



AGENDA

JULY 1, 2025

REGULAR MEETING CITY COUNCIL CITY OF YUBA CITY

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

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

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

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

Wheelchair Accessible

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

AGENDA
REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY
JULY 1, 2025
5:30 P.M. CLOSED SESSION
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6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

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

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link:https://yubacity-net.zoom.us/webinar/register/WN_G7wxZbp7QP6QWQivh5g54g. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Public Comment:

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

Closed Session

- A. Conference with Legal Counsel – Pending Litigation Pursuant to Government Code Section 54956.9(d)(1).
Case: Kevin Soto v. City of Yuba City et al, Sutter County Case No. CVCS23-0002232 (personal injuries from auto incident)
- B. Claimant: Stacey Julian, Claim No. 25-18
Agency claimed against: City of Yuba City
- C. Liability Claim (Pursuant to Government Code §911.4)
Application to File a Late Claim
Claimant: Kimberly Marquard, Claim 25-17
Agency Claimed Against: City of Yuba City

Regular Meeting

Call to Order
Roll Call

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

Invocation/Inspiration

Pledge of Allegiance to the Flag

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

Agenda Modifications

Ceremonial Presentations

1. **Proclamation - July is Parks and Recreation Month**
2. **Swearing In Ceremony - Police Chief and Fire Chief**

Public Communication

3. Appearance of Interested Citizens

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

Consent Calendar

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

4. Minutes of the June 17, 2025 Regular Meeting of the City Council

Recommendation: Approve the Minutes of the June 17, 2025 Regular Meeting of the City Council

5. Local 1/AFSCME 57, Police First Level Managers and First Level Managers Side Letters

Recommendation: Adopt a Resolution approving side letters with Local 1/AFSCME 57, Police First Level Managers and First Level Managers for short-term disability benefits and a side letter with Local 1/AFSCME 57 for reporting of leave hours for Wastewater Treatment Facility Operators

6. Sewer System Management Plan Update Adoption

Recommendation: Adopt a Resolution adopting the City of Yuba City Sewer System Management Plan Update

7. Yuba City Landscape District No. 1 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports Yuba City Landscape Maintenance District No.1
- Resolution of Intention to Levy and Collect Assessments, Yuba City Landscape Maintenance District No.1

B. Set a Public Hearing for July 15, 2025 at 6:00PM to establish assessments for Fiscal Year (FY) 2025-26

8. Yuba City Lighting and Landscape District Nos. 2-4 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4
- Resolution of Intention to Levy and Collect Assessments, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

9. Yuba City Lighting and Landscape District Nos. 5-6 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6
- Resolution of Intention to Levy and Collect Assessments, Yuba City Lighting and Landscape Maintenance Districts Nos. 5 and 6

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

10. Yuba City Residential Street Light Maintenance Districts - Resolution of Intent

Recommendation: A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

11. Appointment to Regional Water Authority

Recommendation: Approve the Mayor's Recommendation for Executive Staff Representation for the Regional Water Authority effective

immediately

12. 2025 Council Assignments - Amended

Recommendation: Approve the Mayor's Amended Assignments to Regional Boards and Committees for Calendar Year 2025

Business Items

13. Portable Road Barriers

Recommendation: Adopt a Resolution to:

- A. Accept funding from Homeland Security in the amount of \$65,000
- B. Award the purchase of a 36-unit road barrier trailer kit from ARX Perimeters, in the amount of \$73,503, with the finding it is in the best interest of the City
- C. Authorize the Finance Director to make a supplemental appropriation in the amount of \$73,503 to 2140-69201 and \$65,000 to 100-43195. Additionally, a budget transfer in the amount of \$8,503 from 227-Z69990 to 100-Z69980

14. Code Enforcement Citation Fines

Recommendation: A. Conduct a Public Hearing, and after consideration;
B. Adopt a Resolution for the inclusion of unpaid Code Enforcement citation fines on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties

