



AGENDA

APRIL 1, 2025

REGULAR MEETING OF THE CITY COUNCIL CITY OF YUBA CITY

**5:30 P.M. CLOSED SESSION
SUTTER ROOM/VIRTUAL**

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

MAYOR	• Dave Shaw
VICE MAYOR	• Marc Boomgaarden
COUNCILMEMBER	• Wade Kirchner
COUNCILMEMBER	• Michael Pasquale
COUNCILMEMBER	• Toni Cole
CITY MANAGER	• Robert Bendorf
CITY ATTORNEY	• Shannon L. Chaffin

**1201 Civic Center Blvd
Yuba City CA 95993**

Wheelchair Accessible

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

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CITY COUNCIL - CITY OF YUBA CITY
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Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link:https://yubacity-net.zoom.us/webinar/register/WN_TSmez30TfTvKcK2ylkDLsmA. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Public Comment:

Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council in the Council Chamber prior to the City Council convening into closed session. Comments from the public will be limited to three minutes. No member of the public will be allowed to be present once the City Council convenes into closed session.

Closed Session

- A. Conference With Legal Counsel—Existing Litigation (Pursuant to Government Code Section 54956.9(d)(1))
Name of case: Flores (Garcia) v. City of Yuba City - Case number: 402104A9F7G-0001

Regular Meeting

Call to Order

Roll Call

☐ Mayor Shaw
☐ Vice Mayor Boomgaarden
☐ Councilmember Kirchner
☐ Councilmember Pasquale
☐ Councilmember Cole

Invocation/Inspiration

Pledge of Allegiance to the Flag

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

Agenda Modifications

Ceremonial Presentations

1. **Van's Bicycle Center - 50-Year Anniversary Proclamation**
2. **Recognition of Faith Christian High School Girls Varsity Basketball Division Champions**
3. **City Council Life-Saving Commendation for Teacher Mackinzie Murray, Twin Rivers Charter School**

Public Communication

4. Appearance of Interested Citizens

You are welcome and encouraged to participate in this meeting. Public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda will be considered at this time. Public comment is limited to three minutes per speaker. Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted five minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

Consent Calendar

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council request specific items to be discussed or removed from the Consent Calendar for individual action.

5. Adoption of the Fire Hazard Severity Zones Ordinance

Recommendation: Adopt by title only an Uncodified Ordinance of the City Council of the City of Yuba City adopting the fire hazard severity zones by the State Fire Marshal for local responsibility areas, as determined and recommended by the State Fire Marshal pursuant to California Assembly Bill No. 211 and waive the second reading

6. Design Award - City Turf Replacement Project

Recommendation: Adopt a Resolution awarding a Professional Services Agreement to MSLA Landscape Architecture in the amount of \$160,072.10 for design and engineering services for turf replacement on City-owned properties using grant funding awarded by the Department of Water Resources 2022 Urban Community Drought Relief Grant Program for the City-Owned Property Turf Replacement Project

7. Annual Community Facilities District Report Pursuant to Government Code 53411

Recommendation: Note and File

Business Items

8. Rebate Program Guidelines – Commercial Turf Replacement Projects

Recommendation: Approve rebate guidelines for commercial customers to convert turf to lower water use landscaping for up to \$10,000 per

commercial location in accordance with grant requirements.

9. Pedestrian Safety and Striping Improvements (Plans & Specifications)

Recommendation: Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Pedestrian Safety and Striping Improvements Project

10. Citywide Sign Upgrades (Plans & Specifications)

Recommendation: Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Citywide Sign Upgrades Project

11. Plumas Street Water Tower Plaza (Plans & Specifications)

Recommendation: Adopt a Resolution adopting a CEQA Class 4 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Plumas Street Water Tower Plaza Project

Future Agenda Items

12. Future Agenda Items

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

13. City Manager's Report

14. City Council Reports

Adjournment



Proclamation

of the City Council

Van's Bicycle Center

50-Year Anniversary Proclamation

Proclamation to be presented at the Council Meeting.





Faith Christian High School

CIF Northern Regional Championships

2024 - 2025 Division VI Girls Basketball Champions

Certificate of Achievement

To be presented at Council Meeting



Life Saving Commendation

Presented to:

Mackinzie Murray

Twin Rivers Charter School Teacher

CITY OF YUBA CITY

Public Communication

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

You are welcome and encouraged to participate in this meeting. Complete a Speaker Card located in the lobby and give to the Clerk, public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda, will be considered at this time.

When a matter is announced, wait to be recognized by the Mayor to provide your comments to the Council. Comments should begin by providing your name and place of residence. A three minute limit is requested when addressing Council.

Request for additional time to address Council

Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted 5 minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

Procedure

When requesting to comment, 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:
Ciara Wakefield, City Clerk
cityclerk@yubacity.net

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Fire Department
Presentation By: Jesse Alexander, Fire Chief

Summary

Subject: Adoption of the Fire Hazard Severity Zones Ordinance
Recommendation: Adopt by title only an Uncodified Ordinance of the City Council of the City of Yuba City adopting the fire hazard severity zones by the State Fire Marshal for local responsibility areas, as determined and recommended by the State Fire Marshal pursuant to California Assembly Bill No. 211 and waive the second reading
Fiscal Impact: No direct fiscal impact from adopting the Ordinance on Fire Hazard Severity Zones

Purpose:

This Staff Report is submitted to comply with California Assembly Bill No. 211, which mandates local agencies to designate moderate, high, and very high fire severity zones within their jurisdiction by ordinance, no later than 120 days after receiving the recommendations from the State Fire Marshal.

Council's Strategic Goal:

Approving an ordinance to adopt the fire hazard severity zones addresses the City Council's Public Safety Strategic Goal by identifying wildland urban interface threats.

Background:

The identification and designation of Fire Hazard Severity Zones (FHSZ) are essential components of California's ongoing efforts to manage wildfire risks and protect communities from the devastating effects of wildfires. FHSZ classifications help local agencies and residents understand the fire hazard in specific areas, enabling more effective planning, mitigation strategies, and regulations to reduce the potential for loss and destruction.

Key Terminology and Legislative History

- **Fire Hazard Severity Zones (FHSZ):** The State Fire Marshal designates areas within California as moderate, high, or very high fire hazard severity zones. These classifications are based on a set of statewide criteria that take into account weather patterns, vegetation, topography, and other environmental factors to assess fire potential over the next 50 years.
- **State Responsibility Area (SRA):** This term refers to areas where the State holds financial responsibility for wildland fire protection and prevention. These areas are typically unincorporated, rural, or wildland regions where CAL FIRE is the primary agency for wildfire management.

- **Local Responsibility Area (LRA):** In contrast, Local Responsibility Areas are those where local governments are responsible for wildfire protection and prevention. This includes incorporated cities, urban areas, agricultural lands, and certain desert regions.

Historical Legislation and Developments

- **1982 (PRC 4201):** The California Public Resources Code (PRC) 4201 mandated that CAL FIRE develop Fire Hazard Severity Zones within State Responsibility Areas (SRA), forming the foundation of California's statewide wildfire risk classification.
- **1985:** CAL FIRE released its first Fire Hazard Severity Zone maps, setting the stage for statewide wildfire risk identification and providing critical information for fire prevention and mitigation planning.
- **1991 (Tunnels Fire, Oakland Hills):** A catastrophic wildfire in the Oakland Hills resulted in the destruction of 2,900 structures and 25 fatalities. This disaster underscored the need for more comprehensive wildfire risk management and mitigation efforts, particularly in urban and suburban areas.
- **1992 (Bates Bill):** This bill required CAL FIRE to expand its identification of Very High Fire Hazard Severity Zones (FHSZ) to include Local Responsibility Areas (LRA), broadening the scope of fire hazard assessment and ensuring that wildfire risk was acknowledged in urban environments.
- **2007:** CAL FIRE finalized a statewide model to include Very High FHSZ in LRA, recognizing the increasing wildfire risk to urban and suburban areas.
- **2017 (Tubbs Fire, Santa Rosa):** A devastating fire that destroyed 5,643 structures and caused 22 fatalities, highlighting the intensifying impacts of wildfires across California, particularly in populated areas.
- **2018 (Camp Fire, Paradise):** The Camp Fire became the deadliest and most destructive fire in California's history, destroying 18,804 structures and claiming 85 lives. This tragedy intensified calls for comprehensive wildfire risk management and stronger fire prevention efforts statewide.
- **2021 (AB 642 & SB 63):** These legislative measures required CAL FIRE to identify moderate and high Fire Hazard Severity Zones in Local Responsibility Areas (LRA), expanding fire hazard mapping to a wider range of urban and suburban communities.
- **2022 (AB 211):** This law mandates that local agencies, including cities and counties, adopt ordinances designating moderate and high Fire Hazard Severity Zones within their jurisdictions. This requirement aims to enhance local wildfire mitigation efforts by ensuring that all local governments take an active role in addressing fire risk.

Current Situation and Implementation

On February 10, 2025, the State Fire Marshal released updated Fire Hazard Severity Zone maps for Northern California. Under state law, local agencies are required to publicly post these maps within 30 days and approve the maps through an ordinance within 120 days. In line with this requirement, the current FHSZ maps have been posted on the City and Fire Department websites as of February 13, 2025. Additionally, a social media post has been published to draw public attention to these important resources and ensure community engagement. This marks an important step in ensuring that Yuba City complies with state mandates and takes proactive measures to mitigate wildfire risk. On the March 4, 2025 Yuba City Council Meeting, a presentation of the 2025 Fire Hazard Severity Zones map and proposed ordinance was provided to Yuba City Council.

Analysis:

The designation of Fire Hazard Severity Zones (FHSZ) within local jurisdictions is a critical step in enhancing wildfire preparedness and prevention efforts. The updated 2025 maps have identified a "moderate" fire hazard severity zone in the southeastern portion of Yuba City, as shown in Exhibit "A." These maps can be accessed for further details at the "Yuba City Fire Department - Be Prepared" link

(yubacityfire.org/departments/fire_department/be_prepared.php).

The identified moderate Fire Hazard Severity Zones for Yuba City include both commercial and residential areas, meaning that residents and business owners in the region should stay informed about fire prevention strategies and available community resources. However, it is important to differentiate between "hazard" and "risk" when assessing fire danger and its potential impact on the community. Understanding this distinction will help guide appropriate mitigation efforts and preparedness measures.

Fire Hazard vs. Fire Risk: The FHSZ maps created by the State Fire Marshal primarily assess "hazard," which refers to the physical conditions that could influence fire behavior over a 50-year period, without accounting for short-term modifications such as fuel reduction projects or current building practices. These maps evaluate the long-term potential for fire occurrence based on terrain, vegetation, and other natural factors. On the other hand, "risk" is a more dynamic measure that reflects the actual potential for fire damage under current conditions. This includes not only the inherent hazards present but also factors like defensible space around structures, ignition-resistant construction methods, and local fuel reduction projects. Risk models, such as those used by insurance companies, account for both these long-term hazards and more immediate factors that can alter a community's vulnerability to fire.

Insurance Risk Models: Insurance companies use risk models to assess the potential for damage to structures during a wildfire. Unlike FHSZ hazard maps, these models consider more localized and variable factors that can change over time. Risk models incorporate elements such as the construction materials of homes, proximity to firebreaks, defensible space, and recent mitigation efforts, all of which significantly influence the likelihood of fire damage.

These models are more responsive to the current conditions of a property and are updated frequently, unlike the CAL FIRE hazard mapping which is intended to remain steady over time. By considering these additional, more variable factors, risk models provide a clearer understanding of a structure's susceptibility to fire damage and can be more useful in guiding short-term planning and risk management.

Impact of AB 211 and Local Implementation: The passage of AB 211 in 2022 has placed the responsibility on local agencies, including Yuba City, to designate moderate, high, and very high FHSZ within their jurisdictions. This legislative requirement ensures that communities are more informed about their fire hazard risks, enabling them to enact appropriate prevention measures. However, the designation of these zones under FHSZ maps, while valuable for long-term fire hazard assessment, does not directly consider the immediate and more dynamic factors that influence fire risk, such as current mitigation efforts and the fire resistance of local structures.

Failure to adopt ordinances in compliance with AB 211 could result in missed opportunities to implement critical wildfire prevention strategies. Without these designations, the jurisdiction may lack a clear framework for enforcing defensible space requirements, strengthening building codes, and conducting other mitigation efforts. In turn, this could lead to increased vulnerability to wildfires in areas that may appear less hazardous on the State's FHSZ maps but are, in fact, at a high risk of damage due to short-term factors.

Fiscal Impact:

No direct fiscal impact from adopting the uncodified ordinance on Fire Hazard Severity Zones.

Alternatives:

- A. Do not approve an ordinance adopting the State's FHSZ maps.
- B. The City could amend the maps to increase areas of moderate, high, and very high severity zones within the City Limits.

Recommendation:

Adopt by title only an Uncodified Ordinance of the City Council of the City of Yuba City adopting the fire hazard severity zones by the State Fire Marshal for local responsibility areas, as determined and

recommended by the State Fire Marshal pursuant to California Assembly Bill No. 211 and waive the second reading.

Attachments:

1. Attachment 1 - Uncodified Ordinance on Fire Hazard Severity Zones

Prepared By:
Jesse Alexander
Fire Chief

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

ORDINANCE NO. ____-25

**AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING THE FIRE HAZARD SEVERITY ZONES BY THE STATE FIRE MARSHAL FOR
LOCAL RESPONSIBILITY AREAS**

WHEREAS, the State Fire Marshal released updated Fire Hazard Severity Zone maps for Local Responsibility Areas on February 10, 2025; and

WHEREAS, California Assembly Bill No. 211 has placed the responsibility of local agencies to designate moderate, high, and very high Fire Hazard Severity Zones within their jurisdiction; and

WHEREAS, California Assembly Bill No. 211 mandates that local agencies adopt ordinances designating moderate, high, and very high Fire Hazard Severity Zones within 120 days of the release of the State Fire Marshal's 2025 Fire Hazard Severity Zone maps.

NOW, THEREFORE, the City Council of the City of Yuba City does ordain as follows:

1. The City Council adopts an uncodified ordinance designating Moderate, High, and Very High Fire Hazard Severity Zones, pursuant to the State Fire Marshal's specific identification of the same per Government Code Section 51178, and as generally depicted in Exhibit "A."
2. If any provision, section, subsection, sentence, clause or phrase or sections of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the invalidity of the remaining portions of this Ordinance shall not be affected, it being the intent of the City Council in adopting this Ordinance that no portions, provisions or regulations contained herein shall become inoperative, or fail by reason of the unconstitutionality of any other provision hereof, and all provisions of this Ordinance are declared to be severable for that purpose.
3. This ordinance shall be effective thirty (30) days after its adoption and after it is adopted, it shall be published as provided for by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 4th day of March, 2025, and adopted at a regular meeting thereof held on the 1st day of April, 2025.

