lines.	Yes, externally or internally.	(1) (2) (3)
			50,001 - 100k	96 sf	15 ft			
			100,001 - 150k	112 sf	17.5 ft			
			150,001k+	128 sf	20 ft			
Directional Signs	1 for one-way, 2 for two-way driveways.		4 sf	3 ft	Outside of the public right-of-way and building setbacks.	Yes, external, backlit, or halo lit		
Tenant/Occupancy Signs	1 per building frontage.		12 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, external, backlit, or halo lit.		
Wall Signs			C-0, C-1: 1 sf. for each 1 lineal ft. of building frontage	Not to exceed the building eaves of the building to which it is affixed.	Attached to building below eaves.	Yes, externally or internally.	(3) (4) (5)	
			C-2, C-3, C-M: 1 1/2 sf for each 1 lineal ft of building frontage.					
Projecting Wall Signs	Not to exceed combined total square footage allowed for wall signs.		Not to exceed combined total square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Lowest portion of the sign must be a minimum of 8 feet above the average grade. May not project more than 4 ft from the wall to which it is attached.	Yes, external, backlit, or halo.	(6)	
Blade/Valance	1 per building frontage.		6 sf		The sign must be perpendicular to the building face and no less	No.	(6)	

					than 8 ft above the average grade.		
Suspended Signs	1 double-faced sign per business entrance.		6 sf	Must be located under a covered walkway and perpendicular to the walkway.	Lowest portion of the sign must be a minimum of 8 ft above the average grade.	No.	
Awning/ Canopy Signs	Refer to Sec. 8-5.6311-C						(7)
A-frame Signs	Refer to Sec. 8-5.6314						(6) (8)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the Use Permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) For an Electronic Message Boards, refer to Sec. 8-5.6312.
- (3) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be backlit, external or halo.
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) New cabinet or can signs shall not exceed 20 percent of the total area of the proposed sign(s).
- (6) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.
- (7) Signs must be uniform in color, design and materials for all tenants identified within the center
- (8) For regulations pertaining to the Civic Center Specific Plan, refer to the Plan.

Table 8-5.6309(B): Industrial Zone Districts (M-1, M-2)						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 sign per each 300 ft of lineal street frontage.	48 sf	6 ft	5 ft from all property lines. Sight distance requirements must be maintained.	Yes, externally or internally.	(1) (2) (3)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sf	3 ft	Outside of the public right-of- way.	Yes, during the business hours only.	
Directory Signs	1 per building frontage.	12 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, during the business hours only.	
Off-site Advertising Signs	Only with an approved Use Permit. Number based on Locational Requirements.	300 sf	30 ft	Minimum distance of 1,000 ft from another off-site sign on same side of street and 500 ft apart if located on opposite sides of the street.	No internally illuminated signs. May be externally illuminated, with no moving parts.	
Wall Signs		1 sf for each 1 lineal foot ft of building frontage.	Not to exceed the eaves of the building to which it is affixed.	Attached to building below eaves.	Yes, externally or internally.	(3) (4)
Projecting Wall Signs		Not to exceed total combined square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Lowest portion of the sign must be minimum of 8 ft above the average grade. May not project more than 4 ft from the wall to which it is attached.	Yes, external, backlit, or halo lit	(5)
Suspended Signs	1 double- faced sign per business entrance.	6 sf	Must be located under a covered walkway and perpendicular to the walkway.	Lowest portion of the sign must be a minimum of 8 ft above the average grade.	No.	(5)
Awning/ Canopy Signs	Refer to Sec. 8-5.6311-C					(5)
A-frame Signs	Refer to Sec. 8-5.6314					(5)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the use permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be external lit, backlit, or halo lit.
- (3) For an Electronic Message Board, refer to Sec. 8-5.6312
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.

Sec. 8-5.6310. Specific Plan, Master Plan, or Planned Development Areas.

Any new sign or enlargement to an existing sign on property located within a Specific Plan, or Master Plan area or a planned development district shall comply with the more specific standards.

Sec. 8-5.6311. Standards for Specific Sign Types.

This section establishes location and other general standards for specific sign types that apply to all areas where such signs are permitted.

A. Wall Signs. Wall signs are subject to the following standards:

- a. *Projection Allowed.* Wall signs shall not extend more than 12 inches beyond the face of the wall to which they are attached.
- b. *Placement.* No wall sign may cover, wholly or partially, any wall opening. Wall signs shall not occupy more than 80 percent of any architectural element that they occupy (frieze, pilaster, etc.).
- c. *Orientation.* Signs shall be oriented towards a public street, a private street, or parking lot designated to serve patrons of said establishment.



FIGURE 8-5.6311-A(1): WALL SIGN

B. Monument Signs. Monument signs are subject to the following standards:

- a. *Base.* Signs shall have a solid architectural base constructed of a permanent material, such as concrete block, stone, or brick. The base of the Monument Sign shall be a minimum width of 75 percent of the sign and a minimum 12 inches in height from the top of the finished grade.

- b. *Depth.* A monument sign shall have a depth of at least 12 inches between the two faces.
- c. *Design.*
 - i. Architectural elements such as columns, pilasters, cornices, trellises, and similar details shall provide design interest and frame the sign.
 - ii. Signs shall be constructed of materials and colors related to the principal building.
 - iii. Monument Signs shall have an encasing constructed of brick, stone, synthetic material, or masonry. An aluminum and/or sheetmetal encasing is not an acceptable material.
 - iv. Embellishment, either structural or decorative elements of a sign incorporating representations of the significant architectural features of the associated building or development may be included. Embellishment shall not include letters, numerals, figures, emblems, logos, color bands, or other features conveying a commercial advertising message.
 - v. Synthetic material shall adequately simulate the appearance of the natural material it imitates, demonstrates the ability to age similar to natural material, and should have the ability to withstand being pressure washed.
- d. *Landscaping.* Signs shall provide a minimum landscape area of five feet measured in all directions.



FIGURE 8-5.6311-B(1): MONUMENT SIGNS

- C. **Awning Signs.** Signs painted on awnings, canopies, arcades, or similar features or structures are subject to the following standards:
- a. *Location.* Awnings shall be located on the ground floor of buildings.
 - b. *Maximum Sign area per Sign.* 10 square feet or 25 percent of the surface area of the awning, whichever is less.
 - c. *Minimum Sign Clearance.* Eight feet from finished grade.
 - d. Signs or awnings which they are placed may not be plastic, transparent, or translucent, and may not be backlit from inside the awning.

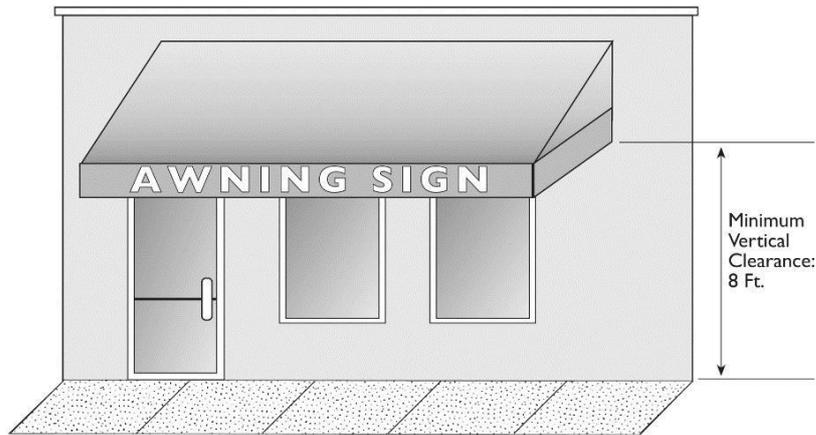


FIGURE 8-5.6311-C(1): AWNING SIGN

- D. **Projecting Signs.** Signs projecting from buildings are allowed, subject to the following additional standards:
- a. *Maximum Number:* One per tenant space.
 - b. *Maximum Sign Area Per Sign:* 12 square feet.
 - c. *Height Limit:* 12 feet.
 - d. *Minimum Sign Clearance:* Eight feet from finished grade.
 - e. *Projection Allowed.* A projecting sign cannot extend more than four feet from the building to which it is attached and shall be designed and located so as to cause no harm to street trees.

f. *Illumination*: No internal illumination is permitted.

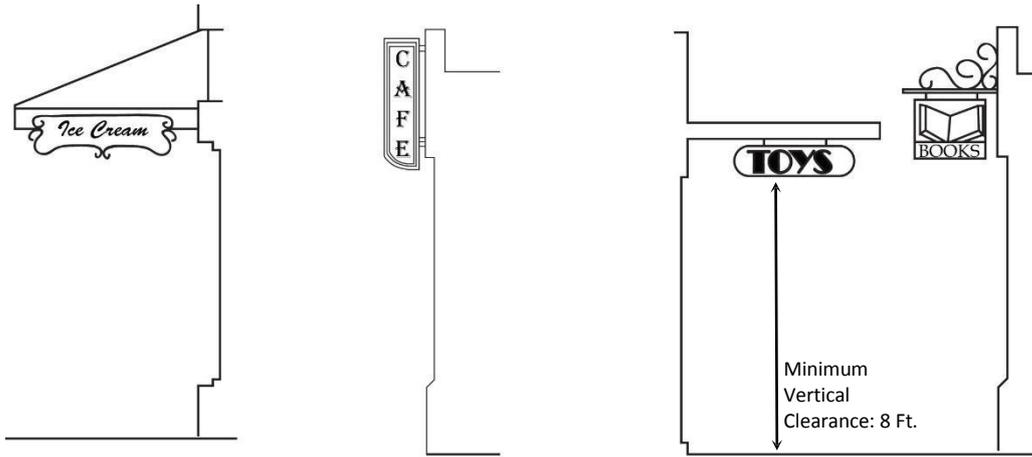


FIGURE 8-5.6311-D(1):: PROJECTING SIGNS

Sec. 8-5.6312. Electronic Message Board Signs.

Any Electronic Message Board signage to be used must be high-quality resolution and shall comply with the following design standards:

- A. A Use Permit shall be required for Electronic Message Board Signs. A Use Permit shall not be required for static Fuel Price signs.
- B. Signs may be allowed for use in the project’s Monument Signage.
- C. Signs are permitted only on parcels or unified developments of at least five acres in area and a minimum frontage of at least 300 feet along State Route 99 or State Route 20 (Colusa Highway).
- D. All non-conforming signs shall be made to conform to the strict requirements of this Sign Ordinance. Should a nonconforming monument, freestanding, and/or pole signs exist on the property, or in the case of a unified shopping center, all the parcels, all signs shall be brought into compliance with the strict application of this article as part of the Use Permit process.
- E. Electronic Message Boards may only advertise establishments and/or products available on-site.

- F. Electronic Message Boards shall be available for emergencies, such as distressed conditions (e.g., flood, natural disaster, etc.), law enforcement emergencies (e.g., Amber Alert), or issues of Statewide concern (e.g. drought conditions) at the request of the City. Time allocated for City requested messages shall not exceed 15 percent, unless determined to be an emergency by the City.
- G. All electronic signage shall display static images only.
- H. Message Duration. Signs may only change their static images once every 10 seconds.
- I. Transitions from one static image to the next shall appear instantaneous without the use of animation, swipes, flashing, or frame effects.
- J. Such signs shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- K. Signs shall be a constructed of high quality pixel pitch resolution.
- L. Signs shall be full color digital displays. No monochrome displays.
- M. Signs shall be comprised of high definition, light emitting diodes (LED).
- N. Signs shall not be illuminated between 10 pm and sunrise when located within 150 feet of a Residential Zone District.
- O. Electronic Message Boards signs shall not exceed a brightness level of 0.3 foot candles above ambient light.
- P. The owner of any illuminated sign shall arrange for a certification by an independent contractor showing compliance with brightness standards at the request of the City. The results of the inspection shall be provided within 14 days of the request by the City.
- Q. Default Display. In the case of malfunction, digitally-illuminated signs shall contain a default design to freeze the sign message in one position.
- R. Each automatic changeable copy sign shall be operated with monitoring and methods in place that shall either turn off the display, or show a full black image on the display, in the event of a malfunction that affects more than 50 percent of the sign face
- S. New electronic monument signs shall be located in an enhanced landscape planter within the project boundaries. The enhanced landscape planter shall be a minimum area of two times the size of the sign copy.
- T. Signs located on a project site with four or less business, no more than one-half (1/2) of the Monument Sign shall be designed with electronic messaging.

- U. Signs located on project sites with more than five businesses, no more than one-third (1/3) of the Monument Sign shall be designed with electronic messaging.

Sec. 8-5.6313. Signage Allowances for Specific Uses.

This section establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District, if any.

- A. **Drive-thru menu Display Boards.** A maximum of 2 menu boards, not exceeding 20 square feet in area apiece, with a maximum height of six feet are permitted per drive-through. Should a facility have two drive-throughs, each drive-through may have two menu boards. All outdoor speakers shall be directed away from a Residential Zone District.
- B. **Service Stations.**
 - a. Monument signs may provide electronic fuel prices. A freestanding and/or monument sign that is to be converted to an electronic fuel price sign shall comply with the size requirements and setbacks required by the Sign Ordinance.
 - b. Fuel prices shall be static and shall not be blinking, flashing, continuously changing colors, etc.
 - c. Only one electronic fuel price sign is permitted per site.
 - d. Electronic numbers shall not exceed 24 inches in height.

Sec. 8-5.6314. Temporary Signs.

A. A-frame signs.

A-frame signs shall comply with the standards below. A permit is not required.

- a. *Quantity.* A maximum of one A-frame sign per business is allowed.
- b. *Locations.*
 - i. *Private Property.* May be on privately owned commercial property landscape setbacks.
 - ii. *Public Property.* Where there is no private property available because the storefront of the business is directly adjacent to the public right-of-way, a business may place an A-frame sign on the sidewalk, directly in front of the subject business with the approval of an encroachment permit from the City.

- iii. If located on a pedestrian path four foot wide travel path shall be maintained for through pedestrian traffic.
 - iv. A-frame signs shall not be located less than 18 inches from a curb.
 - v. A-frame signs shall not be located in front of another commercial establishment.
 - vi. A-frame signs shall not be located more than 50 feet from the establishment for which it is advertising.
 - vii. May only be displayed during the normal business hours of the business it is advertising.
 - viii. It is the business owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- c. *Lighting.* A-frame signs shall not be illuminated except by ambient sources.
- d. *Design:*
- i. A-frame signs shall have no more than two sides.
 - ii. The height of an A-frame signs shall be no less than 18 inches and no more than 36 inches.
 - iii. The width of an A-frame signs shall be no less than 18 inches and no more than 24 inches.
 - iv. Signs shall be professionally manufactured.
 - v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs. Chalkboard signs are permitted.
 - vi. Common rough-cut plywood is not permitted. All interior parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
 - vii. Paper signs, wind-activated items (such as balloons, windsocks, and pinwheels), and non-rigid changeable areas may not be attached to a sign.

- viii. **Stabilization.** Signs shall be able to withstand wind gusts or be removed during inclement weather.
 - ix. Creative shapes that reflect the theme of the businesses are encouraged.
- B. **Window Signs.** Permanent or temporary signs that are painted on, or otherwise displayed from the inside surface of a window, showcase, or other similar facility are permitted in addition to other permitted signs, provided that all such commercial and incidental signs (both temporary and permanent) do not exceed a combined maximum of 35 percent of the total window area. Window signs do not include window coverings, such as films, so long as the film does not provide advertising.
- C. **Special Event Signs.** Temporary flags, banners, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Sign Permit and/or Zone Clearance approval for establishments within Non-Residential Zone Districts, subject to the following standards. Signs of this type do not count towards total maximum sign area.
- a. *Maximum Number.* A maximum of one type of sign is allowed per street frontage, plus two flags per street frontage.
 - b. *Maximum Height.* If a banner is on a freestanding pole, the pole height shall not exceed 10 feet; signs affixed to the building shall not be located above the roofline. Flags shall not exceed 10 feet in height.
 - c. *Maximum Size.* The maximum total sign area is 60 square feet.
 - d. *Balloon Sign/Air-inflated Signs.* Air-inflated signs shall have a minimum separation of one-half mile from other air-inflated signs and may not be within 100 feet from a Residential Zoning District. Air inflated signs shall not exceed 20 feet in height measured from the top of the finished grade to the top of the sign.
 - e. *Duration.* No sign per this section shall be displayed for more than 30 days, and a period of 30 days must lapse before displaying another Special Event Sign. Signs shall not be displayed for more than 90 total days during a calendar year.
 - f. *Removal.* Signs shall be removed within 12 hours of completion of the event.
- D. **Seasonal Displays.** For Commercial Zone Districts seasonal displays may be suspended from the parking lot light standards, such as bunting used to attract attention to a unified shopping center, provided the following can be met:
- a. The display does not advertise a company; product or special event associated with an individual business.

- b. The display is designed so it does not obstruct traffic, sight distance, parking area lighting or existing directional signs.
 - c. Individual decorative features shall not exceed 12 square feet per light posts.
 - d. There shall be a minimum clearance of eight feet from the floor to the bottom of a decorative feature attached to a light posts.
 - e. Installation shall be subject to securing a zoning clearance (Sec. 8-5.7002) by the Development Services Director.
- E. **Contractor Signs.** Contractor signs advertising materials, appliances, and buildings trades shall comply with the following:
- a. Signs shall not to exceed 80 square feet per street frontage
 - b. Signs shall not to exceed 10 feet in height
 - c. *Duration.* Signs may be installed for the duration of an active building permit. Signs shall be removed within five days of a Certificate of Occupancy.
- F. **Temporary Subdivision Signs.** On-Site temporary real estate signs advertising real property which has been subdivided for purposes of sale shall be subject to the following conditions:
- a. A Zone Clearance is required.
 - b. *Location Criteria.* May not be located within 2,500 feet of another subdivision sign except in the case of signs on different corners of an intersection.
 - c. Signs may only advertise subdivisions located within the City limits and/or within the City's Sphere of Influence and which have applied for annexation to the City.
 - d. *Maximum Number.* Two per subdivision, plus 1 additional sign for every 20 acres over 40 acres in area. Signs shall be on-site.
 - e. *Maximum Sign Area per Sign.* 48 square feet for sites less than 20 acres in area; 72 square feet for sites 20 acres or greater in area.
 - f. *Height Limit.* 10 feet.
 - g. *Duration.* The sign shall remain only as long as a portion of the property advertised for sale remains unsold, or for a period of two years, whichever period is shorter. The two year period shall begin on a date determined by the Director. The Director may extend this period.
 - h. *Illumination.* Signs shall not be illuminated except by ambient sources.

i. *Design.*

- i. The City name and logo shall be displayed prominently on the sign.
- ii. Signs shall be professionally manufactured.
- iii. Signs shall have no more than two sides.
- iv. Sign must be designed as an architecturally-enhanced structure that shall include features such as a decorative cap and cornice detail, stone-clad or masonry clad columns, stone-clad or masonry clad foundation, carved/sculptured wood construction, or other similar architectural features as determined to be appropriate by the Development Services Department.
- v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs.
- vi. Nonstructural trim. Nonstructural trim shall be incorporated into signs. Surfaces may be of wood, metal, approved plastics, or any combination thereof, treated or painted to resist oxidation, decay or dry rot.
- vii. Common rough-cut plywood is not permitted. All parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
- viii. Stabilization. Signs shall be able to withstand wind gusts or be removed during inclement weather.
- j. There shall be no additions, tag signs, streamers, balloons, flags, devices, display boards, or appurtenances, added to the sign.
- k. *Maintenance.* It is the owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- l. Signs shall not be a visibility hazard to traffic on adjacent streets or parking areas.

G. **Temporary Subdivision Flags.** Bearing the name of the developer or development and only when utilized in association with an approved model home sales office for a new residential subdivision. Subdivision flags shall comply with the following:

- a. Two flags per model home and 4 flags at the subdivision entrance not to exceed a maximum area of 20 square feet each and a pole height of 20 feet.

