MariJane Lopez-Taff, *Mayor*
Porsche Middleton, *Vice Mayor*
Dr. Jayna Karpinski-Costa, *Council Member*
Kelsey Nelson, *Council Member*
Tim Schaefer, *Council Member*

CITY OF CITRUS HEIGHTS
CITY COUNCIL
Special and Regular Meetings of Wednesday, January 14, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA
Special Meeting 5:30 p.m.
Regular Meeting 6:00 p.m.

HOW TO PARTICIPATE:

The City of Citrus Heights welcomes your interest and involvement in the City's legislative process. The Council may take up any agenda item at any time, regardless of the order listed. If you wish to address the Council during the meeting, please fill out a Speaker Identification Sheet and give it to the City Clerk. When you are called upon to speak, step forward to the podium and state your name for the record. Normally, speakers are limited to three (3) minutes each. The Mayor has the discretion to lengthen or shorten the allotted times. Alternatively, you may submit your comment by 4:00 p.m. on the meeting day by completion of an online Speaker Card at https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Written public comments shall be limited to 250 words or less. Each comment will be read aloud by the City Clerk.

The City provides three ways to watch a City Council meeting.

IN PERSON	ONLINE	ON TELEVISION
City Council meetings take place in the City Hall Council Chambers.	Watch the livestream and replay past meetings on the City website.	Watch live and replays of meetings on Sac Metro Cable, Channel 14.

LEVINE ACT:

The Levine Act (Government Code Section 84308) requires parties to a proceeding before the City of Citrus Heights involving a license, permit or other entitlement for use to disclose any contribution over $500 made to a City elected or appointed officer (including Council Members and Planning Commissioners) within the 12 months before and 12 months after the City decision, and are prohibited from making, participating in, or using their official position to influence the decision.

January 9, 2026

Amy Van, City Clerk

SPECIAL CITY COUNCIL MEETING
5:30 PM

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

PUBLIC COMMENT

CLOSED SESSION

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
   Number of potential cases: 1

REPORT OUT OF CLOSED SESSION

ADJOURNMENT

REGULAR CITY COUNCIL MEETING
6:00 PM

CALL REGULAR MEETING TO ORDER

1. Flag Salute

2. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

4. Recognition of Outgoing Mayor

PUBLIC COMMENT
This is an opportunity to make a public comment on non-agenda items. Pursuant to the Brown Act, the City Council is prohibited from discussing or acting on any item raised during "Public Comment" not appearing on the posted agenda.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR (Estimated Start Time 6:30 p.m.)
It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

5. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Meeting of December 10, 2025

6. **SUBJECT:** Appointments to Regional Boards and Committees
STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026-___ A Resolution of the City Council of the City of Citrus Heights, California, Confirming Appointments of City Councilmembers to Serve on Council Standing Committees and Various Regional Authorities, Agencies, Commissions, and Committees for Calendar Year 2026

7. **SUBJECT:** Declaration of Exempt Surplus Property – 7859 Casa Bella Way
STAFF REPORT: C. Kempenaar/S. Lui
RECOMMENDATION: Adopt Resolution No. 2026-___ A Resolution of the City Council of the City of Citrus Heights, California, Declaring One Vacant Single-Family Home at 7859 Casa Bella Way as Exempt Surplus Property

DEPARTMENT REPORTS

8. **SUBJECT:** Sayonara Drive Habitat for Humanity Update
DEPARTMENT: Community Development

9. **SUBJECT:** Blight Flash Vote Results
DEPARTMENT: Economic Development & Community Engagement

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

ADJOURNMENT

AMERICANS WITH DISABILITIES ACT:

If you need a disability-related modification or accommodation, to participate in this meeting, please contact the City Clerk's Office 916-725-2448, cityclerk@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

WRITINGS RECEIVED AFTER AGENDA POSTING:

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection during normal business hours at City Hall, located at 6360 Fountain Square Drive. Audio/Visual presentation material must be provided to the City Clerk's Office at least 48 hours prior to the meeting. Email subscriptions of the agenda are available online by signing up with the City's Notify Me service.

CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Regular Meeting of Wednesday, December 10, 2025
City Hall Council Chambers
6360 Fountain Square Dr., Citrus Heights, CA

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Karpinski-Costa.

1. The Flag Salute was led by Council Member Middleton.

2. Roll Call:

Council Members present:	Middleton, Nelson, Schaefer, Lopez-Taff, Karpinski-Costa
Council Members absent:	None
Staff Members present:	Bermudez, Campbell, Feeney, D. Jones, R. Jones, Kempenaar, Turcotte, Van, and department directors.

3. The video statement was read by Acting City Clerk Jones.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Schaefer, seconded by Vice Mayor Lopez-Taff, the City Council approved the agenda.

AYES:	Middleton, Nelson, Schaefer, Lopez-Taff, Karpinski-Costa
NOES:	None
ABSENT:	None

SPECIAL ITEMS

4. Selection of Mayor and Vice Mayor

City Clerk Van introduced the item and provided a brief overview of the annual rotational appointment process, for the benefit of the public.

Public Comment

Bill Shirley, president of the Neighborhood Area CHASEN (Citrus Heights Areas 7, 8 & 9), expressed appreciation for Vice Mayor Lopez-Taff's community engagement and spoke in support of her to be appointed Mayor.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Middleton, the City Council appointed MariJane Lopez-Taff as Mayor.

AYES:	Middleton, Nelson, Schaefer, Lopez-Taff, Karpinski-Costa
NOES:	None
ABSENT:	None

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Nelson, the City Council appointed Porsche Middleton as Vice Mayor.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

The City Council took a brief recess from 6:06 to 6:10 p.m. The seating at the dais changed.

PUBLIC COMMENT

Ruth Fox of Neighborhood Area CHATS (Citrus Heights Areas 2 and 6) provided a report on how the area spent its Community Grant funds and managed its budget this year. They supported events, fulfilled holiday wishes for low-income families and provided gift cards and supplies to elementary school teachers and students.

Acting City Clerk Jones read the following written public comment submitted by Alfred Sanchez, "Sunday December 21st is National Homeless Persons Memorial Day. For the 7th year we will be meeting at Adalbertos Restaurant on the corner of Greenback and Auburn Blvd at 7pm. Everyone is welcome. Please contact me if you have any questions. Remembering those who died while Homeless on our streets. Alfred Sanchez"

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa attended the recent pet microchipping events. She hosted Mondays with the Mayor. She attended the Citrus Heights Women's Club 50th Anniversary. She went to the Citrus Heights Chamber Luncheon, where Senator Niello spoke. She attended a Neighborhood Area SOAR (Area 10 – Sylvan Old Auburn Road) meeting and a League of CA Cities webinar on new laws, including Senate Bill 827 – additional financial training for elected officials and department heads. She went to the Teddy Bear Luncheon hosted by Lakeview Village. She participated in the Annual Citrus Heights Tree Lighting. She attended a lunch gathering of local mayors. She attended the Annual City Employee and Volunteer Holiday Luncheon. She attended a Sacramento Area Sewer District meeting.

Council Member Nelson reported on attending a Sacramento Transportation Authority meeting. She went to the Teddy Bear Luncheon and the Stones Gambling Hall's "21" Award event. She also attended the Annual Citrus Heights Tree Lighting.

Council Member Schaefer reported on attending a Capitol Corridor Joint Powers Authority meeting. He went to the Annual Citrus Heights Tree Lighting. He attended the Stones Gambling Hall's "21" Award and a Sacramento Area Council of Governments (SACOG) Policy Innovation meeting. He attended a Sacramento Regional Transit District Board meeting and briefly discussed the new RT Flex fare program. He attended the Annual City Employee and Volunteer Holiday Luncheon.

Vice Mayor Middleton delivered pre-made meals of non-perishable items to the Sayonara Center. She spent the holidays visiting local businesses. She went to a Capitol Region Elected Women (CREW) forum.

Mayor Lopez-Taff attended several of the same events as the rest of the City Council. She also attended ribbon-cuttings for the grand re-openings of Walmart and Narenj Grocery.