AYES:
NOES:
ABSENT:

ATTEST:

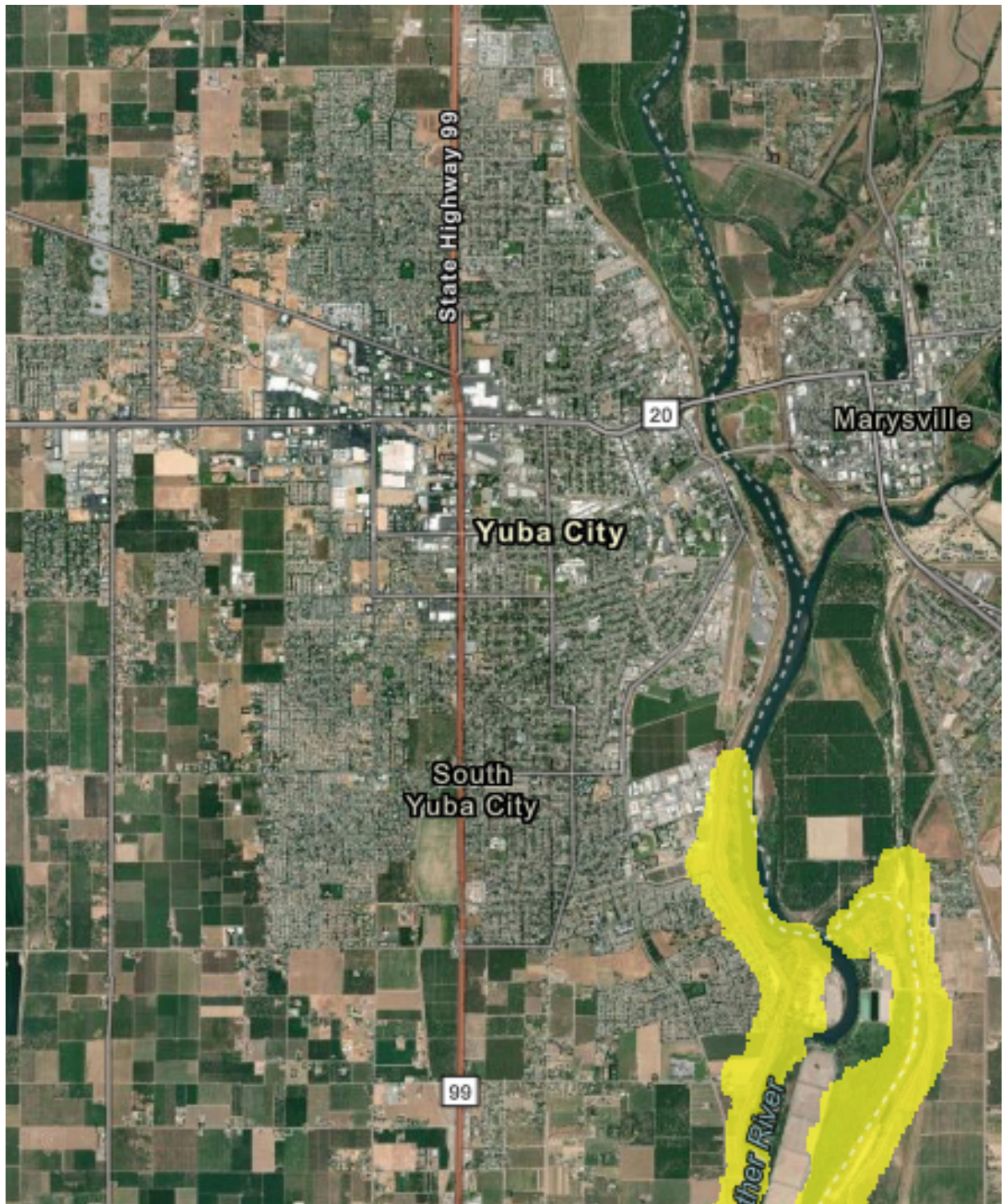
Dave Shaw, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

EXHIBIT A



CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Design Award - City Turf Replacement Project
Recommendation: Adopt a Resolution awarding a Professional Services Agreement to MSLA Landscape Architecture in the amount of \$160,072.10 for design and engineering services for turf replacement on City-owned properties using grant funding awarded by the Department of Water Resources 2022 Urban Community Drought Relief Grant Program for the City-Owned Property Turf Replacement Project
Fiscal Impact: CIP Account No. 1330 - \$200,098.13
\$160,072.10 – Design and Engineering Award Amount
\$ 16,007.21 – Design Contingency (10%)
\$ 24,018.82 - Design Administration (15%)

Purpose:

To award a design contract to begin implementation of the City-Owned Properties Turf Replacement Project.

Council's Strategic Goal:

This item addresses Council's Strategic Goals of *Fiscal Responsibility* by allocating state grant funds for programs and projects that support the City and commercial businesses in mitigating drought impacts by reducing outdoor water use.

Background:

Recent and anticipated droughts across California have required California water suppliers to focus on "Making Water Conservation a California Way of Life." State regulators have determined that a key part of addressing the uncertain water supply future is reduced water usage for "non-functional" turf on commercial, industrial, and public properties.

To support and reduce the financial burden of these efforts, the Department of Water Resources (DWR) has created grant programs for local agencies. In June 2023, the City was awarded a total of \$3.415 million for both the City-owned turf replacement project and the commercial turf replacement

rebate program. The City was granted a waiver of a 25 percent non-state match requirement based upon the City's status as a Disadvantaged Community. The grant agreement provides \$2.8 million to convert non-functional turf to water-efficient landscaping on City property. This will not include turf used for softball fields and other community activities.

Council previously adopted Resolution 23-112 on September 19, 2023, authorizing the Director of Public Works and Development Services to execute all documents associated with the DWR grant.

Non-functional turf will be replaced with drought-tolerant plants and walkways of decomposed granite or other permeable hardscapes. The following City-owned sites have been selected for strategic turf replacement.

- City Hall
- Water Treatment Plant
- Wastewater Treatment Facility
- Holly Tree Park
- Kingwood Park
- Greenwood Park
- Stabler/Butte Vista Roundabout
- Town Center Roundabout

The City issued a Request for Proposals for professional design services for the removal of existing turf and its replacement with drought-tolerant landscaping and hardscaping at the aforementioned City-owned facilities.

Analysis:

The City received three proposals. A review of each proposal was completed by a selection committee of Public Works staff. The proposals were ranked using the following evaluation criteria:

Evaluation Criteria	Maximum Score
Completeness of Proposal	10 points
Project Understanding and Approach	25 points
Scope of Work and Deliverables	25 points
Project Schedule	15 points
Experience and Qualifications	20 points
<u>References</u>	<u>5 points</u>
Total:	100 points

While all the consultants were highly qualified, the selection committee ranked MSLA Landscape Architecture (MSLA) as the top-ranked, responsive proposer, with an average score of 93.75. MSLA's proposal (Attachment 2) included a detailed approach that demonstrated an understanding of the types of landscaping the City is looking for, including photographs of similar projects MSLA has recently completed at Sacramento-area community college sites. The proposal was also cognizant of the effects this project might have on local businesses, residences, and the community, and proposed solutions for addressing potential issues.

City staff will work with MSLA's design team to ensure the selection of plants, types of irrigation, and designation of walkways aligns with the City's vision for its public spaces. MSLA has the professional qualifications for the services required, the availability, and can provide the services at a fair and reasonable cost. Based on the City's current schedule, it is estimated that the project's design will be completed by September 2025.

Following the design phase, staff will return to Council for approval of the plans and specifications prior to issuing a bid for construction.

Fiscal Impact:

The total amount to be awarded for the design and engineering contract is \$160,072. Staff is requesting a 10-percent contingency of \$16,007.21 to the design contract, resulting in a total authorization to MSLA of \$176,079.31. A 15-percent design management allowance of \$24,010.82 for staff time to manage the design process is estimated to be necessary, resulting in a total design cost of approximately \$200,000.

There is approximately \$2.78 million available in CIP Account No. 1330 (Urban Community Drought Relief).

Alternatives:

1. Do not award the contract to MSLA Landscape Architecture, and either negotiate with the next ranked consultant, or issue another request for proposals. This may result in delays that could jeopardize project funding.
2. Modify the terms of MSLA Landscaping Architecture's contract.

Recommendations:

Adopt a Resolution awarding a Professional Services Agreement to MSLA Landscape Architecture in the amount of \$160,072.10 for design and engineering services for turf replacement on City-owned properties using grant funding awarded by the Department of Water Resources 2022 Urban Community Drought Relief Grant Program for the City-Owned Property Turf Replacement Project.

Attachments:

1. Attachment 1 - Resolution
2. Exhibit A - Professional Services Agreement
3. Attachment 2 - MSLA Landscape Architecture Proposal

Prepared By:
Katherine Willis
Environmental Compliance Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AWARDING A PROFESSIONAL SERVICES AGREEMENT TO MSLA
LANDSCAPE ARCHITECTURE FOR PRELIMINARY ENGINEERING
SERVICES IN THE AMOUNT OF \$160,072.10 FOR THE CITY TURF
REPLACEMENT PROJECT**

WHEREAS, the Department of Water Resources has allocated funding in the amount of \$2,800,000 through the Urban Community Drought Relief Grant Program to replace approximately 150,000 square feet of non-functional turf with low-to moderate-water use landscaping on City property, along with providing funding for rebates for commercial property turf conversion projects; and

WHEREAS, staff issued a Request for Proposals on December 20, 2024 to find the most qualified consultant to provide preliminary engineering services for the Project and received three proposals by or on January 22, 2025; and

WHEREAS, after careful analysis of the proposals submitted, staff has determined MSLA Landscape Architecture of Folsom, CA to be the most qualified to provide the preliminary engineering services; and

WHEREAS, staff recommends awarding a Professional Services Agreement to the top-ranked consultant, MSLA Landscape Architecture, for preliminary engineering services for the Project.; and

WHEREAS, it has been determined by the City Council that such provisions are in the public interest.

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

Section 1. The City Council of the City of Yuba City finds that MSLA Landscape Architecture is the top ranked, most qualified responsive proposer, and has demonstrated competence. The City Council finds that MSLA Landscape Architecture has the professional qualifications for the services required, availability, and can provide the services at a fair and reasonable cost. The City Council approves the "Professional Services Agreement" attached as Exhibit "A" with MSLA Landscape Architecture subject to its material terms for a total compensation of \$160,072.10, with a contingency of \$16,007.21. The City Manager is authorized to execute the same on behalf of the City and to make any non-material, technical, and clerical edits and corrections to the agreement subject to approval as to form by City Attorney.

Section 2. This Resolution shall take effect immediately.

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 1st day of April, 2025.

AYES:

NOES:

ABSENT:

ATTEST:

Dave Shaw, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit(s):

A. (Draft) Professional Services Agreement

EXHIBIT A

PROFESSIONAL SERVICES AGREEMENT

CITY OWNED PROPERTY TURF REPLACEMENT PROJECT

This Agreement is made and entered into as of _____, 2025, by and between the City of Yuba City, a municipal corporation ("City") and MSLA Landscape Architecture Inc. ("Consultant").

RECITALS

- A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and
- B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein; and
- C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. The Consultant shall furnish the following services in a professional manner.

See Attached Scope of Services (Exhibit A)

2. Time of Performance. The services of Consultant are to commence upon execution of this Agreement and shall continue until all authorized work is completed and approved by the City. Finalization shall be completed at the direction of the City of Yuba City.
3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule of Charges set forth in Exhibit A, which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation exceed **One Hundred Sixty Thousand Seventy-Two Dollars and Ten Cents (\$160,072.10)** without additional written authorization from the City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.
4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's invoices shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and a description of any reimbursable expenses. City shall pay Consultant not later than 30 days after

approval of the monthly invoice by City staff. When payments made by the City equal 90% of the maximum fee provided for in this Agreement, no further payments shall be made until the final work under this Agreement has been accepted by City.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City.
6. Termination. This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination. Such compensation is subject to the conditions of Section 4 of this agreement.
7. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon request.
8. Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regards to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to

Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the services under this Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the services under this Agreement. Nothing furnished to Consultant, which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs relating to project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

9. Consultant's Books and Records:

- a. Consultant shall maintain any and all ledgers, books of accounts, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.
- b. Consultant shall maintain all documents and records which demonstrated performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.
- c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Administrator, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.
- d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

10. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an

independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

- a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
- b. Possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(B)(2).)

11. Interest of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

12. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

13. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.

14. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of

Consultant to practice its profession. Consultant shall maintain a City of Yuba City business license.

15. Indemnity. Consultant agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs, including attorney fees and expenses in connection therein), arising out of the performance of this Agreement in whole or in part by any negligent act or omission of the Consultant, or anyone directly or indirectly employed by the Consultant or anyone for whose acts the Consultant may be liable, or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the sole negligence or willful misconduct of the City, its officers, agents, employees or volunteers.
16. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, necessary insurance policies as described in Exhibit B.
17. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City	Benjamin Moody Public Works & Development Services Director City of Yuba City 1201 Civic Center Blvd Yuba City, CA 95993 (530) 822-4626
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If to Consultant:	Michael Shular MSLA Landscape Architecture 306 Canyon Falls Drive Folsom, CA 95630
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18. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.
19. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

20. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under the Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.
21. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.
22. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.
23. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sutter.
24. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.
25. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.
26. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both

parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

27. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.
28. Prohibited Interest. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising there from.
29. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non- discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF YUBA CITY:

CONSULTANT:

By:_____

By:_____

Benjamin Moody
Public Works & Development Services Director

Michael Shular
MSLA Landscape Architecture Inc.

Attachments: Exhibit A – Scope of Services
 Exhibit B – Insurance Requirements

Exhibit A
Scope of Services



Scope of Work

The following scope of work defines responsibilities for removing and replacing non-functional turf with water-efficient landscaping. Tasks include detailed site assessment, stakeholder engagement, design development, and implementation oversight. Modifications during task order negotiations will be incorporated into the professional services agreement.

Task 1: Project Initiation

- Conduct a kickoff meeting to define objectives, timelines, and deliverables.
 - Assess each site, including a thorough review of the existing irrigation system and record drawings (if available).
 - Provide site surveys for each site within the proposed turf removal limits.
 - Review relevant regulations, including requirements from the City and the MWEL.
- Deliverables: Kickoff meeting notes, site assessment reports, site topographic surveys, and regulatory compliance summaries.

Task 2: Stakeholder Engagement

- Facilitate workshops to gather input from property owners, community members, and relevant agencies.
 - Summarize feedback in a design brief to guide the project.
- Deliverables: Workshop materials and finalized design briefings.

Task 3: Environmental Documentation

- Work with the City throughout the development and processing of the categorical exemption memo for CEQA compliance.
 - Confirm the project qualifies for a Class 4 exemption for minor alterations to land under CEQA guidelines section 15304.
- Deliverables: Preparation of a categorical exemption memo to outline the proposed project's consistency with the Class 4 exemption.

Task 4: Conceptual Design

- Develop conceptual designs for replacing non-functional turf with drought-tolerant plants, shrubs, and irrigation systems upgrades.
 - Provide color photos of proposed plantings and 3D renderings of the proposed renovation for each site. 3D renderings shall be provided in a "before and after" format.
 - Present designs for review and refine based on feedback.
 - Provide preliminary cost estimates for each site.
- Deliverables: PDF versions of conceptual design plans, plant selection photos and 3D renderings.

Task 5: Detailed Design and Documentation

- Create construction plans for turf removal, planting layouts, utility designs, and irrigation systems.
- Develop utility plans consistent with City requirements.
- Provide a Storm Water Pollution Prevention Plan (SWPPP)
- Ensure all designs meet regulatory and irrigation water use requirements.
- Provide PS&E submittals at 30%, 65%, 95% and final contract documents.
- Provide revised cost estimates to accompany each plan submittal.