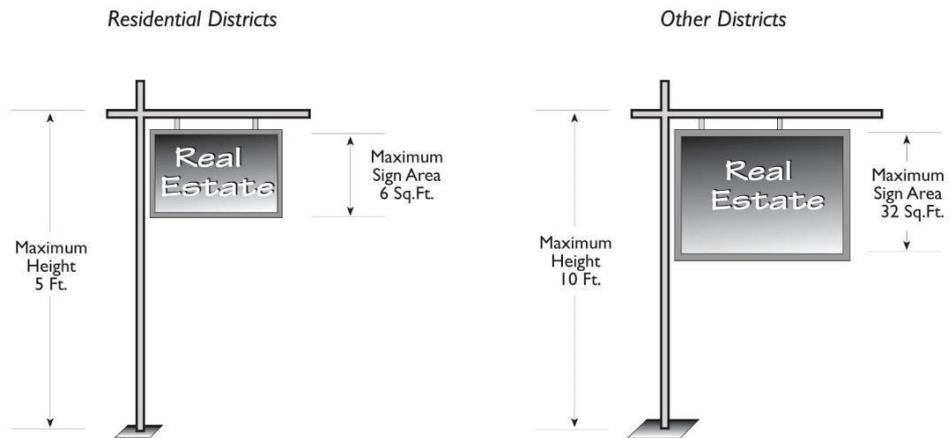
- b. If there are no model homes, then up to 4 flags may be utilized in addition to those at the subdivision entrance.

H. **Real Estate Signs.** Real estate signs are subject to the regulations below. A permit is not required. Real estate signs advertising real property for sale after being subdivided shall not be subject to this subsection, but shall be subject to subsection G (Temporary Subdivision Signs) above.

- a. **On-Site Real Estate Signs.** On-premises signs conveying information about the sale, rental, or lease of the lot, premises, dwelling, or structure on which they are located, provided that they comply with the following standards:

- i. No more than one real estate sign per lot in a Residential Zone District, or one real estate sign per street frontage per lot in non-residential districts, is displayed at any one time;

- ii. Height and Area:



- iii. Wall signs shall not be higher than 7 feet above grade in a Residential Zone District or 15 feet in Non-Residential District. Freestanding signs shall not exceed six feet in height in residential districts or eight feet in height in non-residential districts.

- iv. The sign or signs are not illuminated; and

- v. The sign or signs shall be removed within 15 days after the sale, lease, or rental of the property has been completed.

- b. **Directional Signs for Open Houses.** Up to three off-site signs directing the public to “open house” events for the viewing of lots, premises, dwellings, or structures that are for sale, lease, or rent, are permitted on public or private land, provided that they comply with the following standards:

- vi. No sign or signs shall exceed 6 square feet in area, or 3 feet in height from finished grade.
 - vii. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
 - viii. Signs shall not inhibit circulation nor be within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- I. Political/Campaign Signs.** Shall comply with the standards below. Signs are not required to obtain a permit.
- a. Size. Signs shall not exceed 32 square feet.
 - b. Height. Signs shall not exceed 10 feet in height.
 - c. Time Limits. Signs shall be removed seven days after an election as determined by the County election office.
 - d. Signs shall not obstruct. Signs shall be instructed in such a manner that they will, or reasonably may be expected to, interfere with, obstruct, confuse, or mislead the pedestrians, cyclist, or motorist.

Sec. 8-5.6315. Flags.

Free standing flagpoles may be installed in accordance with the standards below and subject to a Zone Clearance per Sect. 8-5.7002.

- A. Location.**
 - a. Flags in Residential Zone Districts shall be set back a minimum of 15 feet from all property lines.
 - b. Flags in Commercial and Industrial Zones Districts shall be set back a minimum of one foot for each foot in height from a Residential Zone District.
- B. Maximum Flagpole Height.** The pole height shall not exceed 25 feet.
- C. Maximum Size.** 24 square feet in Residential Zone Districts, 32 square feet in all other zone districts.
- D. Decorative Flags.** Flags may be for non-commercial purposes. Permitted flags include, but are not limited to, countries, counties, cities, branches of the military, or decorative flags that do not contain a commercial message.

E. Residential Zones.

- a. *Developed with residential uses:* 1 flagpole
- b. *Residential Zones developed with nonresidential uses:* 2 flagpoles

F. Commercial and Industrial Zones. 2 flagpoles

G. Additional Flagpoles. The Planning Commission may approve up to four flagpoles subject to approval of a Use Permit pursuant to Sec. 8-5.7003 in Non-Residential Districts.

H. Temporary Flags. For Temporary Flags refer to Sec. 8-5.6314(C), and for Temporary Subdivision Flags refer to Sec. 8-5.6314(F).

Sec. 8-5.6316. Master Sign Program.

A. Projects Requiring a Master Sign Program. A Master Sign Program is required for the following types of projects:

- a. *Nonresidential or Mixed Use Projects.* All new non-residential or mixed use projects of five or more separate tenants.
- b. *Multiple Signs.* Proposals for five or more signs on the same building or site with one or two tenants, such as parking areas.
- c. *Shopping Centers.* Any unified shopping center or shopping center that shares common areas.
- d. Signs with an Electronic Message Board.

B. Required Submittals. An application of approval of a Master Sign Program shall contain the following information:

- a. A site plan showing the location of buildings, parking lots, driveways and landscaped areas;
- b. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of signs allowed;
- c. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;
- d. Lighting and sign construction materials; and
- e. Sign dimensions (if tenants are not known, generic dimensions may be presented).

Sec. 8-5.6317. Nonconforming Signs.

Refer to Sec. 8-5.7306 for Nonconforming Signs.

Sec. 8-5.6318. Sign Removal.

Demolition or Clearance of the Site. Should a site be cleared, signs, including poles, foundations, etc., shall be removed. This includes sites that are cleared for redevelopment.

Sec. 8-5.6319. Sign Maintenance.

All signs and associated supporting structures shall be maintained in good condition, without rips, tears, and similar damage.

- A. **Deteriorated Signs.** Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, or in an otherwise dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- B. **Graffiti.** Graffiti on a sign shall be removed within 48 hours of notice of its placement on such sign.
- C. **Maintenance Standards.** All parts, portions, units, and materials composing a sign, together with the frame, background, surface, support, or enclosure shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts, and structural parts, supporting frames, and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons, or property or constitute a nuisance.
- D. **Summary Removal of Hazards.** Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, it may be removed by City personnel, or have its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.
- E. **Repair or Removal.** Every sign displayed within the City, including but not limited to those signs for which permits are or are not required, shall be maintained in good physical condition. All signs, together with supports, braces, anchors, and electrical components, shall be kept in a safe, presentable condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Development Services Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated.

Article 63. Signs

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Sec. 8-5.6301. Purpose.

The purpose of this article is to regulate signs as an information system that expresses the character and environment of Yuba City and implements the General Plan, consistent with State and federal law. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to:

- A. Provide adequate opportunity for the exercise of the right of free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
- B. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
- C. Preserve and enhance the visual attractiveness of the City, for residents, businesses and visitors;
- D. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
- E. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians and drivers; and
- F. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on or near the same premises, rather than functioning as general advertising for hire.

Sec. 8-5.6302. Applicability.

This article regulates all signs on public and private property, except where expressly stated otherwise. No sign shall be erected or maintained anywhere in the City except in conformity with this article.

Sec. 8-5.6303. Design Principles.

- A. **Architectural Compatibility.** A sign (including its supporting structure, if any) should be designed as an integral design element of a building’s architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over “natural” boundaries or architectural features and disrupts parts of upper floors of buildings is detrimental to visual order and is not permitted.
- B. **Consistency with Area Character.** The size, materials, colors, graphic style, illumination, and other features of the sign shall be in keeping with the visual character of the street or area in which it is proposed. Proposed new signs should reflect the highest quality of design possible for a given area.

- C. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the anticipated distance and travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night hours.
- D. **Readability.** To ensure that signs perform their essential communicative function, characteristics such as the proportion between different parts of the sign, visibility from important vantage points, and other design features will be considered. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign. Excessive use of large areas of several colors can create competition for the eye and significantly reduce readability.
- E. **Finish.** Signs must have finished edges with a clean, smooth, consistent surface. Lettering on the sign is to be of complementary size, proportion and font and either carved, routed, painted or applied.
- F. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings.

Sec. 8-5.6304. Permits Required.

With the exception of exempt signs as listed in Section 8-5.6305, permits shall be required as follows, unless otherwise stated.

- A. **Zone Clearance Required.** Subject to Section 8-5.7002, Zone Clearance, the Development Services Department will review applications for building permits for signs and determine if the proposed signs are consistent with the requirements contained in this article. All signs, temporary or permanent, and flags per this article, shall require a Zone Clearance, unless specifically exempted.
- B. **Master Sign Program (MSP).** A Master Sign Program is required for signage proposals as specified in Sec. 8-5.6316, Master Sign Program.
- C. **Building Permit Required.** No person shall erect, alter, repair, or relocate any sign without first obtaining any required building permit from the City for such work. No permit shall be issued until the City determines that such work is in accordance with the building or electrical codes of the City. Except as otherwise provided, permits required by this article will be issued pursuant to the same terms and according to the same fee schedule as all other building permits.
- D. **Encroachment Permit.** Signs that project over a public street, sidewalk, or other City owned property or easement shall be subject to an Encroachment Permit approval by the Public Works Department.

Sec. 8-5.6305. Exempt Signs.

The following signs are exempt from Planning permit requirements of this article and do not count toward the total sign area limit for a site, provided that they conform to applicable standards. Building permits may be required.

- A. **Address Signs and Name Plates.** Each residence and establishment may post one address sign and one name plate, not to exceed four square feet.
- B. **Barber Poles.** Barber poles less than 30 inches in height.
- C. **City Property/Bus Stop Signs.** Signs placed by the City or the transit authority on property or public right-of-way held by the City.
- D. **Civic signs.** Memorial signs and plaques installed by a civic organization. Said signs shall first be approved by the City Council.
- E. **Commemorative signs.** A sign, tablet, or plaque memorializing a person, event, structure, or site. Said sign shall be approved by the City Council.
- F. **Decorative Holiday Decorations and Lights.** Provided that such displays are removed within 60 days of their installation.
- G. **Equipment Signs.** Signs incorporated into permitted displays, machinery, or equipment by a manufacturer, distributor, or vendor and identifying or advertising only the product or service dispensed by the machine or equipment, such as signs customarily fixed to automated teller machines (ATMs) and gasoline pumps.
- H. **Fence signs.** Signs attached or painted on fences or freestanding walls that are not associated with a building may be permitted:
 - a. When located for noncommercial purposes and for advertising community events, such as youth sports and events, school functions, or events organized by a government entity. Signs shall not exceed 48 square feet, and may be installed 30 days prior to the event it is promoting. Sign shall be removed within 48 hours after the event. Signs promoting a single event shall be spaced a minimum of 600 feet. Signs shall only promote events occurring within the City’s Sphere of Influence.
 - b. Along the boundary fences of sporting fields when not oriented towards the public right-of-way.
- I. **Garage Sales/Yard Sales.** Limited to 2 such signs, having a maximum of 5 square feet each and not to exceed 6 feet high, located on private property with the property owner’s permission. Signs may not be erected prior than 24 hours to the event and shall be removed no later than 24 hours of the conclusion of the sale.

- J. **Gateway Signs.** Signs erected by the City or in partnership with the City, contents of which are limited to the name of the City and the name of or other information regarding civic, fraternal, or religious organizations located within the City.
- K. **Interior Graphics or Signage.** Visual communicative devices that are located entirely within a building or other structure and are not visible from the exterior thereof, or located on the inside of a building and at least three feet from the window, door, and/or opening.
- L. **Memorial Signs.** Memorial signs or tablets, names of buildings or date of building erection, when cut into any masonry surface or when on a bronze plaque, or other durable material as approved by the Director.
- M. **Missing Person/Lost Pet.** Signs seeking assistance locating a missing person or pet are exempt, so long as they remain in good condition, free of tears. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- N. **Official Government Notices.** Official and legal notices used by any court, public body, person, or officer in the performance of a public duty; any legal or official notices posted by a utility or other quasi-public agency; temporary or permanent signs erected and maintained by or required by the City, State, or federal government, or government transportation or transit agencies, for the purpose of providing official governmental information to the general public, including, but not limited to: traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property, or facility; public hearing or meeting notices; seismic warning signs; or other signs required or authorized by law.
- O. **Open/Closed Signs.** Open/Closed signs are permitted in Commercial and Industrial Districts. Signs shall not exceed six square feet. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- P. **Operational Window Signs.** Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a. *Limitations on Placement.* Operational window signs shall not be mounted or placed on windows higher than the second story.
 - b. *Maximum Area.* The maximum area of exempt window signage shall not exceed three square feet in area.
- Q. **Public Carrier Graphics.** Graphic images mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
- R. **Traffic signs.** Traffic, directional, warning, or informational signs required or authorized by a governmental agency.

Sec. 8-5.6306. Prohibited Signs

Unless expressly allowed by another subsection of this article or other applicable law, the following sign types, locations, and materials are prohibited:

- A. **Animated Signs/Moving Signs.** Animated, flashing, blinking, reflecting, revolving, or other similar signs, or signs with visibly moving or rotating parts or visible mechanical movement of any kind, rolling or running letters or message.
- B. **Flashing signs.** No sign (including window sign, exterior lighting or window lighting) shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination, except for date, time and temperature signs.
- C. **Flying signs.** Signs such as blimps or kits designed to be kept aloft by mechanical, wind, chemical, or hot air means.
- D. **Pole signs.**
- E. **Posters.** The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public right-of-way, located on the walls of a building, bars, shed, on trees, poles, posts, fences, or other structures, or anywhere on public property is prohibited, unless permitted as a Garage/Yard Sale Sign.
- F. **Roof signs.**
- G. **Signs blocking doors or windows.** Signs shall not be located or installed on any door, window, or fire escape in a manner that will prevent free ingress or egress.
- H. **Signs on standpipes or fire escapes.** No sign shall be attached to any standpipe or fire escape, except those required by other codes.
- I. **Snipe signs.** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, temporary construction barriers, or other supporting structures.
- J. **Signs in the public right-of-way.** Unless otherwise noted, no sign shall be affixed within or on public property or public right-of-way including but not limited to median strips or islands, on sidewalks, trees, retaining walls, bridges, benches, traffic signals, public fences, poles or utility equipment, street lighting, utility poles, traffic signs, or traffic sign posts, supporting structures, anchor wires, or guy wires.
- K. **Signs that produce noise or emissions.** Signs that produce noise or sounds that can be heard at the property line, excluding voice units at menu boards, and signs that emit visible smoke, vapor, particles, or odors.

- L. **Signs creating a traffic hazard or affecting pedestrian safety.** Signs placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
 - a. Exits and Entrances. No sign shall be placed, mounted, erected, or installed in any manner that obstructs the use of any door, window, or fire escape.
 - b. Sidewalks. No sign shall be mounted or displayed in such a manner that it blocks or impedes the normal pedestrian use of public sidewalks.
 - c. Intersections. No sign shall be erected or maintained at or near any street intersection that will obstruct the free and clear vision of drivers and pedestrians. Other than traffic control signals, no sign shall be installed in the visibility triangle at intersections pursuant to Public Works policy ST 22, Site Distance Triangle.

- M. **Vehicle signs.** Signs on vehicles, trailers, boats, storage boxes or other similar objects where such signs are not incidental to the primary use of the vehicle or other similar objects for conveyance of persons or property or storage of property, and where the primary purpose of the sign and vehicle or other similar object upon which the sign is attached or affixed is for advertising purposes.

Sec. 8-5.6307. Measuring Sign Area.

- A. **Single-Faced Signs.** Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles (consisting of horizontal and vertical lines and no more than 12 corners) that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in the sign area provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of single-faced signs is illustrated in Figure 8-5.6307-A(1).

Sign Area = Height x Width

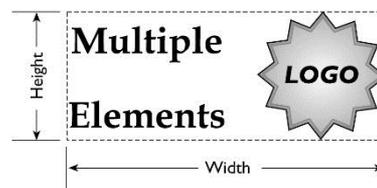
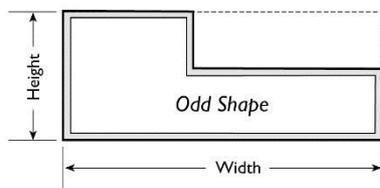
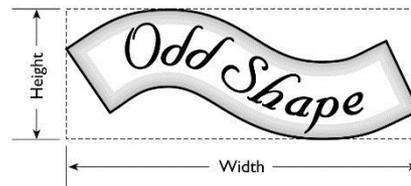
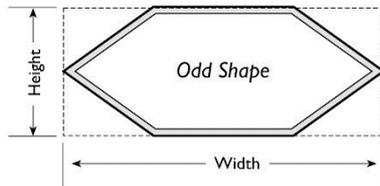
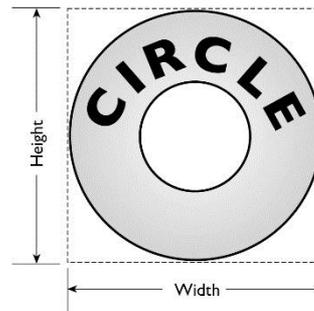
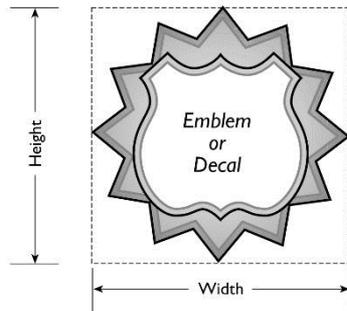
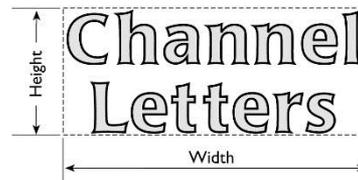
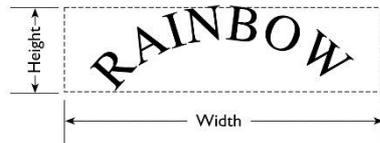
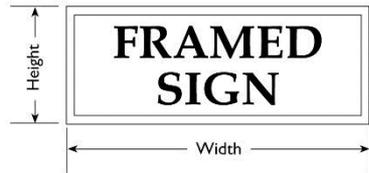
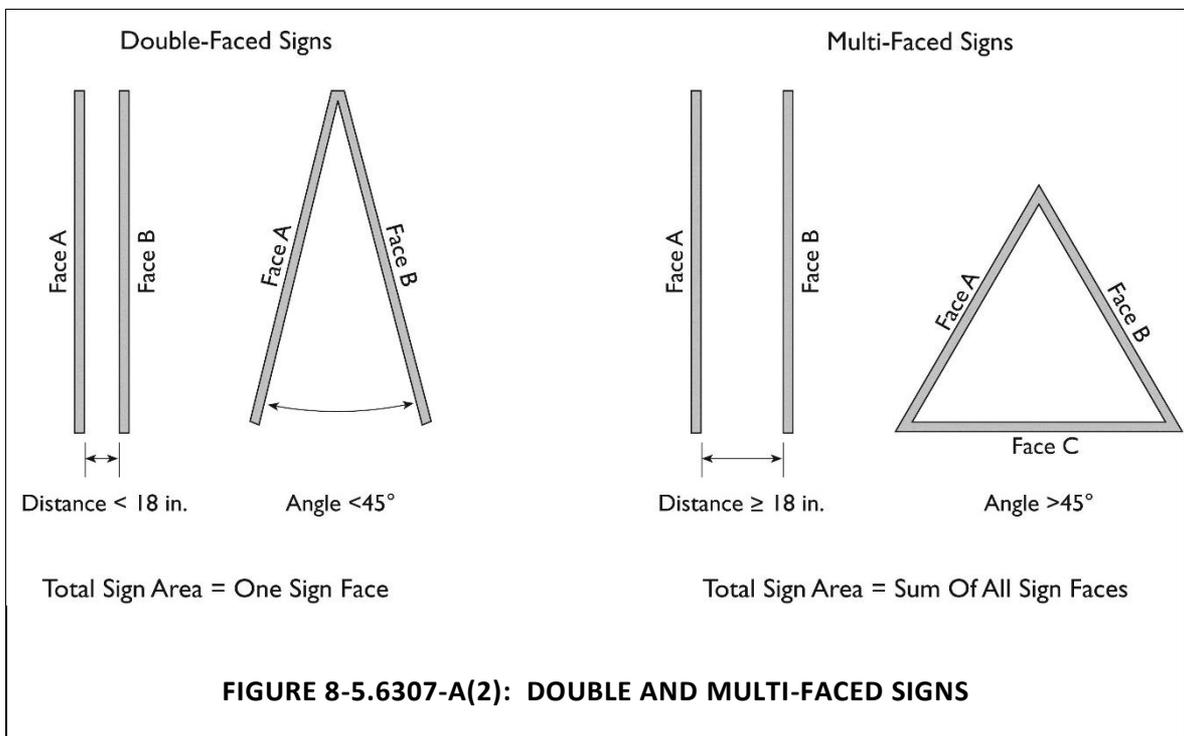


FIGURE 8-5.6307-A(1): MEASURING SIGN AREA

- B. **Double-Faced Signs.** Where two faces of a double-faced sign are parallel, or less than an interior angle of 45 degrees from one another, the sign area shall be computed as the area of one face. Where the two faces are not equal in size, the larger sign face shall be used. Where two faces of a double-faced sign are located equal to or more than 45 degrees from one another, both sign faces shall be counted toward sign area.
- C. **Multi-Faced Signs.** On a three-faced sign, where at least one interior angle is 45 degrees or less, the area of two faces (the largest and smallest face) shall be summed to determine sign area. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.



