



AGENDA

OCTOBER 21, 2014

REGULAR MEETING
CITY COUNCIL
CITY OF YUBA CITY

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

MAYOR	• Kash Gill
VICE MAYOR	• John Dukes
COUNCILMEMBER	• John Buckland
COUNCILMEMBER	• Tej Maan
COUNCILMEMBER	• Craig Starkey
CITY MANAGER	• Steven Kroeger
CITY ATTORNEY	• Timothy Hayes

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible



If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. City Hall TTY: 530-822-4732

**AGENDA
REGULAR MEETING OF THE CITY COUNCIL
CITY OF YUBA CITY
COUNCIL CHAMBERS
OCTOBER 21, 2014
5:00 P.M. – CLOSED SESSION
6:00 P.M. – REGULAR MEETING**

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

Closed Session—Butte Room

Public Comment: Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council prior to the City Council convening into closed session. Comments from the public will be limited to three minutes. No member of the public will be allowed to be present once the City Council convenes into closed session. Contact the City Clerk in advance of the closed session either in person at City Hall, by phone 822-4817, or email tlocke@yubacity.net to allow for time for testimony.

- A. Confer with labor negotiator Steve Kroeger regarding negotiations with the following associations: Yuba City Police Officers, Police Sergeants, Yuba City Firefighters Local 3793, Yuba City Fire Management, First Level Managers, and Public Employees Local No. 1, pursuant to Section 54957.6 of the Government Code

Regular Meeting—Council Chambers

Call to Order

Roll Call: ___ Mayor Gill
 ___ Vice Mayor Dukes
 ___ Councilmember Buckland
 ___ Councilmember Maan
 ___ Councilmember Starkey

Invocation

Pledge of Allegiance to the Flag

Presentations and Proclamations

1. **Proclamation to Marilyn A. Terry, retiring Police Records Supervisor, Yuba City Police Department**

2. **Proclamation to Gisela Hamilton, 2014 Law Enforcement Volunteer of the Year**

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

3. Written Requests

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

4. Appearance of Interested Citizens

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Bid Award

5. Purchase of a Crane Service Truck (FB15-03)

Recommendation: Award the purchase of one (1) 33,000 pounds gvw Crane Service Truck to Lodi Truck and Equipment of West Sacramento, CA, in the amount of \$144,963.75 by finding that it is in the best interest of the City to do so.

Consent Calendar

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

6. Minutes of October 7, 2014 & October 14, 2014

Recommendation: Approve the City Council Meeting Minutes of October 7, 2014 and October 14, 2014.

7. Professional Services Agreement with Larry Walker Associates for National Pollutant Discharge Elimination System (NPDES) Consulting Services

Recommendation: Award a professional services agreement to Larry Walker Associates of Davis, CA for consulting services associated with the administration of the City's NPDES Small MS4 Phase II Permit in the amount of \$60,000 with the finding that it is in the best interest of the City.

8. Police Officers' Association Memorandum of Understanding (MOU) and Police Sergeants' Letter of Understanding (LOU)

Recommendation:

1. Adopt a Resolution approving a two year Memorandum of Understanding with the Police Officers' Association
2. Adopt a Resolution approving a two year Letter of Understanding with the Police Sergeants'

General Items

9. Expansion of the City's Sphere of Influence (SOI) Southern Boundary Line for New Development Opportunities

Recommendation: Authorize staff to proceed with seeking an expansion of the City's Sphere of Influence south of the City's current boundary limits to Stewart Road as shown on Exhibit A as part of the processing of the proposed Newkom Ranch Project.

Business from the City Council

10. City Council Reports

- Councilmember Buckland
- Councilmember Maan
- Councilmember Starkey
- Vice Mayor Dukes
- Mayor Gill

Adjournment



Proclamation

of the City Council

MARILYN TERRY
POLICE RECORDS SUPERVISOR
In recognition of your retirement from the
Yuba City Police Department

WHEREAS, Police Records Supervisor Marilyn Terry began her career in public service by joining the Yuba City Police Department in 1990; and

WHEREAS, as an employee of the City of Yuba City, Police Records Supervisor Terry has distinguished herself as a Public Safety Dispatcher, Police Records Clerk and Police Records Supervisor. She has received numerous letters of recognition and appreciation for her efforts in serving her community in the past 24 years; and

WHEREAS, Police Records Supervisor Terry's hard work and dedication have earned her the respect of her community and fellow employees; and

WHEREAS, Police Records Supervisor Terry's consistent work ethic and dedication earned her recognition from the State of California Department of Justice for excellence in crime statistics reporting and criminal offender reporting compliance; and

WHEREAS, Police Records Supervisor Terry was awarded the Chief's Employee of the Year for 2001; and

WHEREAS, Police Records Supervisor Terry will officially retire from her 24 years of faithful service to the community.

NOW, THEREFORE, Let it be resolved, that I, Kash Gill, Mayor of the City of Yuba City, on behalf of the entire Council and citizens we serve, do hereby congratulate Police Records Supervisor Marilyn Terry on the occasion of your retirement from the Yuba City Police Department.

Done on this 21st day of October, 2014 in the City of Yuba City, County of Sutter, State of California.



Proclamation

of the City Council

GISELA HAMILTON
2014 Law Enforcement Volunteer of the Year
Northern California
Yuba City Police Department

WHEREAS, Gisela Hamilton graduated from the 2nd class of the Yuba City Police Department Citizen Academy in 1997 and subsequently was selected as a member of the Volunteers in Policing the same year; and

WHEREAS, she was recognized as 2009 Volunteer of the Year at YCPD for her organizational skills and ability to work cohesively with her peers and co-workers in the Property and Evidence Unit of the Police Department where she spends three days a week volunteering her time.

WHEREAS, she is the quintessential volunteer, donating many hours at the Farmer's Market, Citizen's Academy, National Night Out, giving tours at the Police Department to children, all the while representing the City and the Police Department in a positive manner projecting the message of working in partnership with our community; and

WHEREAS, in her seventeen years as a Volunteer, Gisela Hamilton has donated over 12,000 hours of her valuable time in service to our community; and

WHEREAS, Gisela was recognized on October 7, 2014 by the Law Enforcement Volunteers of California, as the Northern California Volunteer of the Year. She was chosen from a pool of thousands of worthy volunteers;

NOW, THEREFORE, Let it be resolved, that I, Kash Gill, Mayor of the City of Yuba City, on behalf of the entire Council and citizens we serve, do hereby congratulate Volunteer Gisela Hamilton on her selection and honor her for her years of service to the City of Yuba City.

Done on this 21st day of October, 2014 in the City of Yuba City, County of Sutter, State of California.

CITY OF YUBA CITY

Written Requests

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

Procedure

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

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

Or email to:

Terrel Locke, City Clerk tlocke@yubacity.net

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

CITY OF YUBA CITY

Appearance of Interested Citizens

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements.

Procedure

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

- For Items on the Agenda

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

- Items not listed on the Agenda

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

CITY OF YUBA CITY
STAFF REPORT

Date: October 21, 2014
To: Honorable Mayor & Members of the City Council
From: Finance Department
Presentation By: Spencer Morrison, Accounting Manager

Summary

Subject: One (1) 33,000 pounds gross vehicle weight (gvw) Crane Service Truck (FB15-03)

Recommendation: Award the purchase of one (1) 33,000 pounds gvw Crane Service Truck to Lodi Truck and Equipment of West Sacramento, CA, in the amount of \$144,963.75 by finding that it is in the best interest of the City to do so.

Fiscal Impact: \$144,963.75 Vehicle Replacement Fund Account 6610-69415

Purpose:

Purchase of one (1) crane truck which is essential for the removal and replacement of various items that vary in weight and size.

Background:

Each year Fleet Maintenance staff reviews the City's vehicles to determine which are recommended for replacement. For the 2014/2015 fiscal year, staff recommended the replacement of one (1) crane truck. The new truck will be for the Water Distribution division of the Public Works Department. The current crane truck is not a sufficient gross vehicle weight for the type of work that will be performed thus potentially causing a safety hazard.

The functions of the crane truck will be for lifting tapping machines and new valves in and out of excavations, in addition to removing and placing of steel traffic plates, fire hydrants and check valves all varying in sizes and weights. The crane truck can also be utilized by other departments for various functions such as replacing new street light poles, pulling of lift stations pumps for maintenance and lifting and placing concrete benches and signs. A truck of this size and capability eliminates the need for additional equipment and manpower when in the field.

Analysis:

The Finance staff and Fleet Maintenance worked with the Public Works Department staff to ensure that the vehicle specifications meet the City's requirements. A formal bid was

developed and advertised according to the City's ordinances. Four (4) vendors received bid notifications. The following bids were received:

<u>Vendor</u>	<u>Price</u>
Cobalt Truck Equipment Nampa, ID	\$144,370.00
Lodi Truck and Equipment West Sacramento, CA	\$144,963.75*
Legacy Equipment Salt Lake City, UT	\$155,203.40

*awardee

Cobalt Truck Equipment did not include sales tax in their bid. After sales tax was assessed, they were not the lowest responsive bidder.

Fiscal Impact:

Funding of \$145,000 for one (1) vehicle was appropriated in the FY 2014 / 2015 budget Capital Acquisitions and is available in the Vehicle Replacement Fund account # 6610-69415.

Alternatives:

- 1) Reject all bids
- 2) Request new bid process
- 3) Do not purchase

Recommendation:

Award the purchase of one (1) 33,000 pounds gvw Crane Service Truck to Lodi Truck and Equipment of West Sacramento, CA, in the amount of \$144,963.75 by finding that it is in the best interest of the City to do so.

Prepared By:

/s/ Vicky Anderson

Vicky Anderson
Administrative Analyst I

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance

RB

Public Works

DL

City Attorney

TH

**MINUTES (DRAFT)
REGULAR MEETING OF THE CITY COUNCIL
CITY OF YUBA CITY
COUNCIL CHAMBERS
OCTOBER 7, 2014
5:00 P.M. – CLOSED SESSION
6:00 P.M. – REGULAR MEETING**

Closed Session—Butte Room

- A. Conferred with labor negotiator Steve Kroeger regarding negotiations with the following associations: Yuba City Police Officers, Police Sergeants, Yuba City Firefighters Local 3793, Yuba City Fire Management, First Level Managers, and Public Employees Local No. 1, pursuant to Section 54957.6 of the Government Code

Regular Meeting—Council Chambers

The City of Yuba City City Council meeting was called to order by Mayor Gill at 6:04 p.m.

Roll Call

Present: Councilmembers Buckland, Dukes, Maan, Starkey and Mayor Gill

Absent: None

Invocation

Councilmember Dukes gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Maan led the Pledge of Allegiance.

Presentations and Proclamations

1. Every Drop Counts Coloring Contest Winner

Mayor Gill provided certificates to the following:

2nd Grade: Marissa Tschoepe, Adventist Christian School

3rd Grade: Braeden Heinrich, Adventist Christian School

4th Grade: Izabella Rose Lewis, King Avenue Elementary

5th Grade: Payton McGinnis, Butte Vista Elementary School

2. Proclamation To Soroptimist International of Marysville-Yuba City in honor of their 85th Anniversary

Mayor Gill presented a Proclamation to President Cherie Stephens in honor of the 85th Anniversary of the Soroptimist International of Marysville Yuba City.

Public Communication

3. Written Requests - None

4. Appearance of Interested Citizens - None
Consent Calendar

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

5. Minutes of September 16, 2014

Approved the City Council Meeting Minutes of September 16, 2014.

6. Landscape Maintenance Agreement with Sutter Partners, LLC, for State Route 20, west of Harter Parkway

Authorized the execution of an agreement for maintenance of landscaped areas within the State of California highway right of way on the south side of State Route 20 east of Harter Parkway in association with the Yuba City Toyota car dealership.

7. Administration of Patient Protection and Affordable Care Act (ACA)

Adopted **Resolution No. 14-071** approving the City's administration of the Patient Protection and Affordable Care Act.

General Items

8. Wastewater Treatment Facility Permit Exceedance Presentation

The following person spoke:

Pat Miller, Sutter County Tax Payer's Association

Noted and Filed Presentation.

9. Funding for Union Pacific Railroad Right-of-Way Environmental Investigation Activities

Councilmember Buckland recused himself from this item due to a possible conflict of interest.

Councilmember Starkey moved to A) authorize the City Manager to amend the existing Professional Services Agreement between the City of Yuba City and Geosyntec Consultants of Rancho Cordova, CA, modifying the scope of work to include additional environmental investigation activities within the Union Pacific Railroad Right-of-Way in the amount of \$50,000 with the finding that it is in the best interest of the City; and B) Authorize the Finance Director to make a supplemental appropriation of unallocated Road Fund in the amount of \$80,000 to Account No. 921184 (Union Pacific Phase 1 Site Assessment). Councilmember Dukes seconded the motion that passed with a unanimous vote.

Councilmember Buckland rejoined the Council at the dais.

10. SCADA Radio System Improvements

Councilmember Dukes moved to A) Authorize the purchase of radio equipment and professional services to Tesco Controls in the amount of \$78,500 plus \$10,000 contingency with the finding it is in the best interest of the City; and B) Authorize the Chief Financial Officer to make supplemental appropriations of \$44,500 from Account

No. 981105-65501 (Lift Station Improvements) to Account No. 8120-69201 (Equipment) & from Unallocated Water Reserve (Fund 517) to fund Water Treatment Operation Account No. 7120-69201 (Equipment). Councilmember Buckland seconded the motion that passed with a unanimous vote.

11. Classification Changes to positions within the Parks & Recreation and Community Development Departments

The following person spoke:

Pat Miller, Sutter County Tax Payer's Association

Councilmember Starkey moved to adopt **Resolution No. 14-072** consolidating the Recreation Supervisor Positions I, II and III into a two level series that is flexibly staffed and replace the Senior Planner position with a Principal Planner while authorizing the Director of Finance to amend the salary schedule as necessary to reflect the consolidations as outlined in the staff report. Councilmember Maan seconded the motion that passed with a unanimous vote.

12. Organizational Changes within the Office of the City Manager and Department of Parks & Recreation

Councilmember Starkey moved to approve the organizational changes as outlined in the staff report and adopt **Resolution No. 14-073** approving modification to the Salary Schedule and Compensation Plan for the Director of Community Services; Economic Growth and Public Affairs Manager; Parks, Recreation and Facilities Manager; and Approving the Reclassification of a Limited Term Part-time Administrative Clerk III to Executive Assistant to the City Manager. Councilmember Dukes seconded the motion that passed with a unanimous vote.

Business from the City Council

13. City Council Reports

- Councilmember Buckland
- Councilmember Maan
- Councilmember Starkey
- Vice Mayor Dukes
- Mayor Gill

Adjournment

Mayor Gill adjourned the Regular Meeting of the City Council of the City of Yuba City at 7:01 p.m.