Deliverables: Construction plans and compliance documentation and cost estimates.

Task 6: Implementation Support

- Provide bid support, construction oversight, and a final inspection to ensure the project meets design standards.
- Review and respond to contractor RFIs and materials submittals.
- Attend periodic site meetings with the City and contractor to review installation progress.

Deliverables: Bid packages, construction progress reports, and final inspection punchlist.

Summary

The proposed scope will provide a structured and efficient approach to the removal and replacement of non-functional turf. The designs will be thoughtfully crafted to align with water conservation objectives and regulatory compliance, ensuring a cost-effective solution. Through proactive collaboration with stakeholders, the City and community will benefit from high-quality, visually appealing projects. Backed by our team's expertise, proven ability to engage stakeholders, and extensive experience with similar projects, we are confident in delivering a successful outcome.

Exhibit B
Professional Services Agreement
Insurance Requirements

- I. **Workers' Compensation Coverage.** Consultant shall maintain Workers' Compensation Insurance for his/her employees in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars (\$1,000,000) per accident for bodily injury and/or disease. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars (\$1,000,000) per accident for bodily injury and/or disease. for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City. This provision shall not apply if Consultant has no employees performing work under this Agreement. If the Consultant has no employees for the purposes of this Agreement, Consultant shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto as Exhibit C.

- II. **General Liability Coverage.** Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

- III. **Automobile Liability Coverage.** Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.

- IV. **Professional Liability Coverage.** Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees, subcontractors, or sub-consultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

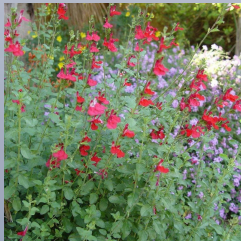
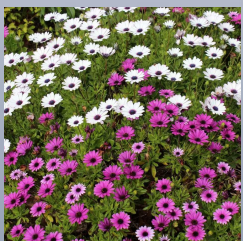
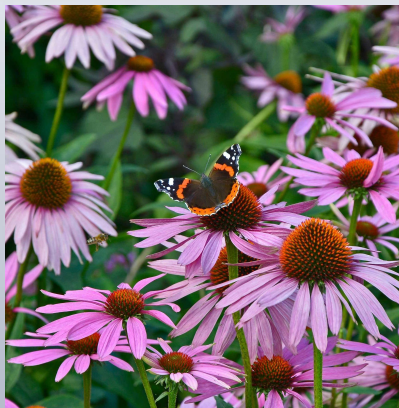
- V. **Endorsements**. Each general liability and automobile liability insurance policy shall be with insurers possessing a current A.M. Best's rating of no less than A:VII and shall be endorsed with the following specific language or equivalent:
- A. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations. Conforms to ISO CG 2009 and CG 2037 10 01. Both are required.
 - B. This policy shall be considered primary insurance as respects to the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.
 - C. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
 - D. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.
 - E. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.
 - F. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage except after thirty (30) days written notice has been received by the City.
- VI. **Deductibles and Self-Insured Retentions**. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retention's.
- VII. **Certificates of Insurance**. Consultant shall provide certificates of insurance with original endorsements to City, as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

ATTACHMENT 2

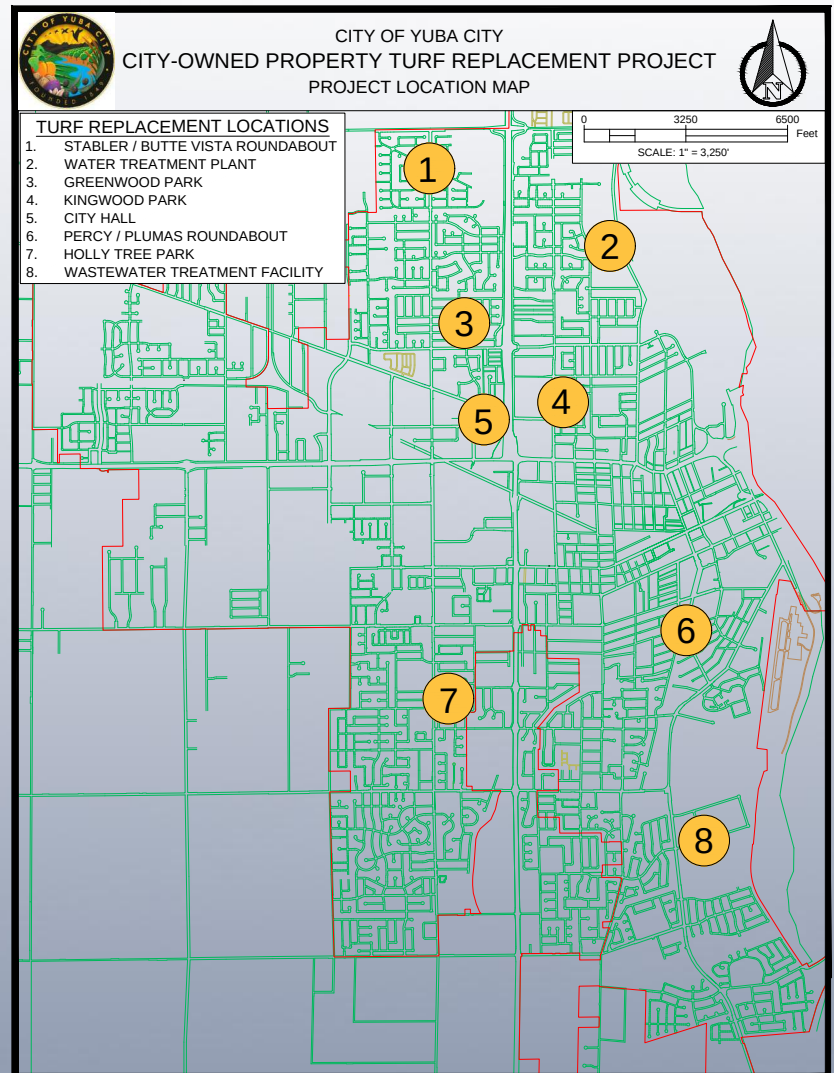
Attachment 2: MSLA Landscape
Architecture Proposal for Service
Proposal For Landscape Architectural Services

CITY-OWNED PROPERTY TURF REPLACEMENT PROJECT (City Bid No. 1330-RFP-25)

Yuba City, California
January 22, 2025



MSLA LANDSCAPE ARCHITECTURE
306 CANYON FALLS DRIVE
FOLSOM, CALIFORNIA
PH/FAX 916.989.3372
WWW.MSLADESIGN.COM





Katherine Willis, Environmental Compliance Manager

Yuba City Public Works Department
1201 Civic Center Boulevard
Yuba City, CA 95993

**RE: Request for Proposal for City-Owned Property Turf Replacement Project
Bid No. 1330-RFP-25**

Dear Ms. Willis,

MSLA Landscape Architecture is pleased to submit our understanding and approach for the above-mentioned project. I have assembled a highly skilled team that is well equipped to deliver exceptional results for each phase of the design. My team includes the following skilled professional firms:

- CWE Corp who will provide site survey mapping and utility coordination.
- Raney Planning and Management who will prepare the required Environmental Studies and Documentation.
- Response Structural Engineers has joined our team in the event that structural design may be required for retaining walls as part of the City Hall terracing design.

Our team recognizes the importance of transforming non-functional turf areas into sustainable, water-efficient landscapes that conserve valuable resources but also enhance aesthetic appeal and functionality. We understand that this project involves the removal of turf grass, particularly in non-functional and minimally used areas, and replacing it with drought-tolerant plants, shrubs, and an efficient irrigation system. The project will address areas within park sites that are publicly accessible, as well as highly visible zones that may not be directly used by the public but contribute to the overall visual impact of the landscape. Our proposed scope requires adherence to applicable laws and regulations, especially those associated with the State of California Department of Water Resources drought relief grant funding and the local Model Water Efficient Landscape Ordinance.

Our services will include:

- Comprehensive Site Analysis to evaluating existing site conditions..
- Community Outreach to gather input and ensure alignment with the project's goals..
- Environmental Documentation per CEQA guidelines.
- Water-Efficient Planting Design to create a sustainable landscape. .
- Regulatory Compliance to ensuring full compliance with regulations tied to project funding.
- Implementation Support to ensure successful installation and long-term maintenance.

We are committed to delivering high-quality designs that align City goals. Our team has extensive experience in similar projects and understands the unique challenges and opportunities associated with turf replacement and sustainable landscape design.

We look forward to the opportunity to collaborate with you on this impactful project. Thank you for considering us for this important initiative.

Respectfully submitted,
MSLA Landscape Architecture, Inc.

Michael Shular, ASLA
RLA No. 4898



Executive Summary

The City of Yuba City (City) Turf Replacement Project (Project) aims to enhance water efficiency and sustainability by removing non-functional turf grass and replacing it with water-efficient plants and shrubs across a combination of park sites and low-traffic visual areas. The primary objective is to significantly reduce water consumption while creating attractive, low-maintenance landscapes that align with the community's environmental and aesthetic goals.

Funded through a drought relief grant provided by the State of California, Department of Water Resources, the project will adhere to all applicable laws and regulations regarding water use and irrigation. The proposed design approach will focus on the use of drought-tolerant plant species, efficient irrigation systems, and sustainable landscaping techniques to ensure long-term resource conservation.

This approach considers several factors to gather input and ensure the design meets both functional needs and visual expectations for public-use park sites and areas primarily intended for public viewing. Our team has a proven track record of successful implementation of similar projects. We will provide expertise in sustainable landscape design, environmental documentation, and regulatory compliance to ensure the long-term success for the design of all eight sites and almost 3.5 acres of non-functional turf.

Lead by our team, the project will deliver a visually appealing and environmentally responsible landscape that supports the State's water conservation mandates and meets the needs of the community.



Qualifications and Experience

MSLA Landscape Architecture has extensive experience delivering high-quality landscape design projects focused on sustainability, water efficiency, and community needs. We have successfully completed projects replacing non-functional turf with water-efficient plants, shrubs, and upgraded irrigation systems, ensuring alignment with water conservation goals and regulatory requirements.

Our portfolio includes work on public spaces, and private developments, balancing functionality and aesthetics. MSLA excels at engaging stakeholders to incorporate community input, creating designs that reflect local priorities and environmental objectives. With a proven track record of transforming water-intensive landscapes into drought-tolerant, visually appealing spaces, MSLA consistently delivers projects on time, within budget, and to the highest standards.

Cosumnes River College, Sacramento, California

Drought Tolerant Landscape Improvements

Los Rios Community College District

3753 Bradview Drive

Sacramento, California 95827

Contact: Reza Mirmiran (916) 856-3428

Contract Amount: \$28,782

Funding Source: Los Rios Facilities Management

Date of Contract: 3/18/2022

Date of Completion: 8/19/2022

Consultant Project Manager and Contact: Michael Shular (916) 989-3372

Project Objective: Removal and replacement of turgrass to achieve irrigation water savings.

Project Description: Removal and of Non-Functional Turfgrass and replacement with Drought Tolerant plantings

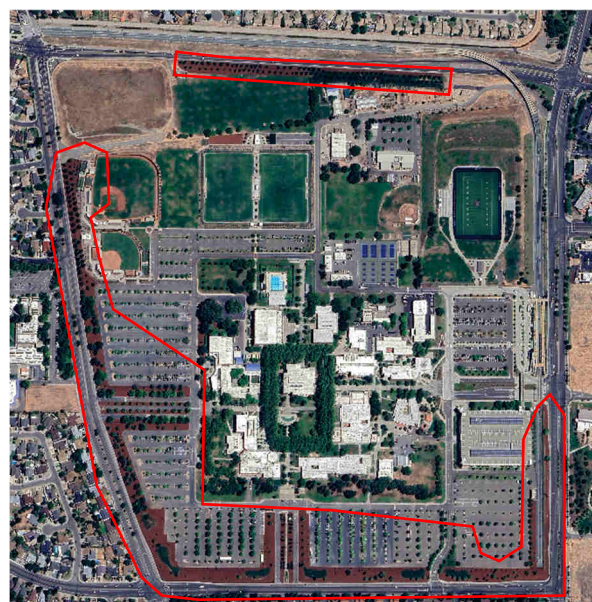
Project Outcome: Project installation was completed in November, 2023.



Cosumnes River College before turf replacement*

*Photos provided by GoogleEarth.

Turf replacement areas outlined in red.



Cosumnes River College after turf replacement*



Folsom Lake College, Folsom, California

Drought Tolerant Landscape Improvements

Los Rios Community College District

3753 Bradview Drive

Sacramento, California 95827

Contact: Melissa Williams, Director of Administrative Services (916) 608-6588

Contract Amount: \$16,782

Funding Source: Los Rios Facilities Management

Date of Contract: 3/18/2022

Date of Completion: 8/19/2022

Consultant Project Manager and Contact: Michael Shular (916) 989-3372

Project Objective: Removal and replacement of turfgrass to achieve irrigation water savings.

Project Description: Removal and of Non-Functional Turfgrass and replacement with Drought Tolerant plantings

Project Outcome: Project installation was completed in August, 2023.



Sample planter area before turf replacement



Same planter area after turf replacement



American River College, Sacramento, California

Drought Tolerant Landscape Improvements

Los Rios Community College District

3753 Bradview Drive

Sacramento, California 95827

Contact: Reza Mirmiran (916) 856-3428

Contract Amount: \$28,782

Funding Source: Los Rios Facilities Management

Date of Contract: 3/18/2022

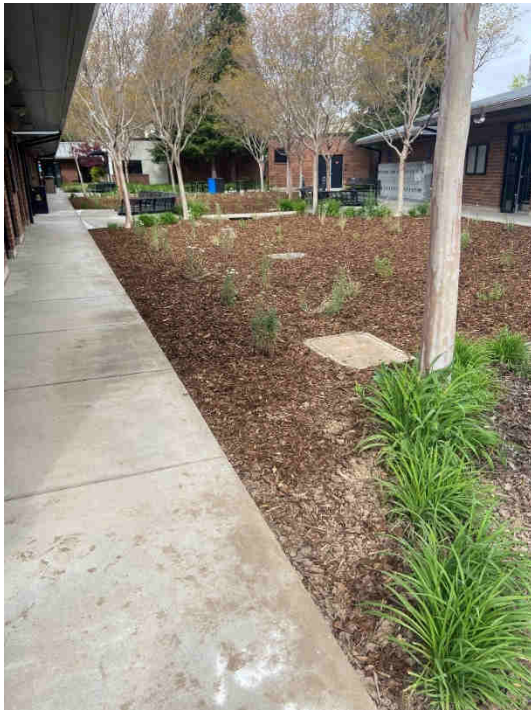
Date of Completion: 8/30/2022

Consultant Project Manager and Contact: Michael Shular (916) 989-3372

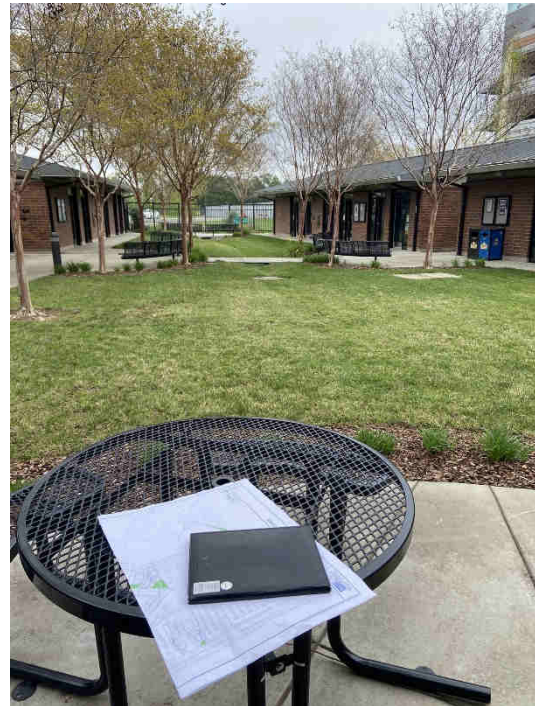
Project Objective: Removal and replacement of turfgrass to achieve irrigation water savings.