15. Community Development Block Grant 2025-2029 Consolidated Plan and 2025 Annual Action Plan

Recommendation: A. Conduct a Public Hearing to receive comments on the 2025-2029 Consolidated Plan, 2025 Annual Action Plan, and 2024 Annual Action Plan Amendment and after consideration;
B. Adopt a Resolution approving the proposed 2025-2029 Consolidated Plan and 2025 Annual Action Plan and authorize staff to submit the required documents to the Department of Housing and Urban Development (HUD) for processing

Future Agenda Items

16. Future Agenda Items

Reports and Communications

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

17. City Manager's Report

18. City Council Reports

Adjournment



Proclamation

of the City Council

July is Parks and Recreation Month

WHEREAS, Parks and Recreation make lives and communities better now and in the future; and

WHEREAS, our Parks and Recreation programs are vitally important to establishing and maintaining the quality of life in our community, ensuring the health of all citizens, and contributing to the economic and environmental well-being of the region; and

WHEREAS, residents value recreation as it provides positive alternatives for children and youth to reduce crime and mischief, especially during non-school hours, promotes the arts, increases social connections, aids in therapy, and promotes lifelong learning; and

WHEREAS, through the hard work and dedication of our Park Maintenance staff, our parks provide access to the tranquility and stimulation of nature and the outdoors, as well as allow residents access to outdoor spaces for children and adults to play and be active; exercise and hold group sports; and

WHEREAS, the residents of the City of Yuba City, including children, youth, families, adults, seniors, businesses, community organizations, and visitors benefit from the wide range of parks, trails, open space, facilities, and Recreation programs, including Blackburn Talley Sports Complex, Gauche Aquatic Park, Feather River Parkway, Sam Brannan Pickleball Courts, Tennis Courts, and Bocce Courts, the Senior Center, and Youth and Adult Sports provided by the City of Yuba City; and

WHEREAS, the City Council urges all its residents to recognize that Parks and Recreation enriches the lives of its residents and visitors, builds healthy, active communities that aid in the prevention of chronic disease, such as obesity, improve the mental and emotional health of all citizens, as well as adding value to the community's homes and neighborhoods; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month.

NOW, THEREFORE, BE IT RESOLVED, that I, Dave Shaw, Mayor of the City of Yuba City and on behalf of the entire City Council of the City of Yuba City do hereby proclaim July 2025 as Parks and Recreation Month and in doing so, ask that the citizens of Yuba City use and enjoy its parks, trails, open spaces, facilities, and recreation opportunities.

Done this 1st day of July 2025, at the City of Yuba City, County of Sutter, State of California



Swearing In and Badge Pinning Ceremony



**Josh Hubbard
Fire Chief**



**Jim Runyen
Police Chief**

CITY OF YUBA CITY

Public Communication

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

Procedure

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

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

Request for additional time to address Council

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

Procedure

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

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

Or email to:
Ciara Wakefield, City Clerk
cityclerk@yubacity.net

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Kristi Morales , Administrative Analyst

Summary

Subject: Minutes of the June 17, 2025 Regular Meeting of the City Council
Recommendation: Approve the Minutes of the June 17, 2025 Regular Meeting of the City Council
Fiscal Impact:

Attachments:

1. 06-17-2025 Regular Meeting Minutes (DRAFT)

Prepared By:
Kristi Morales
Deputy City Clerk

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

MINUTES (DRAFT)
REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY

JUNE 17, 2025

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

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

Call to Order

The Closed Session Meeting of the City Council was called to order by Mayor Shaw at 5:30 PM

Roll Call:

Present: Mayor Shaw and Councilmembers Boomgaarden, Cole, Kirchner, and Pasquale

Absent: None

Closed Session

- A. Conference With Legal Counsel—Existing Litigation (Pursuant to Government Code Section 54956.9(d)(1))
Name of case: Flores (Garcia) v. City of Yuba City - Case number: 402104A9F7G- 0001
- B. Liability Claim (pursuant to Government Code §54956.95) Claimant: Alyssa Kassube, Claim No. 25-16
Agency Claimed Against: City of Yuba City