Kash Gill, Mayor

ATTEST:

Terrel Locke, City Clerk

**MINUTES (DRAFT)
SPECIAL MEETING OF THE
CITY COUNCIL
CITY OF YUBA CITY
BUTTE ROOM
OCTOBER 14, 2014
5:00 P.M. – CLOSED SESSION**

Closed Session—Sutter Room

The City of Yuba City City Council Special Closed Session meeting was called to order by Mayor Gill at 5:05 p.m.

Roll Call

Present: Councilmembers Buckland, Dukes, Maan, Starkey and Mayor Gill

Absent: None

- A. Conferred with labor negotiators Steve Kroeger and Natalie Walter regarding negotiations with the following associations: Yuba City Firefighters Local 3793, Yuba City Fire Management, First Level Managers, and Public Employees Local No. 1, pursuant to Section 54957.6 of the Government Code.

Adjournment

Mayor Gill adjourned the Closed Session of the City Council of the City of Yuba City at 5:37 p.m.

Attest:

Kash Gill, Mayor

Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: October 21, 2014
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Diana Langley, Public Works Director

Summary

Subject: Professional Services Agreement with Larry Walker Associates for National Pollutant Discharge Elimination System (NPDES) Consulting Services

Recommendation: Award a professional services agreement to Larry Walker Associates of Davis, CA for consulting services associated with the administration of the City's NPDES Small MS4 Phase II Permit in the amount of \$60,000 with the finding that it is in the best interest of the City.

Fiscal Impact: Consultant's contract is not to exceed the total of \$60,000 including a ten percent contingency. The service will be funded through the following CIP accounts:

- \$11,000 - Account No. 901188-65514 (General)
- \$21,000 – Account No. 921188-65514 (Streets and Road)
- \$14,000 – Account No. 971188-65514 (Water)
- \$14,000 – Account No. 981188-65514 (Wastewater)

Purpose:

To obtain consulting services associated with the administration of the 2013 NPDES MS4 Phase II General Permit issued by the California State Water Quality Control Board.

Background:

The National Pollutant Discharge Elimination System (NPDES) is an United States Environmental Protection Agency program that receives its authority from the Clean Water Act (1977) to regulate pollutant discharge/flows into Waters of the United States. Part of the NPDES program involves the regulation and permitting of storm water discharges from municipalities with some major pollutants of concern being oil, pesticide, and sediment runoff. Storm water is defined as runoff from rain or snow that runs off surfaces such as rooftops, paved streets, highways or parking lots and can carry with it pollutants.

The regulation and permitting of storm water runoff and pollutant discharges in California was delegated to the California State Water Quality Control Board who began issuing its Phase II MS4 permits to municipalities with populations less than 100,000 in 2003 and recently issued

the current permit which took effect on July 1, 2013. The City of Yuba City currently discharges untreated storm water into two Waters of the US, the Feather River and Gilsizer Slough, and was previously permitted under the 2003/2008 Phase II permits and is currently a permitted discharger under the 2013 Phase II Permit.

Implementation of the 2013 NPDES Small MS4 Phase II General permit requirements will include, but is not limited to, the following:

- Updating relevant sections of the City's Municipal Code to provide City staff with the legal authority necessary to implement permit requirements.
- Development of improvement plans, guidance documents, reports, etc.
- Development and implementation of Water Quality Monitoring program.
- Training of City staff on new requirements and procedures
- Additional Education and Outreach to the public on storm water pollution prevention measures.
- Updated erosion control and construction/post-construction discharge prevention measures on qualifying construction projects.

In an effort to homogenize requirements and minimize costs, Yuba City Public Works and Sutter County Public Works have agreed to hire the same consultant which will split costs between the County and the City for deliverables that are the same or similar for both entities while keeping similar Storm Water pollution prevention requirements for construction projects throughout the County and City.

Analysis:

The Public Works Department sent out a Request for Proposals to three Engineering Consulting Firms (a list of the firms solicited is attached, Table 1) and posted the Request for Proposals on the City's website for professional services associated with the administration of the City's NPDES Small MS4 Phase II Permit.

Five Engineering firms submitted proposals:

- Condor Earth Technologies of Stockton, CA
- Environmental Compliance Specialist of Atascadero, CA
- Larry Walker Associates of Davis, CA
- NCE of Sacramento, CA
- WGR Southwest of Lodi, CA

A team of two City staff members and two Sutter County staff members reviewed the proposals for technical merit and responsiveness to the RFP. The reviews were done independently and cost was not considered during the rating process. Larry Walker Associates was unanimously selected as the top firm that would best meet the City's needs.

After ranking the consultants and considering the cost proposals from all five consulting firms (Summarized in Tables 3 & 4), staff recommends awarding a professional services agreement to Larry Walker Associates (LWA). The scope, schedule, and cost estimate of the work is

attached as Exhibit B. City staff met with the top ranked consultant (LWA) to discuss scope items and make minor scope changes which are not reflected in Exhibit B.

Fiscal Impact:

Consultant contract is not to exceed the total of \$60,000 including a ten percent contingency for this permit year. This service will be funded through CIP Account [90, 92, 97, 98]1188-65514.

Alternatives:

Reduce the scope of work or reject the Agreement and provide staff direction.

Recommendation:

Award a professional services agreement to Larry Walker Associates of Davis, CA for consulting services associated with the administration of the City's NPDES Small MS4 Phase II Permit in the amount of \$60,000 with the finding that it is in the best interest of the City.

Prepared by:

/s/ Manu Dhaliwal

Manu Dhaliwal
Assistant Engineer

Submitted by:

/s/ Steven Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Department Head

[DL](#)

Finance

[RB](#)

Table 1: RFP Mailing List

<u>Company</u>	<u>Location</u>
Larry Walker Associates	Davis, CA
WGR Southwest	Lodi, CA
NCE	Sacramento, CA

Table 2: Selection Criteria

<u>Evaluation Criteria</u>	<u>Maximum Score</u>
Compliance with the Request for Proposal	10
Capability and Experience	40
Past Performance	30
Reference Checks	20
Total:	100

Table 3: Proposal Rankings

<u>Company</u>	<u>Average Score</u>	<u>Ranking</u>
Condor Earth	66	4
Environmental Compliance Specialist	53	5
Larry Walker Associates	81	1
NCE	71	3
WGR Southwest	77	2

Table 4: Professional Services Cost Estimate Summary

<u>Company</u>	<u>Consulting Services</u>
Condor Earth	\$88,888
Environmental Compliance Specialist	\$110,000
Larry Walker Associates	\$61,615
NCE	\$72,237
WGR Southwest	\$130,535

Exhibit B – Scope of Service / Schedule / Cost Estimate

Attachment B: Cost Proposal and Rate Sheet

The level of effort for permit year 2 is considerably higher than subsequent years because of the required Phase II Permit deliverables. LWA is prepared to work with the City and County to identify means to balance the work effort or identify ways to conform to budget constraints.

As presented the proposed scope and cost estimate are 'full-service' solutions for the City and County that assume the efforts would be joint and that City and County provide the necessary requested information.

Yuba City and Sutter County
Phase II Support Estimate

	Scope of Work	Permit Year	Total Hours	Contract Year 1	Contract Year 2	Contract Year 3	Contract Year 4
				Permit Year 2 Costs	Permit Year 3 Costs	Permit Year 4 Costs	Permit Year 5 Costs
Tasks assume and show a 50:50 split for development costs between the City and County.							
Costs beyond the first contract year show a 2% increase. Higher rates would only be charged upon approval by City.							
Regulatory Update							
City	Ordinance Update & Staff Report	2	25	\$ 4,270			
County	Ordinance Update & Staff Report	2	25	\$ 4,270			
City	Enforcement Response Plan	3	15		\$ 3,121		
County	Enforcement Response Plan	3	15		\$ 3,121		
Small Site Stormwater Management Plan							
City	Scope and Draft Plan	2	86	\$ 15,830			
County	Scope and Draft Plan	2	86	\$ 15,830			
Notes:	Assumes LWA develops plan. Estimate can be lowered if City/County develop plan with review/assistance from LWA.						
Post Construction Management Program							
City	Planning and development review	2	13	\$ 2,690			
County	Planning and development review	2	13	\$ 2,690			
City	Post Cnst BMP O&M Verification Program	2	29	\$ 4,895			
County	Post Cnst BMP O&M Verification Program	2	29	\$ 4,895			
City	Condition Assessment Tools	3	31		\$ 5,472		
County	Condition Assessment Tools	3	31		\$ 5,472		
Notes:	Assumes LWA develops tools. Estimate can be lowered if City/County develop tools with review/assistance from LWA.						
Total Maximum Daily Loads (TMDLs) Monitoring							
City	Prepare monitoring plan	2	51	\$ 8,600			
County	Prepare monitoring plan	2	51	\$ 8,600			
City	Regional monitoring assistance	2	10	\$ 2,015			
County	Regional monitoring assistance	2	10	\$ 2,015			
Notes:	Approach to be determined after consultation with City and County, time for consultation is included.						
	Assumes preparation of one quality assurance project plan (QAPP) document that acts as sampling plan.						
	Does not include contribution to RMP, which may be required as part of monitoring approach for receiving water.						
Program Effectiveness Assessment and Improvement							
City	Develop metrics	2	5	\$ 1,025			
County	Develop metrics	2	5	\$ 1,025			
City	Identify data collection needs	2	6	\$ 1,070			
County	Identify data collection needs	2	6	\$ 1,070			
City	Develop PEA&I Plan	2	30	\$ 5,030			
County	Develop PEA&I Plan	2	30	\$ 5,030			
Notes:	Assumes LWA develops plan. Estimate can be lowered if City/County develop plan with review/assistance from LWA.						
Fiscal Impact and Funding Sources							
City	Existing Expenditures and Funding Analysis	3	12		\$ 2,091		
County	Existing Expenditures and Funding Analysis	3	12		\$ 2,091		
City	Future Funding Needs Analysis	3	19		\$ 3,596		
County	Future Funding Needs Analysis	3	19		\$ 3,596		
City	Funding Need and Options Tech Memo	3	26		\$ 4,952		
County	Funding Need and Options Tech Memo	3	26		\$ 4,952		

Yuba City and Sutter County
Phase II Support Estimate

	Scope of Work	Permit Year	Total Hours	Contract Year 1	Contract Year 2	Contract Year 3	Contract Year 4
				Permit Year 2 Costs	Permit Year 3 Costs	Permit Year 4 Costs	Permit Year 5 Costs
General Permit Compliance							
City	Public Outreach Strategy Review	2	8	\$ 1,615			
County	Public Outreach Strategy Review	2	8	\$ 1,615			
City	Construction Operator Outreach	3	8		\$ 1,433		
County	Construction Operator Outreach	3	8		\$ 1,433		
Notes:	Operator Outreach does not include the cost for developing a workshop						
City	Develop staff training strategy	2	6	\$ 1,210			
County	Develop staff training strategy	2	6	\$ 1,210			
City	Construction	2	19	\$ 3,795			
County	Construction	2	19	\$ 3,795			
City	Good Housekeeping	2	19	\$ 3,375			
County	Good Housekeeping	2	19	\$ 3,375			
City	Biennial refresher	4	10			\$ 1,914	
County	Biennial refresher	4	10			\$ 1,914	
City	IDDE	3	19		\$ 3,443		
County	IDDE	3	19		\$ 3,443		
Notes:	Staff training for content development and delivery of combined City/County training for each component.						
City	Review / Revise Spill Response Plan	2	8	\$ 1,250			
County	Review / Revise Spill Response Plan	2	8	\$ 1,250			
City	Process for SD Assessment and Prioritization	2	21	\$ 3,875			
County	Process for SD Assessment and Prioritization	2	21	\$ 3,875			
City	Assistance with Annual Report	All	6	\$ 1,070	\$ 1,091	\$ 1,113	\$ 1,134
County	Assistance with Annual Report	All	6	\$ 1,070	\$ 1,091	\$ 1,113	\$ 1,134
Total Estimated Costs For RFP Tasks				\$ 123,230	\$ 50,398	\$ 6,053	\$ 2,268

Yuba City and Sutter County
Phase II Support Estimate

	Scope of Work	Permit Year	Total Hours	Contract Year 1	Contract Year 2	Contract Year 3	Contract Year 4
				Permit Year 2 Costs	Permit Year 3 Costs	Permit Year 4 Costs	Permit Year 5 Costs
Optional Task Identify in Phase II Permit Not Specified in the RFP							
These tasks are submitted as optional tasks for consideration. The costs of these tasks have not be split to show City/County costs separately							
Illicit Discharge Detection and Elimination (E.9)							
	Assist development of facility assessment procedure (E.9.b)	2	35	\$ 6,730			
Pollution Prevention/Good Housekeeping (E.11)							
	Develop facility assessment procedure (E.11.c)	3	31		\$ 7,188		
	Assist to evaluate the results of assessments (E.11c)	3	35			\$ 5,918	
	Develop SWPPP template for hot spot facilities (E.11d)	4	42				\$ 7,590
	Develop quarterly inspection procedure (E.11.e)	5	14				\$ 2,573
	Assist development of landscape design & maintenance program (E.11.j)	2	31	\$ 5,150			
Total Estimated Costs for Optional Tasks				\$ 11,880	\$ 7,188	\$ 5,918	\$ 10,162
Total Estimated Costs for RFP and Optional Tasks				\$ 135,110	\$ 57,586	\$ 11,970	\$ 12,431

LARRY WALKER ASSOCIATES

Rate Schedule Effective July 1, 2014 – June 30, 2015

PERSONNEL

Principals

	Rate \$/Hour
Tom Grovhoug	\$280.00
Karen Ashby	\$260.00
Ashli Cooper Desai	\$260.00
Brian Laurenson	\$260.00
Chris Minton	\$260.00
Mack Walker	\$260.00

Associates

Denise Connors	\$235.00
Betsy Elizufon	\$235.00
Sandy Mathews	\$235.00
Mitch Mysliwicz	\$235.00
Claus Suverkropp	\$235.00

Senior Staff

Kristine Corneillie	\$210.00
Karen Cowan	\$210.00
Diana Engle	\$210.00
Paul Hartman	\$210.00
Gorman Lau	\$210.00
Amy Storm	\$210.00
Mike Troughon	\$210.00

Project Staff

Alina Constantinescu	\$185.00
Mike Marson	\$185.00
Giles Pettifor	\$185.00
Hope M. Taylor	\$185.00
Rachel Warren	\$185.00
Bryant Alvarado	\$165.00
Reni Keane-Dengel	\$165.00
Airy Krich-Brinton	\$165.00
Jeff Walker	\$165.00
Zachary Helsley	\$150.00
Steve Maricle	\$150.00
Danielle Moss	\$150.00
Elizabeth Yin	\$150.00
Michelle Benson	\$140.00
Kathryn Walker	\$140.00
Jennifer Bayley	\$135.00
Greg Reide	\$105.00
Amy Bonato	\$75.00
Mashon Jones	\$75.00
Allison Lewis	\$75.00
Denise Parren	\$75.00
Adriana Stovall	\$75.00

REIMBURSABLE COSTS

Travel:

Local mileage	• Current IRS rate
Transportation	• Actual expense
Auto rental	• Actual commercial rate
Fares	• Actual expense
Room	• Actual expense
Subsistence ⁽¹⁾	• \$ 48.00 per day

The rate for each meal as follows: ⁽¹⁾

Breakfast	\$ 9.00
Lunch	\$13.00
Dinner	\$21.00
Incidentals	\$ 5.00

Report Reproduction and Copying:

- Actual outside expense
- \$0.08 per black and white copy, in-house
- \$0.89 per color copy, in-house
- \$1.95 per binding, in-house

Special Postage and Express Mail:

- Actual expense

Other Direct Costs:

- Actual expense

Daily Equipment Rental Rates:

• All single parameter field meters (pH, EC, D.O., Turbidity)	\$25.00 each
• Multi-parameter field meters	\$35.00
• Peristaltic Sampling Pump	\$35.00
• Professional grade GPS unit	\$25.00
• Digital Flow Meter	\$45.00
• Digital Fluorometer	\$45.00
• Multi-parameter Data Sonde (with telemetry)	
- first day	\$200.00
- each additional day	\$ 40.00

Subcontractors:

Actual expense plus 10% fee

Note: ⁽¹⁾ Charged when overnight lodging is required.