Project Description: Removal and of Non-Functional Turfgrass and replacement with Drought Tolerant plantings

Project Outcome: Project installation was completed in July, 2023.



Same planter area after turf replacement



Sample planter area before turf replacement



Gold Creek Townhomes, Sacramento, California

Lawn removal and Replacement

Gold Creek Home Owners Association

3590 Gold Creek Lane

Sacramento, CA 95827

Contact: Debbie Hydo, Senior Community Association Manager (916) 565-8080, ext. 310

Contract Amount: \$21,100

Funding Source: HOA Reserve Funds

Date of Contract: 9/29/2023

Date of Completion: 7/30/2021

Consultant Project Manager and Contact: Michael Shular (916) 989-3372

Project Objective: Removal of non-functional turf to reduce irrigation water use.

Project Description: Removal and replacement of non-functional turf and narrow strips of turf that were over-watered and over spraying onto adjacent hardscapes leading to run-off and irrigation water waste.

Project Outcome: Project bidding occurred in Summer, 2023. Anticipated start of construction was to be performed in incremental phases and was contingent on available funding.



Sample "before" rendering for turf replacement



"After" 3D rendering for proposed turf replacement



Desert Sage Youth Wellness Center, Hemet, California

Drought Tolerant Landscape Design

US Department of Health and Human Services

California Area Indian Health Service

650 Capitol Mall, Suite 7-100

Sacramento, CA 95814

Contact: Ali Ali (916) 930-3981, ext. 203

Contract Amount: \$16,600

Funding Source: Indian Health Services

Date of Contract: 12/22/2020

Date of Completion: 7/30/2021

Consultant Project Manager and Contact: Michael Shular (916) 989-3372

Project Objective: Design of an outdoor youth recreational facility.

Project Description: Recreational play area and drought tolerant planting and irrigation design.

Project Outcome: Project installation was completed in February, 2023.



"Before" rendering showing existing conditions



"After" 3D rendering showing proposed drought tolerant plantings



Project Understanding and Approach

The proposed turf replacement project focuses on improving water efficiency and sustainability by removing non-functional turf grass and replacing it with water-efficient plant material. Non-functional turf, such as areas with minimal use or aesthetic-only purposes, often requires excessive irrigation and maintenance. By transitioning these areas to a drought-tolerant design and incorporating efficient irrigation systems, the project will significantly reduce water consumption and support long-term resource sustainability.

The project encompasses two distinct types of areas at eight locations: public sites that will experience some use by the community, and areas that are primarily visual spaces, which will not be actively used or walked through but will still be seen by the community. The design for each location will be tailored to meet the unique requirements of each space, prioritizing visual appeal and ease of maintenance in low-traffic areas while ensuring functional and sustainable plantings in public sites. Each location will be designed with site-specific plant selections, yet all will be part of a comprehensive theme consistent with the nature of the City.

Potential Issues and Unique Solutions

1. Site Conditions

Issue: Unforeseen conditions, such as poor soil quality or underground utilities, may complicate turf removal and replanting efforts.

Solution: Conduct thorough site surveys and soil testing during the planning phase to identify and mitigate these issues early in the design. This will allow the inclusion of contingency plans for unexpected conditions.

2. Public Perception

Issue: Resistance from the community regarding the removal of traditional turf may necessitate additional outreach or education.

Solution: Implement an outreach campaign to educate the public on the benefits of water-efficient landscaping, emphasizing water conservation and sustainability while creating aesthetic improvements for each site. Community meetings or workshops to involve residents and end-users in the design process will help ease community concerns.

3. Irrigation System Compatibility

Issue: Existing irrigation systems may not comply with current code requirements and may require significant upgrades to meet current MWELO (Model Water Efficient Landscape Ordinance).

Solution: Assess the current irrigation system during the initial design phase and develop a cost-effective plan to upgrade or retrofit systems for compliance with current code while meeting existing City irrigation specifications.

4. Maintenance Requirements

Issue: Ensuring proper long-term care and upkeep of the new landscape may present additional maintenance requirements.

Solution: Select plantings that are not only drought tolerant, but those that also require little or lower maintenance. Working with the City is essential to developing a detailed maintenance plan that includes guidelines for pruning, irrigation, pest control and fertilizer to ensure the new landscapes have the best chance of long-term success.

5. Climate Variability

Issue: Unpredictable weather patterns could affect the establishment of new plants and irrigation schedules.

Solution: Choose climate-resilient plant species that can adapt to varying conditions. Incorporate flexible irrigation systems and adjust schedules based on real-time weather monitoring.

Methodology for Success

To ensure a successful design process, The adoption of a comprehensive approach, including a detailed site analysis for each site, public outreach, and engagement with City staff at all levels of the design. Public outreach will involve collaboration with property owners, community members, and relevant agencies to gather input, address concerns, and align goals. This collaborative approach will ensure the design reflects the needs and priorities for all those who have a vested interest in each site. This methodology will also include the use of native or adaptive plant species, advanced water management practices, and low-maintenance landscaping solutions, customized for both actively used and primarily visual areas.

Known Facts and Assumptions

The following items are factors that must be considered throughout the design process:

- The project site contains significant areas of non-functional turf that require removal and replacement.
- The design will address both park sites with public use and areas primarily intended for visual appeal.
- Local water conservation regulations and guidelines will inform the design.
- Final designs should prioritize water efficiency, maintenance requirements, and an aesthetically pleasing landscape.
- The existing irrigation system for each site may require efficient irrigation upgrades.
- The project is funded through a drought relief grant provided by the State of California Department of Water Resources, requiring strict adherence to all applicable laws and regulations regarding water use and irrigation practices.

Determining the Most Qualified Firm

The most qualified firm for this task must demonstrate expertise in sustainable landscape design, including water-efficient planting and irrigation practices. Experience with stakeholder engagement, regulatory compliance, and successful completion of similar turf replacement projects will be key evaluation criteria. The selected firm must also have a thorough understanding of the regulations governing water conservation and irrigation systems. Additionally, the firm should demonstrate the ability to design for a mix of public-use park sites and low-traffic visual spaces, ensuring both functionality and aesthetic appeal across all project areas.

Our team has a proven track record in completing similar designs while achieving the trust and confidence of clients for our past projects. We look forward to working in the community while earning the trust of the City of Yuba City.



Scope of Work

The following scope of work defines responsibilities for removing and replacing non-functional turf with water-efficient landscaping. Tasks include detailed site assessment, stakeholder engagement, design development, and implementation oversight. Modifications during task order negotiations will be incorporated into the professional services agreement.

Task 1: Project Initiation

- Conduct a kickoff meeting to define objectives, timelines, and deliverables.
 - Assess each site, including a thorough review of the existing irrigation system and record drawings (if available).
 - Provide site surveys for each site within the proposed turf removal limits.
 - Review relevant regulations, including requirements from the City and the MWEL.
- Deliverables: Kickoff meeting notes, site assessment reports, site topographic surveys, and regulatory compliance summaries.

Task 2: Stakeholder Engagement

- Facilitate workshops to gather input from property owners, community members, and relevant agencies.
 - Summarize feedback in a design brief to guide the project.
- Deliverables: Workshop materials and finalized design briefings.

Task 3: Environmental Documentation

- Work with the City throughout the development and processing of the categorical exemption memo for CEQA compliance.
 - Confirm the project qualifies for a Class 4 exemption for minor alterations to land under CEQA guidelines section 15304.
- Deliverables: Preparation of a categorical exemption memo to outline the proposed project's consistency with the Class 4 exemption.

Task 4: Conceptual Design

- Develop conceptual designs for replacing non-functional turf with drought-tolerant plants, shrubs, and irrigation systems upgrades.
 - Provide color photos of proposed plantings and 3D renderings of the proposed renovation for each site. 3D renderings shall be provided in a "before and after" format.
 - Present designs for review and refine based on feedback.
 - Provide preliminary cost estimates for each site.
- Deliverables: PDF versions of conceptual design plans, plant selection photos and 3D renderings.

Task 5: Detailed Design and Documentation

- Create construction plans for turf removal, planting layouts, utility designs, and irrigation systems.
- Develop utility plans consistent with City requirements.
- Provide a Storm Water Pollution Prevention Plan (SWPPP)
- Ensure all designs meet regulatory and irrigation water use requirements.
- Provide PS&E submittals at 30%, 65%, 95% and final contract documents.
- Provide revised cost estimates to accompany each plan submittal.

Deliverables: Construction plans and compliance documentation and cost estimates.

Task 6: Implementation Support

- Provide bid support, construction oversight, and a final inspection to ensure the project meets design standards.
- Review and respond to contractor RFIs and materials submittals.
- Attend periodic site meetings with the City and contractor to review installation progress.

Deliverables: Bid packages, construction progress reports, and final inspection punchlist.

Summary

The proposed scope will provide a structured and efficient approach to the removal and replacement of non-functional turf. The designs will be thoughtfully crafted to align with water conservation objectives and regulatory compliance, ensuring a cost-effective solution. Through proactive collaboration with stakeholders, the City and community will benefit from high-quality, visually appealing projects. Backed by our team's expertise, proven ability to engage stakeholders, and extensive experience with similar projects, we are confident in delivering a successful outcome.



Schedule

Our initial proposed schedule for design and construction is as follows. We will work with the City to fine-tune the final schedule prior to the start of the design.

Notice To Proceed	
Environmental Documents	6 weeks 2/3-3/21
Survey and Mapping	3 weeks 2/3-2/21
Community Outreach and 3D Renderings	2 weeks 2/17-2/28
Conceptual Designs	4 weeks 3/3-3/28
30% PS&E	2 weeks 3/31-4/11
Review/Revisions	1 week 4/11-4/18
65% PS&E	3 weeks 4/18-5/9
Review/Revisions	1 week 5/9-5/16
95% PS&E	4 weeks 5/16-6/13
Review/Revisions	1 week 6/13-6/20
Final Stamped and Signed Plans	6/27
Advertisement and Bidding	4 weeks 6/30-7/31
Award Contract and Start Construction	1 week 7/31-8/4
Construction	8 weeks 8/4-9/30
90-Day Maintenance Period	6 weeks 9/30-11/7

**Conflict of Interest**

MSLA Landscape Architecture and all the members of our team confirm that we have no conflict of interest regarding this project. We have no financial, business, or other relationships with the City or construction companies that could influence or impact the outcome of the design contract or construction bid.



Litigation

MSLA Landscape Architecture and all the members of our team have not been involved with any litigation in connection with prior projects.



Cost Proposal

Per the requirements of the Request for Proposal, we have provided a separate password-protected PDF document containing our cost proposal.



References

Reza Mirmiran, Los Rios Facilities Management
Los Rios Community College District
3753 Bradview Drive
Sacramento, California 95827
(916) 856-3428

Projects worked with MSLA Landscape Architecture

1. Cosumnes River Community College Drought Tolerant Landscape Improvements Sacramento, California

Year: 2022

Scope of Services: MSLA Landscape Architecture provided design services for the renovation of over 10 acres of non-functional turfgrass within the overall campus. The non-functional turf was replaced with drought tolerant and water efficient shrubs and groundcover with the goal of reducing site irrigation water-use.

Roles: Michael Shular, President, provided lead landscape design services and oversight for all phases of plan preparation and construction implementation. Karen Blanor, Landscape Designer, provided drafting and plan development support during the development phase of the design.

2. Sacramento City College Drought Tolerant Landscape Improvements Sacramento, California

Year: 2022

Scope of Services: MSLA Landscape Architecture provided design services for the renovation of over 3 acres of non-functional turfgrass within the overall campus. The non-functional turf was replaced with drought tolerant and water efficient shrubs and groundcover with the goal of reducing site irrigation water-use.

Roles: Michael Shular, President, provided lead landscape design services and oversight for all phases of plan preparation and construction implementation. Karen Blanor, Landscape Designer, provided drafting and plan development support during the development phase of the design.

3. Old Lillard Hall Open Space Re-Landscape (Sacramento City College) Sacramento, California

Year: 2023

Scope of Services: MSLA Landscape Architecture provided design services for the renovation of an existing landscape open space due to the demolition of the former Lillard Hall Building. The open space design included specification of drought tolerant plantings, raised planter designs and placement of field-grown Oak trees with a new student open space use area.

Roles: Michael Shular, President, provided lead landscape design services and oversight for all phases of plan preparation and construction implementation. Karen Blanor, Landscape Designer, provided drafting and plan development support during the development phase of the design.

Note: MSLA partnered with CWE Engineering who provided Topographic survey services for the development of the site base files.



References (cont.)

Melissa Williams, Director of Administrative Services
Folsom Lake College
10 College Parkway
Folsom, CA 95630
(916) 608-6588

Projects worked with MSLA Landscape Architecture

1. Folsom Lake College Drought Tolerant Landscape Improvements

Folsom, California

Year: 2022

Scope of Services: MSLA Landscape Architecture provided design services for the renovation of over 6 acres of non-functional turfgrass within the overall campus. The non-functional turf was replaced with drought tolerant and water efficient shrubs and groundcover with the goal of reducing site irrigation water-use.

Roles: Michael Shular, President, provided lead landscape design services and oversight for all phases of plan preparation and construction implementation. Karen Blanor, Landscape Designer, provided drafting and plan development support during the development phase of the design.

2. Folsom Lake College Eldorado Center Teaching Vineyard

Placerville, California

Year: 2023-2024

Scope of Services: MSLA Landscape Architecture provided design services for the creation of an outdoor classroom to be used by the Folsom Lake College Viticulture department for growing and maintaining grape vines.

Roles: Michael Shular, President, provided lead landscape design services and coordination with the design team and plan preparation for State of California Division of the State Architect (DSA) submittal.

Note: *MSLA partnered with CWE Engineering who provided Topographic survey and Civil Engineering services for the development of the site base files and plan development.*



References (cont.)

Ali Ali, Director of Health Facilities Engineering
Office of Environmental Health & Engineering
California Area Indian Health Service
650 Capitol Mall, Suite 7-100
Sacramento, CA 95814
(916) 930-3981, ext. 203

Projects worked with MSLA Landscape Architecture

1. Desert Sage Youth Wellness Center

Hemet, California

Year: 2022

Scope of Services: MSLA Landscape Architecture provided design services for the development of an outdoor recreation facility for a Co-ed inpatient facility for youth (ages 12-17). The scope of the design included the development of outdoor recreational facilities, walking trails, a terraced amphitheater, and drought tolerant planting specifications.