- D. **Three-Dimensional Signs.** Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area of the sum of all areas using the two vertical sides of the smallest cube that will encompass the sign.

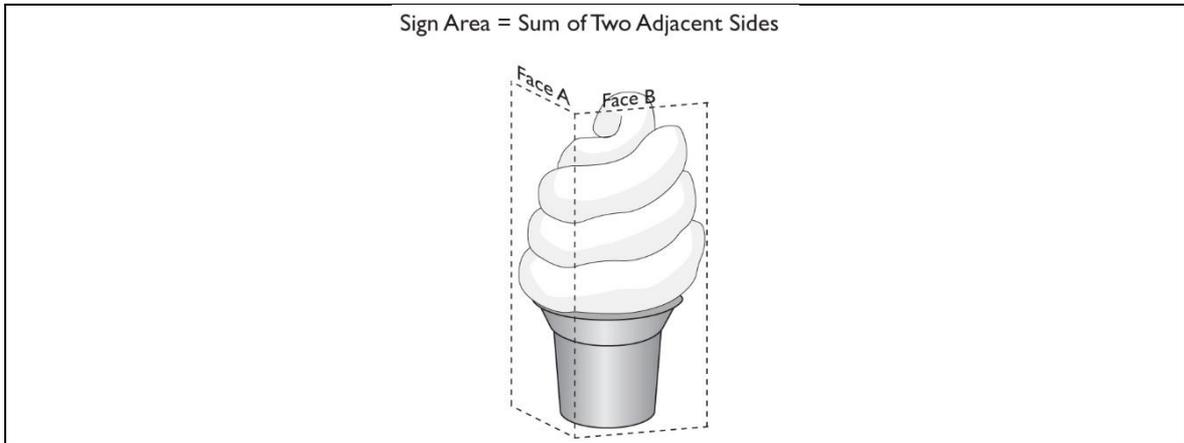


FIGURE 8-5.6307-A(3): THREE DIMENSIONAL SIGNS

- E. **Measuring Sign Height.** The height of a sign is the vertical distance measured from the finish grade directly beneath the sign to the highest point at the top of the sign.
- F. **Measuring Sign Clearance.** Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.
- G. **Measuring Building Frontage.** Building frontage is the building facade that directly abuts a public street, private street, parking lot driveway, or parking spaces. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

Sec. 8-5.6308. General Standards.

- A. **Visibility Triangles.** No sign, permanent or temporary, flag, flagpole, etc. may be erected within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- B. **Residential and Non-Residential Interface.** Signs in Commercial and Industrial Zone Districts shall be set back a minimum distance of 45 feet from a Residential Zone District.
- C. **Materials and Mounting Required.**
 - a. **Materials.** Signs shall be made of sturdy, durable materials. Paper, plastic, cardboard, and other materials subject to rapid deterioration may only be used for temporary signs.
 - b. **Mounting Required.** All permanent signs shall be firmly anchored, shall comply with all requirements for public safety, and shall satisfy all applicable safety codes and all other applicable governmental enactments, rules, regulations, or policies.

- D. **Changeable Copy.** Non-electronic changeable copy shall cover no more than 20 percent of the total sign area, except for the following uses which are allowed up to 75 percent of the maximum sign area to be changeable copy: public facilities uses, indoor theaters, and fuel price signs.
- E. **Illumination.** The illumination of signs shall be designed, installed, and maintained to avoid negative impacts on surrounding right-of-ways and properties. The following standards shall apply to all illuminated signs:
 - a. *Shielding Required.* To the extent feasible, and at the discretion of the Review Authority, light sources shall be concealed or shielded to prevent or minimize light spillage, glare, momentary blindness, or other annoyance, disability, or discomfort to persons within the view of such light sources.
 - b. *Colored Lights.* Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- F. **Light Sources Adjacent to Residential Areas.** Signs that are adjacent to Residential Areas that in the opinion of the Review Authority (i.e., Development Services Director, Planning Commission, or City Council) shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- G. **Concealed Electrical Systems.** External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed. A switch disconnecting each circuit shall be placed in plain sight and near the inspection opening.

Sec. 8-5.6309. Permitted sign types by Zone District

Additional regulations are denoted in the right hand column. Numbers indicated in parenthesis () are references to notes at the bottom of the table. Square feet is represented as sf, while feet or foot is ft.

Table 8-5.6309(A): Residential Zones Districts R-1(1), R-2(2), R-3						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 per site.	32 sf	6 ft	5 ft from all property lines.	Yes, external, backlit, or halo.	For public, quasi- public uses, religious institutions an Electronic Message Board copy sign is permitted provided it occupies no more than 50% of total sign area Refer to Sec. Sec. 8-5.6312. (1)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sf	3 ft	Outside of the public right- of-way.	(2)	
Directory Signs	1 per building complex.	8 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right- of- way.	(2)	
Wall Signs	1 sign per street frontage.	32 sf	Not to exceed the eaves of the building which it is affixed.	Attached to building below eaves.	Yes, external, backlit, or halo.	For public, quasi- public, churches and similar uses a changeable copy sign is permitted provided it occupies no more than 50% of total sign area.
Changeable Copy Signs	1 attached to a wall or monument sign.	50% or less of total permitted sign area to which it is attached.			Yes, externally or internally.	Limited to the activities and events to be offered by the use and public, quasi-public, religious institutions and similar uses. A changeable copy sign is permitted provided it occupies no more than 50% of total sign area.

- (1) Requires a Use Permit.
- (2) Yes, between the hours of 6 a.m. and 10 p.m. or during normal business hours, whichever is more restrictive. Lighting shall be limited to external, halo, or backlit.

Table 8-5.6309(B): Commercial Zone Districts (C-0, C-1, C-2, C-3, C-M)								
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Building SF</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>	
Monument Signs (1-4 businesses)	1 sign per each 300 ft of lineal street frontage.		C-0, C-1: 40 sf	C-0, C-1, C-M: 6 ft	5 ft from all property lines.	Yes, externally or internally.	(1) (2) (3)	
			C-M: 48 sf					
			C-2, C-3: 64 sf	C-2, C-3: 10 ft.				
Monument Signs (5 or more)	1 sign per each 300 ft of lineal street frontage.		1- 50k	80 sf	12.5 ft	5 ft from all property lines.	Yes, externally or internally.	(1) (2) (3)
			50,001 - 100k	96 sf	15 ft			
			100,001 - 150k	112 sf	17.5-ft			
			150,001k+	128 sf	20 ft			
Directional Signs	1 for one-way, 2 for two-way driveways.		4 sf	3 ft	Outside of the public right-of-way and building setbacks.	Yes, external, backlit, or halo lit		
Tenant/Occupancy Signs	1 per building frontage.		12 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, external, backlit, or halo lit.		
Wall Signs			C-0, C-1: 1 sf. for each 1 lineal ft. of building frontage	Not to exceed the building eaves of the building to which it is affixed.	Attached to building below eaves.	Yes, externally or internally.	(3) (4) (5)	
			C-2, C-3, C-M: 1 1/2 sf for each 1 lineal ft of building frontage.					
Projecting Wall Signs	Not to exceed combined total square footage allowed for wall signs.		Not to exceed combined total square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Lowest portion of the sign must be a minimum of 8 feet above the average grade. May not project more than 4 ft from the wall to which it is attached.	Yes, external, backlit, or halo.	(6)	
Blade/Valance	1 per building frontage.		6 sf		The sign must be perpendicular to the building face and no less	No.	(6)	

					than 8 ft above the average grade.		
Suspended Signs	1 double-faced sign per business entrance.		6 sf	Must be located under a covered walkway and perpendicular to the walkway.	Lowest portion of the sign must be a minimum of 8 ft above the average grade.	No.	
Awning/ Canopy Signs	Refer to Sec. 8-5.6311-C						(7)
A-frame Signs	Refer to Sec. 8-5.6314						(6) (8)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the Use Permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) For an Electronic Message Boards, refer to Sec. 8-5.6312.
- (3) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be backlit, external or halo.
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) New cabinet or can signs shall not exceed 20 percent of the total area of the proposed sign(s).
- (6) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.
- (7) Signs must be uniform in color, design and materials for all tenants identified within the center
- (8) For regulations pertaining to the Civic Center Specific Plan, refer to the Plan.

Table 8-5.6309(B): Industrial Zone Districts (M-1, M-2)						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 sign per each 300 ft of lineal street frontage.	48 sf	6 ft	5 ft from all property lines. Sight distance requirements must be maintained.	Yes, externally or internally.	(1) (2) (3)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sf	3 ft	Outside of the public right-of- way.	Yes, during the business hours only.	
Directory Signs	1 per building frontage.	12 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, during the business hours only.	
Off-site Advertising Signs	Only with an approved Use Permit. Number based on Locational Requirements.	300 sf	30 ft	Minimum distance of 1,000 ft from another off-site sign on same side of street and 500 ft apart if located on opposite sides of the street.	No internally illuminated signs. May be externally illuminated, with no moving parts.	
Wall Signs		1 sf for each 1 lineal foot ft of building frontage.	Not to exceed the eaves of the building to which it is affixed.	Attached to building below eaves.	Yes, externally or internally.	(3) (4)
Projecting Wall Signs		Not to exceed total combined square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Lowest portion of the sign must be minimum of 8 ft above the average grade. May not project more than 4 ft from the wall to which it is attached.	Yes, external, backlit, or halo lit	(5)
Suspended Signs	1 double- faced sign per business entrance.	6 sf	Must be located under a covered walkway and perpendicular to the walkway.	Lowest portion of the sign must be a minimum of 8 ft above the average grade.	No.	(5)
Awning/ Canopy Signs	Refer to Sec. 8-5.6311-C					(5)
A-frame Signs	Refer to Sec. 8-5.6314					(5)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the use permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be external lit, backlit, or halo lit.
- (3) For an Electronic Message Board, refer to Sec. 8-5.6312
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.

Sec. 8-5.6310. Specific Plan, Master Plan, or Planned Development Areas.

Any new sign or enlargement to an existing sign on property located within a Specific Plan, or Master Plan area or a planned development district shall comply with the more specific standards.

Sec. 8-5.6311. Standards for Specific Sign Types.

This section establishes location and other general standards for specific sign types that apply to all areas where such signs are permitted.

A. Wall Signs. Wall signs are subject to the following standards:

- a. *Projection Allowed.* Wall signs shall not extend more than 12 inches beyond the face of the wall to which they are attached.
- b. *Placement.* No wall sign may cover, wholly or partially, any wall opening. Wall signs shall not occupy more than 80 percent of any architectural element that they occupy (frieze, pilaster, etc.).
- c. *Orientation.* Signs shall be oriented towards a public street, a private street, or parking lot designated to serve patrons of said establishment.



FIGURE 8-5.6311-A(1): WALL SIGN

B. Monument Signs. Monument signs are subject to the following standards:

- a. *Base.* Signs shall have a solid architectural base constructed of a permanent material, such as concrete block, stone, or brick. The base of the Monument Sign shall be a minimum width of 75 percent of the sign and a minimum 12 inches in height from the top of the finished grade.

- b. *Depth.* A monument sign shall have a depth of at least 12 inches between the two faces.
- c. *Design.*
 - i. Architectural elements such as columns, pilasters, cornices, trellises, and similar details shall provide design interest and frame the sign.
 - ii. Signs shall be constructed of materials and colors related to the principal building.
 - iii. Monument Signs shall have an encasing constructed of brick, stone, synthetic material, or masonry. An aluminum and/or sheetmetal encasing is not an acceptable material.
 - iv. Embellishment, either structural or decorative elements of a sign incorporating representations of the significant architectural features of the associated building or development may be included. Embellishment shall not include letters, numerals, figures, emblems, logos, color bands, or other features conveying a commercial advertising message.
 - v. Synthetic material shall adequately simulate the appearance of the natural material it imitates, demonstrates the ability to age similar to natural material, and should have the ability to withstand being pressure washed.
- d. *Landscaping.* Signs shall provide a minimum landscape area of five feet measured in all directions.

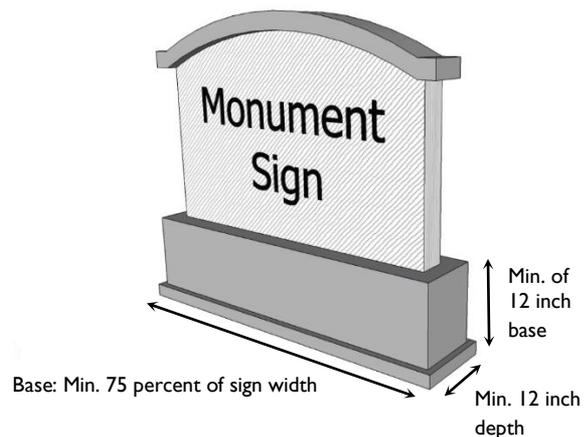
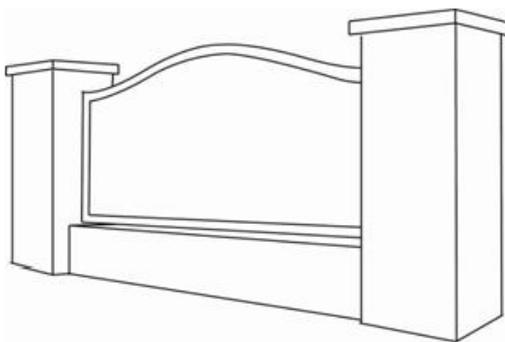


FIGURE 8-5.6311-B(1): MONUMENT SIGNS

- C. **Awning Signs.** Signs painted on awnings, canopies, arcades, or similar features or structures are subject to the following standards:
- a. *Location.* Awnings shall be located on the ground floor of buildings.
 - b. *Maximum Sign area per Sign.* 10 square feet or 25 percent of the surface area of the awning, whichever is less.
 - c. *Minimum Sign Clearance.* Eight feet from finished grade.
 - d. Signs or awnings which they are placed may not be plastic, transparent, or translucent, and may not be backlit from inside the awning.

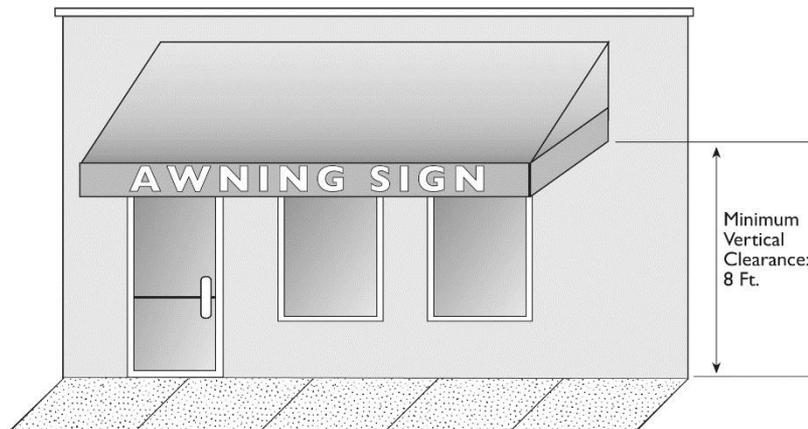


FIGURE 8-5.6311-C(1): AWNING SIGN

- D. **Projecting Signs.** Signs projecting from buildings are allowed, subject to the following additional standards:
- a. *Maximum Number:* One per tenant space.
 - b. *Maximum Sign Area Per Sign:* 12 square feet.
 - c. *Height Limit:* 12 feet.
 - d. *Minimum Sign Clearance:* Eight feet from finished grade.
 - e. *Projection Allowed.* A projecting sign cannot extend more than four feet from the building to which it is attached and shall be designed and located so as to cause no harm to street trees.

- f. *Illumination*: No internal illumination is permitted.

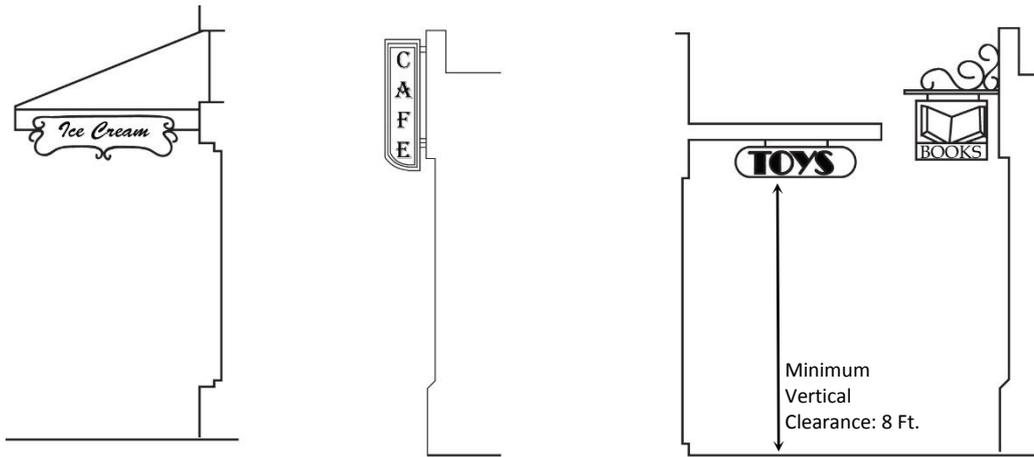


FIGURE 8-5.6311-D(1):: PROJECTING SIGNS

Sec. 8-5.6312. Electronic Message Board Signs.

Any Electronic Message Board signage to be used must be high-quality resolution and shall comply with the following design standards:

- A. A Use Permit shall be required for Electronic Message Board Signs. A Use Permit shall not be required for static Fuel Price signs.
- B. Signs may be allowed for use in the project's Monument Signage.
- C. Signs are permitted only on parcels or unified developments of at least five acres in area and a minimum frontage of at least 300 feet along State Route 99 or State Route 20 (Colusa Highway).
- D. All non-conforming signs shall be made to conform to the strict requirements of this Sign Ordinance. Should a nonconforming monument, freestanding, and/or pole signs exist on the property, or in the case of a unified shopping center, all the parcels, all signs shall be brought into compliance with the strict application of this article as part of the Use Permit process.
- E. Electronic Message Boards may only advertise establishments and/or products available on-site.

- F. Electronic Message Boards shall be available for emergencies, such as distressed conditions (e.g., flood, natural disaster, etc.), law enforcement emergencies (e.g., Amber Alert), or issues of Statewide concern (e.g. drought conditions) at the request of the City. Time allocated for City requested messages shall not exceed 15 percent, unless determined to be an emergency by the City.
- G. All electronic signage shall display static images only.
- H. Message Duration. Signs may only change their static images once every 10 seconds.
- I. Transitions from one static image to the next shall appear instantaneous without the use of animation, swipes, flashing, or frame effects.
- J. Such signs shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- K. Signs shall be constructed of high quality pixel pitch resolution.
- L. Signs shall be full color digital displays. No monochrome displays.
- M. Signs shall be comprised of high definition, light emitting diodes (LED).
- N. Signs shall not be illuminated between 10 pm and sunrise when located within 150 feet of a Residential Zone District.
- O. Electronic Message Boards signs shall not exceed a brightness level of 0.3 foot candles above ambient light.
- P. The owner of any illuminated sign shall arrange for a certification by an independent contractor showing compliance with brightness standards at the request of the City. The results of the inspection shall be provided within 14 days of the request by the City.
- Q. Default Display. In the case of malfunction, digitally-illuminated signs shall contain a default design to freeze the sign message in one position.
- R. Each automatic changeable copy sign shall be operated with monitoring and methods in place that shall either turn off the display, or show a full black image on the display, in the event of a malfunction that affects more than 50 percent of the sign face
- S. New electronic monument signs shall be located in an enhanced landscape planter within the project boundaries. The enhanced landscape planter shall be a minimum area of two times the size of the sign copy.
- T. Signs located on a project site with four or less businesses, no more than one-half (1/2) of the Monument Sign shall be designed with electronic messaging.

- U. Signs located on project sites with more than five businesses, no more than one-third (1/3) of the Monument Sign shall be designed with electronic messaging.

Sec. 8-5.6313. Signage Allowances for Specific Uses.