CITY OF YUBA CITY
STAFF REPORT

Date: October 21, 2014
To: Honorable Mayor & Members of the City Council
From: Human Resources Department
Presentation By: Natalie Walter, Human Resources Director

Summary

Subject: Police Officers' Association Memorandum of Understanding (MOU) and Police Sergeants' Letter of Understanding (LOU).

Recommendation: 1) Adopt a Resolution approving a two year Memorandum of Understanding with the Police Officers' Association

2) Adopt a Resolution approving a two year Letter of Understanding with the Police Sergeants'

Fiscal Impact: None.

Purpose:

To amend the Police Officers Association and Police Sergeants agreements that were adopted on September 16, 2014 to reflect current Police Department practices for paying overtime.

Background:

The City's employment agreements with the Police Officers' Association (POA) and Police Sergeants were approved at the September 16, 2014 City Council meeting. City staff has already implemented the terms of the bargaining unit contracts.

Analysis:

After City Council approval of the contracts, it was discovered that the language in the overtime section was not reflective of the current Police Department practices for paying overtime. The Police Chief has reviewed the overtime language and agrees that the language represents the current overtime threshold and work period. For both sworn and non-sworn Police employees who work in excess of their standard (i.e. regularly scheduled) daily shift, or in excess of the applicable overtime threshold, 40 hours in one 7-day work period for non-sworn employees and 80 hours in a 14-day work period for sworn employees, said employees shall be compensated for overtime at a rate of one and one-half (1-1/2) times the employee's regular rate of pay. Paid sick leave time shall not be counted as "hours worked" for overtime calculation purposes.

Fiscal Impact:

None.

Alternatives:

1. Do not approve POA Memorandum of Understanding and provide staff direction.
2. Do not approve the Sergeants Letter of Understanding and provide staff direction.

Recommendation:

Adopt a Resolution approving a two year Memorandum of Understanding with the Police Officers' Association and a two year Letter of Understanding with the Police Sergeants.

Attachments:

Attachment 1: POA MOU Resolution

Attachment 2: POA MOU

Attachment 3: Sergeants' LOU Resolution

Attachment 4: Sergeants' LOU

Prepared By:

/s/ Natalie Walter

Natalie Walter
Human Resources Director

Submitted By:

/s/ Steven Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Human Resources

NW

Finance

RB

City Attorney

TH

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE POLICE OFFICERS' ASSOCIATION MEMORANDUM OF
UNDERSTANDING**

WHEREAS, the City recognizes the Police Officers' Association commitment to the City and its citizens while providing outstanding and dedicated service to all;

WHEREAS, City staff and the POA have negotiated a two year Memorandum of Understanding (MOU);

WHEREAS, the POA had clarification language for the overtime section in the Memorandum of Understanding after the MOU was approved by City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuba City as follows:

Approve the attached POA Memorandum of Understanding.

Authorize staff to make any necessary clarifying language changes to the language in the POA Memorandum of Understanding as long as the changes do not modify the MOU's substantive terms or past practice.

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 21st day of October 2014.

AYES:

NOES:

ABSENT:

Kash Gill, Mayor

ATTEST:

Terrel Locke, City Clerk

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE POLICE SERGEANTS' LETTER OF UNDERSTANDING**

WHEREAS, the City recognizes the Police Sergeants commitment to the City and its citizens while providing outstanding and dedicated service to all;

WHEREAS, City staff and the Sergeants have negotiated a two year Letter of Understanding;

WHEREAS, the Sergeants had clarification language for the overtime section in the Letter of Understanding after the LOU was approved by City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuba City as follows:

Approve the attached Sergeants' Letter of Understanding.

Authorize staff to make any necessary clarifying language changes to the language in the Sergeant's Letter of Understanding as long as the changes do not modify the LOU's substantive terms or past practice.

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 21st day of October 2014.

AYES:

NOES:

ABSENT:

Kash Gill, Mayor

ATTEST:

Terrel Locke, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: October 21, 2014
To: Honorable Mayor & Members of the City Council
From: Community Development Department
Presentation By: Aaron Busch, Community Development Director

Summary

Subject: Expansion of the City's Sphere Of Influence (SOI) southern boundary line for new development opportunities.

Recommendation: Authorize staff to proceed with seeking an expansion of the City's Sphere of Influence south of the City's current boundary limits to Stewart Road as shown on Exhibit A as part of the processing of the proposed Newkom Ranch Project.

Fiscal Impact: Costs associated with a Sphere Of Influence Expansion (i.e. special reports, technical studies, and environmental analysis) are significant. These costs will be borne by the applicant for the proposed Newkom Ranch Project which requires the expansion of the Sphere Of Influence.

Background:

On October 29, 2013, the City Council participated in a special joint workshop with the Sutter County Board of Supervisors ("Board") on a variety of topics that affected both agencies. One of those topics discussed was the possible southern expansion of the City's existing Sphere Of Influence (SOI) to accommodate new development and job creating opportunities. This subject had been a topic of discussion with Sutter County ("County") since the County initiated their General Plan update which was subsequently approved by the Board in April, 2011. At that time, the City had approached the County on the possible expansion of the southern SOI boundary line for purposes of providing new opportunities for industrial land use at the southwest corner of the Highway 99 and Bogue Road intersection.

In response to the City's request, the County included in their General Plan update document an exhibit that identified a potential southern expansion of the current SOI boundary line. Attachment 1 is the map that was included in the Sutter County General Plan which shows the location of the possible adjusted SOI boundary line.

At the joint Council/Board workshop meeting, both groups concurred that the expansion of the southern SOI boundary line for purposes of creating new job opportunities for the region would be in the best interest for both agencies and communities. Further, both

groups directed their respective Planning Departments to explore the best means for initiating the SOI expansion process.

Following that meeting, City staff received a proposed development request from a private property owner/developer to expand the southern boundary line of the existing SOI. David Lanza, Managing Partner for Newkom Ranch LLC., is proposing to prepare the necessary studies and plans for a new development project south of the existing SOI boundary. As seen in the attached letter (Attachment 2), the project includes a request to receive pre-annexation zoning for 161.2 acres of land under their control, and another 48.6 acres of land controlled by other ownership groups. Included as part of the request, Mr. Lanza proposes to prepare a technical master plan for a larger area that will address critical infrastructure issues such as: water; wastewater; storm drainage; and, traffic. According to the proposal, the technical master plan will cover all properties south of Bogue Road, between Highway 99 and Garden Highway, to Stewart Road.

On March 18, 2014, staff presented Mr. Lanza's request to the City Council for review and discussion. Staff also included as part of that presentation a request for the Council to authorize staff to move forward with a public outreach effort relating to a potential SOI change south of the City's current boundary limits. The purpose for including this component was to ensure that all affected landowners within the possible SOI expansion area (not just the proposed Newkom Ranch boundary) were given an opportunity to voice their opinions about being in the City limits or remaining in Sutter County. The Council authorized staff to proceed with the public outreach effort and directed staff to come back to the Council with a recommended SOI boundary limit following the outreach effort.

On August 11, 2014 City staff hosted a public meeting at Barry Elementary School where all of the landowners within the limits of the possible SOI boundary line (shown on the Sutter County General Plan) were invited to attend. The meeting was very well attended and included discussion about the following subjects:

- Background regarding the potential SOI expansion;
- Defining what the SOI is and is not;
- Difference between being in the SOI versus being in the City;
- Process(es) involved for expanding the SOI and annexation;
- Levels of services and costs; and
- Proposed Newkom Ranch Project overview.

At the conclusion of the presentation at the outreach meeting, all property owners were asked to complete a brief survey and participate in a simple vote regarding the possible SOI expansion. The conclusions of the survey and the results of the vote are provided in the final report prepared by the City's consultant (MMS Strategies) who hosted the outreach meeting.

Discussion:

The MMS Strategies Report is included as Attachment 3. The report details among other things: the level of effort made to contact all 314 property owners; the results of the surveys; and, a recommended SOI boundary limit based upon the surveys and landowner vote. A complete overview of the survey results is provided on page 4 of the report. The

most important component of the outreach effort is the map on page 5 which depicts how the landowners voted on whether or not they desired to be within an expanded SOI or not. As seen on that map, landowners who supported an expansion of the SOI are shown in green; landowners who are against an SOI expansion are shown in red; and, landowners who were undecided are shown in yellow. Based on the results shown on this map, MMS Strategies is recommending that the City consider expanding the SOI boundary limits to north of Stewart Road.

Staff concurs with the recommendation given the feedback received from the outreach effort. The proposed SOI boundary limit, which is shown in Exhibit A, represents a logical adjustment to the existing SOI boundary. It should also be noted that the proposed SOI boundary limit coincides with the proposed boundary limit of the Newkom Ranch Master Plan Project. As a result, the City can ensure that this area is properly planned and produces a high quality project that complies with the City's adopted 12 Growth Policies.

In that regard, the next step for the proposed Newkom Ranch Project is to complete the consultant selection process so the necessary Project Kick-off meetings can begin. Presently staff is evaluating six consultant proposals for completing the necessary documents and technical studies needed for the expansion of the SOI and for the Newkom Ranch development project. As a reminder, in addition to the preparation of the technical master plan the other documents will be needed for this Project:

- CEQA environmental document (most likely an Environmental Impact Report)
- Municipal Services Report (for LAFCO)
- General Plan Amendment (to adjust the SOI boundary and provide proper land use)
- Rezone (to provide pre-annexation zoning)
- Development Agreement (establish Developer/City obligations)

Staff intends to complete the evaluation process in the next few weeks so that a recommendation can be submitted to the City Council at one of their November City Council meetings. In addition to the consultant selection process, staff will also bring an item back to the City Council in November regarding the reimbursement agreement between the City and Newkom Ranch LLC.

Once the Council has selected the consultant for the project and has approved the reimbursement agreement, work can begin on the proposed SOI expansion and the Newkom Ranch Project.

Please be advised that during the course of processing the proposed SOI expansion and the associated Newkom Ranch Project, city staff will continue coordinating with Sutter County and LAFCO staff on all applicable issues. During the public outreach effort, Sutter County staff has identified some preliminary issues that will require on-going coordination between agencies. These include:

- Addressing LAFCO on the use of the selected Project consultant for purposes of preparing the Municipal Services Report (MSR) for LAFCO;
- Future land uses within the Project;
- SOI amendment;
- County General Plan consistency;
- The unincorporated area along Highway 99 from Franklin to Bogue Roads; and,

- Amending the Master Tax Exchange Agreement.

All of the above issues will be addressed as part of the processing of the proposed Project. Staff will coordinate with the Project consultant on the best means of managing the items above which will include scheduling several coordination meetings with Sutter County.

Fiscal Impact:

Costs associated with a Sphere Of Influence Expansion (i.e. special reports, technical studies, and environmental analysis) are significant. These costs will be borne by the applicant for the proposed Newkom Ranch Project which requires the expansion of the Sphere Of Influence.

Alternatives:

Recommend a different SOI boundary limit line other than Stewart Road.

Recommendation:

Authorize staff to proceed with seeking an expansion of the City's Sphere of Influence south of the City's current boundary limits to Stewart Road as shown on Exhibit A as part of the processing of the proposed Newkom Ranch Project.

Prepared By:

/s/ Aaron M. Busch

Aaron M. Busch
Community Development Director

Submitted By:

/s/ Steve Kroeger

Steve C. Kroeger
City Manager

Reviewed By:

Department Head

AB

Finance

RB

City Attorney

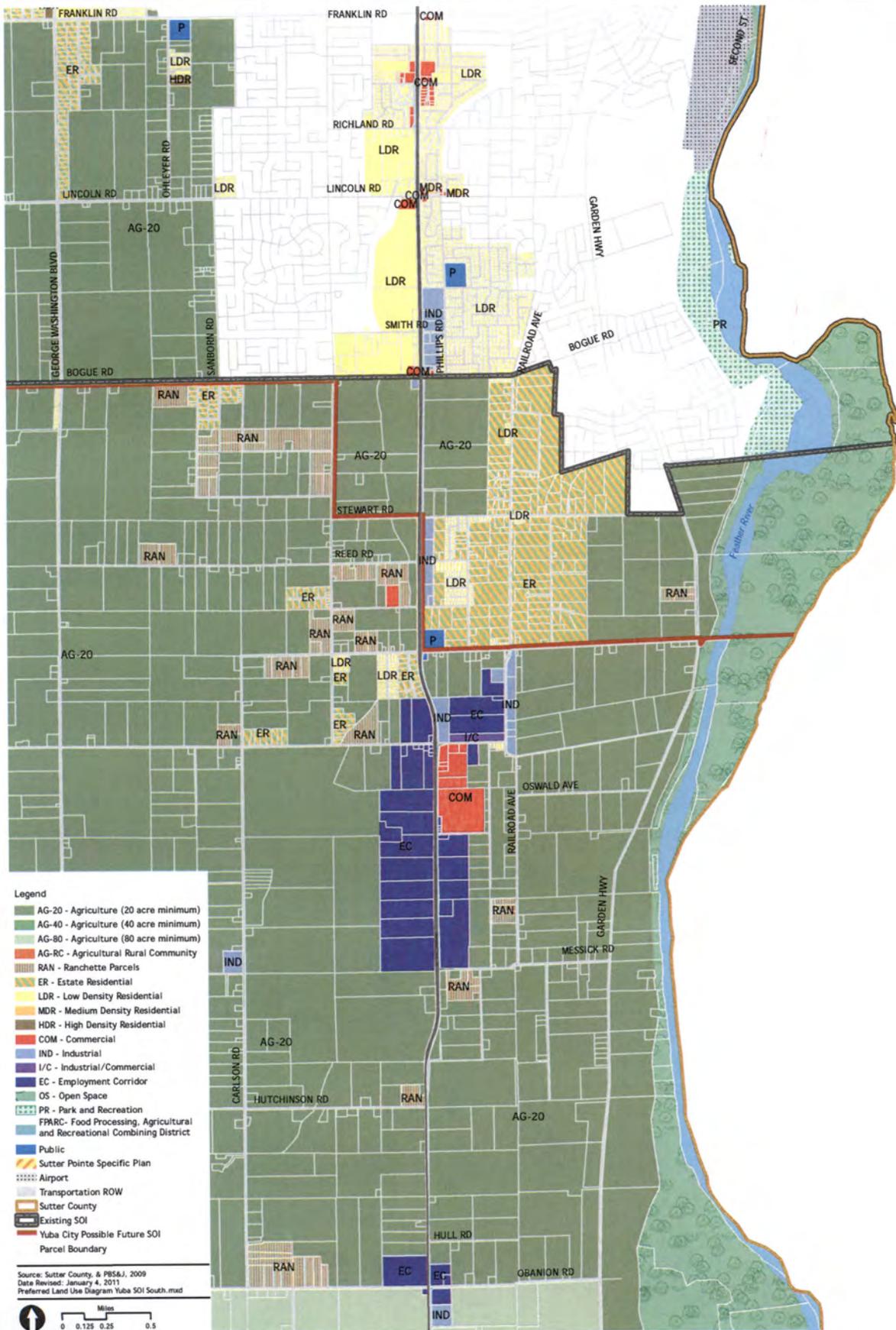
TH

Attachments:

1. Potential SOI Expansion Limit (Sutter County General Plan Map)
2. Letter and Map for Newkom Ranch Project
3. Public Outreach Report from MMS Strategies

Exhibit:

Recommended SOI Expansion Limit Map



- Legend**
- AG-20 - Agriculture (20 acre minimum)
 - AG-40 - Agriculture (40 acre minimum)
 - AG-80 - Agriculture (80 acre minimum)
 - AG-RC - Agricultural Rural Community
 - RAN - Ranchette Parcels
 - ER - Estate Residential
 - LDR - Low Density Residential
 - MDR - Medium Density Residential
 - HDR - High Density Residential
 - COM - Commercial
 - IND - Industrial
 - I/C - Industrial/Commercial
 - EC - Employment Corridor
 - OS - Open Space
 - PR - Park and Recreation
 - FPARC - Food Processing, Agricultural and Recreational Combining District
 - Public
 - Sutter Pointe Specific Plan
 - Airport
 - Transportation ROW
 - Sutter County
 - Existing SOI
 - Yuba City Possible Future SOI
 - Parcel Boundary

Source: Sutter County, & PBS&J, 2009
Date Revised: January 4, 2011
Preferred Land Use Diagram Yuba SOI South.mxd



NEWKOM RANCH LLC

710 Third Street, Marysville, California 95901

(530) 743-7877

January 10, 2014

Aaron Busch
Community Development Director
City of Yuba City
12001 Civic Center Boulevard
Yuba City, CA 95993

Subject: Request for Pre-Annexation Zoning
161.2 plus or minus acres located near Bogue Road
Sutter County, CA

Dear Mr. Busch

Newkom Ranch LLC would like to request pre-annexation zoning of our 161.2 acres of land commonly referred to as the Newkom Ranch. The property is located south of Bogue Road, north of Stewart Road, east of State Route 99, and west of Railroad Avenue within in Sutter County (see attached figure no. 1). The following APN's comprise our property.

APN	Acres	Ownership
23-040-001	26.7	Newkom Ranch LLC
23-040-004	28.0	Newkom Ranch LLC
23-040-005	56.0	Newkom Ranch LLC
23-040-062	27.3	Newkom Ranch LLC
23-040-064	18.3	Newkom Ranch LLC
23-380-007	4.9	Newkom Ranch LLC

In addition to our property, we would like to request pre-annexation zoning on 48.6 plus or minus acres south of Bogue Road adjacent to the current city limits (see attached figure no. 2). The following APN's comprise the additional properties.

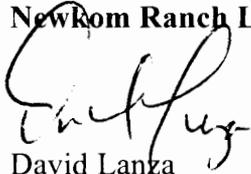
APN	Acres	Ownership
23-350-013	4.75	Sarb Thiara
23-350-015	1.00	Hamidreza Kourdoni
23-350-016	3.28	Jodhani Rev Living Trust ETAL
23-350-017	3.45	Luis Betancourt
23-040-075	2.89	Unknown
23-040-083	7.73	Doug Petersen ETAL
23-040-084	17.84	Department of Transportation
22-080-025	5.00	Doug Petersen ETAL
	2.66	Pacific Gas and Electric

As part of the pre-annexation zoning, Newkom Ranch will prepare a technical master plan for the entire area currently not within the City limits north of Stewart Road, east of State Road 99, south of Bogue Road, and west of Garden Highway. The purpose of the technical master plan will be to address sewer, water, storm drainage, and traffic circulation for the entire area. Some of the area east of Railroad was master planned as part of the South Yuba City Improvement District and will be considered in our Technical Master Plan.

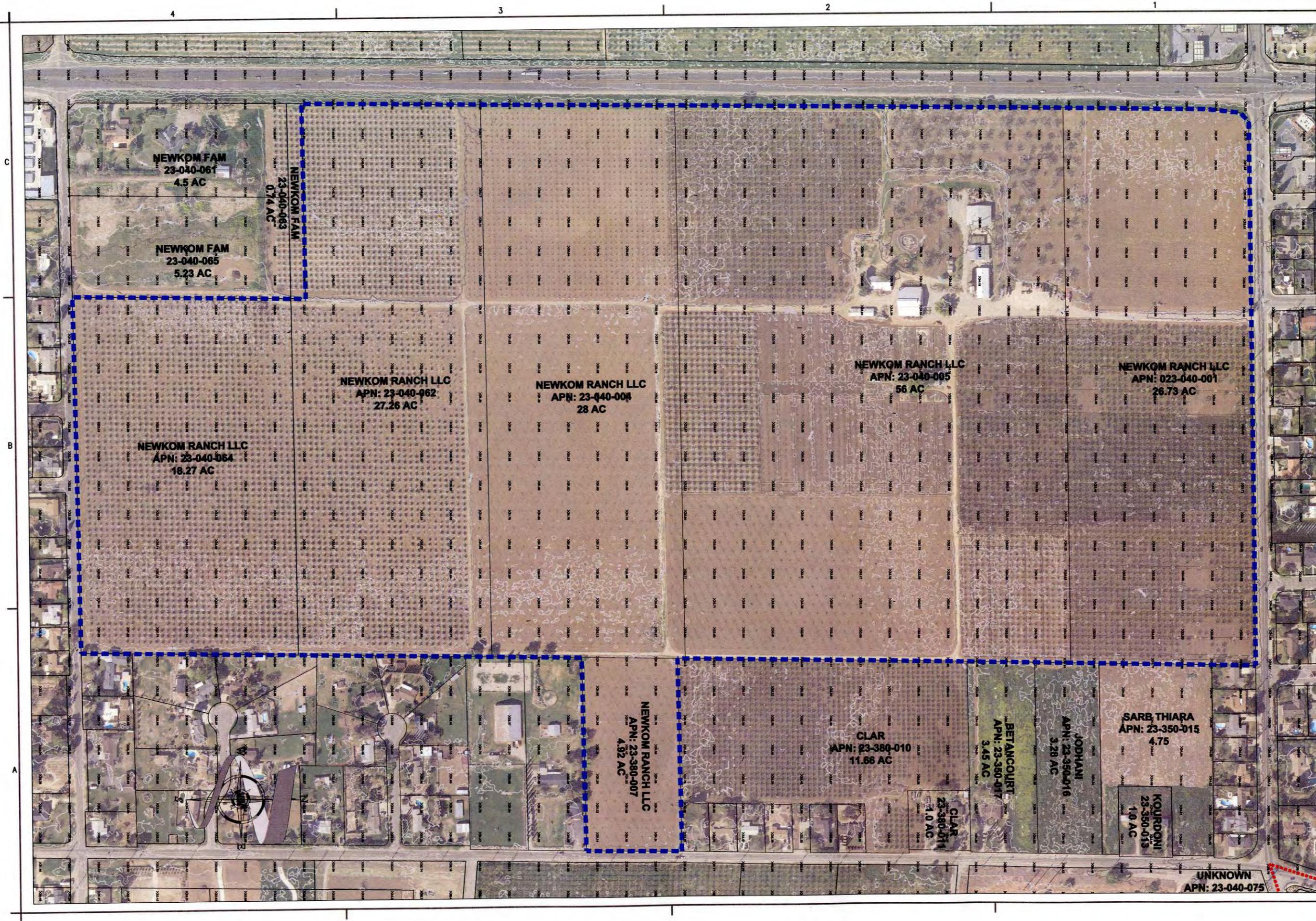
We are currently working on our land use plan for the property. In general it will consist of a commercial center near the intersection of Bogue Road and State Route 99 and residential development. We are working with potential retail/grocery firms and developers to determine the right shape and size of the center. We hope to have the land use plan developed over the next month.

It is our understanding from previous meetings that the City of Yuba City may want to modify the pre-annexation limits beyond our request. We would like to meet and discuss the City plans, reimbursements, and other specifics of the project at your convenience. Please contact me at 530-743-7877 or 530-713-7805 with any questions. Thank you for your consideration.

Sincerely,
Newkom Ranch LLC

A handwritten signature in black ink, appearing to read "David Lanza", written over the printed name.

David Lanza
Managing Partner



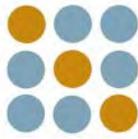
Revised	Date	Description

Prepared by:	MIMING ORRATED	Date:	01-09-2014	Rev:	001
Drawn by:	SHAI	Design file no.:	14134		
Reviewed by:	JMS	Drawing Code:			
Submitted by:	Sean M. Minard	File name:	01-09-2014		
		Plot date:	01-09-2014		
		Plot scale:			

FIGURE NO. 1
PROJECT SITE
NEWKOM RANCH LLC

CONSTRUCTION DOCUMENTS FOR:
Newkom Ranch LLC
Newkom Ranch Master Plan
Yuba City, California

Drawing reference number



MMS STRATEGIES



City of Yuba City
Proposed Sphere of Influence
Final Report
October 13, 2014

Michelle Smira-Brattmiller
2100 Twenty First Street
Sacramento, CA 95818
o: 916.443.1353
f: 916.563.8060
e: michelle@mmsstrategies.com

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Consulting Team

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Background

In May 2014, MMS Strategies along with Holloway Land Company was retained by the City of Yuba City. The scope was to engage landowners within an identified area to determine if there was an interest in exploring a Sphere of Influence (SOI) boundary expansion.

In working with City Staff members Aaron Busch and Darin Gale, we outlined goals, objectives and created a timeline to complete the tasks. City staff engaged our team to obtain input and feedback where appropriate from landowners. In order to meet the objectives outlined, we determined a community workshop would be the best approach with follow-up to ensure participation.

Goal: Obtain feedback on a proposed SOI expansion from landowners
Objective: Create an inclusive process that educated owners and allowed them to share their thoughts
Timeline: Report back to council within 5- 6 months

Workshop

On August 11 at Barry Elementary School, MMS Strategies, in coordination with City staff, held a community workshop from 5:30p – 7:30p. With over 100 attendees representing approximately 45 properties we were able to explain the process and gain constructive feedback from participants.

The first priority at the workshop was to explain the process of an SOI expansion. An SOI adjustment commonly gets confused with annexation so our team tried to articulate the differences. We did this verbally and with handouts. Additionally, we wanted to make it clear that the City Council in no way has determined that they will be moving forward with the SOI as proposed. In fact, the purpose of the workshop and subsequent outreach was for our team to provide the City Council with enough information to allow them to make the decision.

The workshop was broken into two parts, the first being a presentation with handouts and maps to walk owners through the process as envisioned in the 2011 Sutter County General Plan. The second part of the workshop was spent answering questions and asking residents to identify their properties on a map and indicate if they would like to see this process move forward. We made it clear that in no way was their “yes” or “no” construed as a vote of support or oppose but rather it showed their initial feeling towards the concept.

As a way to deliver follow-up with residents, we also provided a questionnaire and asked owners to complete them and leave with us. Moreover, we took detailed notes on the questions raised during the workshop to allow us to address them in subsequent communications.

Workshop Statistics

314 Owners Contacted

- 64 owners signed in at the meeting
- 41 questionnaires received

Follow Up

While we were pleased with the turnout at the August workshop, our team thought it prudent to follow-up with land owners that were not available to attend the meeting. On August 15, we sent a letter thanking those that were able to attend and asking those that were not able to attend to complete the questionnaire that we provided in postage paid envelopes. As a way to address some of the questions raised during the workshop, we updated the FAQ and included it with the letter along with our contact information should folks have additional questions. We should note that we were not able to answer all the questions raised. Certain questions relative to future costs are unknown at this time. Should the City Council decide to move forward, these answers would be determined based on the scope of the expansion and Municipal Services Review studies that would need to be completed.

In response to our follow up letter, we received an additional 27 questionnaires, 2 phone calls and 6 emails. Several of the questionnaires received were duplicates to what was submitted at the meeting, these were noted but not double counted.

Recommendation

In total, we received feedback from 83 property owners totaling 629.77 acres. Our outreach extended to 314 properties representing approximately 1417.95 acres. We garnered feedback from 44.41% of the owners based on acreage.