Roles: Michael Shular, President, provided lead landscape design services and oversight for all phases of plan preparation and construction implementation. Karen Blanor, Landscape Designer, provided drafting and plan development support during the development phase of the design.

Note: *MSLA partnered with CWE Engineering who provided Topographic survey and Civil Engineering services for the development of the site base files and plan development.*

2. Sacred Oaks Healing Center

Davis, California

Year: 2022

Scope of Services: MSLA Landscape Architecture provided design services for the development of an outdoor recreation facility for a Co-ed inpatient facility for youth (ages 12-17). The scope of the design included redesign of existing plantings to provide a more drought tolerant planting selection and the creation of a recreational patio space for residents, as well as the design of a Native American "Cultural Center" to be used for gathering and Cultural events.

Roles: Michael Shular, President, provided lead landscape design services and oversight for all phases of plan preparation and construction implementation. Karen Blanor, Landscape Designer, provided drafting and plan development support during the development phase of the design.

Note: *MSLA partnered with CWE Engineering who provided Topographic survey and Civil Engineering services for the development of the site base files and plan development.*



Resumes

The following pages contain resumes of key members from our team who will provide the following services for the project:

MSLA Landscape Architecture, Inc.

- Michael Shular will provide lead landscape design services and overall project coordination.
- Karen Blanor will provide landscape design support.

CWE Corp.

- Tony McCreary will provide civil design services for our team.
- Shawn Somers will assist with providing civil design support.
- Bill McKinney will coordinate and lead our teams site survey efforts.

Raney Planning and Management

- Rod Stinson will provide the environmental portion of the design.
- Angela Darosa will assist with the development of environmental documentation.

Response Structural Engineers

- Todd Kemen will provide structural engineering design if needed for the design of retaining walls within the design.



MSLA LANDSCAPE ARCHITECTURE

Michael Shular, President

ASLA, LEED AP, Certified Irrigation Designer

MSLA Landscape Architecture, Inc.

Education: Bachelor of Science Landscape Architecture
Minor, Environmental Horticulture
University of California, Davis, 1999

Experience: 25 years

Licenses held:

- Registered California Landscape Architect No. 4898
- Registered Texas Landscape Architect No. 2942
- Registered Oregon Landscape Architect No. 8812
- Registered Colorado Landscape Architect No. 0001166
- Registered Washington Landscape Architect No. 20100358
- Registered Arizona Landscape Architect No. 79572
- Certified Irrigation Designer No. 006694

Professional Affiliations:

- American Society of Landscape Architects (ASLA)
- United States Green Building Council (USGBC)
- Irrigation Association (IA)

Qualifications:

A registered Landscape Architect in five states, Michael Shular has over 25 years of master planning, landscape architectural design, and project management experience. Known for creating thoughtful and innovative site designs, Michael has developed a vast perspective on traditional and emerging areas of practice while focusing on a commitment to environmental responsibility.

Mr. Shular has collaborated successfully with clients and other professionals on projects to solve difficult technical and budgetary problems and has achieved experiences that encompass a broad range including: preliminary site design, parks design, water conservation renovations, multi-family housing, educational facilities, places of worship, streetscapes and health care facilities.



Karen Blannor, ASLA

Landscape Architect/Designer

MSLA Landscape Architecture, Inc.

Education: Bachelor of Science, Landscape Architecture
California State Polytechnic University Pomona, California , 1982

Experience: 40 years

Licenses held:

- Registered California Landscape Architect No. 2592

Professional Affiliations:

- American Society of Landscape Architects (ASLA)

Accomplishments:

With over 40 years of public and private design experience, Karen has extensive knowledge in landscape architecture site-specific design, park design, and working harmoniously with diverse clients. Karen has worked in project management and design support roles during her career in landscape design.

Ms. Blannor's wide range of design experience encompasses planting and irrigation design for parks, community college campuses, health care facilities and multi-family housing.



CWE CORP.



Tony McCreary

PE, QSD

Tony S. McCreary, PE, has experience as a civil designer for public and private projects. His experience includes drafting, site design, utilities, grading, sanitation design, stormwater, water quality, and entitlements. Tony has provided conceptual designs for properties ranging from 3 to 10 acres in size. He has worked with design teams for these facilities to get projects entitled for major design review and obtaining building and grading permits.

RELEVANT EXPERIENCE

Lumberjacks Restaurant, Yuba City, CA Project involved ADA improvements to the existing Lumberjacks. Served as site designer to provide access to the restaurant from the public right of way as well as accessible parking pursuant to Chapter 11B of the California Building Code. Performed the topographic survey on the site to help determine the extent of improvements necessary to meet ADA requirements.

3895 Marshall Road Subdivision A nine-lot single family residential subdivision in West Sacramento, CA. New public roadways as well as underground infrastructure are to be installed and dedicated to the City of West Sacramento as part of this development. An underground stormwater containment and infiltration system will be installed as part of this project to attenuate the increase in post-development runoff from the undeveloped existing condition.

The Courte at Citrus Heights 31,000 square foot memory care facility. The site was developed on a mild hillside with a large, heritage oak tree in the front that required saving. Site design implemented strategic use of retaining walls to provide ADA access from the public sidewalk, allow for a clear and undisturbed area beneath the tree canopy, and gentle vehicular access from Sunrise Boulevard up to the building. An above-ground detention pond was implemented to avoid adversely impacting the public storm drain. Tasks included site grading, layout of the retaining walls, calculations for the stormwater detention requirements and design of the basin, water and sewer design, and a Stormwater Pollution Prevention Plan (SWPPP).

Lifepointe Christian Church Project involved the construction of a new commercial driveway, relocation of storm drain, irrigation, and electrical lines at a church in Elk Grove, CA. A new ADA accessible walk to the project site was designed from the public right-of-way. Tony's duties included the grading of the new driveway and accessible walk, along with relocation of the storm drain lines and coordination with the landscape architect regarding irrigation relocation. Assisted owner to make submittals to the City of Elk Grove and get through the permitting process.



Years of Experience

13

Education

BS, Civil Engineering,
California State University,
Chico

Registrations

Professional Engineer, CA,
C90888

Qualified SWPPP Developer
C90888



Shawn Somers

PE, QSD/P

Shawn has practiced Civil Engineering since 2005 and has been involved in both Structural and Civil Site Design fields. He has collaborated on a wide range of public, commercial, industrial, education, religious, and residential projects. He has been a registered civil engineer in California since 2012. He has specialized in project management for numerous projects in the northern California region ranging from less than an acre to over 60 acres with budgets from less than \$1 million to over \$25 million.

RELEVANT EXPERIENCE

Hidden Falls Regional Park Trails and Open Space

Expansion Project – Phase 1, Placer County, CA Project

Manager for a new County park entrance to Hidden Falls Park. The project included a new 2.5-acre parking lot complete with oversized parking spaces for equestrian trailers and a new half-mile long roadway through private property to access the parking lot. The road alignment required three stream crossings, with an upstream drainage area encompassing over 440 acres, requiring a 30-inch, 48-inch, and a 60-inch culvert to accommodate stormwater runoff from large storms. A vegetated swale along the length of the roadway provided stormwater treatment. Careful consideration was required for the grading design to ensure the project achieved an earthwork balance. The project included a pumped septic system and leach field and a well on site that would provide water for fire and domestic supply.

Alyce Norman Park Accessible Parking, West Sacramento, CA CWE provided field survey and civil engineering design services for a parking lot upgrade project for the City of West Sacramento. Alyce Norman Community Park comprises approximately 16 acres and includes two parking lots on opposite sides of the park. The southwest parking lot consisted entirely of a gravel surface, making it unsuitable for accessible parking. Our surveyors created a topographic map of the parking lot which formed the basis for the design. We designed a new concrete pad for accessible parking that would meet the latest California building code requirements and provided a creative grading design to partially channel runoff to a different location to prevent ponding from becoming an issue. CWE remained available to the City throughout construction to help the City and its contractors.

John L. Sullivan Dodge Chrysler Jeep Ram, Yuba City, CA SWPPP preparation for the construction of a 24,974 square foot auto dealership showroom and service building with a 6-acre vehicle sales lot in Yuba City, CA. This project incorporated permeable pavers designed to help protect the lone oak tree on the project site from root damage as well as a trash hood device in the storm drain system to prevent trash and debris from flowing downstream.



Years of Experience

16

Education

BS, Civil Engineering,
California Polytechnic State
University, San Luis Obispo

Registrations

Professional Engineer, CA,
C80625

Qualified SWPPP
Developer/Practitioner,
24316



William “Bill” F. McKinney

PLS

Bill has been involved in the field of surveying since 1969 after gaining skills and experience for it during his time in the US Army. He has practiced in California, Nevada, and Oregon and has become one of the most experienced land surveyors in the northern California region. He has successfully completed topographic and boundary surveys, ALTA/ACSM land title surveys, lot line adjustments, legal descriptions and plats for easements and dedications, tentative and final parcel maps, and even construction staking in the field. He continues to develop skills using the latest survey equipment including total stations and, more recently, aerial drone surveying.



Years of Experience

55

Education

California State University,
Long Beach

Registrations

Professional Land Surveyor,
CA, 4715

RELEVANT EXPERIENCE

Granite Bay Community Park Prepared topographic and boundary survey and construction staking for a 16-acre community park in Granite Bay, California. CWE helped Placer County with development of the plans for the park as well. The project created a playground, picnic areas, baseball and soccer fields, and a unique “Walk of Honor Memorial,” which honors the sacrifices made by those in the armed forces.

Lakeport Seawall Survey Manager for topographical survey for 650 feet of seawall, sidewalk, dock area, and park in Lakeport, California. The field survey included a two-man crew with in-water survey work required. In order to save the client on the costs of a typical bathymetric survey, we used a more traditional instrument and rod to obtain elevations along the lakebed near the seawall.

Egbert Tract Prepared an ALTA for a 3200-acre parcel in Rio Vista, California. The surveying was used for the creation of ecological habitat reserves within the property. In some locations, locating monuments required digging two feet below ground due to the time that has passed since they were first placed.

Martis Camp Subdivision, Truckee, CA Prepared boundary and topographic survey, final map, public road, drainage, and public utility easements. The development included clubhouses, tennis courts, two golf courses, and open space. Work included determining the Caltrans right-of-way from control points, monuments, and monumentation maps. Worked closely with Caltrans to coordinate mapping within and adjacent to their ROW.

Markley Cove Marina, Lake Berryessa Site-specific topographic survey of a portion of the Napa County, California site that was proposed to serve as the ADA access to the docks. Created a plan for ADA parking as well as ADA compliant walkway down to the boat docks. Laid down flight crosses in coordination with aerial survey to get topography of the project site. Utilized the aerial topographic survey to design new and improved roadways to access the site. Determined locations of new parking areas, new cabins, and new dock access.



RANEY PLANNING AND MANAGEMENT



ROD STINSON

Vice President/Air Quality Specialist

EDUCATION

B.S., Forestry and Natural Resources
California Polytechnic State University, San Luis Obispo

CERTIFICATIONS

Certified in River Restoration and Natural Channel Design

AFFILIATIONS

Sacramento Metro EDGE
Urban Land Institute

Mr. Stinson brings to Raney Planning & Management, Inc. his technical writing and project management skills to every project. As Vice President with Raney, Mr. Stinson assists Senior Vice President Cindy Gnos and President Tim Raney in the day-to-day management of the office, which includes overseeing the processing of various environmental and planning projects, management of office staff, and coordination with agency personnel and project applicants. In addition, Mr. Stinson serves as Raney's in-house Air Quality Specialist.

VICE PRESIDENT/AIR QUALITY SPECIALIST

Raney Planning & Management, Inc. (2005-Present)

As Vice President, Mr. Stinson is responsible for assisting Senior Vice President Cindy Gnos and company President Tim Raney in the day-to-day coordination of the Raney team and its efforts. Since arriving at Raney, Mr. Stinson has been involved in the writing and managing of numerous environmental and planning projects and has served as the project manager for over 350 CEQA and NEPA projects. In addition, Mr. Stinson has managed numerous special planning projects as well as provided environmental and land use planning services for various jurisdictions during his time at Raney, including extensive use of GIS in the analysis and presentation of data.

Mr. Stinson also serves as Raney's in-house Air Quality Specialist, preparing air quality and greenhouse gas analyses for Initial Studies and Environmental Impact Reports as well as air quality and greenhouse gas studies and health risk assessments for various private-sector clients. Mr. Stinson trained under Donald Ballanti, Certified Consulting Meteorologist for several years and has prepared over thirty air quality analyses for various public and private sector projects. Through his work with various air districts in the region, Mr. Stinson has become a leading expert in preparing air quality and greenhouse gas analyses.

ESTIMATOR/ENVIRONMENTAL SPECIALIST

Thunder Mountain Enterprises, Inc. (2003-2005)

Mr. Stinson began at Thunder Mountain Enterprises, Inc. preparing Stormwater Pollution Prevention Plans utilizing erosion and sediment control Best Management Practices. In this position Mr. Stinson was trained in AutoCAD and expanded his knowledge of hydrology and fluvial processes. After four months with the company Mr. Stinson was promoted to department head of the Estimating Department where he developed and managed procedures for the department. Mr. Stinson was tasked to develop new markets for the company while maintaining their existing workflow market. In addition, Mr. Stinson set the budgets for the 2004 and 2005 fiscal years as well as secured over \$600,000 of revenue in the first year of existence. As Estimator, Mr. Stinson performed sales, estimating, project management, and contract administration.

PROFESSIONAL DEVELOPMENT

Mr. Stinson is also actively involved in the Sacramento Metro Chamber as a graduate of the Leadership Class of 2012. As a part of the 2012 class project, Mr. Stinson participated in fundraising and outreach activities for the design and construction of the new Soil Born Farms outdoor classroom.



ANGELA DAROSA

Division Manager/Air Quality Specialist

EDUCATION

B.S., Environmental Engineering
California Polytechnic State University, San Luis Obispo

Ms. DaRosa graduated from California Polytechnic State University, San Luis Obispo, with a Bachelor of Science degree in Environmental Engineering. Ms. DaRosa's background in engineering and technical writing allows her to analyze complex technical studies and integrate them into each project. As Division Manager with Raney, Ms. DaRosa provides project management and assists in the preparation and processing of various environmental and planning documents. As an Air Quality Specialist, Ms. DaRosa works closely with Raney's in-house Air Quality Technician to conduct detailed air quality analyses.

DIVISION MANAGER/AIR QUALITY SPECIALIST

Raney Planning & Management, Inc. (2010-Present)

Since joining Raney, Ms. DaRosa has been involved in the writing of numerous EIRs, including the Johnson Rancho and Hop Farm Annexation EIR in Wheatland, CA; the Newman Ridge EIR in Amador County, CA; the Brentwood Boulevard Specific Plan Recirculated EIR in Brentwood, CA; and the Terra Ranch Subdivision EIR in Manteca, CA. Ms. DaRosa has also written numerous Initial Studies for cities including, but not limited to, Wheatland, Woodland, Sacramento, Pinole, Brentwood, Kings County, and Lathrop. In addition to CEQA documentation experience, Ms. DaRosa has also been involved in the preparation of NEPA compliance documents including Environmental Assessments for projects such as Kingsburg Senior Village in Kingsburg, CA; Heritage Commons in Dixon, CA; Las Palmeras Apartments in Imperial, CA; and North Biggs Estates in Biggs, CA. Ms. DaRosa has also provided environmental and land use planning services for various jurisdictions, most prominently the City of Wheatland, including preliminary coordination and preparation of city planning documents such as the City of Wheatland Bikeway Master Plan, and use of GIS and other mapping tools for the analysis and presentation of data.