No public comment received

Regular Meeting

Call to Order

The Regular Meeting of the City Council was called to order by Mayor Shaw at 6:01 PM

Roll Call:

Present: Mayor Shaw and Councilmembers Boomgaarden, Cole, Kirchner, and Pasquale

Absent: None

Invocation/Inspiration

Spencer Fennell, Youth Pastor - Calvary Christian Center

Pledge of Allegiance to the Flag

Yuba City High School Student, Max (Unknown last name)

City Attorney's Report on Closed Session Items

No reportable action

Due to anticipated recusals, Consent Calendar Items 8 through 10 were considered and voted on separately.

Ceremonial Presentations

1. Recognition of Yuba City High School Boys Varsity Baseball State Champions

Mayor Shaw presented certificates of achievement to the coaches and players of the Yuba City High School Baseball Team in recognition of their 2025 Division II Championship victory.

2. Proclamation - Trauma Intervention Program 30th Anniversary

Mayor Shaw presented a proclamation to the TIP Program, honoring the organization and all its dedicated volunteers for their compassionate support and service to the Yuba-Sutter community.

3. Proclamation - Sutter County Museum 50-year Celebration

Mayor Shaw presents a proclamation to Molly Bloom, Director and Curator of the Sutter County Museum; Debbie Reed, Non-Profit Board President; and the entire museum staff in honor of the Museum's 50 years celebration.

Public Communication

4. Appearance of Interested Citizens

Phil Treanor spoke

Dale Whitmore spoke

Consent Calendar

Councilmember Kirchner moved and Councilmember Cole seconded the motion to approve Consent Calendar items 5-7 & 11-14.

5. Minutes of the June 3, 2025 Regular Meeting of the City Council

Approve the Minutes of the June 3, 2025 Regular Meeting of the City Council

6. West Sanborn Unit 1 Subdivision – Subdivision Agreement and Final Map Approval

Adopt **Resolution 25-060** approving the execution of a Subdivision Agreement with FOR California Development LLC, a Delaware limited

liability company providing for public improvements associated with the West Sanborn Unit 1 Subdivision Map, approving the West Sanborn Unit 1 Subdivision Final Map, accepting dedication of rights-of-way and easements shown thereon, and authorizing the filing of the map. [Subdivision is located at the northwest corner of Sanborn Road and Bogue Road.]

7. SACOG Four-County State Funding Program – Grant Application Signature Authority

Adopt the following Resolutions:

A. **Resolution 25-061** authorizing the Public Works Director to submit a grant application to SACOG requesting funding under the Four-County State Funding Program for the Butte House and Tierra Buena Roundabout Project

B. **Resolution 25-062** authorizing the Public Works Director to submit a grant application to SACOG requesting funding under the Four-County State Funding Program for the George Washington Pavement Rehabilitation Project

C. **Resolution 25-063** authorizing the Public Works Director to submit a grant application to SACOG requesting funding under the Four-County State Funding Program for the UPRR Corridor Conversion Project - SR20 to Cooper Ave

[Items 8-10 were voted on separately]

11. Yuba City Residential Street Light Maintenance Districts - Annual Levy Initiation

Adopt **Resolution 25-067** describing improvements and ordering the Engineer of Work to file a report regarding Yuba City Residential Street Light Maintenance Districts, to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972.