- ❖ Support the City Council exploring the SOI expansion
41 property owners representing 466.43 acres
- ❖ Does not support the City Council exploring the SOI expansion
35 property owners representing 104.15 acres
- ❖ Undecided
7 property owners representing 59.19 acres

Based on the comments and questionnaires received it appears that property owners north of Stewart Road tend to be more favorable of moving to the next phase. If we were to eliminate properties south of Stewart Road for consideration, the new breakdown is as follows:

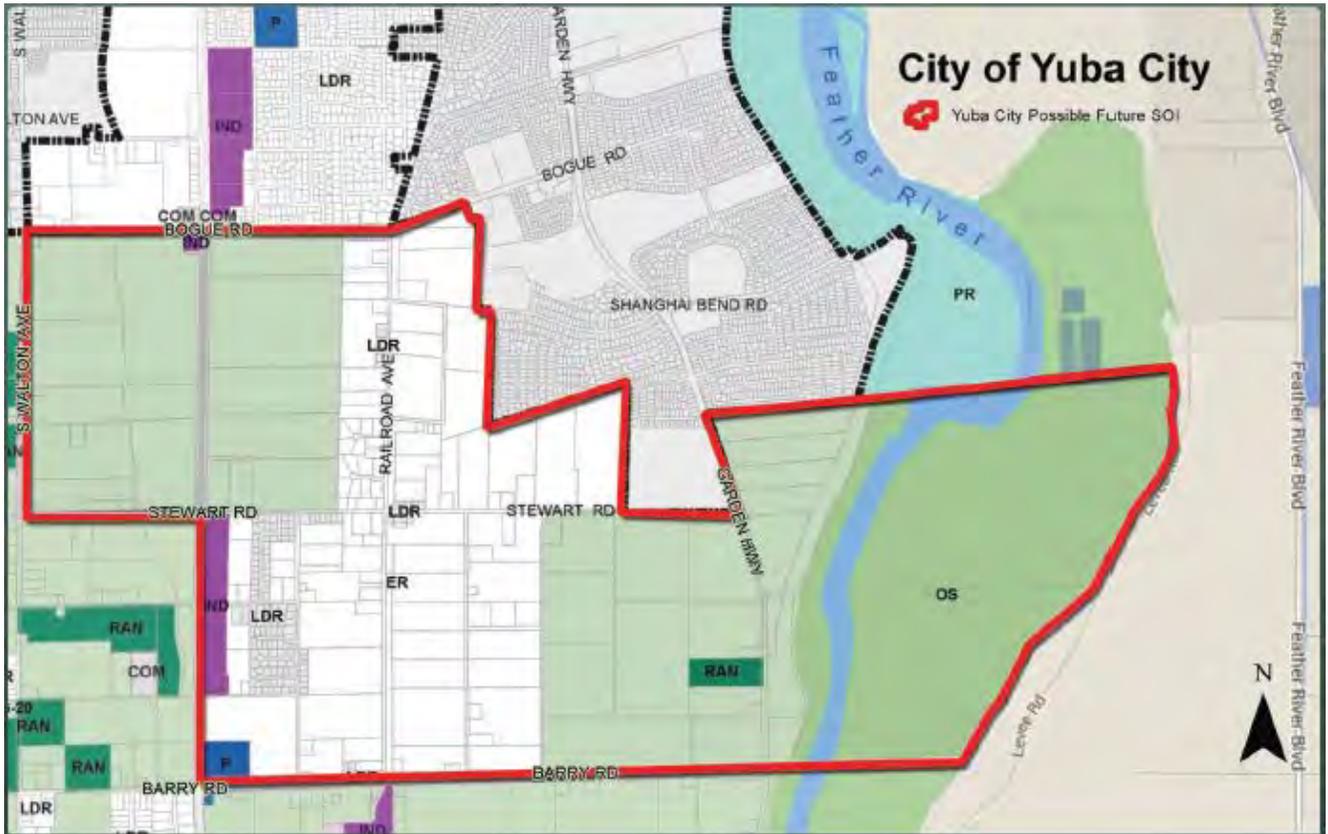
- ❖ Support the City Council exploring the SOI expansion
21 property owners totaling 387.51 acres
- ❖ Does not support the City Council exploring the SOI expansion
8 property owners totaling 12.13 acres
- ❖ Undecided
1 property owner totaling 20.13 acres

Of the owners that responded this would represent 92.2% in support of moving to the next phase as illustrated in the map below.



It is the opinion of the consulting team that should the City Council desire to move forward, they should only do so with owners north of Stewart Road. This would allow a majority of those in favor to continue the process and respect the concerns of those not in favor. If the City Council supports moving forward our recommendation would be to conduct additional targeted outreach to the property owners, north of Stewart Road that did not respond as well as a refinement on the timeline and cost of the process.

Proposed SOI Boundary Map



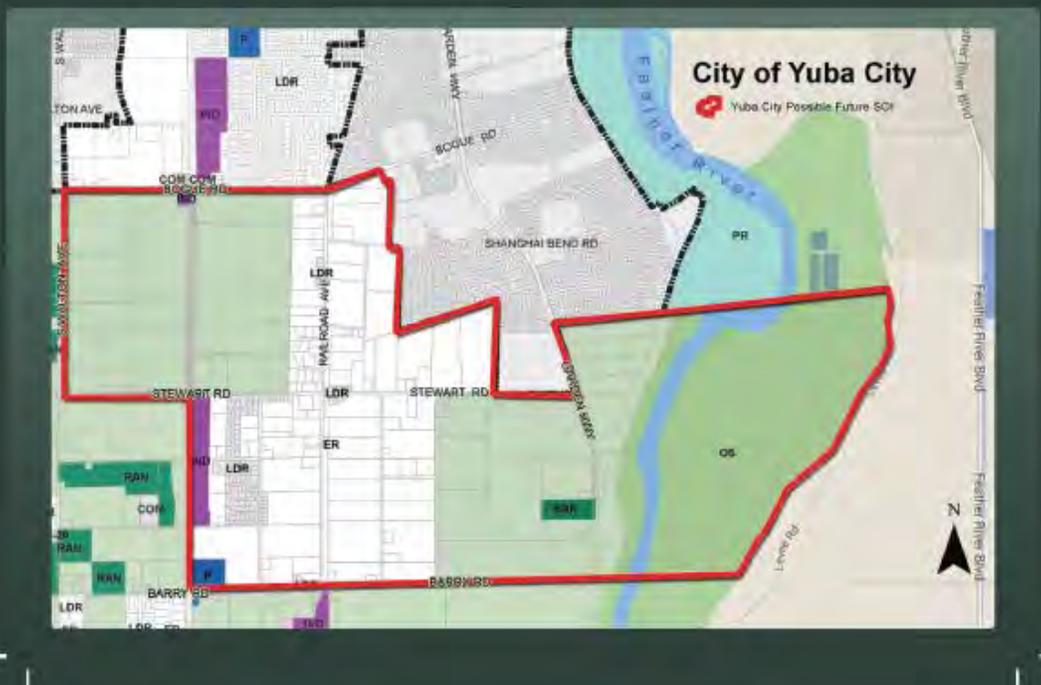
WE WANT TO HEAR FROM YOU!

The City of Yuba City is inviting you to a landowners meeting to discuss potential inclusion of properties in the City of Yuba City.

The meeting is intended to solicit constructive feedback and provide details on the proposed expansion of the City as proposed by the 2011 Sutter County General Plan.

We hope you will join us at the meeting. Maps of the properties will be available to assist in identifying specific needs during the meeting. If you have any questions or would like additional information, please contact Marilyn Wright at marilyn@mmsstrategies.com or call 916.549.5111

- What:** Landowner Meeting to discuss Possible Sphere of Influence (SOI) expansion
- When:** Monday, August 11th at 5:30 pm
- Where:** Barry Elementary School: 1255 Barry Road, Yuba City, CA 95991
- Who:** Landowners within the potential Sphere of Influence (SOI) expansion area
- Why:** To gather your input and comments



2nd Mail Piece



Dear Landowner,

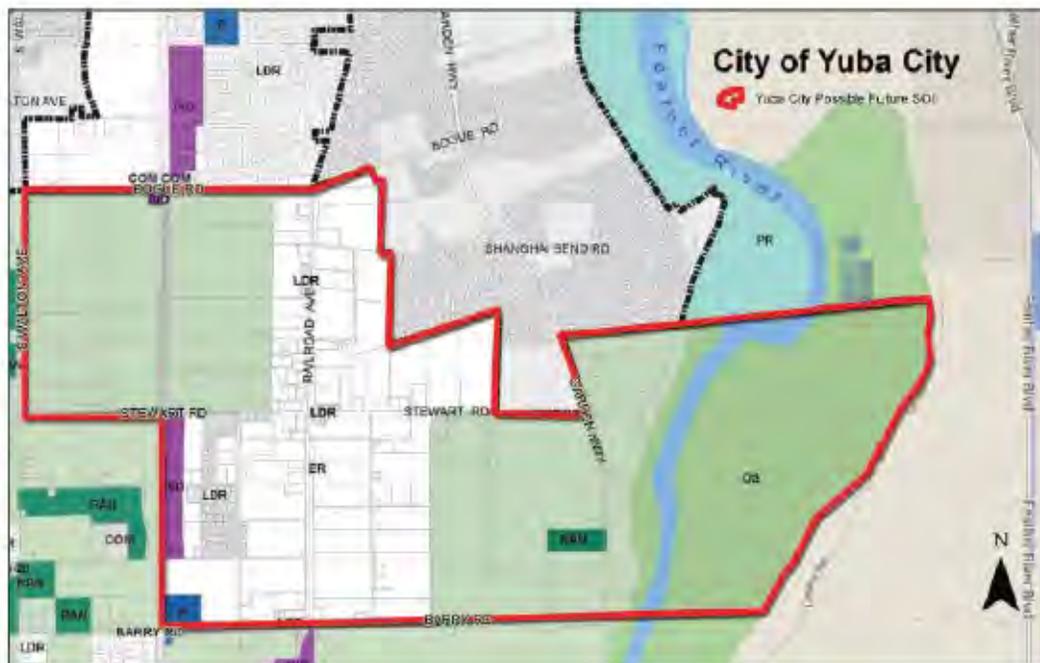
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The meeting is intended to solicit constructive feedback and provide details on the proposed expansion of the City as proposed by the 2011 Sutter County General Plan.

We hope you will join us at the meeting. Maps of the properties will be available to assist in identifying specific needs during the meeting. If you have any questions or would like additional information, please contact Marilyn Wright at marilyn@mmsstrategies.com or call 916.549.5111.

- What:** Landowner Meeting to discuss Possible Sphere of Influence (SOI) expansion
- When:** Monday, August 11th at 5:30 pm
- Where:** Barry Elementary School: 1255 Barry Road, Yuba City, CA 95991
- Who:** Landowners within the potential Sphere of Influence (SOI) expansion area
- Why:** To gather your input and comments

We hope to see you at the meeting!



Workshop Agenda

Property Stakeholder Meeting
August 11, 2014
Barry Elementary School
1255 Barry Road, Yuba City

Meeting Goal:

The meeting is intended to solicit feedback on what we believe are key issues for this audience, including educating landowners about a SOI and annexation process, outlining pros and cons of both processes and determining community compatibility. We hope to glean from the meeting, the level of landowner support for inclusion in the SOI.

- 5:30 -5:35** **Welcome (Aaron Busch)**
- Meeting overview
- 5:35-5:40** **Welcome (Michelle Smira Brattmiller)**
- Meeting format
 - Project team self-introductions
 - Attendee self-introductions
- 5:40-6:00** **What is an SOI (Brian Holloway)**
- 6:00-6:30** **Questions (Brian/ Michelle)**
- 6:30-7:00** **Workshop* (Michelle)**
- Questionnaire
 - Comments on maps
- 7:00-7:15** **Real-time debrief on stakeholder feedback (Brian/Michelle)**
- 7:00-7:10** **Next steps (Brian/Michelle)**
- 7:10-7:30** **Project team availability (All)**

* Using Sharpie pens and Post-it notes, stakeholders will be asked to indicate specific issues or opportunities related to inclusion of their property within the proposed SOI.

Sign In Sheets

MEETING SIGN-IN SHEET			
Project: City of Yuba City Public Workshop		Meeting Date: August 11, 2014	
Facilitator: Michelle Smira Brattmiller/ Brian Holloway		Place/Room: Barry Elementary School	
Name	Address	Phone	E-Mail
DAVIN GALE	1201 Civic Cent Blvd Y.C., CA 95773	953-6880	dgale@ybacity.net
JoAnne MURDOCK	998 Bogue Rd	674-8523	Jo.MURDOCK@gmail.com
Ron Murdock	998 Bogue Rd	✓	rbomb52@gmail.com
NORINA KRAPPITZ	88 STEWART RD	674-1023	
Emely Mireles	88 Stewart Rd.	673-3725	
Audrie Danyon	2911 Railroad Av	673-8467	delmas@comcast.NET
John Nelson	1196 Larry way	671-6225	
Sharon Smith	1010 Stewart Rd	755-2612	smithsha2009@gmail.com
Chuck Smith	1010 Stewart Rd	586-1985	Cesmith@CO.sutter.US
Michael Opic	2900 Muir rd	530-635-1496	Michalopic@comcast.net
LLOYD BATHAM	6 LAUREL AVE	673-0432	Lbatham@WINDBLUE.NET
BOB SILVERONICA BENDON	985 EL VALDES	674-2197	
Nike & Marlene Caring	3427 Bogue Rd	237-6686	M.Karnegas@Comcast.Net
Dennis Mathews	2774 Carr DR	8887434771	gcodesgy@aol.com

Sign In Sheets

Name	Address	Phone	E-Mail
Dawn Criffendon	3316 Caminito Ave	671-8715	pdcriffendon@comcast.net
Nasral Clar	2127 Railroad Ave	673-6259	Uclar@live.com
Kare & Doris Morley	1199 Weichut Ave	673-9992	Ken Doris DE534@Comcast.net
Don & Kathy Frank	1171 Speckert Lane	671-9494	POwer, Donald & Comcast.net
Walter Adams	1151 Speckert Ln	673-2589	
James Finstad	2574 Caminito Av	671-7071	Finstad@Comcast.net
Thomas Overton	1127 Nickel Bn	674-2150	Over24@comcast.net
JOHN TENGE	999 Stewart Rd	671-3547	PROSPIN & ATT.NET
Kyle Amorel	3190 Motif Rd	682-0783	
Ed & Sally Barnes	507 Stewart	673-373	sbarnes@aol.com
Chris & Todd Rendell	2959 Muir Rd	674-8879	rendell13@yahoo.com
CINDY AMATEL	2883 GARDEN Hwy	673-4448	
Vincent Debra Naso	2877 Railroad	755-2983	debranaso@hotmail.com
AC Morford	678 Stewart	682-8577	
GREG QUILITY	731 TABER AVE	632-8634	GREG.Quility@CaldwellBarker.com
Juan Yoon	2596 RAILROAD AVE	671-4893	jyoon2596railroad@gmail.com

Sign In Sheets

Name	Address	Phone	E-Mail
George Musallam	1527 Starr Dr. Suite 4 C. 95953	(530) 765-5261	gmusallam@nva.com.com
DEL HEFFLEY	483 Barry Rd	530-673-2887	dcheffley@comcast.net
Carole Spiller	2982 Carr D	530673-2981	N/A
Bob + Sharon Schuety	2960 Muir Rd.	674-9883	robnshar@comcast.net
Krist Michaela Feske	2755 Muir RD	315-3817	Feskeman@gmail.com
Caitlyn Stephen	1000 Stewart Rd.	713-1325	Caitlynzs@yahoo.com
Jenny Snow	3488 Caminita	755-3573	
Dubie + Dawni Kannege	431 Stewart Rd	673-2353	
John + Kim Welden	3355 Gaudin	673-9157	joan.kim.welden@aol.com
Marc Adams	2757 Carr		
Paul Hennessey	2795 Muir	674-5100	Paul@HELLENESSEY.ORG
Matt Mentink	1393 Southwind	713-8895	Mentinkmatt@gmail.com
Bill Petross	2600 Lincoln Rd	301-2804	ycbillhere@yahoo.com
Ellen Kieckhefer	2916 Carr D	673-8534	
Beth V Kuevelaen	2914 Carr D	"	
Cynthia Petross	2600 Lincoln Rd, YC	673-2468	cwp10vesjous@yahoo.com