CONSENT CALENDAR

5. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meeting of November 12, 2025

6. **SUBJECT:** Annual AB 1600 Development Fee Report
STAFF REPORT: S. Talwar / A. Preciado
RECOMMENDATION: Adopt Resolution No. 2025-087, A Resolution of the City Council of the City of Citrus Heights, California, Accepting, Filing, and Making the Findings Identified in the City's Annual AB 1600 Fee Report for the Fiscal Year Ended June 30, 2025

7. **SUBJECT:** Resolution Adopting Amended Salary Table
STAFF REPORT: S. Talwar
RECOMMENDATION: Adopt Resolution No. 2025-088, A Resolution of the City Council of the City of Citrus Heights, California, Adopting the Amended Salary Table, Exhibit A

8. **SUBJECT:** Submission of Application for Tree City USA Designation
STAFF REPORT: C. Kempenaar / S. Lui
RECOMMENDATION: Adopt Resolution No. 2025-089, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Submission of an Application to the National Arbor Day Foundation for Consideration of Citrus Heights Being Designated a Tree City USA Community

9. **SUBJECT:** Sunrise Boulevard Resurfacing Project – Final Acceptance and Notice of Completion
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2025-090, A Resolution of the City Council of the City of Citrus Heights, California, Accepting the Sunrise Boulevard Resurfacing Project as Complete and Authorizing the General Services Director to Record a Notice of Completion and Release the Contract Retention

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council adopted Consent Calendar Items 5, 6, 7, 8 and 9.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

PUBLIC HEARING

10. **SUBJECT:** Prohousing Designation Renewal Application & Authorization to Receive Prohousing Incentive Program Grant Award
STAFF REPORT: C. Kempenaar / A. Bermudez
RECOMMENDATION: Staff recommends the following:

a.) Adopt Resolution 2025-091, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Application to and Participation in the Prohousing Designation Program; and

b.) Adopt Resolution 2025-092, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Application for, and Receipt of, Prohousing Incentive Program Funds. Resolution 2025-092, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Application for, and Receipt of, Prohousing Incentive Program Funds.

Senior Planner Bermudez presented an overview of the Prohousing Designation. This is a state program that recognizes jurisdictions for their efforts at streamlining housing projects. The City was awarded this designation in 2022 and it is set to expire. She reported on the key points of the City's renewal application, the application process and the benefits of the designation. If the application is approved, the City is eligible to receive up to $900,000 in Prohousing Incentive Program Funds.

Mayor Lopez-Taff opened the public hearing at 6:37 p.m. Hearing no requests for public comment, she closed the public hearing.

City Council comments followed.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council adopted Resolution 2025-091, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Application to and Participation in the Prohousing Designation Program and Resolution 2025-092, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Application for, and Receipt of, Prohousing Incentive Program Funds.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

REGULAR CALENDAR

11. **SUBJECT:** Discussion Item of Strategic Goal Related to Mobile Food Vending
STAFF REPORT: C. Kempenaar / A. Bermudez / A. Turcotte / K. Frey / W. Dunning / D. Miller
RECOMMENDATION: Staff recommends that the City Council review the information presented in this report and accompanying presentation. Following the discussion, staff seeks input and feedback on possible code amendments.

Community Development Director Kempenaar introduced the item and Senior Planner Bermudez provided a presentation. The City did extensive outreach on this topic, including to restaurants, the Chamber of Commerce, food truck operators and Sunrise MarketPlace. Senior Planner Bermudez reviewed the current regulations and discussed the first "Food Truck Plaza" coming in Spring. She reviewed several potential options for changes to regulations, if the City Council desires:

1. Prohibit mobile food vending on private property
2. Limit a mobile food vendor to one Temporary Use Permit per year
3. Prohibit food trucks within a commercial center that has a restaurant or commercial kitchen
4. Require a buffer between mobile food vendors and restaurants/commercial kitchens