This section establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District, if any.

- A. **Drive-thru menu Display Boards.** A maximum of 2 menu boards, not exceeding 20 square feet in area apiece, with a maximum height of six feet are permitted per drive-through. Should a facility have two drive-throughs, each drive-through may have two menu boards. All outdoor speakers shall be directed away from a Residential Zone District.
- B. **Service Stations.**
 - a. Monument signs may provide electronic fuel prices. A freestanding and/or monument sign that is to be converted to an electronic fuel price sign shall comply with the size requirements and setbacks required by the Sign Ordinance.
 - b. Fuel prices shall be static and shall not be blinking, flashing, continuously changing colors, etc.
 - c. Only one electronic fuel price sign is permitted per site.
 - d. Electronic numbers shall not exceed 24 inches in height.

Sec. 8-5.6314. Temporary Signs.

- A. **A-frame signs.**

A-frame signs shall comply with the standards below. A permit is not required.

- a. *Quantity.* A maximum of one A-frame sign per business is allowed.
- b. *Locations.*
 - i. *Private Property.* May be on privately owned commercial property landscape setbacks.
 - ii. *Public Property.* Where there is no private property available because the storefront of the business is directly adjacent to the public right-of-way, a business may place an A-frame sign on the sidewalk, directly in front of the subject business with the approval of an encroachment permit from the City.

- iii. If located on a pedestrian path four foot wide travel path shall be maintained for through pedestrian traffic.
 - iv. A-frame signs shall not be located less than 18 inches from a curb.
 - v. A-frame signs shall not be located in front of another commercial establishment.
 - vi. A-frame signs shall not be located more than 50 feet from the establishment for which it is advertising.
 - vii. May only be displayed during the normal business hours of the business it is advertising.
 - viii. It is the business owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- c. *Lighting.* A-frame signs shall not be illuminated except by ambient sources.
- d. *Design:*
- i. A-frame signs shall have no more than two sides.
 - ii. The height of an A-frame signs shall be no less than 18 inches and no more than 36 inches.
 - iii. The width of an A-frame signs shall be no less than 18 inches and no more than 24 inches.
 - iv. Signs shall be professionally manufactured.
 - v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs. Chalkboard signs are permitted.
 - vi. Common rough-cut plywood is not permitted. All interior parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
 - vii. Paper signs, wind-activated items (such as balloons, windsocks, and pinwheels), and non-rigid changeable areas may not be attached to a sign.

- viii. **Stabilization.** Signs shall be able to withstand wind gusts or be removed during inclement weather.
 - ix. Creative shapes that reflect the theme of the businesses are encouraged.
- B. Window Signs.** Permanent or temporary signs that are painted on, or otherwise displayed from the inside surface of a window, showcase, or other similar facility are permitted in addition to other permitted signs, provided that all such commercial and incidental signs (both temporary and permanent) do not exceed a combined maximum of 35 percent of the total window area. Window signs do not include window coverings, such as films, so long as the film does not provide advertising.
- C. Special Event Signs.** Temporary flags, banners, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Sign Permit and/or Zone Clearance approval for establishments within Non-Residential Zone Districts, subject to the following standards. Signs of this type do not count towards total maximum sign area.
- a. *Maximum Number.* A maximum of one type of sign is allowed per street frontage, plus two flags per street frontage.
 - b. *Maximum Height.* If a banner is on a freestanding pole, the pole height shall not exceed 10 feet; signs affixed to the building shall not be located above the roofline. Flags shall not exceed 10 feet in height.
 - c. *Maximum Size.* The maximum total sign area is 60 square feet.
 - d. *Balloon Sign/Air-inflated Signs.* Air-inflated signs shall have a minimum separation of one-half mile from other air-inflated signs and may not be within 100 feet from a Residential Zoning District. Air inflated signs shall not exceed 20 feet in height measured from the top of the finished grade to the top of the sign.
 - e. *Duration.* No sign per this section shall be displayed for more than 30 days, and a period of 30 days must lapse before displaying another Special Event Sign. Signs shall not be displayed for more than 90 total days during a calendar year.
 - f. *Removal.* Signs shall be removed within 12 hours of completion of the event.
- D. Seasonal Displays.** For Commercial Zone Districts seasonal displays may be suspended from the parking lot light standards, such as bunting used to attract attention to a unified shopping center, provided the following can be met:
- a. The display does not advertise a company; product or special event associated with an individual business.

- b. The display is designed so it does not obstruct traffic, sight distance, parking area lighting or existing directional signs.
 - c. Individual decorative features shall not exceed 12 square feet per light posts.
 - d. There shall be a minimum clearance of eight feet from the floor to the bottom of a decorative feature attached to a light posts.
 - e. Installation shall be subject to securing a zoning clearance (Sec. 8-5.7002) by the Development Services Director.
- E. **Contractor Signs.** Contractor signs advertising materials, appliances, and buildings trades shall comply with the following:
- a. Signs shall not to exceed 80 square feet per street frontage
 - b. Signs shall not to exceed 10 feet in height
 - c. *Duration.* Signs may be installed for the duration of an active building permit. Signs shall be removed within five days of a Certificate of Occupancy.
- F. **Temporary Subdivision Signs.** On-Site temporary real estate signs advertising real property which has been subdivided for purposes of sale shall be subject to the following conditions:
- a. A Zone Clearance is required.
 - b. *Location Criteria.* May not be located within 2,500 feet of another subdivision sign except in the case of signs on different corners of an intersection.
 - c. Signs may only advertise subdivisions located within the City limits and/or within the City's Sphere of Influence and which have applied for annexation to the City.
 - d. *Maximum Number.* Two per subdivision, plus 1 additional sign for every 20 acres over 40 acres in area. Signs shall be on-site.
 - e. *Maximum Sign Area per Sign.* 48 square feet for sites less than 20 acres in area; 72 square feet for sites 20 acres or greater in area.
 - f. *Height Limit.* 10 feet.
 - g. *Duration.* The sign shall remain only as long as a portion of the property advertised for sale remains unsold, or for a period of two years, whichever period is shorter. The two year period shall begin on a date determined by the Director. The Director may extend this period.
 - h. *Illumination.* Signs shall not be illuminated except by ambient sources.

i. *Design.*

- i. The City name and logo shall be displayed prominently on the sign.
- ii. Signs shall be professionally manufactured.
- iii. Signs shall have no more than two sides.
- iv. Sign must be designed as an architecturally-enhanced structure that shall include features such as a decorative cap and cornice detail, stone-clad or masonry clad columns, stone-clad or masonry clad foundation, carved/sculptured wood construction, or other similar architectural features as determined to be appropriate by the Development Services Department.
- v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs.
- vi. Nonstructural trim. Nonstructural trim shall be incorporated into signs. Surfaces may be of wood, metal, approved plastics, or any combination thereof, treated or painted to resist oxidation, decay or dry rot.
- vii. Common rough-cut plywood is not permitted. All parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
- viii. Stabilization. Signs shall be able to withstand wind gusts or be removed during inclement weather.
- j. There shall be no additions, tag signs, streamers, balloons, flags, devices, display boards, or appurtenances, added to the sign.
- k. *Maintenance.* It is the owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- l. Signs shall not be a visibility hazard to traffic on adjacent streets or parking areas.

G. **Temporary Subdivision Flags.** Bearing the name of the developer or development and only when utilized in association with an approved model home sales office for a new residential subdivision. Subdivision flags shall comply with the following:

- a. Two flags per model home and 4 flags at the subdivision entrance not to exceed a maximum area of 20 square feet each and a pole height of 20 feet.

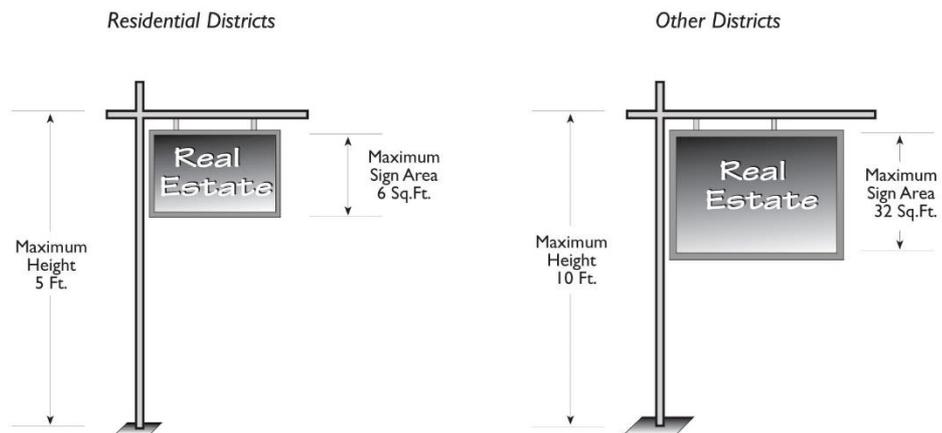
- b. If there are no model homes, then up to 4 flags may be utilized in addition to those at the subdivision entrance.

H. **Real Estate Signs.** Real estate signs are subject to the regulations below. A permit is not required. Real estate signs advertising real property for sale after being subdivided shall not be subject to this subsection, but shall be subject to subsection G (Temporary Subdivision Signs) above.

- a. **On-Site Real Estate Signs.** On-premises signs conveying information about the sale, rental, or lease of the lot, premises, dwelling, or structure on which they are located, provided that they comply with the following standards:

- i. No more than one real estate sign per lot in a Residential Zone District, or one real estate sign per street frontage per lot in non-residential districts, is displayed at any one time;

- ii. Height and Area:



- iii. Wall signs shall not be higher than 7 feet above grade in a Residential Zone District or 15 feet in Non-Residential District. Freestanding signs shall not exceed six feet in height in residential districts or eight feet in height in non-residential districts.

- iv. The sign or signs are not illuminated; and

- v. The sign or signs shall be removed within 15 days after the sale, lease, or rental of the property has been completed.

- b. **Directional Signs for Open Houses.** Up to three off-site signs directing the public to “open house” events for the viewing of lots, premises, dwellings, or structures that are for sale, lease, or rent, are permitted on public or private land, provided that they comply with the following standards:

- vi. No sign or signs shall exceed 6 square feet in area, or 3 feet in height from finished grade.
 - vii. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
 - viii. Signs shall not inhibit circulation nor be within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- I. Political/Campaign Signs.** Shall comply with the standards below. Signs are not required to obtain a permit.
- a. Size. Signs shall not exceed 32 square feet.
 - b. Height. Signs shall not exceed 10 feet in height.
 - c. Time Limits. Signs shall be removed seven days after an election as determined by the County election office.
 - d. Signs shall not obstruct. Signs shall be instructed in such a manner that they will, or reasonably may be expected to, interfere with, obstruct, confuse, or mislead the pedestrians, cyclist, or motorist.

Sec. 8-5.6315. Flags.

Free standing flagpoles may be installed in accordance with the standards below and subject to a Zone Clearance per Sect. 8-5.7002.

- A. Location.**
- a. Flags in Residential Zone Districts shall be set back a minimum of 15 feet from all property lines.
 - b. Flags in Commercial and Industrial Zones Districts shall be set back a minimum of one foot for each foot in height from a Residential Zone District.
- B. Maximum Flagpole Height.** The pole height shall not exceed 25 feet.
- C. Maximum Size.** 24 square feet in Residential Zone Districts, 32 square feet in all other zone districts.
- D. Decorative Flags.** Flags may be for non-commercial purposes. Permitted flags include, but are not limited to, countries, counties, cities, branches of the military, or decorative flags that do not contain a commercial message.

E. Residential Zones.

- a. *Developed with residential uses:* 1 flagpole
- b. *Residential Zones developed with nonresidential uses:* 2 flagpoles

F. Commercial and Industrial Zones. 2 flagpoles

G. Additional Flagpoles. The Planning Commission may approve up to four flagpoles subject to approval of a Use Permit pursuant to Sec. 8-5.7003 in Non-Residential Districts.

H. Temporary Flags. For Temporary Flags refer to Sec. 8-5.6314(C), and for Temporary Subdivision Flags refer to Sec. 8-5.6314(F).

Sec. 8-5.6316. Master Sign Program.

A. Projects Requiring a Master Sign Program. A Master Sign Program is required for the following types of projects:

- a. *Nonresidential or Mixed Use Projects.* All new non-residential or mixed use projects of five or more separate tenants.
- b. *Multiple Signs.* Proposals for five or more signs on the same building or site with one or two tenants, such as parking areas.
- c. *Shopping Centers.* Any unified shopping center or shopping center that shares common areas.
- d. Signs with an Electronic Message Board.

B. Required Submittals. An application of approval of a Master Sign Program shall contain the following information:

- a. A site plan showing the location of buildings, parking lots, driveways and landscaped areas;
- b. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of signs allowed;
- c. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;
- d. Lighting and sign construction materials; and
- e. Sign dimensions (if tenants are not known, generic dimensions may be presented).

Sec. 8-5.6317. Nonconforming Signs.

Refer to Sec. 8-5.7306 for Nonconforming Signs.

Sec. 8-5.6318. Sign Removal.

Demolition or Clearance of the Site. Should a site be cleared, signs, including poles, foundations, etc., shall be removed. This includes sites that are cleared for redevelopment.

Sec. 8-5.6319. Sign Maintenance.

All signs and associated supporting structures shall be maintained in good condition, without rips, tears, and similar damage.

- A. **Deteriorated Signs.** Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, or in an otherwise dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- B. **Graffiti.** Graffiti on a sign shall be removed within 48 hours of notice of its placement on such sign.
- C. **Maintenance Standards.** All parts, portions, units, and materials composing a sign, together with the frame, background, surface, support, or enclosure shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts, and structural parts, supporting frames, and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons, or property or constitute a nuisance.
- D. **Summary Removal of Hazards.** Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, it may be removed by City personnel, or have its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.
- E. **Repair or Removal.** Every sign displayed within the City, including but not limited to those signs for which permits are or are not required, shall be maintained in good physical condition. All signs, together with supports, braces, anchors, and electrical components, shall be kept in a safe, presentable condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Development Services Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated.

Section 8-5.8055 beginning with the definition “Address Sign” and ending with “Window Sign” shall be replaced with the following:

Address Sign. The numeric reference of a structure or use to a street.

A-Frame Sign. A free standing sign usually hinged at the top or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A."

Animated Sign. A sign with messages that visually change, or images that move or appear to move, more frequently than once every 24 hours, regardless of the method by which the visual change is affected. This definition does not include traditional barber poles, hand-held signs, personally attended signs, commercial mascots, scoreboards, or signs which merely display time or temperature.

Awning Sign. A nonelectric sign that is printed on, painted on, or attached to an awning, canopy, or marquee.

Banner. Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. Flags are not within this definition

Cabinet Sign. A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

Canopy Sign. See "Awning Sign."

Changeable Copy sign. A sign designed to allow the changing of copy through manual, mechanical, means including date, time, and temperature. This does not include and Electric Message Board.

Civic Event Sign. A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency or similar noncommercial organization.

Developer/Contractor Sign. A temporary sign erected on a parcel on which construction is taking place, indicating the names of the architects, engineers, landscape architects, contractors, and similar artisans, and the owner, financial supporters, sponsors, and similar individuals of firms having a major role or interest with respect for the structure or project.

Directional Sign. Signs limited to directional messages for pedestrian or vehicular traffic, such as "one-way," "entrance," and "exit."

Directory Sign. A sign listing the tenants or occupants and their suite numbers of a building or center.

Face. That portion of a sign upon which the copy is mounted or displayed.

Flag. Any fabric or banner containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, or other meaning.

Freestanding Sign. A permanent sign that is self-supporting in a fixed location and not attached to a building. Freestanding signs are of two types: monument and pole. Monument signs are

connected or attached to a sign structure, fence, or wall that is not an integral part of a building. Pole signs are mounted on a pole(s) or other support(s) that are placed on and anchored in the ground or on a base and that is independent from any building or other structure. Flag poles are not within this definition.

Master Sign Program. A coordinated sign plan which includes details of all signs (not including exempt or temporary signs) which are or will be placed on a site, including master identification, individual business, and directory signs.

Monument Sign. A freestanding sign erected to rest on the ground or to rest on a monument base designed as an architectural unit. The width of the base of a monument sign is at least 75 percent of the width of the top of the sign.

Name Plate. A sign that identifies an occupant and/or address.

Off-site Sign. A sign that advertises or informs in any manner, businesses, services, goods, persons, or events at a building site other than upon which the sign is located. Off-premise sign, billboard, and outdoor advertising sign are equivalent terms.

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a rope, wire, or string, usually in a series, designed to move in the wind and attract attention. Flags and banners are not within this definition.

Pole Sign. A freestanding sign mounted on free-standing poles, columns, or other supports.

Political Sign. A temporary sign directly associated with national, state, or local elections.

Projecting Sign. Any sign that is perpendicular to the face of a building and projects more than 18 inches from the face. This category includes awning and under canopy signs.

Real Estate Sign. Any sign, temporary in nature, with copy which concerns a proposed sale, rent, lease, or exchange of real property. This definition does not include occupancy signs at establishments offering transient occupancy, such as hotels, motels, and "bed and breakfast" facilities.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

Roof Sign. A sign erected, constructed, or placed upon or above a roof of a building.

Sign. Any identification, description, illustration, or device illuminated or non-illuminated, which is visible to the general public from any exterior public right-of-way, and directs attention to a product, service, place, activity, person, institution, business, or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, or placard designed to advertise, identify, or convey information. A display, device, or thing need not contain lettering to be a sign. Notwithstanding the generality of the foregoing, the following are not within this definition:

Architectural features. Decorative or architectural features of buildings (not including lettering, trademarks, or moving parts), that do not perform a communicative function;

Fireworks, etc. The legal use of fireworks, candles, and artificial lighting not otherwise regulated by this Code;

Foundation stones, cornerstones;

Grave markers, grave stones, headstones, mausoleums, shrines, and other markers of the deceased;

Personal appearance. Items or devices of personal apparel, decoration, or appearance, including tattoos, makeup, wigs, costumes, and masks, but not including commercial mascots or hand-held signs; and

Symbols embedded in architecture. Symbols of non-commercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building, including stained glass windows on churches, carved or bas relief doors or walls, bells, and religious statuary.

Sign Area. The area contained within a single continuous perimeter enclosing all parts of such sign copy, excluding any structural elements outside the limits of the sign required to support the sign

Snipe sign. A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.

Special Event Sign. A sign including but not limited to banners, flags, pennants, or balloons intended to be erected on a temporary basis, and displayed for a limited period of time, to promote a new business, the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Suspended Sign. A sign that is suspended from the underside of a canopy, portico or like structure.

Temporary Sign. A structure or device used for the public display of visual messages or images, which is typically made of lightweight or flimsy materials which is not intended for or suitable for long term or permanent display

Vehicle Sign. A sign which is attached to, or painted on or carried in a vehicle, the principal purpose of which is to attract attention to a product sold or an activity or business.

Wall Sign. Any sign attached to, erected against, or painted upon the wall of a building or structure, the face of which is in a single plane parallel to the plane of the wall. Wall signs also include signs on a false or mansard roof.

Window Sign. Any sign painted, etched, or otherwise affixed to an exterior window of a building, or in the interior of the building, within three feet of a window, intended to be viewed from the exterior of such building. On-site advisory signs are not considered window signs.

**MINUTES (DRAFT)
REGULAR MEETING OF THE CITY COUNCIL
CITY OF YUBA CITY
COUNCIL CHAMBERS
MAY 3, 2016
6:00 P.M. – REGULAR MEETING**

Regular Meeting—Council Chambers

The City of Yuba City City Council meeting was called to order by Mayor Buckland at 6:01 p.m.

Roll Call

Present: Councilmembers Cleveland, Didbal, Dukes, Gill and Mayor Buckland
Absent: None

Invocation

Councilmember Dukes gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Didbal led the Pledge of Allegiance.

Presentations & Proclamations

1. National Nurses Week Proclamation

Mayor Buckland presented Rideout Nurses Amandeep Johal, Barbara Mathews, and Theresa Lawson a proclamation in honor of National Nurses week.

2. Public Service Recognition Week

The Mayor honored Sharon Lydon, Public Works Department, Nicole Moe, Human Resources Department and Samantha Benzel, Finance Department as representatives of City employees in recognition of Public Service Week.

3. Bicycle Advisory Committee Report

Bicycle Advisory Committee Member Lora Broad provided the report to Council.

4. Recology Community Benefit Report

Recology Community Relations Manager Jackie Sillman presented the Community Benefit Report to Council.