Ms. DaRosa contributes her environmental engineering background by working closely with Raney's in-house Air Quality Technician to prepare air quality and greenhouse gas analyses for Initial Studies and EIRs, as well as stand-alone air quality and greenhouse gas impact assessments for various private-sector clients. Ms. DaRosa has prepared air quality and greenhouse gas analyses for projects located within the jurisdictional boundaries of a variety of air districts throughout the State. Ms. DaRosa is proficient in the use of current air quality models, including CalEEMod, AERSCREEN, AERMOD, and HARP RAST.

PROJECT ENGINEER

RMC Water and Environment (2008-2009)

Ms. DaRosa worked at RMC Water and Environment as a key member of the design team on various projects. Ms. DaRosa was able to contribute her specialized knowledge of wastewater treatment by acting as an affiliate of the company's internal Wastewater Treatment Technical Committee. While at RMC, Ms. DaRosa was able to expand her AutoCAD skills by preparing basic infrastructure and design drawings, and was trained in GIS to prepare supportive plans and diagrams. During her time at RMC, Ms. DaRosa honed her technical writing skills through the preparation of a variety of design technical memoranda and reports, design specifications, environmental permits, and EIR sections.



RESPONSE STRUCTURAL ENGINEERS



Todd G. Kemen, SE

CEO/Structural Engineer

Professional Resume

January 2025

PROFESSIONAL SUMMARY

With 20 years of experience in the engineering industry, Todd Kemen has completed a wide variety of commercial, and public projects. Todd is proficient with commercial structures based on the California Building Code, as well as school and institutional projects whose designs adhere to the regulations of the Division of the State Architect (DSA), the Office of Statewide Health Planning and Development (OSHPD), and Caltrans.

Throughout his career, Todd has had the opportunity to design multiple types of projects using a wide array of structural materials. On most of these projects Todd has overseen the construction phase and has extensive experience in specification formulation and review. As he has demonstrated throughout his career, Todd's view is that project success requires more than just good design – it requires solid execution and cooperation with the construction team.



Todd has also invested time giving back to the community and the profession, performing pro bono engineering services for public art projects and for non-profit organizations such as the American Legion. Passionate about introducing future generations to the profession, he has visited high school classes and scout troops to introduce students to structural engineering. He has also served at the highest levels of the Structural Engineers Association of California (SEAOC).

EDUCATION

- 2003: Bachelor of Science, University of the Pacific
 - Major: Civil Engineering
 - Minor: Engineering Management

PROFESSIONAL REGISTRATIONS

- | | | | |
|------------------|---------------|--------------|-----------|
| • California | SE 5409 | • New Mexico | CE 24465 |
| • California | CE 68561 | • Ohio | PE 85985 |
| • Arizona | CE 69659 | • Oregon | PE 92590 |
| • Georgia | PE 45896 | • Texas | PE 138410 |
| • Idaho | CE 18810 | • Tennessee | PE 126398 |
| • Nevada | CE & SE 24864 | • Utah | CE & SE |
| • North Carolina | PE 055755 | • Washington | CE 56209 |

AFFILIATIONS

- Structural Engineers Association of Central California (President 2017-2018)
- Structural Engineers Association of California (Board of Directors 2017-2019)
- American Society of Civil Engineers
- International Code Council
- Tau Beta Pi, Engineering Honors Society
- AISC: American Institute of Steel Construction

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Finance
Presentation By: Diona Pope, Director of Finance

Summary

Subject: Annual Community Facilities District Report Pursuant to Government Code 53411
Recommendation: Note and File
Fiscal Impact: Information item only

Purpose:

Annual report on the background and status of the Community Facilities District as required by state law.

Council's Strategic Goal:

This item addresses Council's Strategic Goal of fiscal responsibility.

Background:

In accordance with Government Code Sections 50075.3 (regarding special taxes) and 53411 (report on bonded proceeds), a report concerning the Sunsweet Boulevard and Valencia Estates Community Facilities Districts is required to be filed annually with the City Council. This staff report serves to fulfill the requirements. The report must address the following items:

Sunsweet Boulevard, established 2004

1. The amount of funds collected and expended – On May 12, 2005, the City issued \$3,250,000 in Community Facilities District Bonds. Of this amount, \$2,705,904 was placed into the project fund and the remainder was used for cost of issuance and to establish a reserve fund. The entire \$2,705,904 has been expended on the project. On July 19, 2016, the outstanding bonds, \$2,437,327, were refunded and are referred to as special tax refunding bonds, series 2016. Special tax assessments were placed on the properties within the district and the amount collected for fiscal year 2023-24, as of June 30, was \$224,613 in assessments. These funds were used to pay debt service and the City can expect about the same amount in FY 2024-25. A total of 13 parcels were levied in FY 2023-24.

2. The status of the project required or authorized to be funded – The project as defined by the “List of Authorized Facilities” (that was adopted as part of the resolution forming the district) is complete, including related improvements (traffic signal at Highway 99 and connector road to Walton Avenue on the south side of Sunsweet), with a Notice of Completion dated July 2007.

Valencia Estates, established 2017 & CFD 2021-1

The City's standard Development Agreement and Conditions of Approval for new residential development include a requirement that the development pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance. These conditions may be satisfied through participation in a Mello-Roos CFD. In 2017 and 2021, CFD's were established to satisfy the development requirements. There are 97 subdivisions that participate in the 2017 and 2021 CFD's for FY 2023-24.

1. The amount of funds collected and expended – during FY 2023-24, the City collected \$47,900 in special assessments from the district property owners and staff anticipates a similar amount for FY 2024-25.
2. The status of the project required or authorized to be funded – the City expended \$3,561 for district administration on behalf of the district with the remainder to fund Police protection services; Fire protection and suppression services; maintenance of parks, parkways, streets and roads, and open space; flood and storm protection services, among other less common services.

Fiscal Impact:

Report only.

Alternatives:

Not Applicable.

Recommendation:

Note and file the annual Community Facilities District Report pursuant to Government Code Section 53411.

Attachments:

1. Item 07 Annual Community Facilities District Report Pursuant to Government Code 53411

Prepared By:

Diona Pope
Finance Director

Submitted By:

Robert Bendorf
Interim City Manager



**Annual Community Facilities
District Report Pursuant to
Government Code 53411**

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Rebate Program Guidelines – Commercial Turf Replacement Projects
Recommendation: Approve rebate guidelines for commercial customers to convert turf to lower water use landscaping for up to \$10,000 per commercial location in accordance with grant requirements.
Fiscal Impact: CIP Account No. 1333 - \$575,000 Total Program Cost
\$500,000 – Commercial Rebates
\$ 50,000 – Planning, Design
\$ 25,000 – Project Management

Purpose

To allocate grant funding for water-efficient landscaping on commercial properties.

Council's Strategic Goals

This item addresses Council's Strategic Goals of *Business Friendly* and *Fiscal Responsibility* by allocating state grant funding that supports the City and commercial businesses in mitigating drought impacts through subsidized outdoor water conservation efforts.

Background

Recent and anticipated droughts across California have required California water suppliers to focus on "Making Water Conservation a California Way of Life." The City is particularly vulnerable to drought conditions, as 90% of the City's water supply is surface water from the Feather River. A key part of navigating the uncertain water supply future is reduced water usage by Commercial, Industrial, and Institutional (CII) customers. Current and anticipated legislation has restricted "non-functional turf" for CII customers.

To support and reduce the financial burden of these efforts, the Department of Water Resources (DWR) has created grant programs for local agencies. In June 2022, the City secured grant funding from the Urban Community Drought Relief Grant Program for the replacement of non-functional turf with water-efficient landscaping on City property and a rebate program to encourage replacement of non-functional turf with water-efficient landscaping on commercial and industrial properties.

DWR awarded the City \$3.415 million as follows:

- \$2,750,000 – City-Owned Property Turf Replacement Project
- \$575,000 – Commercial Property Turf Replacement Rebate Program
- \$90,000 – Grant Administration

A 25% non-state match requirement was waived due to the City's status as a Disadvantaged Community.

The Commercial Property Turf Replacement Rebate Program was proposed to mitigate the financial burden in the event of legislation or regulation requiring commercial and industrial water customers to replace non-functional turf. Proposed rebates would be up to \$5 per square foot on a first-come, first-served basis, for up to \$10,000 per property.

The deadline for incurring reimbursable expenses for both City projects and commercial rebate program projects is June 30, 2026.

Analysis

City staff has developed the following set of guidelines for distributing grant-funded rebates through the Commercial Turf Replacement Rebate Program, in accordance with the grant requirements. This item is presented for Council to approve the program guidelines:

- The City is offering a rebate of up to \$5 per square foot, with a maximum award of \$10,000 per commercial property.
- To qualify, applicants must have a lawn irrigated with potable City water prior to the landscape conversion.
- Pre-approval will be required. Participants must submit plans and drawings in advance, and a City inspector will visit each property to verify eligibility, as well as conduct a final inspection after the project is completed.
- Applicants will be required to use climate-appropriate plants, and water-efficient irrigation systems. Participants will be required to provide copies of receipts in order to receive reimbursement of eligible project costs.

Staff expects commercial and industrial customers will take advantage of this program in anticipation of further regulations that may restrict or prohibit the use of potable water for non-functional turf on commercial properties.

Fiscal Impact

With \$575,000 in DWR grant funding available for the Commercial Property Turf Replacement Rebate Program, approximately \$500,000 would be available for direct rebates, \$50,000 would be available for planning/design, and \$25,000 to oversee the program.

Alternatives

Direct staff to further refine guidance for turf replacement rebates.

Recommendation

Adopt a resolution approving rebate guidelines for commercial customers to incentivize conversion of non-functional turf to water-efficient landscaping as follows:

- The City is offering a rebate of up to \$5 per square foot, with a maximum award of \$10,000 per commercial location.
- To qualify, applicants must have a lawn irrigated with potable City water prior to the landscape conversion.
- Pre-approval will be required. Participants must submit plans and drawings in advance, and a City inspector will visit each property to verify eligibility, as well as conduct a final inspection after the project is completed.
- Applicants will be required to use climate-appropriate plants, and water-efficient irrigation systems. Participants will be required to provide copies of receipts in order to receive reimbursement of eligible project costs.

Rebate program application materials will include a complete list of eligibility requirements to ensure compliance with funding requirements and the City's direction on water conservation landscape requirements.

Attachments:

1. Attachment 1 - Resolution Approving Rebate Program Guidelines
2. Attachment 2 - Outreach flyer

Prepared By:
Katherine Willis
Environmental Compliance Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING GUIDELINES FOR PROVIDING REBATES TO INCENTIVIZE
COMMERCIAL CUSTOMERS TO CONVERT TURF TO LOWER WATER USE
LANDSCAPING FOR UP TO \$10,000 PER COMMERCIAL LOCATION IN
ACCORDANCE WITH GRANT REQUIREMENTS**

WHEREAS, the California Department of Water Resources (DWR) has established a grant funding program through the 2022 Urban Community Drought Relief Grant Program to encourage the reduction of demand for potable municipal water supplies through the conversion of non-functional turf to water-efficient landscaping; and

WHEREAS, the State has awarded the City \$575,000 to implement a rebate program to encourage replacement of non-functional turf with water-efficient landscaping on commercial and industrial properties; and

WHEREAS, the City has entered into an agreement with DWR which includes a rebate program aimed at conserving 5.15 acre-feet of potable water annually by incentivizing commercial property owners to replace 100,000 square feet of non-functional turf with drought-tolerant landscaping; and

WHEREAS, staff has developed guidelines for implementing a rebate program consistent with conditions set out in the grant agreement and the City's direction on water conservation landscape requirements; and

WHEREAS, it has been determined by the City Council that such provisions are in the public interest.

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

1. The City Council of the City of Yuba City approves the following rebate program guidelines for commercial customers:

Rebates shall be offered on a first-come, first-served basis for up to \$5 per square foot, with a maximum award of \$10,000 per commercial location

To qualify, applicants must have a lawn irrigated with potable City water prior to the landscape conversion.

Pre-approval will be required. Participants must submit plans and drawings in advance, and a City inspector will visit each property to verify eligibility, as well as conduct a final inspection after the project is completed.

Applicants will be required to use climate-appropriate plants, and water-efficient irrigation systems. Participants will be required to provide copies of receipts in order to receive reimbursement of eligible project costs.

2. This Resolution shall take effect immediately.

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 1st day of April, 2025.

AYES:

NOES:

ABSENT:

ATTEST:

Dave Shaw, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

COMMERCIAL LANDSCAPE CONVERSION REBATE

Save Water. Save Money. Enhance Your Property.



The City of Yuba City is offering a rebate of up to \$5 per square foot (maximum of \$10,000) for commercial property owners who replace turf with water-efficient landscaping. This program encourages sustainable landscaping to help conserve water, reduce maintenance costs, and beautify your property.

Program Overview

Why Convert Your Lawn?

- Reduce Water Usage – Grass requires twice as much water as drought-friendly plants.
- Lower Maintenance Costs – Save time and money on mowing, fertilizing, and upkeep.
- Ecofriendly Landscaping – Reduces the need for chemical fertilizers and gas-powered equipment.
- Improve Property Aesthetics – Drought-tolerant landscaping enhances curb appeal.

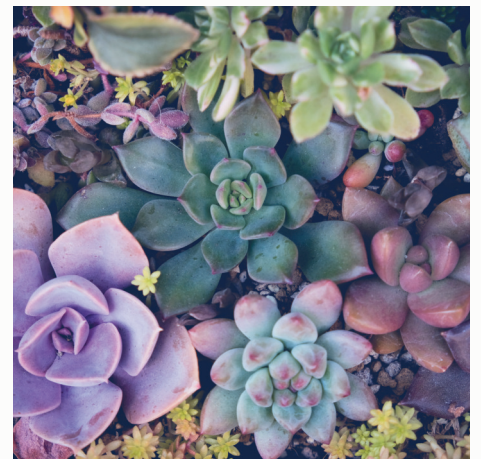
Rebate Amount

- \$5 per square foot of lawn removed and replaced with qualifying landscaping.
- Maximum rebate: \$10,000
- Rebates are issued as checks upon project completion and verification.

Submit Application

Applications may be sent electronically or via regular mail. For questions regarding the application or rebate process, call (530) 822-7571.

- To submit electronically email completed application to: waterrebates@yubacity.net
- To submit by mail:
City of Yuba City – Public Works
Commercial Landscape Conversion
302 Burns Drive
Yuba City, CA 95991



**A Smart Investment –
Water-Wise
Landscaping for a
Sustainable Future!**

Contact Information



City of Yuba City – Public Works
302 Burns Drive
Yuba City, CA 95991

Phone: (530) 822-7571

Email: waterrebates@yubacity.net

Website: yubacity.net/rebates

How to Apply

Step 1: Check Your Eligibility

- You must have a commercial property with an active irrigation system.
- Lawn areas must be converted to drought-friendly landscapes.
- Pre-approval is required – projects started before approval will not qualify.