12. SB 1 Road Maintenance and Rehabilitation Account Project List 2025-26

Adopt **Resolution 25-068** adopting a list of projects for Fiscal Year 2025-26 to be funded by Senate Bill 1: Road Repair and Accountability Act of 2017

13. Septage Receiving Station Equipment

Adopt **Resolution 25-069** awarding the purchase of a Spiralift Model SR30 Septage Receiving Station and related equipment to Franklin Miller Inc. of Livingston, NJ in the amount of \$400,000, including tax and contingency, with the finding that it is in the best interest of the City

14. Fiscal Year 2025-2026 Citywide Sole Source and Professional Services Purchases

Adopt **Resolution 25-070** pre-authorizing the City Manager or designee to perform citywide sole source and professional service purchases from

July 1, 2025 through June 30, 2026 for specified items based on each purchase recommendation being in the best interest of the City

The motion was passed unanimously

Consent Calendar 8-10

8. Yuba City Landscape District No. 1 - Annual Levy Initiation

[Vice-Mayor Boomgaarden and Councilmember Pasquale recused themselves]

Adopt **Resolution 25-064** describing improvements and ordering the Engineer of Work to file a report regarding Yuba City Landscape Maintenance District No. 1, to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972

The motion passed with a 3-0 vote (Boomgaarden & Pasquale recused)

9. Yuba City Lighting and Landscape District Nos. 2-4 - Annual Levy Initiation

[Mayor Shaw recused himself]

Adopt **Resolution 25-065** describing improvements and ordering the Engineer of Work to file reports regarding Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4, to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972

The motion passed with a 4-0 vote (Shaw recused)

10. Yuba City Lighting and Landscape Districts 5 and 6 - Annual Levy Initiation

[Councilmember Pasquale recused himself]

Adopt **Resolution 25-066** describing improvements and ordering the Engineer of Work to file reports regarding Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6, to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972

The motion passed with a 4-0 vote (Pasquale recused)

Business Items

15. Adoption of the City of Yuba City's Fiscal Year 2025-26 Operating and Capital Budgets and Fiscal Year 2025-26 Appropriations Limit

A. Adopt **Resolution 25-071** approving the proposed Fiscal Year 2025-26 Operating Budget

B. Adopt **Resolution 25-072** approving the Fiscal Year 2025-26 Capital Improvement Program. Project Summaries by Funding Source are attached to the Resolution

C. Adopt **Resolution 25-073** approving the City's Appropriations Limit for

Fiscal Year 2025-26

Roll Call Vote (Items A, B, and C):

AYES: Mayor Shaw, Councilmembers Cole, Kirchner, and Pasquale

NOES: Vice-Mayor Boomgaarden

The motion passed with a 4–1 vote (Boomgaarden opposed)

Future Agenda Items

16. Future Agenda Items

Councilmember Kirchner requested a follow-up report regarding recent traffic accidents at the intersection of Cherry Street and Walton Avenue

Reports and Communications

17. City Manager's Report

18. City Council Reports

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

Adjournment

Mayor Shaw adjourned the Regular Meeting of the City Council at 8:06 PM

Dave Shaw, Mayor

ATTEST:

Kristi Morales, Deputy City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Human Resources Department
Presentation By: Gina Rowland, Interim Human Resources Director

Summary

Subject: Local 1/AFSCME 57, Police First Level Managers and First Level Managers Side Letters

Recommendation: Adopt a Resolution approving side letters with Local 1/AFSCME 57, Police First Level Managers and First Level Managers for short-term disability benefits and a side letter with Local 1/AFSCME 57 for reporting of leave hours for Wastewater Treatment Facility Operators

Fiscal Impact: The short-term disability programs are paid for by participating employees' contributions. There is no additional cost to the City to approve the reporting of leave hours for Wastewater Treatment Facility Operators as employees would use existing leave accruals.

Purpose:

To approve the side letters with Public Employees' Union Local 1/AFSCME 57 (Local 1), Police First Level Managers and First Level Managers for short-term disability and reporting of leave hours for Wastewater Treatment Plant Operators.

Council's Strategic Goal:

These side letters address the City Council's Strategic Goals of being business friendly and infrastructure because the employees who are in these bargaining units provide services to the public and maintain and oversee the City's infrastructure.