Public Hearing

5. 5th Street Bridge Replacement Project – Resolution of Necessity (Initiation of Eminent Domain Proceedings of Property Acquisition)

Mayor Buckland opened the Public Hearing. Hearing no comment, he closed the Public Hearing.

Councilmember Dukes moved to make the following findings:

1. The public interest and necessity require this project
2. The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury
3. The property sought to be acquired is necessary for the project
4. The offer required by Section 7567.2 of the Government Code has been made to the owner of record

And adopt **Resolution of Necessity No. 16-025** determining that the public interest and necessity require the acquisition of property identified as portions of Assessor Parcel No. 052-480-001 for constructing and maintaining roadway, soundwall, and related appurtenances associated with the 5th Street Bridge Replacement project. Councilmember Gill seconded the motion that passed with the following vote:

Ayes: Councilmembers Dukes, Didbal, Cleveland, Gill and Mayor Buckland

Noes: None

6. Sign Ordinance Update

Councilmember Gill moved to introduce an Ordinance amending Title 8, Chapter 5, Article 63 Relating to Signs and Section 8-5.8055 Relating to Sign Definitions, and waive the first reading. Councilmember Didbal seconded the motion that passed with a unanimous vote.

Ordinances

7. Rezone 16-02 pertaining to Sierra Central Credit Union

Councilmember Gill moved to adopt **Ordinance No. 005-16** rezoning approximately eight acres of property to the C-O (Office-Commercial) Zone District to facilitate the installation of two drive-up automated teller machines (ATMs), and waive the second reading. Councilmember Cleveland seconded the motion that passed with a unanimous vote.

Public Communication

8. Written Requests

The following person spoke:

Mr. Bob Renton of Live Oak regarding the proposed Annexation of South Yuba City.

9. Appearance of Interested Citizens

The following persons spoke:

Gerome Doherty, Birmingham Dr. Yuba City, regarding Yuba Sutter Transit

Phil Trainer, Richland Rd. Yuba City, regarding water rates

Rick Dais of Live Oak, regarding water rates

Elaine Miles, Jamie Dr. Yuba City regarding Water rates

Consent Calendar

Councilmember Dukes moved to adopt the Consent Calendar as presented. Councilmember Gill seconded the motion that passed with a unanimous vote

10. Minutes April 9, 2016

Approved the City Council Meeting Minutes of April 19, 2016

11. Professional Services Agreement with Amistad Associates for Consulting Services

Authorized the City Manager to amend the Professional Services Agreement between the City of Yuba City and Amistad Associates of Sebastopol, CA for organizational and team building consulting in an amount not to exceed \$60,000 with the finding that it is in the best interest of the City.

General Items

12. Support funding for Yuba Sutter Chamber of Commerce Tourism Business Improvement District and to establish a Tourism Business Improvement District (TBID)

The following person spoke:

Cherie Stephens, Chamber of Commerce Board Member

Councilmember Dukes moved to authorize the City Manager to enter into an agreement with the Yuba Sutter Chamber to establish a Tourism Improvement District, provide interim Tourism funding of \$70,000 to the Chamber and \$53,500 contingent upon regional support of a TBID and make a supplementation appropriation of \$123,500 to Account No. 901164-65501 from one-time funds established by Council in November 2015. Councilmember Cleveland seconded the motion that passed with a unanimous vote.

Business from the City Council

13. City Council Reports

- Councilmember Didbal
- Councilmember Dukes
- Councilmember Gill
- Vice Mayor Cleveland
- Mayor Buckland

Adjournment

Mayor Buckland adjourned the Regular Meeting of the City Council of the City of Yuba City at 7:57 p.m. in honor of Jimmie Mathews, who passed away on May 1, 2016.

John Buckland, Mayor

Attest:

Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2016
To: Honorable Mayor & Members of the City Council
From: City Clerk
Presentation By: Terrel Locke, City Clerk

Summary

Subject: General Municipal Election November 1, 2016

Recommendation: A) Adopt a Resolution calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 1, 2016 for the election of two members of City Council, City Clerk, and City Treasurer

B) Authorize the Mayor to enter into an agreement for Election Services with Sutter County

Fiscal Impact: \$20,000 estimated cost from Account 1710-62722 City Clerk Elections. This amount is included in the Proposed FY 2016/17 Annual Budget

Purpose:

Setting November 1, 2016 as the General Municipal Election and authorize consolidation with Sutter County for election services.

Background:

In accordance with the California Election Code and the City Municipal Code, the City of Yuba City is required to hold an election in conjunction with the Statewide General Election being held on Tuesday, November 1, 2016 for two members of the City Council, City Clerk and City Treasurer.

Traditionally, the City has contracted with Sutter County to provide consolidated election services. An agreement is needed with Sutter County to reimburse for costs associated with the Municipal Election. As in the past, it is the intent of the City Clerk's office to perform as many election functions as possible to reduce the total cost to the City.

Analysis:

The first day for signing nomination papers will be Monday, July 18, 2016. The close of the nomination period shall be 5:00 p.m. on Friday, August 12, 2016. Should any incumbent not file nomination papers by the close of the nomination period, the voters of the City will have until 5:00 p.m. on Wednesday, August 17, 2016 to nominate candidates other than the incumbent to that office.

Candidates may file a "Statement of Qualifications" to be included within the sample ballot packet that is mailed to registered voters. All costs of printing and handling of the Statement of Qualifications, except mailing costs, shall be paid by the candidate. A deposit will be required at

to be made at the time of filing to cover anticipated costs, the amount of deposit will be determined by the Sutter County Elections Office. The Statement of Qualifications is limited to 200 words.

Fiscal Impact:

The City's share of cost for the consolidated election is estimated to be \$20,000 based upon previous elections. Costs could go up or down based on the number of voters registered by the registration deadline. This amount will be included in the proposed FY 2016-2017 proposed budget in the City Clerk Elections Account 1710-62722.

Alternatives:

The City can conduct a stand-alone election.

Recommendation:

- A) Adopt a Resolution calling and giving notice of the holding of a General Municipal Election to be held on Tuesday November 1, 2016 for the election of two members of City Council, City Clerk, and City Treasurer.
- B) Authorize the Mayor to enter into an Agreement for Election Services with Sutter County.

Attachments:

- *Agreement for Election Services*

Submitted By:

/s/ Terrel Locke

Terrel Locke
City Clerk

Reviewed By:

City Manager SK

City Attorney TH

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY CALLING
AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL
ELECTION TO BE HELD ON TUESDAY NOVEMBER 1, 2016 FOR THE
ELECTION OF CERTAIN OFFICERS AND AUTHORIZING THE CITY TO ENTER
INTO AN AGREEMENT FOR ELECTION SERVICES WITH SUTTER COUNTY**

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 1, 2016; and

WHEREAS, it is the desire of the City Council of the City of Yuba City to consolidate the Municipal Election with the Statewide General Election to be held on November 1, 2016 for the purpose of electing two members of the City Council, City Clerk, and City Treasurer for full terms of four years.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED as follows:

Section 1. That pursuant to the requirements of Section 10403 of the Elections Code of the State of California, the City Council requests the Board of Supervisors of the County of Sutter to consolidate the City General Municipal Election with the Statewide General Election being held on Tuesday, November 1, 2016.

Section 2. That the Sutter County Election Department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and one form of ballot shall be used.

Section 3. That the Mayor is authorized to enter into an Agreement with Sutter County for the purpose of said election.

Section 4. The City Clerk is directed to forward a certified copy of this Resolution to the Board of Supervisors of Sutter County.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 17th day May 2016.

AYES:

NOES:

ABSENT:

John Buckland, Mayor

ATTEST:

Terrel Locke, City Clerk

AGREEMENT FOR ELECTION SERVICES

THIS AGREEMENT, made this _____ day of _____, 2016 by an between the COUNTY OF SUTTER, a Political Subdivision of the State of California, hereinafter called "County" and the CITY OF YUBA CITY, a Municipal Corporation, hereinafter called "City."

WITNESSETH:

WHEREAS, Government Code Section 36503.5, as amended, calls for a Municipal Election to be held on the 1st day of November, 2016 in the City, and the City desires to make use of certain services, facilities, and equipment of the office of the County Clerk and to pay the County for its costs thereof, pursuant to the provision of the Agreement.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. County agrees to make no changes in precinct boundaries within sixty (60) days of the Statewide General Election on November 1, 2016.
2. County agrees that the County Clerk's office shall do the following:
 - a. Furnish the governing body of the City, upon request of the City Clerk, with as many copies as may be needed of the index of registration for each precinct contained within the City boundaries, up to and including thirty (30) days prior to the election.
 - b. Furnish upon request one map showing all precincts embraced in City.
 - c. Address and mail self-mailer sample ballots and any other election matter required to be mailed to the voters.
 - d. Prepare a list of the number of registered voters in each precinct.
 - e. Prepare an index to precinct consolidations as to polling places.
 - f. Order such supplies as are necessary to conduct the election.
 - g. Prepare the sample ballots, and any additional information to be supplied to voters.
 - h. Package election supplies for delivery to Precinct Inspectors, it being understood the County will arrange for delivery of same.
 - i. Provide for programming, and delivery and return of, voting machines, chairs, tables, etc., to polling places, it being understood that the County Clerk will arrange for delivery and return.
 - j. Select the polling places and election officers, mail the Notice of Appointment to, and conduct the instruction of, the election officers.
 - k. Provide a copy of the official canvass of the results of the election to the City Council as required by law.

- l. Perform such other reasonable election related services as may be required by the City.
 - m. The County and City agree that they will conduct said election and perform services as set forth in the California Election Code.
3. City agrees to pay County its reasonable costs for all services, facilities and equipment furnished by county to City in connection with said Municipal Election immediately upon receipt by City of a statement from the County Clerk setting forth the cost to County for services, facilities, supplies, and equipment so furnished. County shall charge only those expenses necessary to carry out the terms of this agreement.

IN WITNESS WHEREOF, the party hereto has hereunto set their hands and seals the day and year first above written.

Larry Munger
Chairman, Board of Supervisors
County of Sutter

ATTEST:

County Clerk & Ex-Officio Clerk
of the Board of Supervisors

JohnBuckland, Mayor
City of Yuba City

ATTEST:

Terrel Locke, City Clerk
City of Yuba City

CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2016
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Deputy Public Works Director - Engineering

Summary

Subject: Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9

Recommendation: Adopt the following Resolutions to create the Lighting and Landscape Maintenance District:

- a. Resolution to modify Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9 (2510 Live Oak Boulevard)
- b. Resolution of Intention, Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9 (pursuant to the Landscaping and Lighting Act of 1972).

Fiscal Impact: Revenue from the assessed parcel is to be used to provide for the operation, maintenance services, and district administration costs; \$368.63 for the single parcel.

Purpose:

To setup an assessment district to fund the operation, maintenance, and administration of street lights that are associated with the Twin Rivers Charter Academy development.

Background:

As part of the Use Permit conditions for the development of the Twin Rivers Charter Academy at 2510 Live Oak Boulevard the owner has been required to construct street lights along Live Oak Boulevard, and enter into a maintenance district. The maintenance district will fund the ongoing costs for the operation and maintenance of the street lighting system for the proposed parcel.

The proposed Lighting Maintenance District will provide the funds for operating and maintaining two (2) LED type street lights along the west side of Live Oak Boulevard located in front of the School.

Analysis:

The City has created and modified several Lighting and Landscape Maintenance Districts, (LLMDs) that cover many commercial projects and subdivisions, over the past few years. When projects are conditioned to participate in a LLMD, there is a procedure that has to be followed in

order to annex the project into an existing district. The process starts with the adoption of a Resolution to Modify an existing district and a Resolution of Intention to create a Zone of Benefit for the project, within the district, and set the public hearing. Upon Council adoption of the Resolution to Modify and Resolution of Intention, staff sends out a Notice of Public Hearing and a ballot to all affected property owners at least 45 days prior to the date of the public hearing. The assessment ballots are to be received by the City Clerk prior to the public hearing. The Council conducts a public hearing, and the City Clerk then tabulates the votes. If the majority of the property owners have voted in favor of the LLMD, Council adopts a Resolution Confirming Diagram and Assessment and Levying Assessment for the fiscal year. During this process, the Public Works Department is required to prepare an Engineer's Report providing specific information related to the LLMD and to file it with the City Clerk. This information is provided to the Sutter County Tax Collector so that the properties can be assessed accordingly.

The attached Resolutions set a public hearing for July 19, 2016, to receive input from the affected property owners and set the proposed assessments in accordance with the Engineer's Report which will be filed with the City Clerk later this month.

Fiscal Impact:

Revenue from the assessed parcel is to be used to provide maintenance services and district administration costs. The Engineer's Report for the Yuba City Lighting and Landscape Maintenance District No. 6 Zone of Benefit B_9 has determined that the annual assessed amount for the proposed LLMD is \$368.63, subject to an annual inflation increase.

Alternatives:

Do not adopt the following Resolutions and fund the operation and maintenance of the streetlight from alternate sources.

Recommendation: Adopt the following Resolutions to create the Lighting and Landscape Maintenance District:

- a. Resolution to modify Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9 (2510 Live Oak Boulevard)
- b. Resolution of Intention, Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9 (pursuant to the Landscaping and Lighting Act of 1972).

Prepared by:

Submitted by:

/s/ Benjamin K. Moody

Benjamin K. Moody
Deputy P.W. Director - Engineering

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Department Head

DL

Finance

RB

City Attorney

TH

ENGINEER'S REPORT

YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6



2016 - 2017
ZONE OF BENEFIT B_9
(2510 Live Oak Boulevard)

**ENGINEER'S REPORT
FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated : _____

By : _____
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment diagrams thereto attached, was filed with me on the ____ of _____, 2016.

Terrel Locke, City Clerk
City of Yuba City
Sutter County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment diagrams thereto attached, was approved and confirmed by the City Council of the City of Yuba City, California, on the ____ of _____, _____.

Terrel Locke, City Clerk
City of Yuba City
Sutter County, California

By : _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment diagrams thereto attached, was filed with the County Auditor of the County of Sutter, on the ____ of _____, 2016.

Terrel Locke, City Clerk
City of Yuba City
Sutter County, California

By : _____

ENGINEER'S REPORT
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6
ZONE OF BENEFIT B_9
(2510 Live Oak Boulevard)

(Pursuant to the Landscaping and Lighting Act of 1972)

Diana Langley, Engineer of work for the Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9, City of Yuba City, County of Sutter County, California, makes this report as directed by City Council, pursuant to Section 22585 of the Streets and Highway Code (Landscape and Lighting Act of 1972).

The improvements to be maintained subject to this report are the street lighting system adjacent to parcel number 51-580-023, located at 2510 Live Oak Boulevard.

This report consists of five parts, as follows:

Part A- Plans and specifications (the improvements to be maintained are not filed with the City Clerk, since this will be a maintenance district only).

Part B - An estimate of the cost of maintenance.

Part C - An assessment of the estimated cost of maintenance on each benefited parcel of land within the assessment district (see attached list).

Part D - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Part E - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,

Diana Langley
Engineer of Work
City of Yuba City

**PART A
PLANS AND SPECIFICATIONS**

**YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6
ZONE OF BENEFIT B_9
(2510 Live Oak Boulevard)**

This is a maintenance district only -- no plans or specifications are required.

**PART B
ESTIMATE OF COST OF MAINTENANCE**

**Yuba City Lighting and Landscape Maintenance District No. 6
Zone of Benefit B_9
(1 Parcel)**

	<u>Total</u>
Street Lighting (Collector/Arterial) Fixture Type: LEDway Street Light Type II Medium 4,750 min. initial delivered lumens @ 4,000 - 4,400K color temperature	
<u>Calculation per fixture</u>	
Use = 70 watts @ 120-480V	
PG&E LS-2 Rate 10/1/14: (\$3.426/month + \$0.206/month) *12 months/year = energy charge + facility charge	\$43.58
<u>Fixture Cost</u>	
15 year life expectancy (\$705 / 15years) =	\$47.00
<u>Installation, Maintenance Cost</u>	
Use 8 hour replacement / maintenance in a 15 year period	
Yuba City Public Works Department Electrical Maintenance – Fully Burdened FY14/15	
8 Hours Electrician (8 * \$144.34/hr)/15year =	\$76.98
Subtotal one street light / year (2014 dollars)	= \$ 167.56
Street Lighting – (Collector/Arterial) \$167.56/yr x 2 lights	= <u>\$ 335.12</u>
Fixture CPI multiplier (1.0)	\$ 335.12
10% Administration =	<u>33.51</u>
Subtotal Assessment =	\$ 368.63

**PART C
ASSESSMENT ROLL**

**Yuba City Lighting and Landscape Maintenance District No. 6
ZONE OF BENEFIT B_9**

Assessment #	Assessor's #	Amount of Assmt.
1	51-580-023	\$ 368.63

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

Yuba City Lighting and Landscape Maintenance District No. 6
Zone of Benefit B_9

All areas within the LLMD will share equally in the maintenance costs of the two 70-watt LED street lights (\$368.63 per light per year). All additional lots added to this Zone of Benefit will benefit in like manner.

The proposed assessments upon assessable lots and parcels of land within the assessment district shall be adjusted annually on each July 1 to reflect changes from May of the previous year to May of the current year of the “All Urban Consumers” Consumer Price Index, US City Average, as compiled by the United States Department of Labor, Bureau of Labor Statistics.

A 10% administration charge will be added to each assessment to cover the cost to administer the District.

Consumer Price Index

Year	Consumer Price Index	Multiplier
May 2014	237.900	
May 2015	237.805	1.000

PART E

ASSESSMENT DIAGRAM

Yuba City Lighting and Landscape Maintenance District No. 6

ZONE OF BENEFIT B_9

(2510 Live Oak Boulevard)

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
INITIATING PROCEEDINGS TO MODIFY THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NO. 6, ZONE OF BENEFIT B_9**

(Pursuant to the Landscaping and Lighting Act of 1972)

THE CITY COUNCIL OF THE CITY OF YUBA CITY RESOLVES:

1. The City Council proposes to modify a lighting and landscape maintenance district pursuant to the Landscaping and Lighting Act of 1972 (Section 22500 and following Streets and Highways Code) for the purpose of operating and maintaining lighting facilities associated with the development at 2510 Live Oak Boulevard.

2. The proposed assessment district Zone of Benefit shall be designated as Zone of Benefit B_9 of the Yuba City Lighting and Landscape Maintenance District No. 6, City of Yuba City, Sutter County, California, and shall include the lands shown on the attached map designated "Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9," which is on file with the City Clerk and is hereby approved.

3. The City Engineer, or designee, of the City of Yuba City is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the engineer to prepare and file with the City Clerk a report in accordance with Article 5 of Chapter 1 of the Landscaping and Lighting Act of 1972.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 17th day of May 2016.

AYES:

NOES:

ABSENT:

John Buckland, Mayor

ATTEST:

Terrel Locke, City Clerk

RESOLUTION NO. _____

**RESOLUTION OF INTENTION OF THE CITY OF YUBA CITY
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT NO. 6, ZONE OF BENEFIT B_9**

(Pursuant to the Landscaping and Lighting Act of 1972)

THE CITY COUNCIL OF THE CITY OF YUBA CITY RESOLVES:

1. The City Council intends to form the assessment district and to levy and collect assessments in accordance with the Landscaping and Lighting Act of 1972.
2. The improvements to be made in this assessment district are generally described as follows:
Street lighting and maintenance associated with 2510 Live Oak Boulevard.
3. This assessment district shall be known as the Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_9, City of Yuba City, Sutter County, California.
4. In accordance with the City Council's resolution initiating proceedings, the City Engineer, or designee, will file with the City Clerk later this month the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district to include an annual increase in assessments equal to the annual increase in the "All Urban Consumers" Consumer Price Index, US City Average, as compiled by the United States Department of Labor Bureau of Labor Statistics.
5. On July 19, 2016, at the hour of 6:00 P.M., the City Council will conduct a public hearing on the formation of this assessment district and the levy of the proposed assessment. The hearing will be held in the City Hall Council Chambers, 1201 Civic Center Boulevard, Yuba City, California.
6. City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 17th day of May 2016.