45 Frost Brook Circle 981-4957
 Reuben 153.0.comcast.net
 Reuben Skyles

Sign In Sheets

Name	Address	Phone	E-Mail
Sandra Bush	1139 Nichols	673-6966	sbush1942@att.net
Sharon Anderson	2877 Cav Dr	673-2368	
Edward Anderson	2527 CABR DR	673-2368	
George Tenlogy	1217 Reed Rd	790-7482	
Doug Tolley	2402 Tuscan Rd	757-1326	
Doug Peterson	Rainwood/Bogus	925-250-0049	
James Casner	950 Los Bravos Dr	530-713-9755	jcasner53@yahoo.com
Marnell Stone	3661 Verdun Way	530-673-8900	
Reed Brunker	1150 Stewart Rd	671-2912	
Tim Garner	4818 Northgate	570-695-9329	
John Sean Dukes	1511 Queens Av	530-415-5179	jmdukes72@gmail.com
Fug & Frank Monahan	2264 Tudor	530-693-2330	
Buzz Bill	1787 Reed Rd	530-682-8485	
Bill Stevens	1070 Stewart Y.C	673-4041	
James & Edna	1810 Monument Way, Y.C	671-4488	
Javier Acosta	987 Los Bravos Dr.	655-5109	javi.javi@mon.com

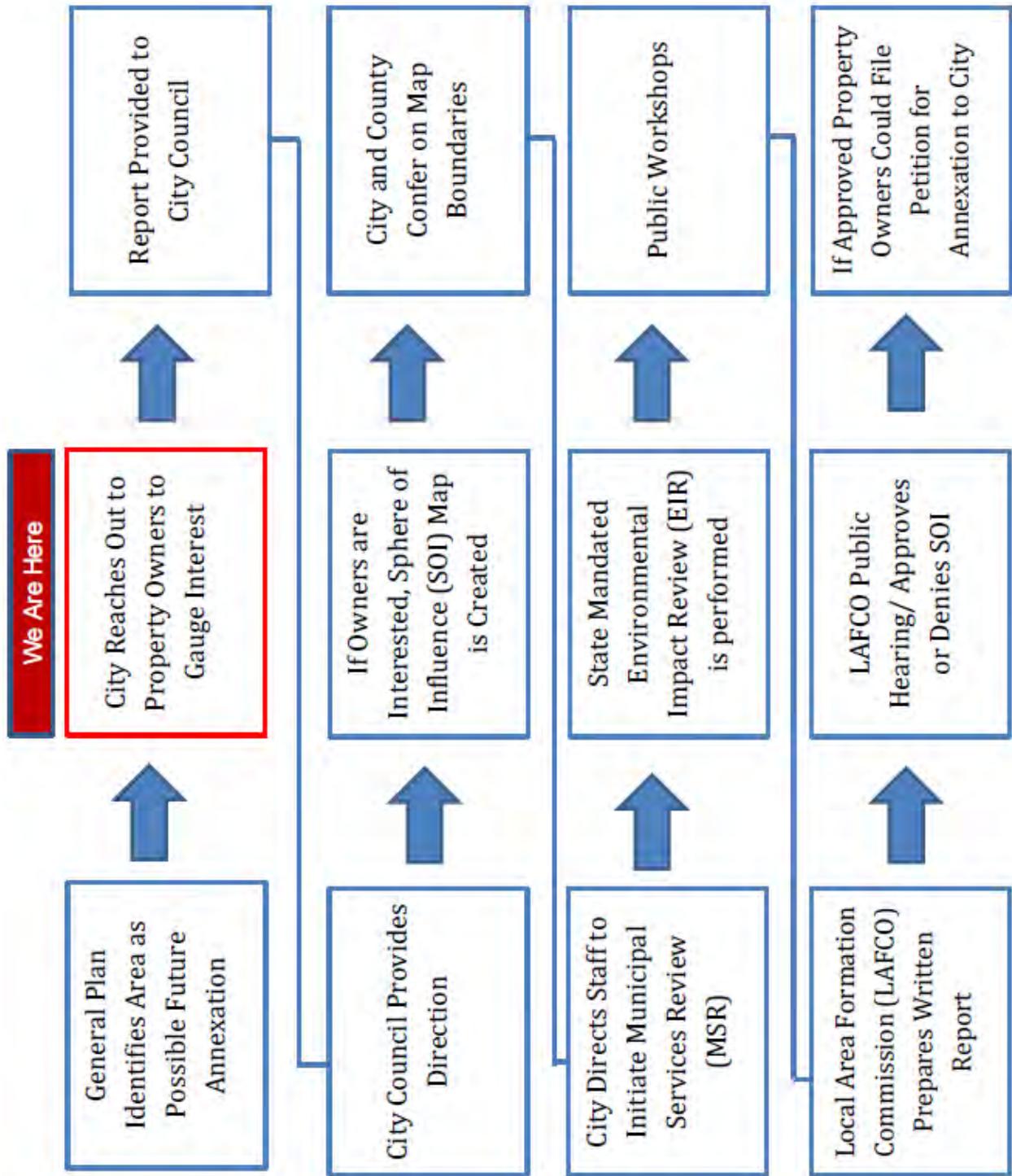
Frequently Asked Questions

<i>Why was I invited to this meeting?</i>	Because you own property in an area where the County General Plan indicated it may make sense to be part of the City of Yuba City. This meeting was set up to gather property owner feedback.
<i>Who are you?</i>	We are consultants hired by the City to connect with property owners and conduct this informational meeting.
<i>What is a Sphere of Influence (SOI)?</i>	A Sphere of Influence could be the first step in a possible annexation, when adopted. It is a map of lands outside the City where property owners have indicated they may have interest in annexation by the City. These properties must have a logical extension of utilities and be contiguous.
<i>How did this SOI come about?</i>	The County General Plan suggested that in the future, this area could be included in the City.
<i>What would being in the SOI mean to my property?</i>	If your property was included it could be part of a process to join the City, and following future public meetings, could be annexed and receive city services.
<i>Would being in the SOI change my zoning?</i>	The SOI process does not change zoning. If the process made it as far as starting the formal annexation process, then your property would be "pre-zoned" to a potentially different zoning class, and only re-zoned upon final successful annexation to the City.
<i>What if I don't want to be in the SOI?</i>	Just tell us now.
<i>Can my property be included if I'm <u>not</u> in support?</i>	Possibly, however your concerns would be made known during the entire process and we will report all objections to the City.
<i>Can I be left out of the SOI. If I want to be in?</i>	Possibly. If surrounding landowners are not supportive, State law requires contiguous boundaries.
<i>Why would I want to be in the SOI or in Yuba City?</i>	You may desire City water or sewer service, a better zoning classification, or to develop your property in the future. Developing property would require the SOI, annexation and subsequent approvals by the City Council.
<i>How do I let you know that I'm interested?</i>	Tell us tonight, or let the City know in writing (email, fax, letter) in the near future.
<i>How do I let you know that I'm <u>not</u> interested?</i>	Same as above.
<i>What if I'm not sure yet?</i>	No problem. Let us know your concerns and we'll get you more information to help you decide.

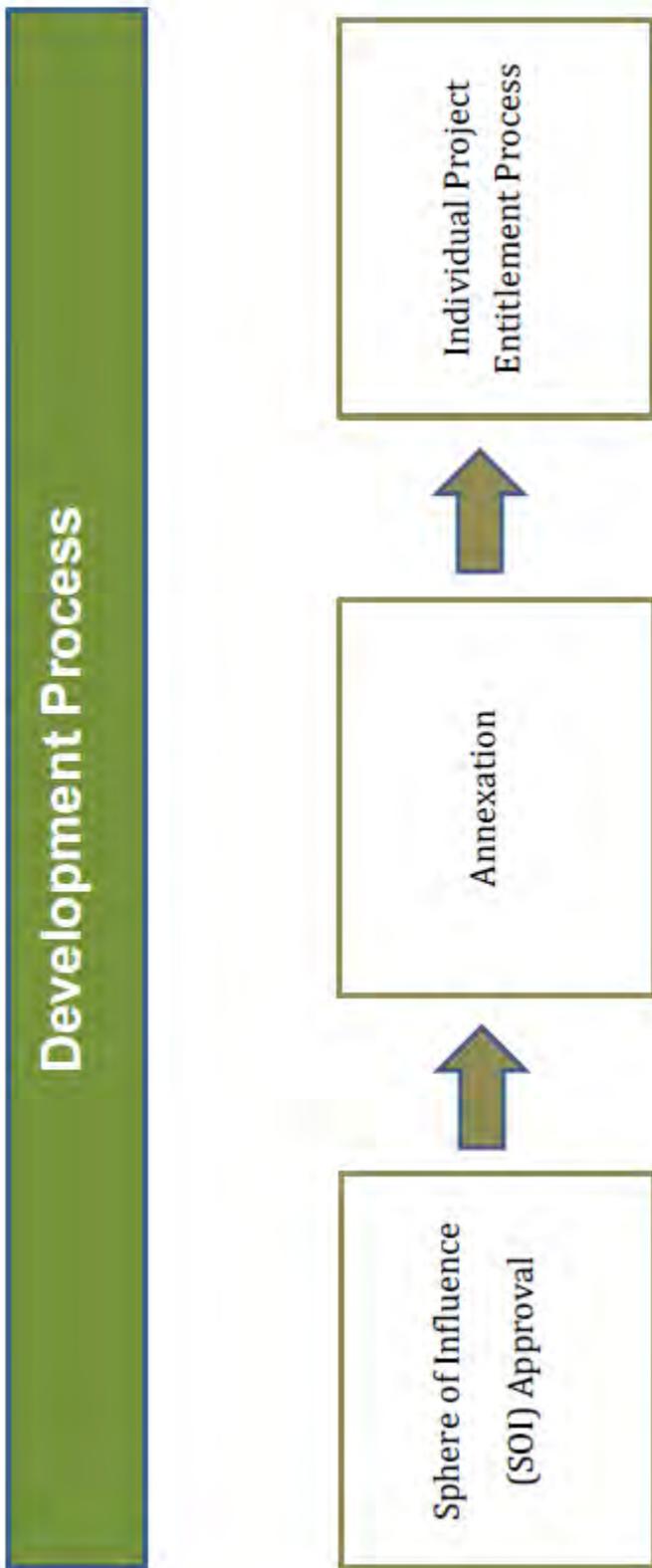
FAQ

<i>Would being in the SOI mean increased taxes?</i>	No
<i>Will my taxes increase if I'm annexed into the City?</i>	No, taxed will not increase unless the property owners vote and agree to an increased tax or assessment. The City does require residents to pay a fee to register their home alarm system and requires mandatory trash pick-up. Businesses within the City are required to have a business license which averages \$43 annually.
<i>Would being in the SOI include city services, including law enforcement?</i>	No, being in the SOI doesn't change your service providers. This would only happen if your property is annexed into the City.
<i>If my property is annexed into the City would I be provided police services?</i>	Yes
<i>How much will this process cost?</i>	That answer is really dependent on the scope of the SOI boundaries, we won't know that answer until the determination is made to move forward.
<i>Who will pay for the environmental studies?</i>	That decision has not yet been made.
<i>What percentage of property owners do you need to move forward with SOI?</i>	It is less about the number of property owners and more about a consensus amongst owners that have a logical extension with the City boundaries.
<i>What if I need more information?</i>	Let us know. We can put you in touch with staff or we can get you specific information.
<i>Can I let you know later?</i>	Yes!
<i>Who do I contact for more information?</i>	Contact Aaron Busch at abusch@yubacity.net or (530) 822-3231

Timeline Process Chart



Development Process Chart



LAFCO Review Process

Sutter County Local Agency Formation Commission (LAFCO) Review Process for Annexations

- LAFCOs receive proposals from either public agencies or from individuals.
- Once a proposal is received, LAFCO has 30-days to gather information from various agencies regarding the proposal and determine if the application is complete. If Environmental review is required, LAFCO will begin this process.
- If the application is complete and once an environmental document is prepared, LAFCO will issue a Certificate of Filing and set a public hearing date.
- Following the issuance of a Certificate of Filing, LAFCO will continue to gather information from various agencies. In addition, LAFCO will provide the necessary public hearing notice to property owners and registered voters, 21-days prior to the public hearing.
- Five days prior the public hearing, LAFCO staff will release a staff report to the Commission and public.
- LAFCO will then conduct a public hearing and accept public comment regarding a proposal. Following public comment, LAFCO will deliberate and make a decision to approve, deny, modify or continue the meeting to a later date. If a proposal is approved, LAFCO will adopt a resolution approving the application.
- If an application is approved, a 30-day period will commence where any person or affected agency may file a written request with the Executive Officer of LAFCO requesting amendments to, or reconsideration of, the resolution LAFCO adopted to approve the application. If a request for reconsideration is made, LAFCO will hold another public hearing to consider the request for reconsideration that was filed.
- Following the public hearing for reconsideration, or if a request for reconsideration was not filed, LAFCO will then set a public hearing to act as the Conducting Authority; more commonly known as a protest hearing. LAFCO will provide the necessary public hearing notice to property owners and registered voters within the boundaries of the proposal 21-days prior to the meeting.
- Five days prior to the public hearing, LAFCO staff will release a staff report to the Commission and public regarding the Conducting Authority (protest hearing) proceedings for the proposal.
- LAFCO staff will conduct the public hearing and accept written protests to a proposal. If the thresholds outlined under the law are not met, LAFCO will make determinations to this effect and adopt a second resolution finalizing the proposal later the same day the protest hearing is conducted.
- If a proposal to annex territory is approved, it will not become effective until 30-days after LAFCO records a Certificate of Completion at the County Recorder's Office. This 30-day period is provided to agencies to give them time to prepare for any necessary service charges that might occur.

Property Owner Questionnaire

Name: _____

Address: _____

Phone: _____

E-mail: _____

1. I am interested in having my land potentially included in the City limits. Yes _____ No _____

2. How long have you owned the property? _____

3. Do you have Agriculture uses on your property? _____

4. What type of Agricultural uses do you have? _____

5. What concerns or questions about the Sphere of Influence would you like addressed?

6. Thinking about the future of Yuba City, what do you think are the biggest challenges facing the city [1=not a challenge, 10 = biggest challenge]:

- 1) Jobs/employment
- 2) Schools/Education/youth services
- 3) Crime
- 4) Growth
- 5) Traffic congestion
- 6) Water rates/ water availability
- 7) Something else
- 8) Don't Know/ Other

Additional Comments: _____

Thank you for your time and feedback!