Background:**State Disability Insurance**

On February 20, 2024, Council approved the move to new short-term disability programs. Local 1, Police First Level Managers (on behalf of their non-sworn members) and First Level Managers elected to transition to the short-term disability program run by the State of California ("SDI"). Since employees began using SDI, Local 1 requested a meeting to discuss how benefits will be coordinated for those receiving SDI benefits. The purpose was to clarify the procedures for supplementing their disability benefit payments with their leave banks.

Reporting of Leave Hours for Wastewater Treatment Facility Operators

On February 6, 2024, Council approved the Local 1 Memorandum of Understanding (MOU). The term of the MOU is February 10, 2024 through June 2026. On September 3, 2024, Council approved a side letter with Local 1 to change the shift schedules for Wastewater Treatment Facility Operators to 12-hour shifts (6:00 a.m. to 6:00 p.m., and 6:00 p.m. to 6:00 a.m.).

This new shift schedule amounts to an employee working three 12-hour shifts one week (36 hours), and three 12-hour shifts plus one 8-hour shift in the second week (44 hours) for a total of 80 hours in a pay period. In order for the graveyard shift to be covered from 6:00 p.m. to 6:00 a.m., employees assigned to graveyard and working their 8-hour day receive an additional four (4) hours of overtime each pay period (eight (8) hours plus four (4) hours overtime for a 12-hour shift). When a graveyard shift employee takes vacation or is sick on their 8-hour day, they lose the opportunity to work four hours of overtime. Also, existing MOU language in Section 19.10(b) states that an operator who is absent from work due to sickness or vacation will use leave accruals in proportion to their assigned shift and according to scheduled hours for each day they are absent.

Analysis:

State Disability Insurance

Eligible employees may elect to use their accrued leave to supplement disability benefit payments in order to receive the equivalent of a full paycheck (gross basis). Staff determined that it was necessary to clarify the process for employees who choose to use their accrued leave balances while receiving SDI payments.

Employees who wish to use accrued leave must notify Human Resources within five (5) business days of receiving their disability benefits, specifying the leave banks and the amount of SDI benefits received so that the City can determine the number of hours to be used. This clarification is intended to prevent inadvertent overpayments.

In the event of an overpayment, the employee will be notified and must promptly coordinate with the Finance Department to arrange repayment.

Reporting of Leave Hours for Wastewater Treatment Facility Operators

The recommended side letter gives Wastewater Treatment Facility Operators assigned to a graveyard shift the option to use an additional four (4) hours of vacation or sick leave accruals when absent from work due to sickness or vacation on their 8-hour day. The additional four (4) hours of leave accruals would be paid at the straight-time rate, since the hours were not actually worked and are not reportable to CalPERS.

Fiscal Impact:

The short-term disability programs are paid for by participating employees' contributions. There is no additional cost to the City to approve the reporting of leave hours for Wastewater Treatment Facility Operators as employees would use existing leave accruals.

Alternatives:

1. Do not approve the side letters for short-term disability.
2. Do not approve the side letter for reporting of leave hours for Wastewater Treatment Facility Operators.

Recommendation:

Adopt a Resolution:

A. Approving the side letter with Local 1/AFSCME 57, Police First Level Managers and First Level Managers for state disability insurance

B. Approving the side letter for Local 1/AFSCME 57 for the reporting of leave hours for Wastewater Treatment Facility Operators

Attachments:

1. Resolution - Side Letters
2. FLM SDI side letter 7-1-25 final
3. Local 1 SDI side letter 7-1-25 final
4. PFLM SDI side letter 7-1-25 final
5. Local 1 side letter- WWTP Operators Reporting of Hours 7-1-25 final

Prepared By:

Gina Rowland
Interim Human Resources Director

Submitted By:

Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE SIDE LETTER WITH PUBLIC EMPLOYEES' UNION,
LOCAL 1/AFSCME 57 FOR CHANGES TO OPERATORS' REPORTING OF
LEAVE HOURS AND LOCAL 1/AFSCME 57, POLICE FIRST LEVEL
MANAGERS AND FIRST LEVEL MANAGERS FOR SHORT TERM
DISABILITY LEAVE UTILIZATION**

WHEREAS, the City recognizes Public Employees' Union, Local 1/AFSCME 57 (Local 1), Police First Level Managers and First Level Managers bargaining unit's commitment to the City and its citizens while providing outstanding and dedicated service to all;

WHEREAS, the City met and conferred with Local 1 regarding the reporting of used leave accruals for Wastewater Treatment Facility Operators who are assigned to the graveyard shift;

WHEREAS, the City met and conferred with Local 1, Police First Level Managers, and First Level Managers to clarify the process to be followed when employees elect to use their accrued leave to supplement disability payments in order to receive the equivalent of a full paycheck (gross basis);

WHEREAS, the foregoing meet and confer efforts resulted in proposed changes, which have been memorialized in side letters approved by Local 1, Police First Level Managers and First Level Managers;

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

- 1) Adopt a Resolution approving:
 - A. The attached Local 1 side letter regarding Wastewater Treatment Facility Operators reporting of leave hours.
 - b. The attached Local 1, Police First Level Manager and First Level Manager side letters for short-term disability.

The foregoing 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 1st day of July 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

Ian Sangster
Kronick, Special Counsel

ATTACHMENT 2

The City of Yuba City and the First Level Manager
Side Letter of Agreement to the
July 1, 2023 through June 25, 2027 MOU

The City of Yuba City ("City") and the First Level Managers ("FLM") have met and conferred in good faith pursuant to the requirements of the Meyers-Milias-Brown Act with respect to this side letter amending their current Memorandum of Understanding ("MOU"), with a current term that runs from July 1, 2023 to June 25, 2027 as set forth below. This side letter to the MOU describes the Parties' full and complete agreement to transition to the California Short Term Disability Insurance (SDI) program according to the process described below, and to amend that MOU by adding the language as set forth below.

Side Letter Language- Upon approval of FLM's application for coverage by the EDD Director, the City and FLM agree that Article 4.6- "Long Term Disability"- of the MOU will be amended as follows to incorporate SDI as the short-term disability plan for FLM:

The City provides a long-term disability program for employees.

As to short-term disability benefits, FLM has elected to transition away from the City's short term disability program to in the CA State Disability Insurance (SDI) program, and subsequently the appropriate program application was submitted. Upon approval of the application, the City will begin withholding the required SDI contributions (including retroactive contributions to the beginning of the then-current SDI quarter) from the wages of all FLM employees. SDI benefits are not immediately available to FLM members, but rather will become available pursuant to applicable program requirements after contributions have been made for at least two SDI quarters ("the SDI Initial Contribution Period"). Based on submitting the SDI application in February 2024, the anticipated first date when SDI benefits claims could be filed would be July 1, 2024. However, the parties understand and agree that the initial benefit claim eligibility date is determined solely by EDD.

The City Program will continue to be available to FLM employees during the SDI Initial Contribution Period so long as they make or continue to make the contributions required to be withheld per the City's Program. As soon as FLM employees are eligible to submit claims for SDI benefits (the anticipated date being July 1, 2024), the City's Program will no longer accept new claims from FLM employees, and no further City Program contributions will be required of FLM employees unless there are FLM employees with active City Program claims continuing to receive benefits (hereafter "City Program Holdover Claimants"). If there are City Program Holdover Claimants, the parties agree that FLM employees will continue to make City Program contributions for the duration that any City Program Holdover Claimants are receiving City Program benefits, after which time no further City Program contributions will be required of FLM employees.