AYES:

NOES:

ABSENT:

John Buckland, Mayor

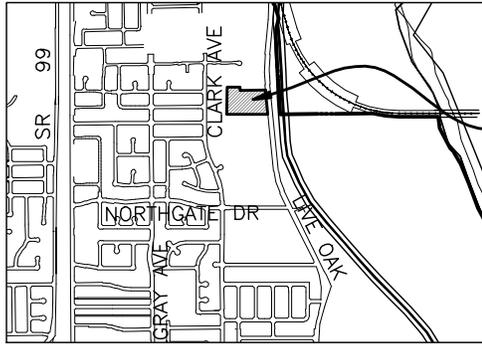
ATTEST:

Terrel Locke, City Clerk



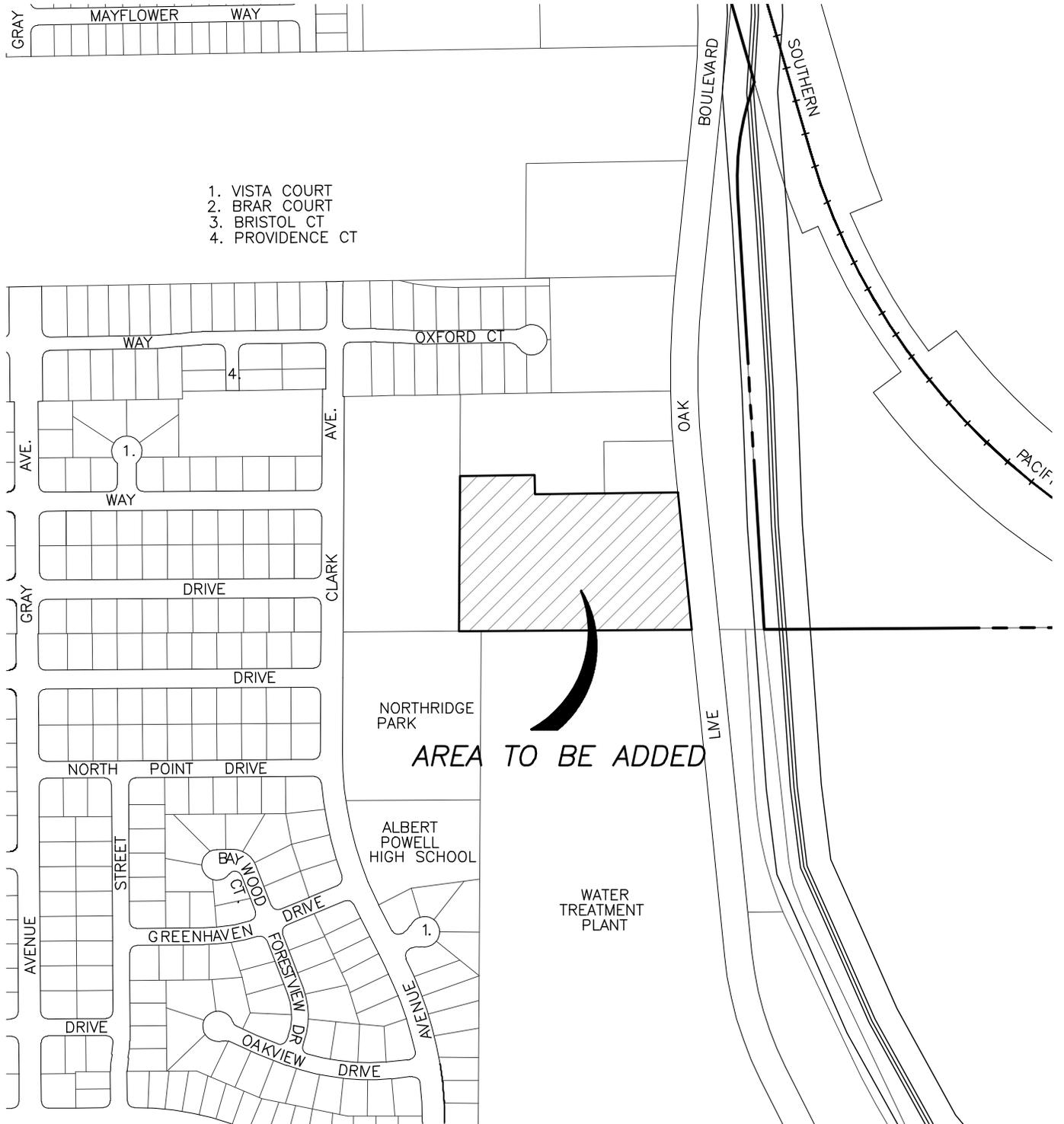
SCALE: 1" = 400'

TWIN RIVERS CHARTER ACADEMY
LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT No. 6
ZONE OF BENEFIT B_9



SUBJECT AREA

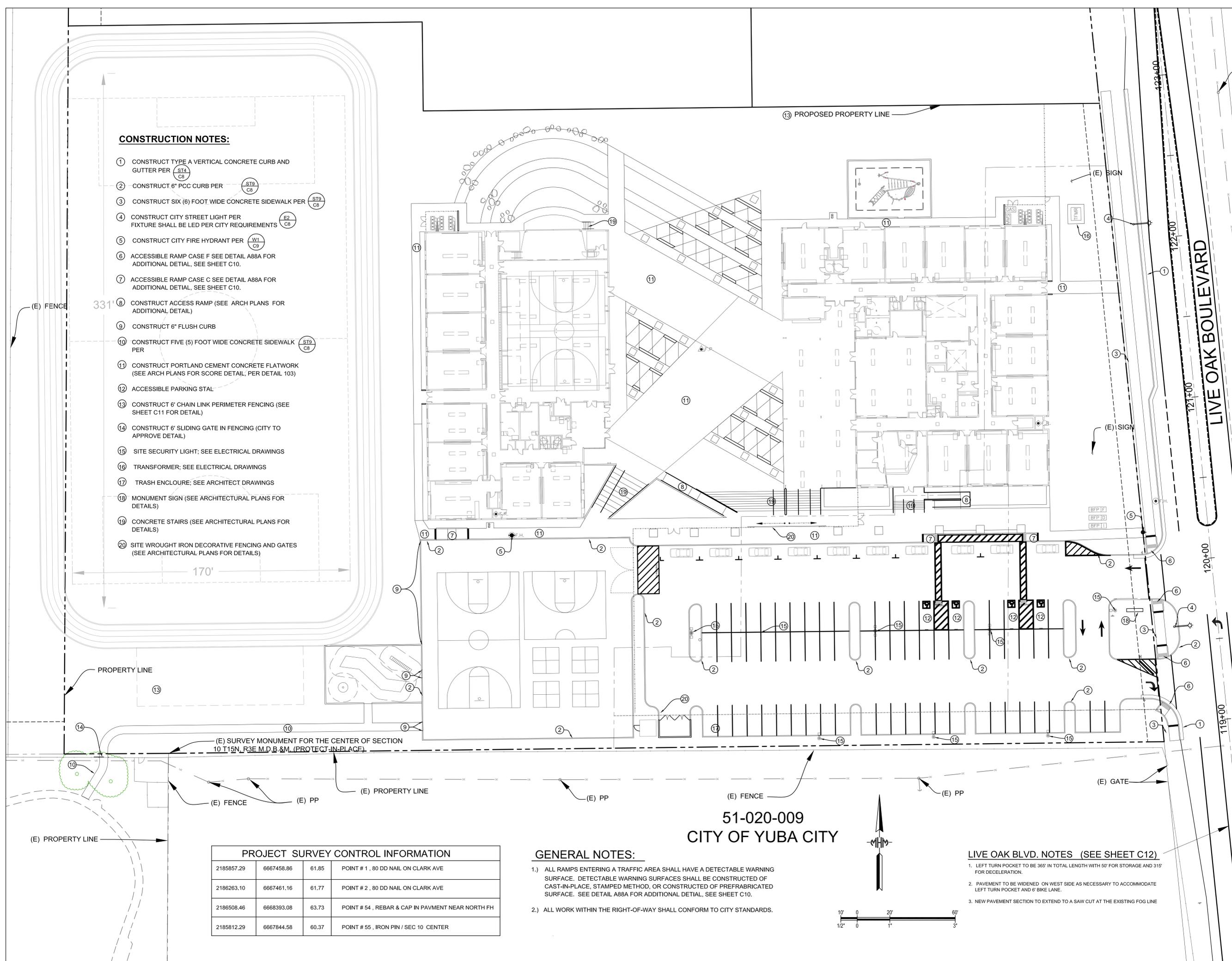
- 1. VISTA COURT
- 2. BRAR COURT
- 3. BRISTOL CT
- 4. PROVIDENCE CT



AREA TO BE ADDED

CONSTRUCTION NOTES:

- 1 CONSTRUCT TYPE A VERTICAL CONCRETE CURB AND GUTTER PER (ST4 CB)
- 2 CONSTRUCT 6" PCC CURB PER (ST9 CB)
- 3 CONSTRUCT SIX (6) FOOT WIDE CONCRETE SIDEWALK PER (ST9 CB)
- 4 CONSTRUCT CITY STREET LIGHT PER FIXTURE SHALL BE LED PER CITY REQUIREMENTS (E2 CB)
- 5 CONSTRUCT CITY FIRE HYDRANT PER (W1 CB)
- 6 ACCESSIBLE RAMP CASE F SEE DETAIL A88A FOR ADDITIONAL DETAIL, SEE SHEET C10.
- 7 ACCESSIBLE RAMP CASE C SEE DETAIL A88A FOR ADDITIONAL DETAIL, SEE SHEET C10.
- 8 CONSTRUCT ACCESS RAMP (SEE ARCH PLANS FOR ADDITIONAL DETAIL)
- 9 CONSTRUCT 6" FLUSH CURB
- 10 CONSTRUCT FIVE (5) FOOT WIDE CONCRETE SIDEWALK PER (ST9 CB)
- 11 CONSTRUCT PORTLAND CEMENT CONCRETE FLATWORK (SEE ARCH PLANS FOR SCORE DETAIL, PER DETAIL 103)
- 12 ACCESSIBLE PARKING STAL
- 13 CONSTRUCT 6" CHAIN LINK PERIMETER FENCING (SEE SHEET C11 FOR DETAIL)
- 14 CONSTRUCT 6" SLIDING GATE IN FENCING (CITY TO APPROVE DETAIL)
- 15 SITE SECURITY LIGHT; SEE ELECTRICAL DRAWINGS
- 16 TRANSFORMER; SEE ELECTRICAL DRAWINGS
- 17 TRASH ENCLOURE; SEE ARCHITECT DRAWINGS
- 18 MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 19 CONCRETE STAIRS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 20 SITE WROUGHT IRON DECORATIVE FENCING AND GATES (SEE ARCHITECTURAL PLANS FOR DETAILS)



PROJECT SURVEY CONTROL INFORMATION			
2185857.29	6667458.86	61.85	POINT # 1 , 80 DD NAIL ON CLARK AVE
2186263.10	6667461.16	61.77	POINT # 2 , 80 DD NAIL ON CLARK AVE
2186508.46	6668393.08	63.73	POINT # 54 , REBAR & CAP IN PAVMENT NEAR NORTH FH
2185812.29	6667844.58	60.37	POINT # 55 , IRON PIN / SEC 10 CENTER

GENERAL NOTES:

- 1.) ALL RAMP ENTERING A TRAFFIC AREA SHALL HAVE A DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED OF CAST-IN-PLACE, STAMPED METHOD, OR CONSTRUCTED OF PREFABRICATED SURFACE. SEE DETAIL A88A FOR ADDITIONAL DETAIL, SEE SHEET C10.
- 2.) ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS.

LIVE OAK BLVD. NOTES (SEE SHEET C12)

1. LEFT TURN POCKET TO BE 365' IN TOTAL LENGTH WITH 50' FOR STORAGE AND 315' FOR DECELERATION.
2. PAVEMENT TO BE WIDENED ON WEST SIDE AS NECESSARY TO ACCOMMODATE LEFT TURN POCKET AND 6' BIKE LANE.
3. NEW PAVEMENT SECTION TO EXTEND TO A SAW CUT AT THE EXISTING FOG LINE

51-020-009
CITY OF YUBA CITY



ARCHITECT:
SWIFTLEROFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T: 323.257.8200 F: 323.257.8276
www.swiflerooffice.com

CONSULTANT:
M.H.M.
ENGINEERING ARCHITECTURE INTERIOR DESIGN
1000 S. UNIVERSITY AVENUE
MARIETTA, CALIF. 94001
PH: (530)745-9485

PROJECT NAME:
Twin Rivers Charter School
Yuba City, CA

Project No.
2014-24

DATE: 01.14.15
REVISED:
01.14.15
FOUNDATION PLAN

APPROVAL:

STAMP/SEAL:

SHEET TITLE:
LAYOUT AND HORIZONTAL CONTROL PLAN

PROJ. NO: 2014-24

SHEET NO:
C2

CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2016
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Deputy Public Works Director - Engineering

Summary

Subject: Active Transportation Program Grant Application Project Approval

Recommendation: Authorize the Public Works Director to submit the Sutter Bike Path Extension, the Harter Shared Path, and the Bridge Street Shared Path projects for grant funding through State Active Transportation Program, Regional Active Transportation Program, and Bicycle and Pedestrian Funding Program.

Fiscal Impact: Staff Time to develop the application packets. Additionally, funded projects require a minimum 11.47% local match.

Purpose:

To secure Active Transportation Program (ATP) grant funds for the promotion of bike and pedestrian activities and provide improvements to the City's transportation infrastructure network.

Background:

Caltrans issued the call for projects on April 18, 2016 for Cycle 3 of the ATP. Cycle 3 has approximately \$240 million available Statewide for the 2019/2020 and 2020/2021 fiscal year allocations.

The Active Transportation Program was created by Senate Bill 99 and Assembly Bill 101 to encourage increased use of active modes of transportation, such as biking and walking. The programs goals are:

- Increase the proportion of trips accomplished by biking and walking
- Improve the safety and mobility of non-motorized users
- Achieve greenhouse gas reduction goals
- Enhance public health
- Benefit disadvantaged communities
- Provide a broad spectrum of projects to benefit many types of users

Additional funding is also available regionally through the Sacramento Area Council of Government (SACOG) Regional ATP and the Bicycle and Pedestrian Funding Program (BPFP). Projects that do not receive funding from the State ATP have the opportunity to receive funding from the Regional ATP and then the BPFP.

In the previous two cycles of the ATP, the City has successfully obtained funding for the following projects:

- Cycle 1 – Franklin Road Improvements: Regional ATP, \$368,000
- Cycle 2 – Franklin Ave. Pedestrian Improvements: BFPF, \$376,200

Analysis:

After review of the Bicycle Master Plan and previous input from the Bicycle Advisory Committee, staff proposes to prepare the following project proposals:

Sutter Bike Path Extension – Connecting the existing Sutter bike path from Hooper Rd. to Harter Pkwy. (Exhibit A)

- 12' wide Class IV (separated) bike lanes with designated walking area on the north side of Jefferson Ave
- 12' wide Class I shared use pedestrian and bike path from Jefferson Ave to Harter Pkwy.
- Construction in 2020

Harter Parkway Shared Use Path – Connecting existing Class II bike lanes on Butte House Rd to existing Class II bike lanes on Spirit Way and Harter Parkway to the south. (Exhibit B)

- 12' wide Class I shared use pedestrian and bike path from Butte House Rd to SR20 on the West side of Harter Pkwy.
- Class II bike lanes on Harter Parkway, south of SR20 to close the gap between facilities.
- Construction in 2020

Bridge Street Shared Use Path – Connecting existing Class II bike lanes on Gray Avenue to the existing Class III bike route on Cooper Avenue (Exhibit C)

- 10' wide Class I shared use pedestrian and bike path on Bridge Street, North side
- 4' wide Class II bike lanes on Bridge Street, South side
- Timeline:
 - Project Design & Environmental: 2019
 - Right of Way Acquisition completion: 2021
 - Construction: 2022

Other corridors were considered including Live Oak Boulevard but the above listed projects were determined to have the highest priority.

State ATP applications are due on June 15, 2016 with the results released in winter 2016. The Regional ATP and BFPF supplemental application is due July 8, 2016.

Fiscal Impact:

Staff time over the next two months will be utilized to prepare the project applications. Staff is currently in the process of developing estimates for the three ATP project applications. The City is required by the Regional ATP and BFPF to provide matching funds equaling a minimum 11.47% of the project's participating costs for any funded project.

Alternatives:

1. Propose an alternative project for the ATP grant, or
2. Modify the scope of the proposed projects.

Recommendation:

Authorize the Public Works Director to submit the Sutter Bike Path Extension, the Harter Shared Path, and the Bridge Street Shared Path projects for grant funding through State Active Transportation Program, Regional Active Transportation Program, and Bicycle and Pedestrian Funding Program.

Prepared by:

Submitted by:

/s/ Manu Dhaliwal

/s/ Steven C. Kroeger

Manu Dhaliwal
Assistant Engineer

Steven C. Kroeger
City Manager

Reviewed by:

Finance

RB

City Attorney

TH

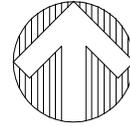
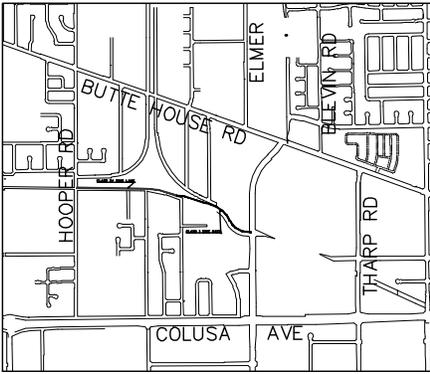
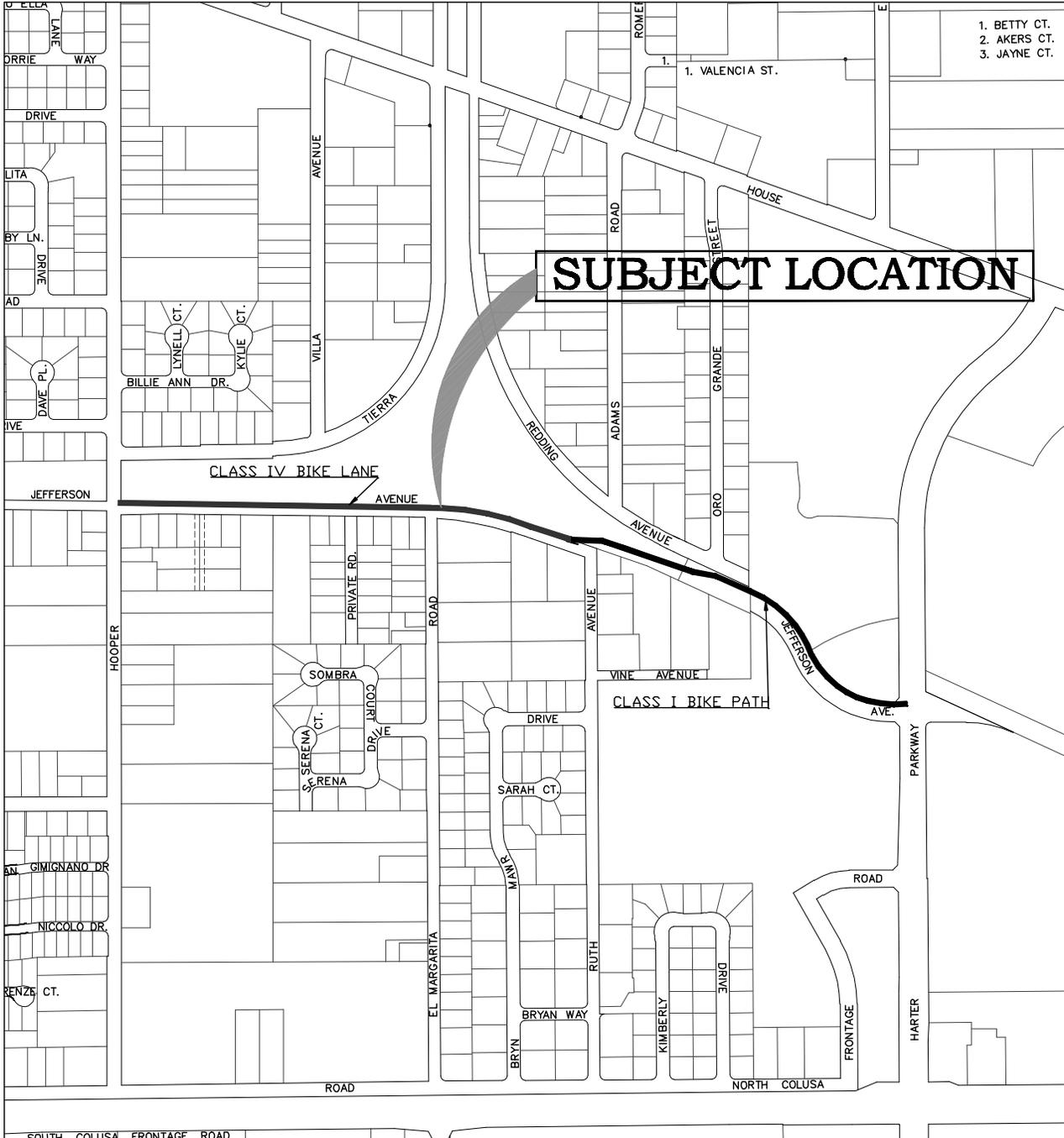