5. Allow mobile food vendors to operate only within an approved Food Truck Plaza
6. Maintain existing regulations

Public Comment

Acting City Clerk Jones read the following written statement submitted by Kevin Miles, "Good evening, my name is Kevin Miles, and I am a co-owner of R Vida Cantina located on Sunrise near the Foodmax. I also speak on behalf of my business partner, Carlos Rodriguez. We apologize for not being able to attend in person, but we love that this is a topic of discussion and wanted to share some thoughts from a restaurant owner perspective. Food trucks as a whole, are not an issue for us as long as there are clear guidelines, and policies that are put in place to ensure the operators have limitations. As a Mexican restaurant, it would not benefit us for a taco truck to be parked in our shopping center, of course, but we aren't saying that it should not be allowed in Citrus Heights as a whole. We welcome other businesses and love that people would want to be in our city, as it only promotes more residents to stay and spend their money in Citrus Heights. The hope would be for that food truck to acquire their clientele and look at making Citrus Heights their home for a brick and motor business. The problem exists if that is never their intentions, they come to Citrus Heights, but take their truck back to "Elk Grove," for example, with zero intentions of making our city their home. Ultimately, not funneling any of that back into our city, in which, we pay taxes for our businesses. Forgive us, as we are not educated on the current policies in place for the food trucks, but we all strive for fairness, in life and business, and we believe that is the most important thing when considering how to move forward on this topic. We have seen a lot of growth in the past 6 years, through our business and even more in Citrus Heights. We don't plan on going anywhere, we are committed to doing our part, and we just hope that everyone who conducts business in Citrus Heights is committed to that same mission. Thank you all for your time!"

City Council comments and questions followed. The Council generally favored further exploration of an ordinance around Options 3 and 4 with additional discussion on outdoor seating and like-kind food offerings.

No Action was taken.

12. **SUBJECT:** Animal Licensing & Microchipping – Options for Potential Amendment to Municipal Code § 8-90
STAFF REPORT: A. Turcotte / K. Frey / T. Campbell
RECOMMENDATION: Staff recommends that the City Council review the information presented in this report and accompanying presentation. Following the discussion, staff seek input and feedback on possible Municipal Code amendments.

Police Chief Turcotte introduced the item and Police Services Manager Campbell presented. She reviewed the current regulations, compared regional practices and provided the City Council with options:

1. No Amendments
2. Microchipping Mandate, Amendment regarding dogs and cats
3. First Year Free Licensing, Amendment regarding puppies
4. First Time Free Licensing, Amendment regarding dogs and cats

City Council questions followed. The Council generally favored Option #3 and continuing to offer free microchipping services.

No Action was taken.

DEPARTMENT REPORTS

13. **SUBJECT:** Review 2025 Events Calendar/Evaluate Historical and New Community Events
DEPARTMENT: General Services

Director Cave provided a presentation and overview of the City's annual signature community events and this year's new event, Citrus Nights, which took the place of Sunday Funday. She discussed other notable 2025 events, such as the Volunteer Appreciation Week Reception and National Night Out. She presented an option to officially retire the annual Sunday Funday event. City Council questions and comments followed.

The Council generally favored retiring Sunday Funday and maintaining the booth availability at the concert series.

CITY MANAGER ITEMS

City Manager Feeney offered year-end comments, thanked the outgoing Mayor and Vice Mayor for their leadership, and thanked the Council and staff for the year's accomplishments. He also thanked the City's community partners. He announced the voting period for "Best Lights in Citrus Heights" and that the December 24 regular City Council meeting has been cancelled due to the holidays. The next Council meeting will be on January 14, 2026. He wished the Council and community happy holidays.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

High school students in the audience for government class were invited to the podium to introduce themselves and take pictures with the Council.

Council Member Nelson requested a discussion on renaming the Habitat for Humanity neighborhood on Sayonara Drive, seconded by Council Member Karpinski-Costa.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 8:02 p.m.