Follow Up Letter



August 15, 2014

Dear Landowner,

On Monday, August 11, 2014, the City of Yuba City held a Community Workshop with landowners. The meeting was intended to gather constructive feedback and provide details on the proposed expansion of the City as detailed in the 2011 Sutter County General Plan.

If you were not able to attend and provide your feedback, we are hoping that you will return the enclosed questionnaire by Friday, August 29 so we can incorporate your comments and you can ensure your voice is heard. We will be taking the time to process all of the comments received in addition to continuing to gather feedback from those unable to attend. Our consultants are compiling the comments and producing a final report. Once we receive the report we will notify you with specific details relative to next steps. It is our intention to provide this report along with a recommendation to the City Council in the next 60 days. Please rest assured that we will provide notice to you in advance.

As a follow up to the discussion during the meeting, we have provided a revised FAQ in an effort to address the questions we heard from residents. We will also be adding the meeting materials and the FAQ to the City's website.

Again, we would very much appreciate your feedback on the proposed Sphere of Influence (SOI). Should you have any further comments or like additional information, please contact Marilyn Wright at marilyn@mmsstrategies.com or 916.549.5111.

Thank you.

Property Owner Database

APN	HOUSENUMBER	STREET	ACREAGE	No	Yes	DK
23-052-020	1268	STEWART RD	4.6999998		4.7	
23-350-003	978	BOGUE RD	0.28			
23-430-012	987	LOS BRAVOS DR	0.96	0.96		
23-361-013	2797	CARR DR	0.25	0.25		
23-371-010	1114	SPECKERT LN	0.32			
23-102-003	2939	CAMINITO AVE	9.6999998			
23-361-004	2941	CARR DR	0.23			
23-065-033	3190	MUIR RD	0.27	0.27		
23-361-008	2877	CARR DR	0.24	0.24		
23-010-127		BOGUE RD	57.7599983		57.76	
23-363-001	2934	CARR DR	0.18			
23-064-002	1241	BARRY RD	10			
23-120-019	703	BARRY RD	10.0100002		10.01	
23-430-004	985	EL VALLAS CIR	1	1		
23-361-017	2781	CARR DR	0.23			
23-330-022	1160	LARRY WAY	0.24			
23-350-017	2125	RAILROAD AVE	3.45		3.45	
23-052-028	1196	STEWART RD #A	4.9000001		4.9000001	
23-052-027	1196	STEWART RD	3		3	
23-040-082		TUSCAN RD	16.1200008		16.1200008	
23-040-081	2181	TUSCAN RD	5.75		5.75	
23-040-080		TUSCAN RD	6.9000001		6.9000001	
23-065-017	1079	BARRY RD	1			
23-065-030		BARRY RD	7.0999999			
23-430-003	975	EL VALLAS CIR	0.92			
23-120-039	3076	CAMINITO AVE	2.8499999			
23-361-006	2909	CARR DR	0.24			
23-371-012	1139	NICKEL LN	0.23		0.23	
23-103-006	2883	GARDEN HWY	25.5			25.5
23-330-061	1173	WALNUT AVE	0.34			
23-120-043		CAMINITO AVE	17.3099995			
23-120-041	3316	CAMINITO AVE	1.04	1.04		
23-430-015	950	LOS BRAVOS DR	0.92	0.92		
23-371-018	1174	NICKEL LN	0.3			
23-052-026		MUIR RD	2.1700001		2.17	
23-065-004	3431	RAILROAD AVE	5			

23-120-012		BARRY RD	25			
23-120-038	3070	CAMINITO AVE	2.8499999			
23-010-185	1469	STEWART RD	1.9400001	1.94		
23-120-002	3169	CAMINITO AVE	10			
23-380-011		RAILROAD AVE	11.6599998		11.66	
23-380-010	2127	RAILROAD AVE	1		1	
23-330-045	1140	LARRY WAY	0.23			
23-120-044	3392	CAMINITO AVE	1.42			
23-363-006	2852	CARR DR	0.23	0.23		
23-371-006	1184	SPECKERT LN	0.36			
23-053-009	1030	STEWART RD	0.31			
23-010-184	1585	STEWART RD	0.68			
23-065-025	3150	MUIR RD	0.28			
23-120-005	3489	CAMINITO AVE	0.29			
23-065-046	3013	RAILROAD AVE	1.97			
23-065-045		MUIR RD	16.9300003			
23-040-084		RAILROAD AVE	17.8400002			
23-101-019	2444	TUSCAN RD	0.38			
23-330-017	1199	LARRY WAY	0.3			
23-392-001	2764	WALLACE DR	0.24			
23-120-032	3349	GARDEN HWY	0.95			
23-120-033	3355	GARDEN HWY	8.6599998			8.66
23-053-045	2911	RAILROAD AVE	1.48	1.48		
23-430-006	970	EL VALLAS CIR	0.92	0.92		
23-330-018	1196	LARRY WAY	0.38			
23-430-008	2601	RAILROAD AVE	0.92			
23-101-026	785	STEWART RD	1			
23-380-006	2373	RAILROAD AVE	0.36			
23-392-005	2755	MUIR RD	0.24	0.24		
23-350-002	988	BOGUE RD	0.28			
23-120-048	3074	CAMINITO AVE	26.4300003		26.43	
23-430-016	926	LOS BRAVOS DR	0.96			
23-392-010	2794	WALLACE DR	0.23			
23-053-046	2929	RAILROAD AVE	7.73			
23-361-015	1170	STEWART RD	0.24	0.24		
23-363-003	2900	CARR DR	0.23			
23-064-003	1181	BARRY RD	0.48			

23-010-079	2410	S WALTON AVE	0.93			
23-371-001	1115	SPECKERT LN	0.32			
23-053-033	2990	MUIR RD	0.97		0.97	
23-052-025	2921	MUIR RD	2.1700001			
23-052-021	1237	REED RD	1			
23-065-042	933	BARRY RD	0.19			
23-120-027		GARDEN HWY	10			
23-010-120			23.4200001		23.42	
23-010-026	2500	WALTON AVE	16.7399998		16.74	
23-010-005			12.3199997		12.32	
23-053-039	2847	RAILROAD AVE	1.02	1.02		
23-053-028	980	STEWART RD	2.03			
23-053-041	2941	RAILROAD AVE	1.28			
23-330-006	1170	REED RD	0.73		.73	
23-391-002	2765	CARR DR	0.28			
23-065-036	967	BARRY RD #A	0.27			
23-371-014	1163	NICKEL LN	0.23		0.23	
23-361-012	2813	CARR DR	0.32			
23-101-006	815	STEWART RD	3			
23-120-020	3488	CAMINITO AVE	0.77	0.77		
23-330-034	1195	WALNUT AVE	0.25			
23-120-021	889	BARRY RD	1.1			
23-330-049	1179	WALNUT AVE	0.25			
23-101-013	843	STEWART RD	0.31			
23-103-036	570	STEWART RD	2.97			
23-430-013	988	LOS BRAVOS DR	1.13			
23-053-038	2821	RAILROAD AVE	1.1799999	1.18		
23-330-044	1122	LARRY WAY	0.23			
23-102-009		RAILROAD AVE	0.33			
23-102-011	898	STEWART RD	0.54			
23-120-025	777	BARRY RD	1			
23-120-030	483	BARRY RD	40.5499992	40.55		
23-065-028	3170	MUIR RD	0.28			
23-101-016	2410	TUSCAN RD	0.35			
23-101-015	2400	TUSCAN RD	0.38			
23-330-059	1160	REED RD	0.34			
23-330-058			0.42			

23-392-007	2795	MUIR RD	0.24			
23-371-020	1150	NICKEL LN	0.23			
23-101-024	2596	RAILROAD AVE	5.0799999	5.08		
23-040-008			13.5			
23-120-029			18.0799999	18.08		
23-380-005	2359	RAILROAD AVE	0.36			
23-371-003	1151	SPECKERT LN	0.32	0.32		
23-361-002	2973	CARR DR	0.23			
23-065-015	3463	RAILROAD AVE	1.27			
23-065-027	3160	MUIR RD	0.28			
23-350-016		RAILROAD AVE	3.28			
23-330-001	1260	REED RD	4.8899999			
23-350-009	940	BOGUE RD	0.28			
23-065-038	941	BARRY RD	0.38			
23-330-013	3055	MUIR RD	0.36		0.36	
23-350-007	2005	RAILROAD AVE	0.28			
23-371-017	1184	NICKEL LN	0.25			
23-120-023	3225	GARDEN HWY	1			
23-120-024	3225	GARDEN HWY	18.3099995			
23-120-009		CAMINITO AVE	10			
23-120-008	3232	CAMINITO AVE	10			
23-101-030	431	STEWART RD	26.5300007		26.53	
23-103-003	454	STEWART RD	17.8199997			
23-101-029	507	STEWART RD	20.1299992			20.13
23-010-119		WALTON AVE	28.7199993		28.72	
23-010-080	2500	S WALTON AVE	1.47		1.47	
23-430-024	977	LOS BRAVOS DR	1.04			
23-110-002	2580	GARDEN HWY	15			
23-110-001	2514	GARDEN HWY	19.6599998			
23-361-007	2893	CARR DR	0.23			
23-361-001	2991	CARR DR	0.24			
23-350-013	2073	RAILROAD AVE	1			
23-380-008	2267	RAILROAD AVE	0.36			
23-102-005	882	STEWART RD	0.32		0.32	
23-330-039			0.24			
23-371-009	1132	SPECKERT LN	0.32			
23-330-003	1236	REED RD	1			1
23-330-021	1170	LARRY WAY	0.24			
23-380-003	2323	RAILROAD AVE	0.36			
23-330-004	1210	REED RD	0.67			
23-430-001	929	EL VALLAS CIR	0.92			

23-052-022	1217	REED RD	1.0700001			1.07
23-430-014	974	LOS BRAVOS DR	0.93			
23-430-017	949	STEWART RD	1.09			
23-330-048	3165	MUIR RD	0.26		.26	
23-330-030	1171	LARRY WAY	0.23			
23-040-059	2300	RAILROAD AVE	3			
23-040-058	2431	RAILROAD AVE	3			
23-065-011	967	BARRY RD	0.34			
23-371-013	1151	NICKEL LN	0.23			
23-363-004	2886	CARR DR	0.23			
23-371-007	1154	SPECKERT LN	0.28	0.28		
23-330-038	1199	WALNUT AVE	0.25		0.25	
23-430-002	955	EL VALLAS CIR	0.92			
23-393-001	2774	CARR DR	0.24		0.24	
23-064-004	1250	WALNUT AVE	29.3600006			
23-065-003			19			
23-053-018	1040	STEWART RD	0			
23-065-013	953	BARRY RD	0.38			
23-103-035	2924	CAMINITO AVE	13.4700003			
23-103-019	2978	CAMINITO AVE	0.43			
23-101-043		TUSCAN RD	3.0599999			
23-101-038		RAILROAD AVE	1.85			
23-101-042		TUSCAN RD	4.5900002			
23-101-033	631	STEWART RD	3.1600001			
23-101-011	889	STEWART RD	0.25		0.25	
23-330-002	1236	REED RD	3.23			
23-103-037	580	STEWART RD	12.6599998	12.66		
23-103-016	678	STEWART RD	1.87	1.87		
23-103-029	2874	CAMINITO AVE	2			
23-010-126	1332	BOGUE RD	1.6			
23-350-001	998	BOGUE RD	0.28	0.28		
23-053-031	2877	RAILROAD AVE	4.6900001	4.69		
23-330-019	1190	LARRY WAY	0.24			
23-110-007	2700	GARDEN HWY	10.4300003		10.43	
23-350-006	920	BOGUE RD	0.28			
23-040-061	1235	STEWART RD	4.5			
23-040-065		STEWART RD	5.23			
23-040-063			0.74			
23-040-064		STEWART RD	18.2700005		18.27	
23-040-004		HWY 99	28		28	
23-040-062		HWY 99	27.2600002		27.26	

23-040-001		BOGUE RD	26.7199993		26.72	
23-380-007		RAILROAD AVE	4.9200001			
23-040-005		HWY 99	56		56	
23-371-019	1162	NICKEL LN	0.23			
23-392-008	2839	MUIR RD	0.23			
23-120-045		RAILROAD AVE	2.3599999			
23-120-037	3075	CAMINITO AVE	9.5			
23-040-054	977	STEWART RD	0.45			
23-102-006	866	STEWART RD	0.32			
23-065-039	3230	MUIR RD	0.25			
23-362-002	2966	CARR DR	0.23			
23-430-007	940	EL VALLAS CIR	0.91			
23-380-009	2295	RAILROAD AVE	0.36			
23-065-040		RAILROAD AVE	16.8199997			
23-120-003	3251	CAMINITO AVE	20			
23-430-009	921	LOS BRAVOS DR	0.93			
23-101-007	879	STEWART RD	0.37			
23-053-022	2900	MUIR RD	1.53	1.53		
23-101-027	699	STEWART RD	11			
23-101-028	755	STEWART RD	5			
23-371-011	1127	NICKEL LN	0.22			
23-330-047	1145	LARRY WAY	0.25			
23-361-003	2959	CARR DR	0.24			
23-065-032	3180	MUIR RD	0.28			
23-371-021	1138	NICKEL LN	0.23			
23-330-060	3217	MUIR RD	0.46			
23-380-004	2341	RAILROAD AVE	0.36			
23-363-007	2838	CARR DR	0.23			
23-040-083		RAILROAD AVE	7.73		7.73	
22-080-025	780	BOGUE RD	5		5	
23-120-036		CAMINITO AVE	9.5		9.5	
23-053-019	1050	STEWART RD	0.29			
23-330-026	1201	WALNUT AVE	0.24			
23-371-016	1185	NICKEL LN	0.25			
23-371-004	1171	SPECKERT LN	1.4			1.4
23-053-029	958	STEWART RD	1.87			
23-120-026	869	BARRY RD	10.1999998			
23-010-183		STEWART RD	14.7600002			
23-010-027		S WALTON AVE	31.5400009			
23-065-008	925	BARRY RD	0.44			
23-330-052	1177	WALNUT AVE	0.25			