EXHIBIT A
ATP GRANT APPLICATION
SUTTER BIKE PATH EXTENSION

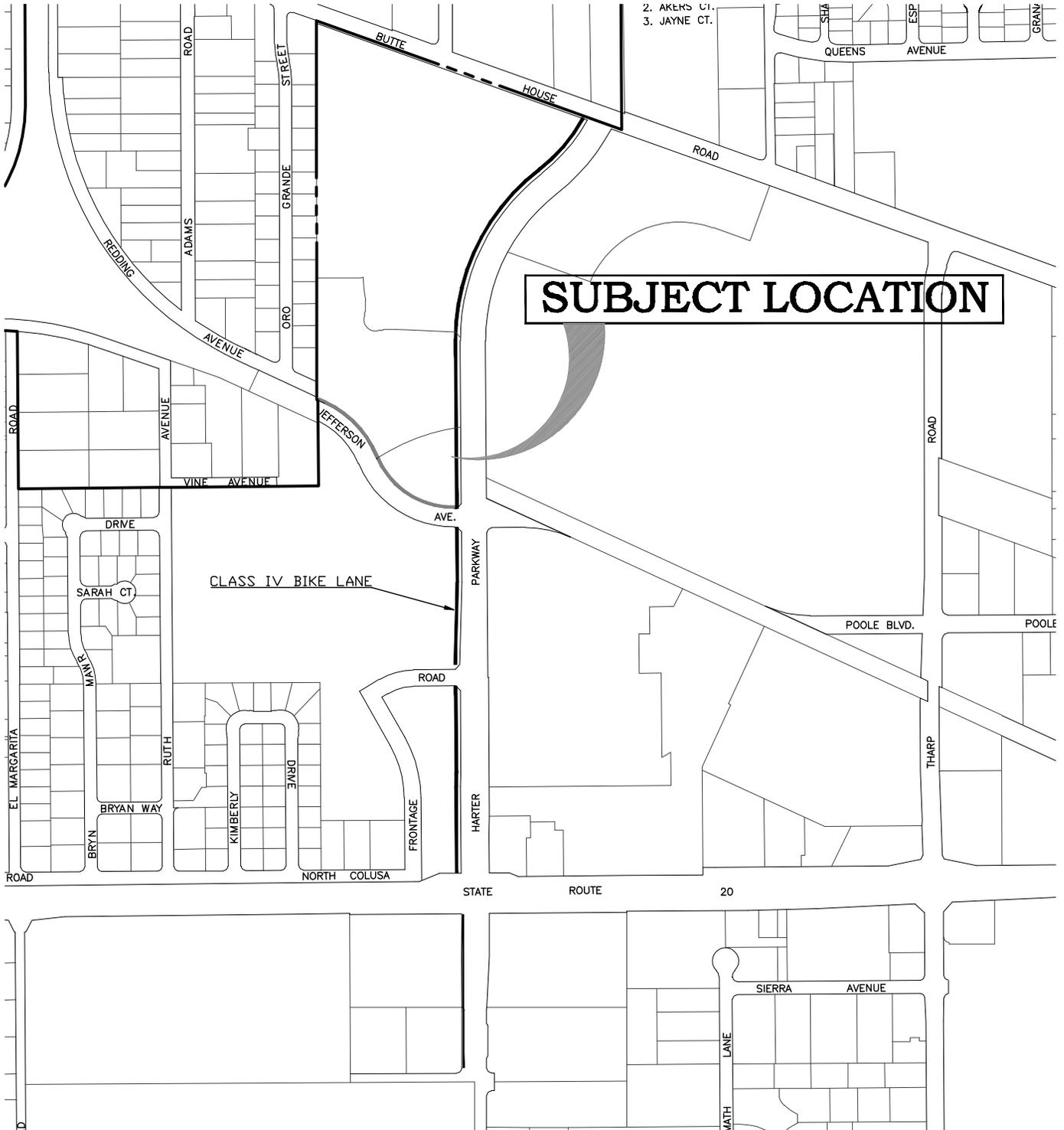
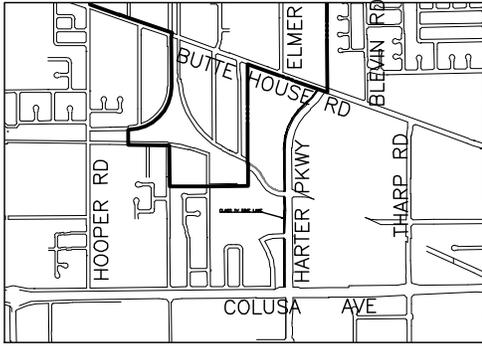
SCALE: 1" = 600'





SCALE: 1" = 600'

EXHIBIT B ATP GRANT APPLICATION HARTER PARKWAY SHARED USE PATH

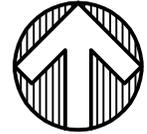


SUBJECT LOCATION

CLASS IV BIKE LANE

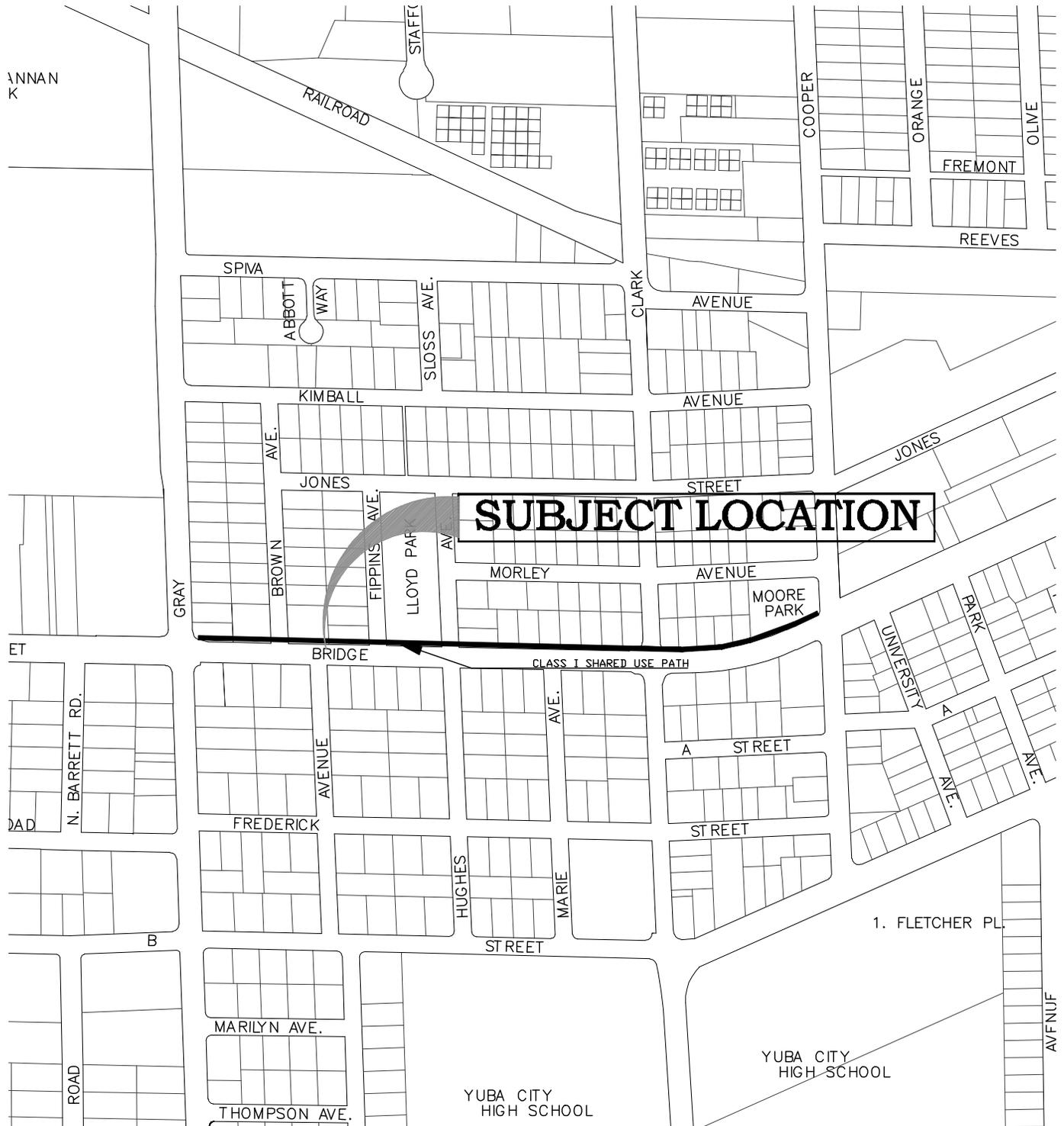
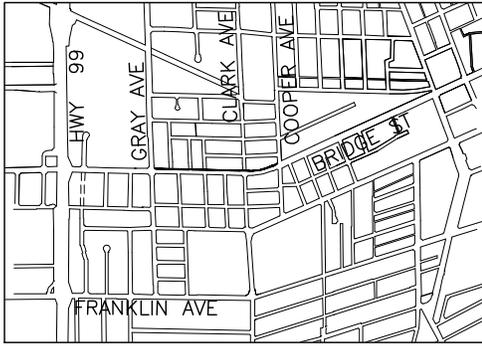
- 2. AKENS CT.
- 3. JAYNE CT.

STATE ROUTE 20



SCALE: 1" = 400'

EXHIBIT C ATP GRANT APPLICATION BRIDGE STREET SHARED USE PATH



CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2016
To: Honorable Mayor & Members of the City Council
From: City Treasurer
Presentation By: Spencer Morrison, Accounting Manager/City Treasurer

Summary

Subject: Presentation of Investment Report – Quarter Ended March 31, 2016
Recommendation: Note & File Quarterly Investment Report
Fiscal Impact: Informational item only

Purpose:

To provide information regarding the investment of City funds.

Background:

In accordance with the City's adopted Investment Policies, staff has prepared the attached investment report for City Council review for the previous quarter (January, March, and April).

Analysis:**Portfolio Highlights:**

- As of March 31, 2016, the City's overall investment portfolio (estimated market value) totaled \$110,004,459, a decrease of \$1,683,391 since the previous quarter.
- Notable transactions during the quarter that affected cash flows include: 1) Receiving the first apportionment of property taxes and assessment district levies from the County, \$13.6 million; payroll, \$7.8 million; SBFCA received \$10.1 million in state advances and spent \$8.0 million on construction projects.
- The Portfolio shows a "paper gain" of \$358,053 as of March 31st. This represents the amount of money that the City would gain if it were to liquidate its entire portfolio at the end of the reporting period. However, such gains might not be realized if the investments are held until maturity (which is the City's general investment strategy).
- Portfolio interest rates are remaining close to 1%, but we continue to increase the yield to maturity through our purchase selections. As the City's older, lower-yield investments mature (or are called by the issuer), the investments purchased are offering slightly higher yields. For the quarter ended March 31, 11 investments matured or were sold with an average yield of 0.788%. The funds were re-invested in 10 investments with an average yield of 1.086%.
- The City's cash flow needs will be met by the roughly \$40.8 million as of March 31st (approximately 43.6% of the "City Held Investments" portfolio value) that is currently invested in LAIF, CAMP, Umpqua and in the City's Wells Fargo account, which are wholly liquid.

Outlook: The consumer price index (CPI) was 0.9 to end this quarter, on a gradual path to meet the Fed's 2.0 percent goal. The Federal Open Market Committee continues to remain cautious about the global economies, holding rates to 0.25-0.50% as of its March meeting. The bond markets reacted strongly to this news and yields on most maturities ended the month down a few basis points. The experts at PFM Asset Management are anticipating two rate hikes at most in 2016, with even those being contingent on both reasonable market stability and the receipt of favorable economic data.

Summary Overview: The City's Investment portfolio continues to remain safe and stable. Each investment continues to be in compliance with State law and the City's formal Investment Policies. Our three primary objectives for the City's portfolio are safety, liquidity and then yield. With this in mind, staff continues to conservatively look for opportunities in today's volatile marketplace while remaining focused on our primary objectives.

Fiscal Impact:

Informational Item only.

Recommendation:

Staff recommends that Council note and file the Quarterly Investment Report for the period ending March 31, 2016.

Prepared and Submitted By:

/s/ Spencer Morrison

Spencer Morrison
City Treasurer

Reviewed By:

City Manager

SK

Finance

RB

City Attorney

TH



City of Yuba City

Treasurer's Quarterly Investment Report

AS PRESCRIBED BY CALIFORNIA GOVERNMENT CODE SECTION 53646

March 31, 2016

**City of Yuba City – Month-By-Month Comparison Report
March 31, 2016**

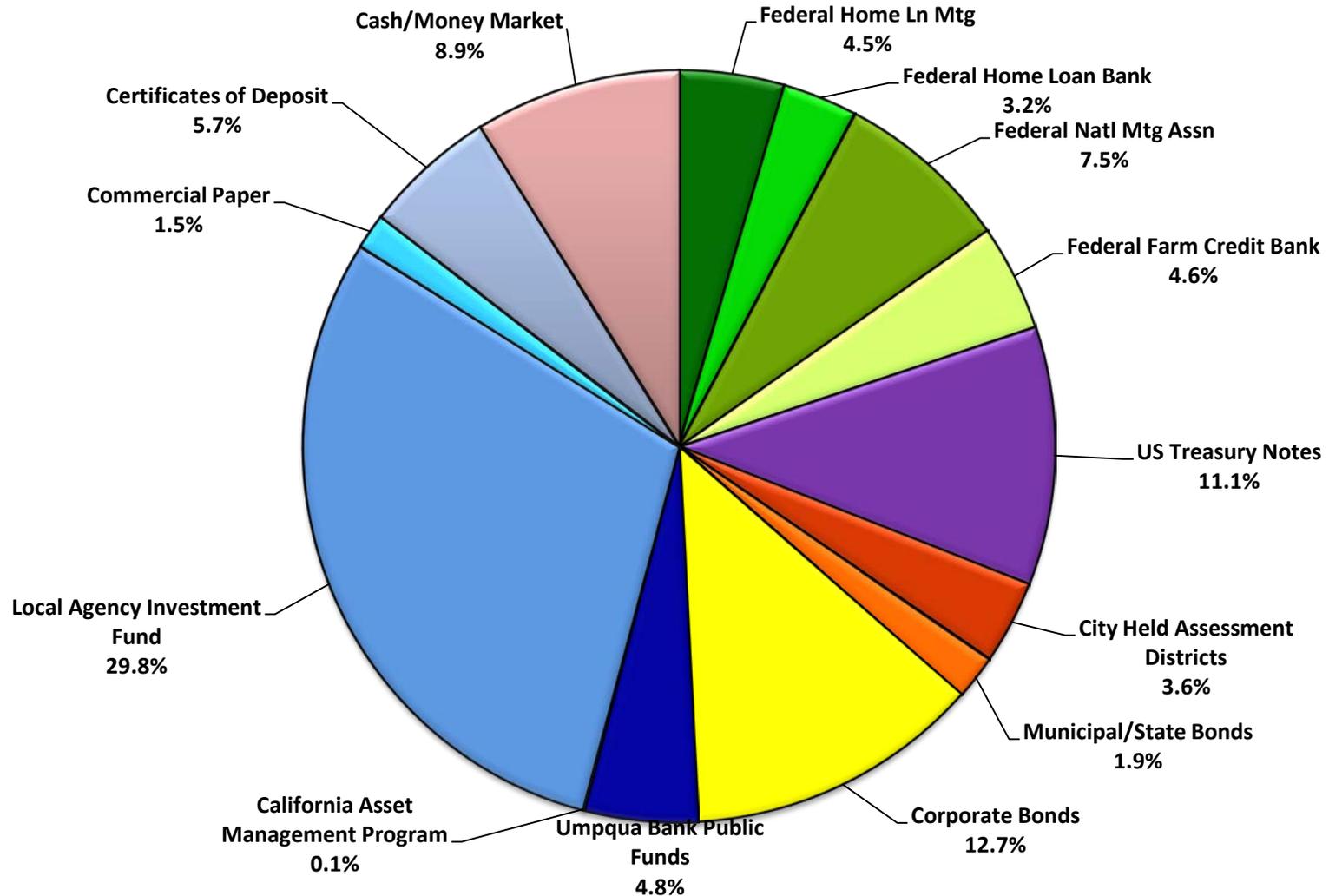
The following table provides a comparison of the portfolio for the quarter ended March 31, 2016, and the previous quarters ended December 2015, September 2015, and June 2015.

Portfolio Comparison				
	6/30/15	9/30/15	12/31/15	3/31/16
Cost Basis	\$91,161,763	\$90,531,312	\$111,690,919	\$109,646,406
Estimated Market Value	91,393,686	90,834,875	111,687,850	110,004,459
Unrealized Gains/(Losses) ⁽¹⁾	231,923	303,563	(3,069)	358,053
Liquidity	45.4%	43.8%	31.93%	43.58%
Weighted Average Years: Maturity of City Held Funds	1.90 years	1.83 years	2.20 years	1.74 years
LAIF Interest Rate	0.30%	0.38%	0.40%	0.506%
CAMP Interest Rate	0.090%	0.130%	0.230%	0.500%
Umpqua Bank Public Funds Money Market Interest Rate	0.30%	0.34%	0.40%	0.35%
Portfolio: Weighted Average Yield to Maturity at Market	1.01%	1.12%	0.80%	0.91%
CPI (Annualized)	0.1%	0.0%	0.7%	0.9%

Note: (1) This represents the amount of money that the City would gain (or lose) if it were to liquidate its entire portfolio at the end of the reporting period. However, such gains (or losses) will not be realized if the investments are held until maturity (which is the City's historical investment strategy).