Respectfully submitted,

_____
Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: January 14, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk

SUBJECT: **Appointments to Regional Boards and Committees**

Summary

Citrus Heights City Council Members represent the City on various regional boards and committees throughout Sacramento County as part of their duties as council members. Each January, the Mayor makes appointments to regional boards and 2x2 committees. Some of the regional boards require appointments to be made by a formal resolution of the City Council. The remainder of the proposed regional appointments for 2026 are shown on Attachment 4.

Staff recommends the City Council adopt Resolution No. 2026 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Confirming Appointments of City Councilmembers to Serve on Council Standing Committees and Various Regional Authorities, Agencies, Commissions, and Committees for Calendar Year 2026.

Fiscal Impact

Stipends associated with the regional boards and committees are issued to appointed representatives directly by the regional agency and have no fiscal impact to the City. In 2025, the City Council volunteered that stipends due from regional agencies for City Council service be forwarded to the City for deposit into the City's general fund rather than collected by the City Council representative.

Attachments

1) Resolution No. 2026 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Confirming Appointments of City Councilmembers to Serve on Council Standing Committees and Various Regional Authorities, Agencies, Commissions, and Committees for Calendar Year 2026.
   a. 2026 Proposed List of Regional Board/Committee Appointments

RESOLUTION NO. 2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, CONFIRMING APPOINTMENTS OF CITY COUNCILMEMBERS TO SERVE ON COUNCIL STANDING COMMITTEES AND VARIOUS REGIONAL AUTHORITIES, AGENCIES, COMMISSIONS, AND COMMITTEES FOR CALENDAR YEAR 2026

WHEREAS, the City Council has numerous appointments to various Regional Bodies and makes new appointments in early January of each year to ensure adequate representation of the City's elected officials throughout the County; and

WHEREAS, the adopted City of Citrus Heights City Council Handbook calls for the Mayor's appointments of Councilmembers to serve on various regional authorities, agencies, commissions, and committees as shown on Exhibit A, 2026 Summary of Council Member Appointments; and

WHEREAS, the following regional boards require appointments to be made by a formal action of the City Council: Sacramento Area Sewer District, Sacramento Transportation Authority, Sacramento Area Council of Governments, and Sacramento Air Quality Management District.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights declares that the Mayor and Councilmembers shall serve on the regional authorities, agencies, commissions, and committees as indicated on the attached Exhibit A as primary representatives or alternates where applicable.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this 14th day of January 2026, by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

_____
MariJane Lopez-Taff, Mayor

ATTEST:

_____
Amy Van, City Clerk

Exhibit

A. 2026 Summary of Council Member Appointments

CITY OF CITRUS HEIGHTS

2026 - Summary of Council Member Appointments

Councilmember Appointments to Regional Jurisdictions

Functional Area	Agency	Meeting Schedule	Special Requirements (if any)	Mayor's Appointment
Miscellaneous	Sacramento Local Agency Formation Commission (LAFCo)	1st Wed. of the month; 5:30 PM at County Board of Sups. Chambers	The Mayor or their designee of the City of Citrus Heights will serve as the appointment to LAFCO. Current appointment is City of Galt ending 12/31/2026. Citrus Heights serving as alternate city representative 1/1/25 - 12/31/26. Citrus Heights will serve at City representative 1/1/27 - 12/31/28.	**M. Lopez-Taff (City is Alternate)**
Miscellaneous	Sacramento Metropolitan Cable Television Commission	Quarterly in March, June, September, December; 2:30 PM at the County Board of Sups. Chambers. No January meeting.		**P. Middleton** **J. Karpinski-Costa (Alternate)**
Library	Sacramento Public Library Authority (JPA)	4th Thur. of the month; 3:00 p.m. at County Board of Sups. Chambers		**M. Lopez-Taff** **T. Schaefer (Alternate)**
Wastewater	Sacramento Area Sewer District (merged with SRCSD effective 1/1/24)*	2nd & 4th Wed. of the month; 9:30 AM at County Board of Sups. Chambers		**J. Karpinski-Costa** **K. Nelson (Alternate)**
Transportation	Sacramento Transportation Authority (STA) *	2nd Thurs. of the month; 1:30 PM at County Board of Sups. Chambers. No Jan/Sept meetings.		**P. Middleton** **J. Karpinski-Costa (Alternate)**
Transportation	Sacramento Area Council of Governments (SACOG) * (JPA)	3rd Thurs. of the month; 9:30 AM at SACOG offices		**T. Schaefer** **M. Lopez-Taff (Alternate)**
Transportation	Regional Transit (RT)	2nd & 4th Mon. of the month; 4:00 PM at the Q Street Auditorium – 1102 Q St., 4th Floor – Suite 4600		**T. Schaefer** **M. Lopez-Taff (Alternate)**
Air Quality	Sacramento Metropolitan Air Quality Management District (SMAQMD) *	4th Thurs. of the month; 9:00 AM at the County Board of Sups. Chambers. No Nov/Dec meetings.		**M. Lopez-Taff** **K. Nelson (Alternate)**
Homelessness	Sacramento Steps Forward Homeless Policy Council	Meetings are anticipated to be held 3 times a year.		**M. Lopez-Taff** **P. Middleton (Alternate)**