Finally, it is agreed that for FLM employees receiving benefits under either a short or long-term disability insurance program, the employees may elect to use their accrued leave to supplement disability benefit payments in order to receive the equivalent of a full paycheck (gross basis). In no instance shall the combination of disability insurance payments and accrued leave or other City benefit payments exceed 100% of an employee's typical paycheck based on working regularly-scheduled hours. Employees who wish to use accrued leave are required to notify Human Resources within five (5) business days of receipt of disability benefits to communicate the leave banks to be used and report the amount of SDI benefits received so that the City can determine the number of hours to be used. In the event of an inadvertent overpayment, the employee will be notified and must make immediate arrangements with Finance to repay the overpayment.

All other provisions of the MOU between the City and Union shall remain unchanged.

Date: _____

CITY OF YUBA CITY

Robert Bendorf, Interim City Manager

Gina Rowland, Interim Human Resources Director

Date: 06/24/2025

FLM

Laci Heggstrom
Laci Heggstrom (Jun 24, 2025 11:03 PDT)

Laci Heggstrom

David Palmer
David Palmer (Jun 24, 2025 11:05 PDT)

David Palmer

Rene Garcia

ATTACHMENT 3

The City of Yuba City and the Public Employees' Union, Local 1/AFSCME 57
Side Letter of Agreement to the
February 10, 2024 through June 26, 2026 MOU

The City of Yuba City ("City") and the Public Employees' Union, Local 1/AFSCME 57, on behalf of its bargaining unit employees ("Local 1"), have met and conferred in good faith pursuant to the requirements of the Meyers-Milius-Brown Act with respect to this side letter amending their current Memorandum of Understanding ("MOU"), with a current term that runs to June 26, 2026, as set forth below. This side letter to the MOU describes the Parties' full and complete agreement to transition to the California Short Term Disability Insurance (SDI) program according to the process described below, and to amend that MOU by adding the language as set forth below.

The City and Local 1 agree that Article 9-Employee Benefit Plans, 9.8, Short Term Disability Plan of the MOU will be amended as follows to incorporate SDI as the short-term disability plan for Local 1:

Local 1 has elected to transition away from the City's short-term disability program to in the CA State Disability Insurance (SDI) program, and subsequently the appropriate program application was submitted. Upon approval of the application, the City will begin withholding the required SDI contributions (including retroactive contributions to the beginning of the then-current SDI quarter) from the wages of all Local 1 employees. SDI benefits are not immediately available to Local 1 members, but rather will become available pursuant to applicable program requirements after contributions have been made for at least two SDI quarters ("the SDI Initial Contribution Period"). Based on submitting the SDI application in February 2024, the anticipated first date when SDI benefits claims could be filed would be July 1, 2024. However, the parties understand and agree that the initial benefit claim eligibility date is determined solely by EDD.

The City Program will continue to be available to Local 1 employees during the SDI Initial Contribution Period so long as they make or continue to make the contributions required to be withheld per the City's Program. As soon as Local 1 employees are eligible to submit claims for SDI benefits (the anticipated date being July 1, 2024), the City's Program will no longer accept new claims from Local 1 employees, and no further City Program contributions will be required of Local 1 employees unless there are Local 1 employees with active City Program claims continuing to receive benefits (hereafter "City Program Holdover Claimants"). If there are City Program Holdover Claimants, the parties agree that Local 1 employees will continue to make City Program contributions for the duration that any City Program Holdover Claimants are receiving City Program benefits, after which time no further City Program contributions will be required of Local 1 employees.

Finally, it is agreed that for Local 1 employees receiving benefits under either a short or long-term disability insurance program, the employees may elect to use their

accrued leave to supplement disability benefit payments in order to receive the equivalent of a full paycheck (gross basis). In no instance shall the combination of disability insurance payments and accrued leave or other City benefit payments exceed 100% of an employee's typical paycheck based on working regularly-scheduled hours. Employees who wish to use accrued leave are required to notify Human Resources within five (5) business days of receipt of disability benefits to communicate the leave banks to be used and report the amount of SDI benefits received so that the City can determine the number of hours to be used. In the event of an inadvertent overpayment, the employee will be notified and must make immediate arrangements with Finance to repay the overpayment.