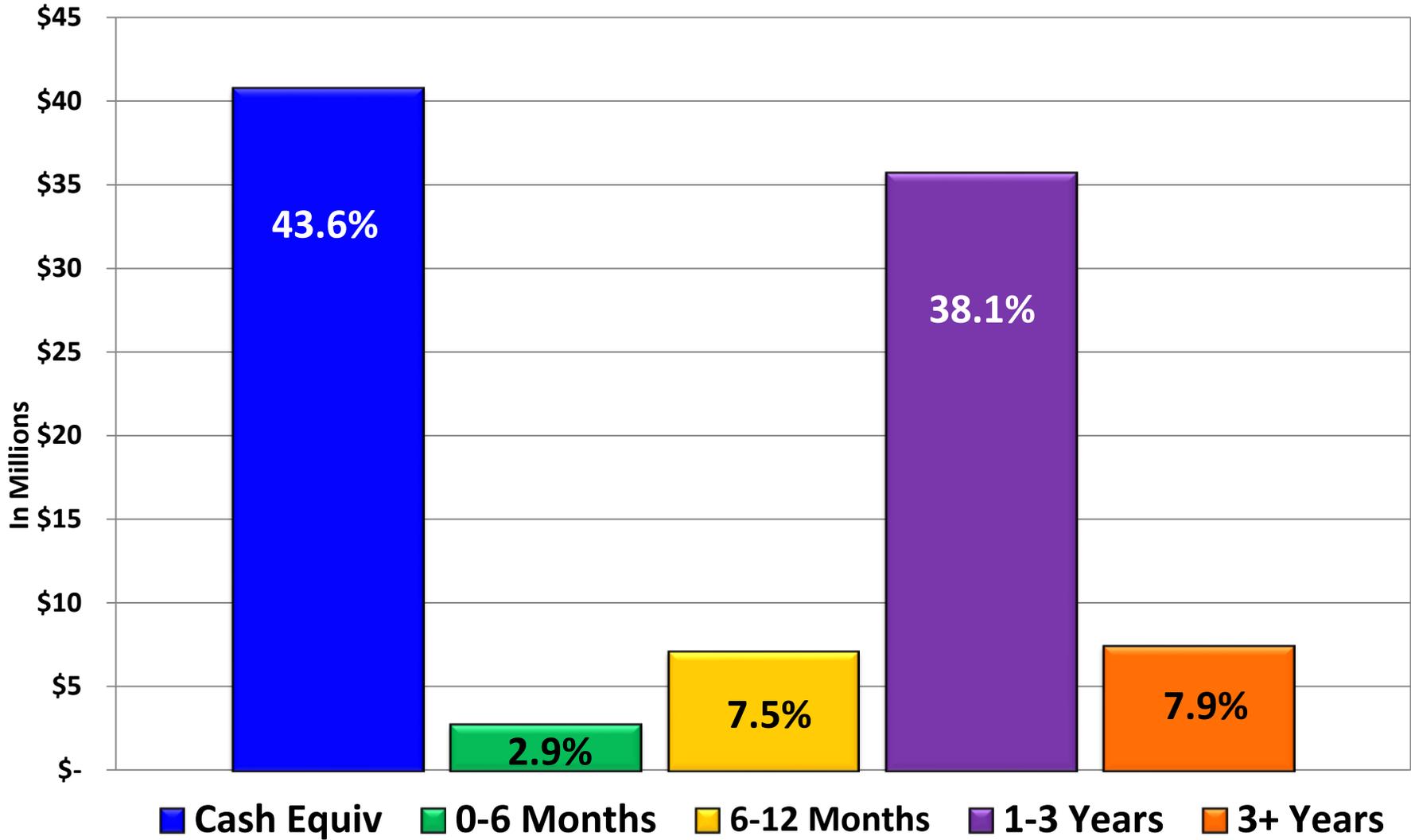
City of Yuba City – Quarterly Investment Report
March 31, 2016

Composition of City Held Investments



City of Yuba City – Quarterly Investment Report
March 31, 2016

City Held Investment Portfolio Maturity Distribution



City of Yuba City
Monthly Investment Statement
City Held Investments
March 2016

No.	Description of Security	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
	U.S. Consumer Price Index (Inflation)	March 2016		0.900%			
1	Local Agency Investment Fund (LAIF)	Daily	0.506%	0.506%	\$ 27,875,602	\$ 27,881,764	\$ 6,162
2	Calif. Asset Management Program (CAMP)	Daily	0.500%	0.500%	102,812	102,812	-
3	Wells Fargo Money Market & Checking Accts.	Daily (Sweep)	0.000%	0.000%	7,876,649	7,876,649	-
4	Umpqua Bank Public Funds Money Market	Daily	0.350%	0.350%	4,525,448	4,525,448	-
5	Dreyfus Govt Cash Management Fund	Daily	0.100%	0.000%	433,256	433,256	-
6	Goldman Sachs Bank USA	08/12/16	0.900%	0.900%	500,000	499,905	(95)
7	Berkshire Hathaway Fin Corp	08/15/16	0.950%	0.970%	314,833	315,322	489
8	Rabobank Nederland	08/16/16	0.000%	0.820%	846,382	847,758	1,376
9	East Hillcrest AD	09/02/16	6.000%	6.000%	6,428	6,428	-
10	Toyota Motor Credit Corp	09/15/16	2.000%	1.000%	1,028,960	1,006,037	(22,923)
11	Bank of Tokyo	10/03/16	0.000%	0.900%	572,326	572,353	27
12	Fannie Mae	11/14/16	0.550%	0.550%	1,900,000	1,898,879	(1,121)
13	US Treasury Notes	12/15/16	0.625%	0.620%	500,078	500,254	176
14	US Treasury Notes	12/31/16	0.875%	0.590%	551,160	551,181	21
15	Federal Farm Credit Bank	01/17/17	4.875%	0.830%	1,108,800	1,033,461	(75,339)
16	Bank of America Corp Bnd	02/14/17	1.250%	1.170%	501,050	500,620	(430)
17	US Treasury Notes	02/15/17	0.625%	0.820%	497,539	500,078	2,539
18	Fannie Mae	03/14/17	0.750%	0.750%	1,000,800	1,000,520	(280)
19	Deere John Cap Corp	03/15/17	1.400%	0.950%	504,415	502,844	(1,571)
20	Canadian Imperial Bank	04/06/17	1.010%	1.010%	475,000	474,235	(765)
21	Rabobank Nederland	04/21/17	1.070%	1.070%	575,000	574,209	(791)
22	BMO Harris Bk Natl Assn	04/24/17	1.000%	1.010%	475,000	475,468	468
23	Freddie Mac	05/12/17	1.250%	0.870%	1,011,900	1,006,147	(5,753)
24	Berkshire Hathaway Fin Corp	05/15/17	1.600%	1.620%	199,846	201,675	1,829
25	Pfizer Inc SR Notes	05/15/17	1.100%	0.920%	501,900	501,808	(92)
26	US BankCorp MTNS Bank	05/15/17	1.650%	1.180%	766,478	753,938	(12,540)
27	Nordea Bank Finland	05/26/17	1.150%	1.150%	475,000	473,929	(1,071)
28	John Deere Cap Corp	06/12/17	1.125%	1.140%	364,828	365,583	754
29	HSBC USA INC IN	06/23/17	1.300%	1.350%	189,711	189,929	218
30	Freddie Mac	06/29/17	1.000%	0.820%	1,008,550	1,002,975	(5,575)
31	Freddie Mac Global Notes	06/29/17	1.000%	0.960%	625,631	626,859	1,228
32	US Treasury Notes	06/30/17	0.750%	0.700%	500,508	500,469	(39)
33	California Earthquake Auth Rev	07/01/17	1.824%	1.820%	130,000	131,044	1,044
34	Toyota ABS	07/15/17	0.710%	0.710%	54,002	53,979	(23)
35	Svenska C/D	08/24/17	1.075%	0.840%	475,000	474,288	(713)
36	Wells Fargo & Co.	09/08/17	1.400%	1.430%	499,505	500,891	1,386

City of Yuba City
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March 2016

No.	Description of Security	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
37	IBM Corp Notes	09/14/17	5.700%	1.600%	494,211	453,784	(40,427)
38	American Express Corp	09/22/17	1.550%	1.600%	139,812	140,446	634
39	Freddie Mac Global Notes	09/29/17	1.000%	0.910%	301,236	301,091	(146)
40	US Treasury Notes	09/30/17	0.625%	0.730%	498,750	499,356	606
41	Federal Farm Credit Bank	10/13/17	0.650%	0.930%	994,770	997,800	3,030
42	Bank of Nova Scotia	11/06/17	1.560%	1.550%	475,000	476,477	1,477
43	Skandinaviska Enskilda	11/16/17	1.480%	1.480%	475,000	472,556	(2,444)
44	HSBC Bank C/D	11/17/17	1.208%	0.970%	475,000	475,302	302
45	Federal Home Loan Bank	12/08/17	0.750%	0.770%	999,000	999,430	430
46	US Treasury Notes	12/15/17	1.000%	0.850%	501,777	502,227	449
47	Fannie Mae Global Notes	12/20/17	0.875%	0.880%	749,820	751,187	1,367
48	Freddie Mac	01/12/18	0.750%	1.010%	987,580	999,645	12,065
49	Ford ABS	01/15/18	0.810%	0.810%	34,094	34,078	(16)
50	IBM Corp Notes	02/06/18	1.125%	1.230%	598,170	601,083	2,913
51	Berkshire Hathaway Fin Corp	02/09/18	1.550%	1.310%	502,750	504,653	1,903
52	Fannie Mae	02/27/18	1.050%	0.890%	577,162	578,076	914
53	Federal Farm Credit Bank	03/01/18	1.050%	0.990%	1,252,050	1,254,088	2,038
54	Exxon Mobil Corp	03/06/18	1.305%	1.310%	350,000	351,572	1,572
55	Royal Bank CDA	03/09/18	1.700%	1.690%	475,000	477,437	2,437
56	Toronto Dominion Bank NY CD	03/14/18	1.720%	1.720%	475,000	474,995	(5)
57	US Treasury Notes	03/31/18	0.750%	0.780%	499,688	499,961	274
58	Federal Natl Mtg Assn	04/25/18	1.550%	0.830%	111,100	110,408	(692)
59	Federal Home Loan Bank	04/27/18	1.000%	1.000%	1,000,000	1,000,040	40
60	Microsoft Corp	05/01/18	1.000%	1.010%	139,912	140,391	479
61	Apple Inc.	05/03/18	1.000%	1.080%	254,059	255,526	1,467
62	Apple Inc.	05/03/18	1.000%	1.170%	495,880	501,031	5,151
63	UC General Rev Bnds	05/15/18	2.054%	2.050%	370,000	377,759	7,759
64	Fannie Mae	05/21/18	0.875%	1.190%	344,736	350,430	5,694
65	Bank of New York Mellon	05/22/18	1.600%	1.600%	474,957	478,575	3,618
66	Chevron Corp SR Notes	06/24/18	1.718%	1.720%	365,000	368,454	3,454
67	Fannie Mae	06/26/18	0.920%	0.910%	1,000,320	999,800	(520)
68	US Treasury Notes	07/31/18	1.375%	0.980%	912,164	912,023	(141)
69	US Treasury Notes	07/31/18	1.375%	0.870%	506,953	506,680	(274)
70	Federal Home Ln Bank	08/24/18	0.950%	0.940%	1,000,340	1,003,250	2,910
71	Fannie Mae	09/01/18	0.633%	0.380%	78,963	78,636	(327)
72	Federal Farm Credit Bank	10/09/18	0.875%	0.980%	996,850	1,001,900	5,050
73	US Treasury Notes	10/31/18	1.250%	1.490%	495,254	505,430	10,176

**City of Yuba City
Monthly Investment Statement
City Held Investments
March 2016**

No.	Description of Security	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
74	US Treasury Notes	11/30/18	1.250%	1.450%	545,316	556,123	10,807
75	Fannie Mae	01/25/19	1.898%	1.200%	131,300	131,508	208
76	Honda ABS	02/21/19	1.040%	1.050%	169,974	169,767	(207)
77	Apple Inc.	02/22/19	1.700%	1.480%	503,220	507,471	4,251
78	Federal Natl Mtg Assn	02/26/19	1.000%	1.080%	399,056	400,885	1,829
79	Cisco Sys Inc	03/01/19	2.125%	1.830%	479,740	488,705	8,965
80	US Treasury Notes	04/30/19	1.625%	1.160%	508,984	510,879	1,895
81	Toyota ABS	05/15/19	1.270%	1.270%	239,987	240,414	427
82	Freddie Mac Notes	05/30/19	1.750%	1.540%	302,676	307,187	4,511
83	American Honda Finance NTS	08/15/19	2.250%	2.290%	499,075	511,653	12,578
84	Fannie Mae	09/25/19	1.646%	1.080%	222,203	221,481	(722)
85	US Treasury Notes	09/30/19	1.750%	1.370%	838,825	846,431	7,606
86	US Treasury Notes	09/30/19	1.000%	1.470%	97,922	100,082	2,160
87	Nissan ABS	10/15/19	1.050%	1.060%	184,961	184,912	(49)
88	Ford ABS	11/15/19	1.160%	1.160%	124,988	124,990	2
89	Federal Natl Mtg Assn	11/26/19	1.750%	1.670%	301,074	306,970	5,896
90	GECC	01/08/20	5.500%	2.230%	482,031	487,499	5,468
91	US Treasury Notes	02/29/20	1.250%	1.330%	817,100	830,381	13,282
92	Federal Natl Mtg Assn	04/01/20	0.767%	0.540%	240,833	239,870	(963)
93	JP Morgan Chase & Co	06/23/20	2.750%	2.640%	477,361	486,424	9,063
94	US Treasury Notes	07/31/20	2.000%	1.600%	203,578	207,102	3,523
95	US Treasury Notes	07/31/20	2.000%	1.230%	387,407	388,316	908
96	US Treasury Notes	08/31/20	2.125%	1.760%	889,219	910,889	21,670
97	US Treasury Notes	11/30/20	2.000%	1.350%	566,307	569,744	3,437
98	Darrough Drive AD	09/02/24	6.000%	6.000%	88,289	88,289	-
99	Buttes Vista 2000-1 AD	09/02/25	2.730%	2.730%	515,695	515,695	-
100	Buttes Vista 2002-1 AD	09/02/27	2.730%	2.730%	533,384	533,384	-
101	Staple/Ashley/Cornwell AD	09/02/30	6.000%	6.000%	120,584	120,584	-
102	Yuba City RDA TABs	09/01/32	5.375%	6.460%	960,000	1,279,548	319,548
103	WWTP Solar System (DS, June 30)	06/30/33	4.000%	4.000%	2,105,964	2,105,964	-
Total City Held Investments					\$ 93,313,811	\$ 93,671,714	\$ 357,903

**City of Yuba City Investment Report
Investments Held By Trustees
March 2016**

No.	Description of Debt Issuance	Account Type	Description of Security	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
102	Sunsweet Blvd CFD - 2005	Reserve	LAIF	Daily	0.506%	0.506%	216,444	216,444	-
103		Reserve	Blackrock T-Fund	Daily	0.190%	0.190%	2,657	2,657	-
104		Installment	Blackrock T-Fund	Daily	0.180%	0.180%	44	44	-
105	RDA Tax Allocation Bonds - 2007	Reserve	Blackrock T-Fund	Daily	0.190%	0.190%	32	32	-
106	Wastewater Revenue Refunding - 2011	Reserve	Blackrock T-Fund	Daily	0.000%	0.000%	2	2	-
		Debt Service	Blackrock T-Fund	Daily	0.000%	0.000%	1	1	-
107	2013 Water Rev COP	Escrow	Uninvested Cash	Daily	0.000%	0.000%	-	-	-
108		COI	Blackrock T-Fund	Daily	0.010%	0.010%	-	-	-
109		Debt Service	Blackrock T-Fund	Daily	0.000%	0.000%	1	1	-
110	TABs Refunding - 2015	Debt Service	Blackrock T-Fund	Daily	0.190%	0.190%	180,789	180,789	-
111		Interest	Blackrock T-Fund	Daily	0.000%	0.000%	1	1	-
112		Reserve	Blackrock T-Fund	Daily	0.010%	0.010%	128,551	128,583	32
113		Reserve	Blackrock T-Fund	Daily	0.000%	0.000%	1	1	-
114		Reserve	Blackrock T-Fund	Daily	0.010%	0.010%	478,449	478,568	119
115		Issuance	Blackrock T-Fund	Daily	0.190%	0.190%	19,692	19,692	-
116		Escrow	Uninvested Cash	Daily	0.000%	0.000%	660	660	-
117		Escrow	Uninvested Cash	Daily	0.000%	0.630%	15,299,622	15,299,622	-
118	Gauche Park Refunding - 2015	Debt Service	Blackrock T-Fund	Daily	0.000%	0.000%	2	2	-
119		Debt Service	Blackrock T-Fund	Daily	0.000%	0.000%	1	1	-
120		Interest	Blackrock T-Fund	Daily	0.000%	0.000%	2	2	-
121		Reserve	Assured Guaranty	06/01/36	Discount	0.000%	1	1	-
122		COI	Blackrock T-Fund	Daily	0.190%	0.190%	5,642	5,642	-
	U.S. Consumer Price Index (Inflation)			March 2016		0.900%			
Total Trustee-Held Investments							\$ 16,332,594	\$ 16,332,745	\$ 150

TOTAL CITY & TRUSTEE-HELD INVESTMENTS	\$ 109,646,406	\$ 110,004,459	\$ 358,053
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I certify to the best of my knowledge: (i) That this statement reflecting all City investments is accurate and complete; (ii) That each investment conforms with the City's investment policies, as well as California's Government Code; and (iii) That sufficient cash flow liquidity is available to meet the next six months of estimated disbursements.

Signed: /s/ Spencer Morrison
Spencer Morrison, City Treasurer

Date: 12/31/2015

Investment Activity
January - February - March 2016

Description of Security	Broker	Settlement Date	Maturity Date	Trade Date	Activity Type	Coupon Rate	Yield to Maturity	Cost Basis
SALES/REDEMPTIONS								
MICROSOFT CORP NTS	NO BROKER	02/08/16	02/08/16	02/08/16	Matured	2.500%	0.470%	746,487
US TREAS NTS	MORGAN STANLEY	02/23/16	01/31/19	02/19/16	Sales	1.500%	1.610%	398,031
US TREAS NTS	BMO NESBIT	02/24/16	07/31/16	02/23/16	Sales	1.500%	0.470%	514,141
JPM CHASE & CO NT	NO BROKER	02/26/16	02/26/16	02/26/16	Matured	1.125%	1.123%	275,072
BANK OF TOKYO MITS DC/P	NO BROKER	03/08/16	03/08/16	03/08/16	Matured	0.000%	0.510%	573,517
FNMA BDS	MORGAN STANLEY	03/15/16	05/21/18	03/11/16	Sales	0.875%	1.040%	49,594
COLGATE PALMOLIVE NT	MITSUBISHI UFJ SECURITIES (USA	03/15/16	05/01/18	03/11/16	Sales	0.900%	1.000%	428,303
FNMA BDS	TORONTO DOMINION SECURITIES	03/16/16	05/21/18	03/11/16	Sales	0.875%	1.040%	470,105
FHLB BDS	NO BROKER	03/24/16	03/24/17	03/24/16	Full Call	0.840%	0.840%	500,000
UBS FINANCE DELW DC/P	NO BROKER	03/31/16	03/31/16	03/31/16	Matured	0.000%	0.570%	573,134
US TREAS BILLS	RBC CAPITAL MARKETS	03/31/16	04/07/16	03/30/16	Sales	0.000%	0.000%	501,956

Total Sales/Redemptions

\$ 5,030,339

PURCHASES

RABOBANK NEDERLAND	RBC CAPITAL MARKETS	02/10/16	08/16/16	02/09/16		0.000%	0.820%	846,382
FNMA NTS	CHASE SECURITIES, INC.	02/23/16	02/26/19	02/19/16		1.000%	1.080%	399,056
APPLE INC	BARCLAYS CAPITAL INC. FIXED IN	02/26/16	02/22/19	02/23/16		1.700%	1.480%	503,220
US TREAS NTS	SALOMON BROS.	02/29/16	07/31/20	02/26/16		2.000%	1.230%	387,407
US TREAS NTS	SALOMON BROS.	03/08/16	11/30/20	03/03/16		2.000%	1.350%	566,307
ROYAL BK CDA Y C/D	RBC CAPITAL MARKETS	03/15/16	03/09/18	03/11/16		1.700%	1.690%	475,000
TORONTO-DOMINION YC/D	BONY/IPA	03/16/16	03/14/18	03/14/16		1.720%	1.720%	475,000
US TREAS BILLS	JEFFERIES	03/24/16	04/07/16	03/23/16		0.000%	0.000%	501,956
US TREAS NTS	JEFFERIES	03/31/16	12/31/16	03/30/16		0.875%	0.590%	551,160
BANK OF TOKYO MITS DC/P	BONY/IPA	03/31/16	10/03/16	03/30/16		0.000%	0.900%	572,326

Total Purchases

\$ 5,277,815

**City of Yuba City - Quarterly Investment Transaction Report
March 2016 - Market Value Summary**

Account Types	Balance 12/31/2015	Balance 3/31/2016	Period Activity
City Held Investments			
Local Agency Investment Fund	\$ 11,856,964	\$ 27,881,764	\$ 16,024,800
California Asset Management Program	102,700	102,812	113
Umpqua Bank Public Funds Money Market	4,521,126	4,525,448	4,322
Cash/Money Market	8,044,013	8,309,906	265,892
Commercial Paper	1,148,603	1,420,112	271,509
Federal Agency Securities	19,115,659	18,602,522	(513,137)
US Treasuries	9,679,726	10,397,604	717,879
Certificates of Deposit	4,398,428	5,348,801	950,374
Municipal/State Bonds	1,797,440	1,788,351	(9,089)
Corporate Bonds	12,780,346	11,924,051	(856,296)
City-held Assessment Districts	3,370,343	3,370,343	0
Total City Held Investments	\$ 76,815,349	\$ 93,671,714	\$ 16,856,365
Trustee Held Investments			
RDA Tax Allocation Series A - 2004	\$ -	\$ -	\$ -
Housing Set Aside Series B - 2004	-	-	0
Sunsweet Blvd CFD - 2004	287,584	219,145	(68,439)
Gauche Park COP - 2006	1	-	(1)
RDA Tax Allocation 2007	-	32	32
TABs Refunding - 2015	34,577,017	16,107,916	(18,469,102)
Gauche Park Refunding	7,896	5,648	(2,247)
Total Trustee Held Investments	\$ 34,872,502	\$ 16,332,745	\$ (18,539,757)
Total	\$ 111,687,850	\$ 110,004,459	\$ (1,683,391)

CITY OF YUBA CITY

City Council Reports

- Councilmember Didbal
- Councilmember Dukes
- Councilmember Gill
- Vice Mayor Cleveland
- Mayor Buckland

Adjournment