* Indicates a resolution is required to be adopted confirming the appointment(s).

CONTINUED ON NEXT PAGE

Liaisons to Local Entitities

Appointment Opportunity	Meeting Schedule	Special Requirements (if any)	Mayor's Appointment
Education & Community Programs 2x2 (San Juan Unified School District)	Meets as needed		**M. Lopez-Taff** **P. Middleton**
Parks & Recreation 2x2 (Sunrise Rec. & Park District)	Meets as needed		**K. Nelson** **M. Lopez-Taff**
Sacramento Metropolitan Fire District 2x2	Meets as needed		**P. Middleton** **M. Lopez-Taff**
Sunrise MarketPlace Liaison			**M. Lopez-Taff** **T. Schaefer**

Council Ad Hoc Subcommittees

Functional Area	Subject Matter	Mayor's Appointment
Finance/Admin. 2x2	Budget, Investments, Miscellaneous Finance, Human Resources, Risk Management & Information Technology	**M. Lopez-Taff** **T. Schaefer**
Quality of Life 2x2 (General Service, Community Development, Neighborhood Enhancement, Economic Development & Redevelopment)	General Plan, Zoning, Code Enforcement, Volunteer Programs, CDBG Funding, Community Support Funding, Housing, REACH, Economic Development – (Focus on Innovation Fund), Engineering, Capital Improvement Projects, Solid Waste, Lighting and Landscaping Districts, Public Works)	**M. Lopez-Taff** **K. Nelson**
Arts & Cultural 2x2	Limited-term committee to explore, assess and recommend ways to continue to refine the arts and culture programing. Participate in community engagement process to seek pubic input on selection of art for Traffic Signal Cabinet Art Program	**K. Nelson** **P. Middleton**

Updated 1-2-2026

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: January 14, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
Steffane Lui, Senior Planner

SUBJECT: **Declaration of Exempt Surplus Property – 7859 Casa Bella Way**

Summary and Recommendation

Staff recommends the City Council adopt Resolution No. 2026-_____, a Resolution of the City Council of the City of Citrus Heights, California, declaring one vacant single-family home at 7859 Casa Bella Way as Exempt Surplus Property.

Fiscal Impact

The declaration of surplus has no direct fiscal impact. The future sale of the property would result in a one-time positive fiscal impact.

Background and Analysis

In May 2007, the City awarded A Community for Peace (ACFP), formerly the Domestic Violence Intervention Center, a $350,000 grant to acquire a property for the Citrus Heights Women's Center ("Safe House"), serving women and children escaping domestic violence.

The City and ACFP entered into a Grant Agreement with Restrictive Covenants and an Option to Purchase, secured by a deed of trust. The Agreement has a 55-year term and requires continuous use of the property as a domestic violence shelter. If operations ceased for 30 consecutive days or another uncured default occurs, the City may purchase the property at fair market value of ACFP's capital improvements minus the original $350,000 grant, resulting in a net price of $0.

In 2022, ACFP notified the City that it could no longer operate the Safe House due to financial challenges, and in March 2025 transferred the property to the City as part of its dissolution. After evaluating reuse options, the City has determined that the property should be disposed of.