Step 2: Submit an Application

- Complete the online application at yubacity.net/rebates.
- Attach required documents, including photos of the existing landscape and a site plan.
- Sign the Terms & Conditions agreement.

Step 3: Pre-Approval & Inspection

- A City inspector will visit your property to verify eligibility.
- You will receive a written approval letter if your project qualifies.
- Do not begin work until you receive approval.

Step 4: Complete Your Project

- Remove lawn using sheet mulching or sod removal.
- Install climate-appropriate plants that will cover at least 50% of the area at maturity.
- Use drip irrigation, bubblers or high-efficiency nozzles.
- Apply a minimum of 3 inches of mulch to planted areas.
- Keep receipts and take before-and-after photos.

Step 5: Final Inspection & Rebate Request

- Schedule a post-installation inspection with the City.
- Submit all required documents, including receipts and final photos.
- Receive your rebate check once the project is verified!

Eligibility Requirements

To qualify, applicants must:

- Be a commercial property owner or an authorized representative.
- Have a lawn irrigated with potable City water prior to conversion.
- Obtain pre-approval from the City before beginning the project.
- Use climate-appropriate plants, water wise irrigation, and mulch (minimum 3" depth).
- Complete the project by April 30, 2026.

Qualifying Conversions

- Use drought-tolerant, climate-appropriate plants.
- Must cover at least 50% of the converted area when fully grown.
- Apply a minimum of 3 inches of mulch in planted areas.
- Install drip irrigation, bubblers, or high-efficiency nozzles.
- Remove grass using sheet mulching or sod removal.
- Use decomposed granite or other permeable materials for walkways and other hardscapes.

Beautify Your Business, Reduce Costs & Go Green with a Rebate!

Non-qualifying Conversions

- Any plant not suited to the local climate.
- Invasive plants (as classified by the California Invasive Plant Council).
- Lawns covered with mulch only without proper removal.
- Overhead sprinkler irrigation (unless approved by the City).
- Artificial turf or plastic weed barriers.
- Any project requiring a building permit without proper approval.

Frequently Asked Questions

Q: Can I start my project before approval?

A: No. Projects started before written approval will not qualify for a rebate.

Q: How long does it take to get approved?

A: The approval process typically takes 2-4 weeks, depending on application volume.

Q: Can I use any plants in my new landscape?

A: No, you must use climate-appropriate, drought-tolerant plants. A list of recommended plants is available at yubacity.net/rebates.

Q: What if I have already stopped watering my lawn?

A: Some existing grass must remain so that the City can verify the lawn area.

Q: When will I receive my rebate check?

A: Rebates are issued 6-8 weeks after final project approval.

Plants are considered climate-appropriate plants if they are:

- Classified as low- to medium-water requirement in California Department of Water Resource's Water Use Classification of Landscape Species (WUCOLS) database. This database is linked with www.WaterWonk.us.
- If your plant choice is not listed in either reference above, you must provide two horticultural references stating that the plant has a low or medium water requirement.
- Permeable hardscape includes materials that allow rain to soak directly into the landscape. This includes decomposed granite, pavers, bricks, flagstone or similar material set in sand; gravel or unsealed granite, and permeable decking.

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Senior Engineer

Summary

Subject: Pedestrian Safety and Striping Improvements (Plans & Specifications)
Recommendation: Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Pedestrian Safety and Striping Improvements Project
Fiscal Impact: \$900,000 - Engineer's Estimate
\$380,000 – Account No. 1024 (Striping and Marking)
\$383,000 - Account No. 1220 (ADA Public Facility Sidewalk Improvements)
\$137,000 – Account No. 1316 (Pedestrian Safety Crosswalk Upgrades)

Purpose:

To promote vehicle and pedestrian safety by refreshing and adding striping, crosswalks, pavement markings, and constructing ADA-compliant curb ramps at various locations throughout the City.

Council's Strategic Goals:

The project addresses the City Council's Strategic Goal of improving the City's infrastructure.

Background:

In August 2020, a Systemic Safety Analysis Report (SSAR) was developed for the City to analyze crash data and provide low-cost countermeasures to reduce collisions. In October 2020, the City applied for a Highway Safety Improvement Program (HSIP) grant to upgrade striping and ADA ramps based on recommendations in the SSAR, with the goal of creating a safer walking network for pedestrians. In March 2021, the City was notified by Caltrans that it had been awarded \$194,000 for the project. In addition to the locations included in the original grant, staff added striping locations based upon public input, relevant City planning documents, and inspections revealing maintenance need. The proposed locations to be addressed are shown on the Project Location Map (Attachment 2). This project proposes a base bid of 6,443 linear feet of striping, 8,396 linear feet of crosswalk striping, and 42 ADA-compliant ramps. Additionally, the add-alternate proposes an extra 3,968 linear feet of striping.

Analysis:

Public Works has prepared the project plans, specifications, and cost estimate for the Pedestrian Safety and Striping Improvements Project. With Council approval of the plans and specifications and

authorization to advertise for bids, staff estimates the following schedule:

Advertise for Bid:	April 2025
Award Contract:	May 2025
Start of Construction:	Summer 2025
Completion:	Fall 2025

The plans and specifications for the project are on file in the Public Works Department at City Hall and at https://www.yubacity.net/public_works_plans/index.php for review.

Fiscal Impact:

The base bid includes constructing striping and ADA ramp improvements within areas originally listed in the City's HSIP grant. The engineer's estimate for the construction of base bid schedule items is \$785,000, which includes a 10% contingency and 5% for construction management, to reflect total project costs. There is also an add-alternate bid schedule which includes additional striping in areas which staff has determined there is need. The add-alternate bid schedule is \$115,000, which also includes 10% contingency and 5% construction management. Depending upon available funding and bid prices received, staff may request to include or exclude items from the add-alternate schedule into the contract.

The project is proposed to be funded through CIP Account No. 1024 (Striping and Marking), CIP Account No. 1220 (ADA Public Facility Sidewalk Improvements), and CIP No. 1316 (Pedestrian Safety Crosswalk Upgrades). All of these accounts have sufficient balances to support the funding breakdown shown in the Summary. Detailed fiscal impacts will be presented to Council at the award of the contract based on the actual bid amounts.

Environmental:

Staff have performed a preliminary environmental assessment of this project and determined that it falls within Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301, as the installation of striping, markers, markings and curb ramp improvements within existing City facilities are defined as repairs, maintenance, or minor alterations of existing public facilities, involving negligible or no expansion. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

Additionally, staff completed all necessary environmental documents required by the U.S. Department of Housing and Urban Development for the use of CDBG funds and determined that the project is categorically excluded under 24 CFR 50.20(a)(1), special projects directed to the removal of material and architectural barriers that restrict the mobility of accessibility to elderly and persons with disabilities.

Alternatives:

Provide staff with alternative direction regarding priority locations and/or modify project scope.

Recommendations:

Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Pedestrian Safety and Striping Improvements Project.

Attachments:

1. Attachment 1 - Resolution - Plans & Specs
2. Attachment 2 - Project Location Map

Prepared By:

Jasmine Solano
Engineer Technician II

Submitted By:

Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING A CEQA CLASS 1 CATEGORICAL EXEMPTION,
APPROVING THE PLANS AND SPECIFICATIONS, AND
AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE PEDESTRIAN
SAFETY AND STRIPING PROJECT**

WHEREAS, the Public Works Department intends to solicit bids for construction of the Pedestrian Safety and Striping Improvements Project.

NOW, THEREFORE, be it resolved and ordered by the City Council of Yuba City as follows:

1. The City has performed a preliminary environmental assessment of this project relative to California Environmental Quality Act (CEQA) requirements and the City Council finds and determines that the project falls within Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301, as the installation of striping, markers, and markings within existing City facilities are qualifying repairs, maintenance, or minor alteration of existing public facilities involving negligible or no expansion. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project.
2. The plans and specifications for the Pedestrian Safety and Striping Improvements Project be approved.
3. The Public Works Department is hereby authorized and directed to advertise for bids for the Pedestrian Safety and Striping Improvements Project.
4. This Resolution shall take effect immediately.

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 1st day of April, 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

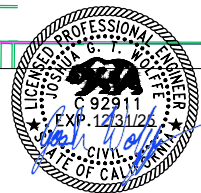
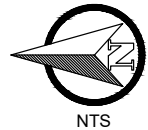
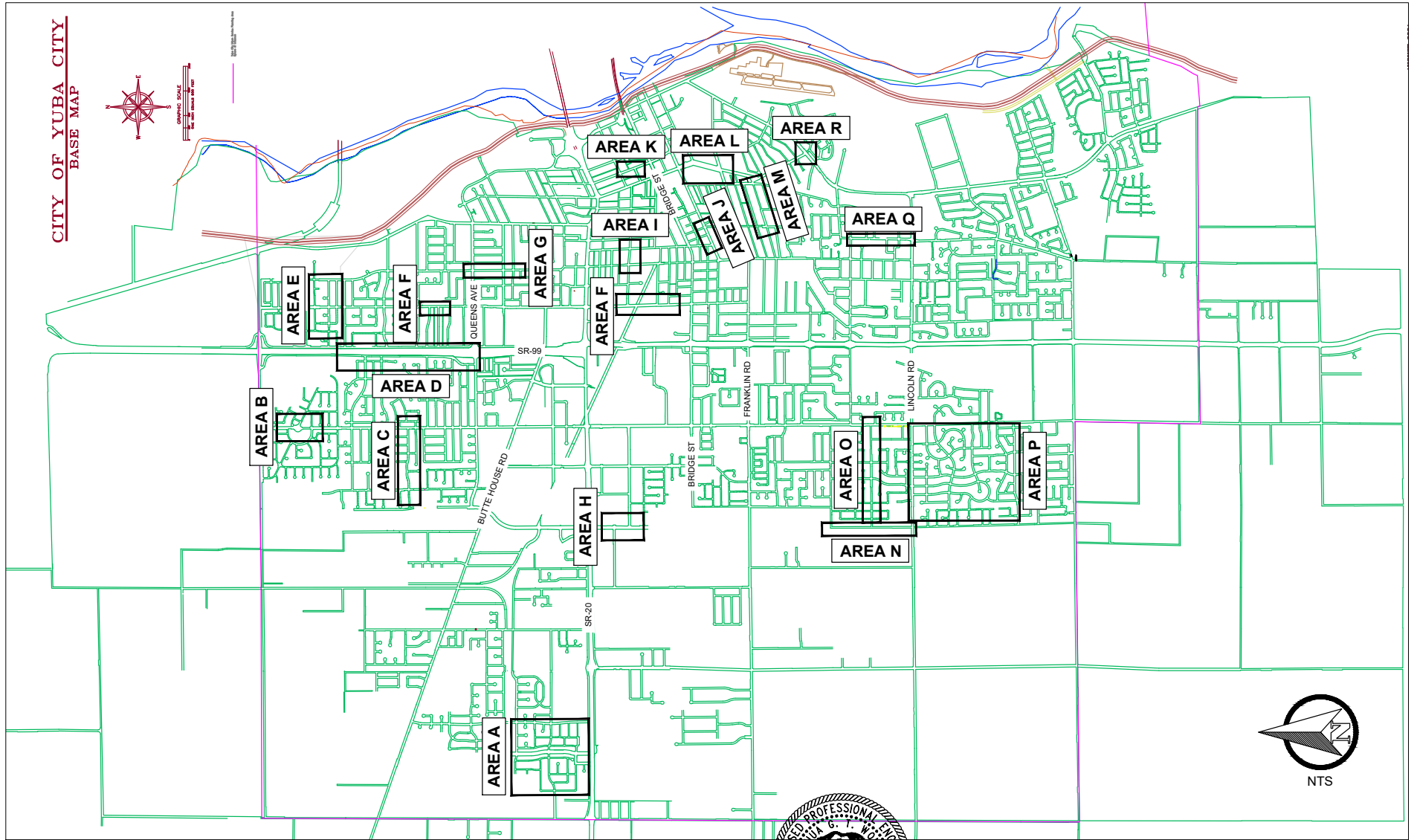
Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

CITY OF YUBA CITY
BASE MAP



Scale: 1" = 100'



CITY of YUBA CITY			
PROJECT LOCATION MAP			
	SUBMITTED BY: J. KNOX	DESIGN BY: FOW	DRAWING No.: 5553-B
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (916) 822-4032	CHECKED BY: STAFF	DATE OF PLANS:	SHEET: 1

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Senior Engineer

Summary

Subject: Citywide Sign Upgrades (Plans & Specifications)
Recommendation: Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Citywide Sign Upgrades Project
Fiscal Impact: \$1,502,700 - Account No. 1315 (Citywide Sign Upgrades and Audit)

Purpose:

To promote vehicle and pedestrian safety by maintaining safe and effective signage throughout the City.

Council's Strategic Goal:

This project addresses the City Council's Strategic Goal of improving the City's infrastructure.

Background:

In August 2020, a Systemic Safety Analysis Report (SSAR) was developed for the City to analyze crash data and provide low-cost countermeasures to reduce collisions. In October 2020, the City applied for a Highway Safety Improvement Program (HSIP) grant, per recommendations from the SSAR, to audit the current condition of all City-owned signs, and to replace and/or upgrade signs as determined necessary by said audit. In March 2021, the City was notified by Caltrans that it had been awarded \$305,900 for the sign audit, and \$1,529,500 for construction costs, totaling \$1,835,400 grant funds received for the project. Between 2023 and 2024, the citywide audit took place, with a consultant collecting data on sign size, retro-reflectivity, condition, and overall compliance with the current version of the California Manual on Uniform Traffic Control Devices (CAMUTCD).

The resulting project involves the improvement of signs at 2,269 locations throughout the City. The scope of improvements includes rehabilitation, relocation, removal, and replacement to comply with current standards set forth by the CAMUTCD. The locations to be addressed are shown on the Project Location Map (Attachment 2).

Analysis:

Public Works has prepared the project plans, specifications, and cost estimate for the Citywide Sign Upgrades Project with Council approval of the plans and specifications and authorization to advertise for bids, staff proposes the following schedule weather permitting:

Advertise for Bid:	April 2025
Award Contract:	May 2025
Start of Construction:	Summer 2025
Completion:	Fall 2025

The plans and specifications for the project are on file in the Public Works Department at City Hall and at https://www.yubacity.net/public_works_plans/index.php for review.

Fiscal Impact:

The estimated construction cost is \$1,502,700. The project will be funded primarily with HSIP funds through CIP Account No. 1315 (Citywide Sign Upgrades and Audit) and local funds. Detailed fiscal impacts will be presented to Council at the award of the contract based on the actual bid amounts.

Environmental:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301, as improving and upgrading signs on existing City facilities are defined as repairs, maintenance, or minor alterations of existing public facilities, involving negligible or no expansion of existing or former use. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

Alternatives:

- A. Provide staff with alternative direction regarding priority locations and/or modify project scope.
- B. Delay or cancel proposed project

Recommendation:

Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Citywide Sign Upgrades Project.