23-110-003	2580	GARDEN HWY	12			
23-052-024	2959	MUIR RD	1.4299999			1.43
23-350-010	960	BOGUE RD	0.28		0.28	
23-371-005	1185	SPECKERT LN	0.37			
23-040-066	915	STEWART RD	0.47			
23-053-044		MUIR RD	4.2399998			
23-371-008	1150	SPECKERT LN	0.32			
23-361-009	2861	CARR DR	0.24			
23-065-031	3360	MUIR RD	0.99			
23-065-023	3130	MUIR RD	0			
23-103-007	270	STEWART RD	0.34			
23-330-014	3075	MUIR RD	0.5			
23-330-036	1261	WALNUT AVE	1.03			
23-330-035		WALNUT AVE	3.9300001			
23-330-054		WALNUT AVE	4.4499998			
23-330-040	1195	LARRY WAY	0.24			
23-053-043	2790	MUIR RD	4.1700001			
23-053-015	1020	STEWART RD	0.31	0.31		
23-053-047	2960	MUIR RD	0.29	0.29		
23-102-007		CAMINITO AVE	0.94			
23-102-002	2909	CAMINITO AVE	10			
23-361-010	2845	CARR DR	0.24	0.24		
23-391-001	1150	STEWART RD	0.28			
23-010-021			0.65			
23-010-022			37.3800011			
23-371-015	1175	NICKEL LN	0.35			
23-101-010	857	STEWART RD	0.31			
23-053-014	1010	STEWART RD	0.31	0.31		
23-065-037	981	BARRY RD	0.27			
23-101-039		STEWART RD	1			
23-101-040		STEWART RD	1			
23-101-041		STEWART RD	15.8400002			
23-362-001	2982	CARR DR	0.25		0.25	
23-053-013	1000	STEWART RD	0.34	0.34		
23-053-020	1070	STEWART RD	0.52	0.52		
23-330-005	1180	REED RD	0.73			
23-363-005	2868	CARR DR	0.23			
23-330-046	3091	MUIR RD	0.35			
23-330-010	1128	REED RD	0.51			
23-330-041	1146	REED RD	0.36			
23-330-042	1146	REED RD	0.78			

23-120-047	3078	CAMINITO AVE	2.8399999	2.84		
23-040-014		GARDEN HWY	17			
23-040-018	2778	GARDEN HWY	17			
23-040-053	999	STEWART RD	0.57			
23-065-012	3481	RAILROAD AVE	0.29			
23-052-004	1263	REED RD	5			
23-350-015		RAILROAD AVE	4.75			
23-065-024	3140	MUIR RD	0.27			
23-361-016	1160	STEWART RD	0.24			
23-361-014	1180	STEWART RD	0.24			
23-101-037	2484	TUSCAN RD	2.5			
23-330-031	1155	LARRY WAY	0.27			
23-392-009	2838	WALLACE DR	0.23	0.23		
23-040-007	2102	TUSCAN RD	13.8900003		13.89	
23-065-041	933	BARRY RD #A	0.19			
23-361-005	2925	CARR DR	0.24			
23-392-003	2754	WALLACE DR	0.24			
23-392-006	2765	MUIR RD	0.23			
23-350-004	970	BOGUE RD	0.29			
23-330-043	3125	MUIR RD	0.17			
23-101-012	897	STEWART RD	0.25			
23-330-011	1110	REED RD	0.39			
23-363-002	2916	CARR DR	0.21		0.21	
23-371-002	1133	SPECKERT LN	0.32			
23-330-012	3037	MUIR RD	0.32			
23-010-186	1427	STEWART RD	0.71			
23-330-020	1180	LARRY WAY	0.24			
23-330-053	1205	WALNUT AVE	0.55			
23-330-057	3236	MUIR RD	0.23			
23-102-010		STEWART RD	10.1999998			
23-065-020	981	BARRY RD	0.5			
23-361-011	2829	CARR DR	0.23			
23-430-023	949	LOS BRAVOS DR	1.3			
23-430-005	982	EL VALLAS CIR	1.03	1.03		
23-052-023	1145	REED RD	1.4			
23-430-018		RAILROAD AVE	0.02			
23-103-008		STEWART RD	31.2900009			
23-120-013		STEWART RD	40			

Firm Profiles

MMS Strategies

MMS Strategies is a Sacramento-based public affairs consulting firm, providing strategic counseling, government and media relations, coalition building and issues management services to clients. For more than a decade, MMS Strategies has been a guiding force in helping government agencies, private businesses and communities think strategically, communicate effectively, and find solutions. We are attuned to the big picture and are adept at bringing resolution on a wide range of issues and opinions. Our solutions advance projects to create better communities. This approach sets us apart from our competition and positions our clients to succeed.

MMS Strategies provides a full range of executive-level consulting and communications strategies, specializing in corporate communications, issues management, crisis management and political strategies. Our clients include some of America's largest corporations and government agencies from a variety of industry sectors, including transportation, hospitality, water, construction and solid waste. We keep our clients ahead of the competition by delivering the kind of solid, results-driven, hands-on service and expertise they are looking for and appreciate.

At MMS Strategies, we apply the techniques and work ethic learned in tough political and public policy campaigns to deliver successful strategies and outcomes to our clients. We provide strategic communications counsel that informs and educates stakeholders and environmental planning practice which integrates environmental assessment, design, and community outreach to produce streamlined environmental documents.

The core of our company is providing a specialized level of service and playing a very senior role with clients, advising them on public policy matters, media relations challenges and issues management strategies. In short, the people you meet at MMS Strategies are the professionals who will work with you, and it is our commitment that we will do what it takes to successfully get the job done.

Holloway Land Company

Holloway Land Company is a land use and planning consulting firm with more than 30 years' experience in the Northern California region. Holloway Land Company specializes in local agency lobbying, land development and entitlements, real estate, community outreach, and project management.

Through the years, the members of the firm have earned a reputation for successful project approval by reducing neighborhood opposition, project management, and expediting permits. We apply our combined expertise in urban planning and land development to obtain a successful project for our clients, as well as negotiate complex political and regulatory problems to favorable results. We pride ourselves as a small independent firm with an open-minded approach. We provide personalized services to our clients and to their specific needs using ethical and professional efforts. Our objective is to implement the client's goals while addressing the community's specific needs.

Project Team

Michelle Smira Brattmiller

Michelle Smira is well known for her innovative strategies and her ability to generate groundswells of political, public and media support for client objectives. Under her direction, MMS Strategies has been at the forefront of major initiatives undertaken by the hospitality and health care industries, real estate, solid waste and transportation communities. Michelle has been recognized as one of the Business Journal's 40 Under 40 and was the recipient of the Business Communicator Award from IABC.

Under her direction, MMS Strategies has been at the forefront of major initiatives undertaken by the hospitality industry, development, transportation and energy communities. As the Principal of MMS Strategies, Michelle specializes in media relations, coalition building and government affairs. Michelle has served as District Director to a United States Congressman and was the spokesperson and public information officer for the City of Elk Grove, the fastest growing City in the nation.

Michelle has over fifteen years of experience working on large scale development projects and management of Fortune 500 contracts. Clients include the Capital SouthEast Connector, the City of Yuba City, the City of Sacramento, McDonald's Corporation, the Regional Water Authority, Republic Services, Kaiser Permanente and the R Street Sacramento Partnership.

Active in the community, Michelle serves on the board of directors of the Land Park Community Association, Sacramento Tree Foundation and Region Builders. In addition, she is a member of California Women Lead, the Sutter Club, the North State Building Industry Association, the Urban Land Institute, and the Sacramento, Elk Grove and El Dorado Hills Chambers of Commerce.

Michelle is a Senior Fellow of the American Leadership Forum, Class XIV and a former member of the Sacramento City Planning Commission and a member of the Measure U Oversight Committee. An alumna of Arizona State University, Michelle currently resides in historic Land Park, Sacramento with her husband David and son Ellis.

Brian Holloway

Brian Holloway is President of Holloway Land Company, a land development and entitlement consulting firm located in Sacramento, California.

He has over 30 years of public and private planning, community outreach, and development experience in California, managing the approval and construction of numerous development projects. The firm has since completed successful development projects as well.

Mr. Holloway is also accomplished in the area of pre-development management. He has facilitated the approval of entitlements in Northern California for projects ranging in size from 5 acres to 4,000 acres. His management of large-scale projects, in excess of 700 acres, has been especially successful.

He has acted as project manager for each of the following projects: El Dorado Hills Specific Plan (Serrano), Tree Lake Village, Delta Shores Master Plan, Salmon Falls Hills – General Plan Amendment, Sunrise-Douglas Specific Plan, Sun Creek Specific Plan, Jacinto Creek Planning Area, Sacramento Country Day School Master Plan, and Fresh & Easy Neighborhood Market in Northern California. These are just some of the projects where Mr. Holloway worked with the surrounding communities and has established himself as an expert able to balance community and policy issues resulting in a successful outcome for his clients.

He is also a member and Past Chair of the Mayor's Development Oversight Commission of the City of Sacramento, a member of the Development Oversight Committee of the County of Sacramento, and currently chairs the Sacramento County Subdivision and Project Review Committees. Mr. Holloway currently sits on the Sacramento Area Flood Control Agency and is an elected Trustee of the American River Flood Control District. He was the 2005-2006 President of the East Sacramento Chamber of Commerce, and 1996 President of the 8,000 member Sacramento Associate of Realtors

He received his Master of City and Regional Planning at California State University, Fresno, and received his Bachelor of Arts Degree from California State University of San Jose.

Marilyn Wright

Marilyn Wright has over 24 years' experience within California State and local government and has worked in both the legislative and executive branches, as well as for several governmental advocacy firms. This experience has provided Marilyn with a wide breadth of knowledge of the processes and structure of state and local government and the opportunity to make many contacts in both the public and private sectors.

Marilyn's experience in governmental advocacy has provided her the opportunity to work closely with clients on their policy needs, whether it was exploring possible solutions through coalition building or directly advocating to the Legislature on their behalf.

Most recently, Marilyn was the Executive Officer for the California Tribal Business Alliance (CTBA). As Executive Officer, Ms. Wright was responsible for running the day-to-day operations of CTBA, coordinating legislative activity in California and nationally, as well as media and communications activities.

Prior to working for CTBA, Ms. Wright was appointed as Deputy Director of Legislative and External Affairs to the California Lottery by then Governor Arnold Schwarzenegger. As Deputy Director, Marilyn worked collectively with the Legislative team on the successful passage of historic prize payout legislation and created and implemented partnerships with various educational entities throughout the state to help further the mission of the Lottery.

Bernadette Miskit

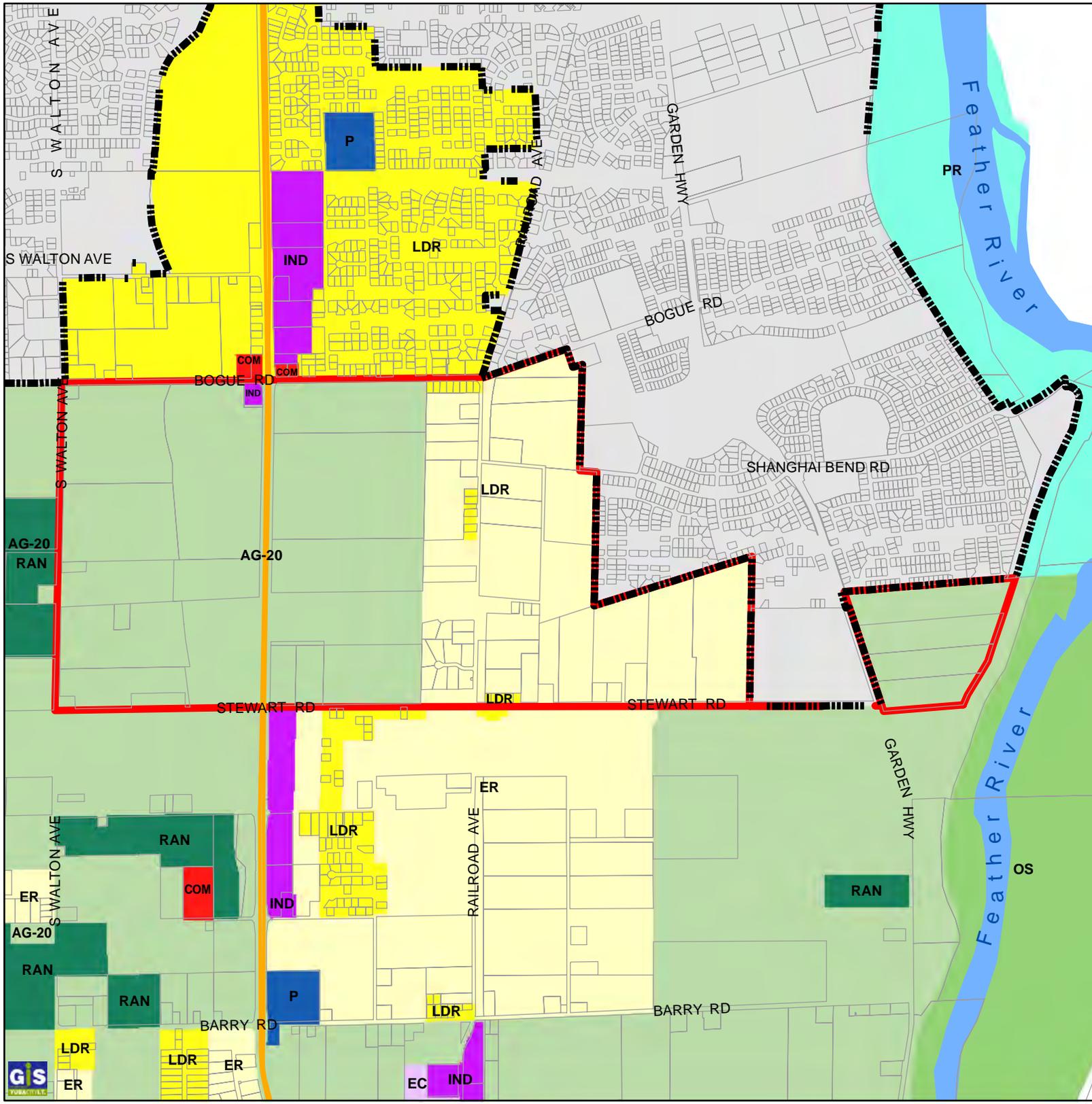
Bernadette Miskit is the Executive Assistant to the MMS Strategies team. Bernadette manages the office and assists in the facilitation and execution of administrative responsibilities. She is responsible for calendar maintenance, preparation of correspondence and technical presentations, coordination of travel arrangements (and resulting expense statements), facilitation of meeting arrangements, processing of visit requests, and monitoring of all action and signature items.

Having worked for a local law office and a prominent engineering firm, she possesses a solid understanding of operating swiftly and a keen ability to execute numerous tasks simultaneously.

Bernadette is a native of the Philippines, grew up in Chicago and has lived in the Sacramento region for the past 38 years. When she's not in the office Bernadette's personal passions include traveling and spending time with her grandkids. She and her husband, Gene, have two kids and two grandkids.

City of Yuba City

-  Recommended SOI Expansion Area
-  Highways
-  City Limits
-  Parcels



CITY OF YUBA CITY

City Council Reports

- Councilmember Buckland
- Councilmember Maan
- Councilmember Starkey
- Vice Mayor Dukes
- Mayor Gill

Adjournment