Prior to transferring the property, the city is required under the Surplus Land Act (Government Code §54220 *et seq*.) to declare the property as surplus. Section 54221 (f)(1)(B) of the Act defines "surplus land" as "Surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes." Under the Act, land must be declared "either 'surplus land' or 'exempt surplus land,' as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency's policies or procedures."

The findings listed in the attached resolution (Attachment 1) provide support for the City Council to declare the subject properties on Sayonara Drive as "exempt surplus land" under Government Code Section 54221(f)(1)(B).

December 9th Planning Commission Meeting
The proposed disposition was presented to the Planning Commission at the December 9th Planning Commission meeting. Under Government Code section 65402, the Planning Commission must determine conformity to the General Plan prior to the disposition of any city owned land. The Planning Commission voted unanimously that the disposition of one vacant single-family home located at 7859 Casa Bella Way is consistent with the General Plan.

Environmental Determination:
This property is exempt from environmental review pursuant to Section 15312 of the State CEQA guidelines, California Code of Regulations as Surplus Government Property Sales.

Attachments

1. Resolution No. 2026-_____, a Resolution of the City Council of the City of Citrus Heights, California, declaring one vacant single-family home at 7859 Casa Bella Way as Exempt Surplus Property.
    A. Map of Property

RESOLUTION NO. 2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, DECLARING CERTAIN PROPERTY AT 7859 CASA BELLA WAY AS EXEMPT SURPLUS LAND

WHEREAS, The City of Citrus Heights is the owner of one single-family home at 7859 Casa Bella Way, Sacramento County Assessor Parcel No. 211-0670-068-00000; and

WHEREAS, the City of Citrus Heights obtained the property in 2025 as part of the dissolution of the former "A Community for Peace"; and

WHEREAS, Pursuant to Section 54221(b)(1) of the Surplus Land Act (Government Code Sections 54220-54234), the City Council must declare the Property to be "surplus land" or "exempt surplus land" before the City Council takes action to dispose of the property; and

WHEREAS, Government Code Section 54221(f)(1)(B) defines "exempt surplus land" to include surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, Pursuant to the Surplus Land Act, the City Council must take formal action in a regular public meeting to declare that the Property is exempt surplus land, as supported by written findings; and

WHEREAS, Pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development ("HCD"), any determination by a local agency that its surplus lands are exempt from the Surplus Land Act must be provided to HCD for its review at least 30 days prior to disposition; and

WHEREAS, The City Council hereby declares pursuant to Government Code Sections 54221(b) and 54221(f)(1)(B) that the Property is exempt surplus land because it is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, staff of the City are hereby authorized and directed to submit a copy of this Resolution to HCD in accordance with the Surplus Land Act Guidelines; and

WHEREAS, staff and officers of the City are hereby authorized, jointly and severally, to take any other such actions as they deem necessary or proper to effectuate the purposes of this Resolution, and all actions previously taken are hereby ratified; and

WHEREAS, That the City Council hereby finds that the actions are not subject to California Environmental Quality Act ("CEQA") because they are activities that are excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. This action declares the Property as exempt surplus land and directs staff to effectuate the purpose of this Resolution. This is administrative activity of government which will not result in direct or indirect physical changes to the environment. No commitment to any project is being made at this time. CEQA review requirements must be completed before any commitment to a project occurs and appropriate environmental review pursuant to CEQA will be completed at such time.

NOW THEREFORE BE IT RESOLVED AND ORDERED as follows:

SECTION 1. The above recitals are true and correct and are incorporated herein.

SECTION 2. That the City Council of the City of Citrus Heights does hereby declare assessor parcel numbers 211-0670-068-00000 as exempt surplus land under Government Code §54221(f)(1)(B).

SECTION 3. The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 14th day of January 2026 by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

_____
MariJane Lopez-Taff, Mayor

ATTEST:

_____
Amy Van, City Clerk

Exhibit A: Map of Property

7859 Casa Bella Way Property