Attachments:

- 1. Attachment 1 - Resolution - Plans & Specs
- 2. Attachment 2 - Citywide Sign Upgrades and Audit Recommendations Map

Prepared By:
Santiago Carrillo
Associate Civil Engineer

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING A CEQA CLASS 1 CATEGORICAL EXEMPTION,
APPROVING THE PLANS AND SPECIFICATIONS, AND
AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE CITYWIDE
SIGN UPGRADES PROJECT**

WHEREAS, the Public Works Department intends to solicit bids for construction of the Citywide Sign Upgrades and Project.

NOW, THEREFORE, be it resolved and ordered by the City Council of Yuba City as follows:

1. The City has performed a preliminary environmental assessment of this project relative to California Environmental Quality Act (CEQA) requirements and the City Council finds and determines that the project falls within Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301, as improving and upgrading signs on existing City facilities are qualifying repairs, maintenance, or minor alteration of existing public facilities involving negligible or no expansion. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project.
2. The plans and specifications for the Citywide Sign Upgrades Project be approved.
3. The Public Works Department is hereby authorized and directed to advertise for
4. This Resolution shall take effect immediately.

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 1st of April 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

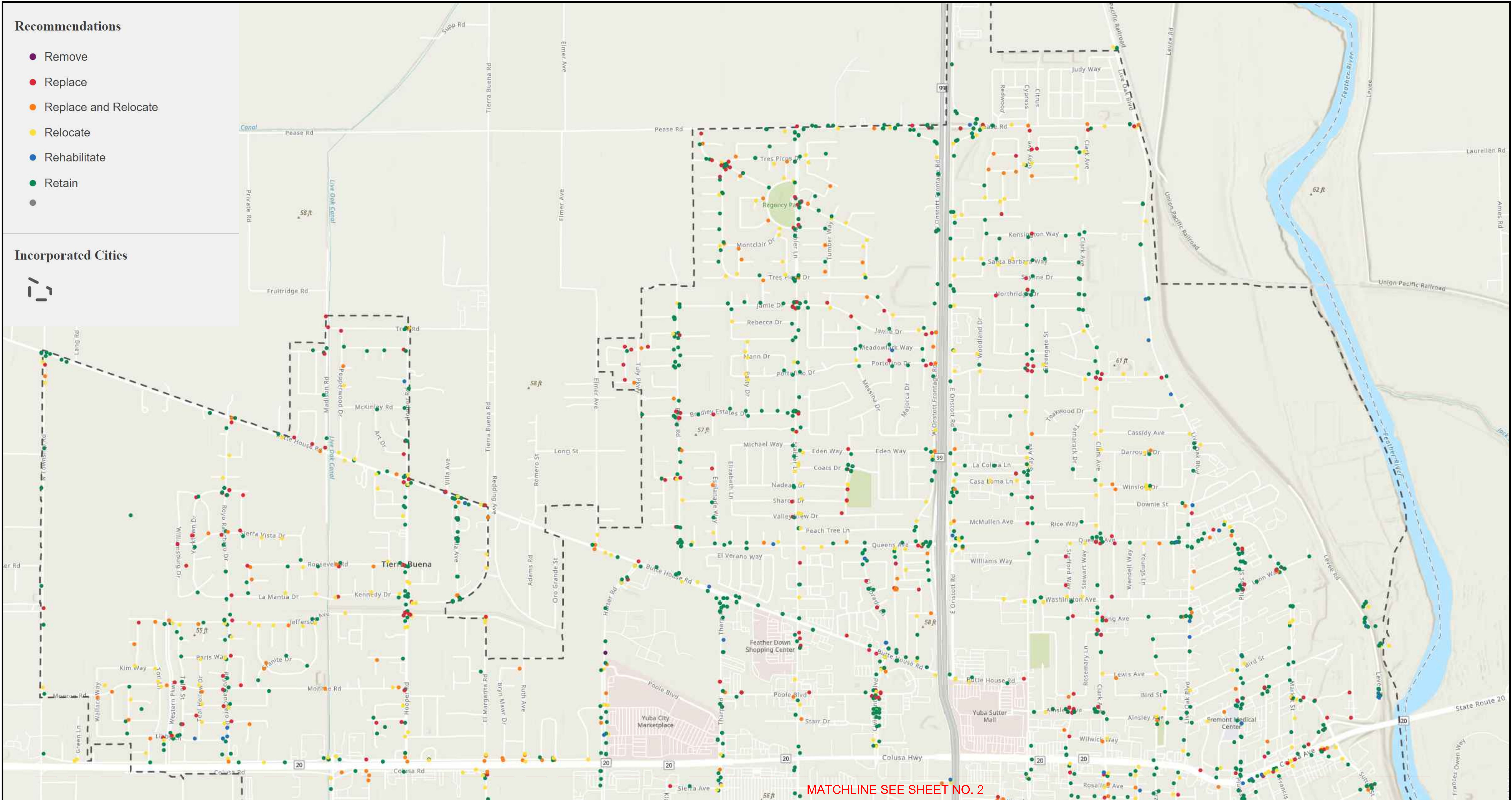
Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

Recommendations

- Remove
- Replace
- Replace and Relocate
- Relocate
- Rehabilitate
- Retain
-

Incorporated Cities

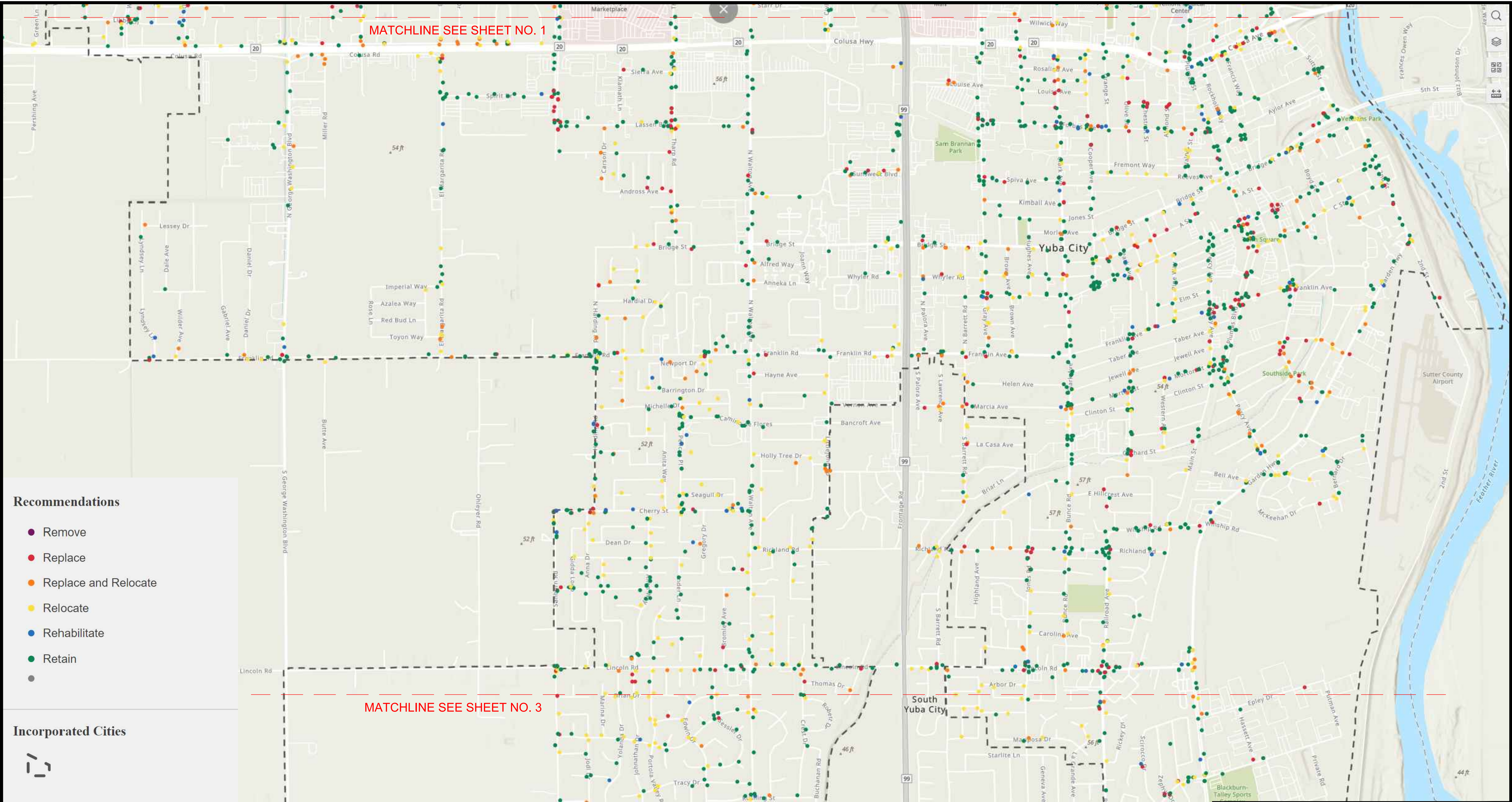


CITY OF YUBA CITY

CITYWIDE SIGN REPLACEMENT
PROJECT - INVENTORY MAP



SUBMITTED BY: J. WOLFFE	DESIGN BY: SC	DRAWING NO.
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWN BY: SC	
	CHECKED BY: JW	SHEET 1
	DATE OF PLANS: 9/18/2024	OF 4 SHEETS



Recommendations

- Remove
- Replace
- Replace and Relocate
- Relocate
- Rehabilitate
- Retain

Incorporated Cities



CITY OF YUBA CITY

CITYWIDE SIGN REPLACEMENT
PROJECT - INVENTORY MAP



SUBMITTED BY: J. WOLFFE 1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DESIGN BY: SC	DRAWING NO. SHEET <u>2</u> OF <u>4</u> SHEETS
	DRAWN BY: SC	
	CHECKED BY: JW	
	DATE OF PLANS: 9/18/2024	

MATCHLINE SEE SHEET NO. 2

Recommendations

- Remove
- Replace
- Replace and Relocate
- Relocate
- Rehabilitate
- Retain
-

Incorporated Cities



CITY OF YUBA CITY

CITYWIDE SIGN REPLACEMENT
PROJECT - INVENTORY MAP



SUBMITTED BY: J. WOLFFE 1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DESIGN BY: SC	DRAWING NO. SHEET <u>3</u> OF <u>4</u> SHEETS
	DRAWN BY: SC	
	CHECKED BY: JW	
	DATE OF PLANS: 9/18/2024	

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Senior Engineer

Summary

Subject: Plumas Street Water Tower Plaza (Plans & Specifications)
Recommendation: Adopt a Resolution adopting a CEQA Class 4 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Plumas Street Water Tower Plaza Project
Fiscal Impact: \$1,070,000 - Engineer's Estimate (Account No. 1268 - Plumas Street Improvements)

Purpose:

To reconstruct the area under the Plumas Water Tower utilizing placemaking practices, creating a multi-use plaza that will compliment the Downtown area and be a high-quality destination for the community.

Council's Strategic Goal:

This project addresses the City Council's Strategic Goal of improving quality of life.

Background:

In 2022, the California Department of Transportation (Caltrans) created the Clean California Local Grant Program (CCLGP) to fund projects which would clean and beautify public spaces, to improve spaces for walking and recreation. Through the review of this grant opportunity, City staff determined that the grant could fund multiple improvements along Plumas Street, while also making new improvements.

In March of 2022, the City received a notification from Caltrans that it had been awarded \$2,235,628 for the Plumas Street Project (Project), which includes the following improvements to the Downtown area:

- Water Tower
 - Abate lead paint and remove old lighting systems on the water tower
 - Re-paint the water tower and install new logos which match current City Standards
 - Install new multi-colored LED uplighting on water tower
- Plaza Under/Adjacent to Water Tower
 - Plaza/common area

- Playscape Installation
- Drought-tolerant landscaping installation
- Digital event board installation
- Public Mural Installation
- Plumas Street Improvements
 - Installation of trash/recycling bins from Bridge Street to State Route 20
 - Installation of an illuminated Gateway Arch at the downtown area entrance, which compliments Plumas Street's current architectural style
- Center Street:
 - Install festoon-style lighting that crisscrosses over Center Street
 - Install trash/recycling bins along Center Street

The City has completed the Water Tower and Center Street components of this project, which leaves only the Plaza and Plumas Street components to complete. The City retained Melton Design Group of Chico California for the development of the Plans, Specifications, and Estimate for the Plaza and Plumas Street Improvements.

Analysis:

Melton Design Group has prepared the project plans, specifications, and cost estimate for the Plumas Street Water Tower Plaza Project. With Council approval of the plans and specifications and authorization to advertise for bids, staff proposes the following schedule weather permitting:

Advertise for Bid:	April 2025
Award Contract:	May 2025
Start of Construction:	June 2025
Completion:	Fall 2025

The plans and specifications for the project are on file in the Public Works Department at City Hall and at www.yubacity.net/public_works_plans/index.php for review.

Fiscal Impact:

The estimated project cost is \$1,070,000. This estimate includes 10% contingency and 3% construction management to reflect total project cost. The project will be funded primarily with CCLGP funds through CIP Account No. 1268 (Plumas Street Improvements). Currently, CIP Account No. 1268 has a balance of approximately \$1,105,700. Detailed fiscal impacts will be presented to Council at the award of the contract based on the actual bid amounts.

Environmental:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within Class 4 Categorical Exemption set forth in CEQA Guidelines Section 15304, as the project will include replacement of conventional landscaping with water-efficient landscaping. Further, landscaping includes walls, fences, walkways, placement of statues and similar commemorative objects, irrigation systems, and similar features, as well as plant materials. None of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

Alternatives:

Direct staff to modify project plans to change plaza components. This will create delays which could

compromise available grant funding.

Recommendation:

Adopt a Resolution adopting a CEQA Class 4 Categorical Exemption, approving the plans and specifications, and authorizing advertisement for bids for the Plumas Street Water Tower Plaza Project.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Rendering

Prepared By:

Josh Wolffe
Senior Civil Engineer

Submitted By:

Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING A CEQA CLASS 4 CATEGORICAL EXEMPTION, APPROVING THE
PLANS AND SPECIFICATIONS, AND AUTHORIZING ADVERTISEMENT FOR BIDS
FOR THE PLUMAS STREET WATER TOWER PLAZA PROJECT**

WHEREAS, the Public Works Department intends to solicit bids for construction of the Plumas Street Water Tower Project.

NOW, THEREFORE, be it resolved and ordered by the City Council of Yuba City as follows:

Section 1. The City has performed a preliminary environmental assessment of this project relative to California Environmental Quality Act (CEQA) requirements and the City Council finds and determines that the project falls within Class 4 Categorical Exemption set forth in CEQA Guidelines Section 15304, as the project will include replacement of conventional landscaping with water-efficient landscaping. Further, landscaping includes walls, fences, walkways, placement of statues and similar commemorative objects, irrigation systems, and similar features, as well as plant materials. None of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

Section 2. The plans and specifications for the Plumas Street Water Tower Plaza Project are approved.

Section 3. The Public Works Department is hereby authorized and directed to advertise for bids for the Plumas Street Water Tower Plaza Project.

Section 4. This Resolution shall take effect immediately.

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 1st day of April, 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2



CITY OF YUBA CITY

Future Agenda Items

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

CITY OF YUBA CITY

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Manager's Report

CITY OF YUBA CITY

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Council Reports

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

Adjournment