All other provisions of the MOU between the City and Union shall remain unchanged.

Date: _____

CITY OF YUBA CITY

Robert Bendorf, Interim City Manager

Gina Rowland, Interim Human Resources Director

Date: _____

Local 1

Ron Slaven, Business Representative

Joe Santanna
Joe Santanna (Jun 24, 2025 12:29 PDT)

Joseph Santanna, President

Ashley Whitmore, Secretary

Rafael Mendoza
Rafael Mendoza (Jun 24, 2025 11:23 PDT)

Rafael Mendoza, Treasurer

Maddy Laffond
Maddy Laffond (Jun 24, 2025 11:30 PDT)

Maddy Laffond, Shop Steward

ATTACHMENT 4

The City of Yuba City and the Police First Level Managers
Side Letter of Agreement to the
July 1, 2023 through June 26, 2026 MOU

The City of Yuba City ("City") and the Police First Level Managers ("PFLM") have met and conferred in good faith pursuant to the requirements of the Meyers-Milias-Brown Act with respect to this side letter amending their Memorandum of Understanding ("MOU"), with a current term of July 1, 2023 through June 26, 2026 as set forth below. This side letter to the MOU describes the Parties' full and complete agreement to transition to the California Short Term Disability Insurance (SDI) program according to the process described below, and to amend that MOU by adding the language as set forth below.

Short-Term Disability

PFLM has elected to enroll its civilian, non-sworn members ("the Civilian Employees") in CA State Disability Insurance (SDI) program and subsequently the appropriate program application was submitted.

Upon approval of the application, the City will begin withholding the required SDI contributions (including retroactive contributions to the beginning of the then-current SDI quarter) from the wages of all the Civilian Employees. SDI benefits are not immediately available to the Civilian Employees, but rather will become available pursuant to applicable program requirements after contributions have been made for at least two SDI quarters ("the SDI Initial Contribution Period"). Based on submitting the SDI application in February 2024, the anticipated first date when SDI benefits claims could be filed would be July 1, 2024. However, the parties understand and agree that the initial benefit claim eligibility date is determined solely by EDD.

The City Program will continue to be available to the Civilian Employees during the SDI Initial Contribution Period so long as they make or continue to make the contributions required to be withheld per the City's Program. As soon as the Civilian Employees are eligible to submit claims for SDI benefits (the anticipated date being July 1, 2024), the City's Program will no longer accept new claims from the Civilian Employees, and no further City Program contributions will be required of the Civilian Employees unless there are Civilian Employees with active City Program claims continuing to receive benefits (hereafter "City Program Holdover Claimants"). If there are City Program Holdover Claimants, the parties agree that all Civilian Employees will continue to make City Program contributions for the duration that any City Program Holdover Claimants are receiving City Program benefits, after which time no further City Program contributions will be required of the Civilian Employees.

Finally, it is agreed that Civilian Employees receiving benefits under either a short or long-term disability insurance program may elect to use their accrued leave to supplement disability benefit payments in order to receive the equivalent of a full paycheck (gross basis). In no instance shall the combination of disability insurance payments and accrued leave or other City benefit payments exceed 100% of an employee's typical paycheck based on working regularly-scheduled hours. Civilian

employees who wish to use accrued leave are required to notify Human Resources within five (5) business days of receipt of disability benefits to communicate the leave banks to be used and report the amount of SDI benefits received so that the City can determine the number of leave hours to be used. In the event of an inadvertent overpayment, the employee will be notified and must make immediate arrangements with Finance to repay the overpayment.

All other provisions of the MOU between the City and Union shall remain unchanged.

Date: _____

CITY OF YUBA CITY

Robert Bendorf, Interim City Manager

Gina Rowland, Interim Human Resources Director

Date: _____

PFLM

Timothy K. Talbot
Timothy K. Talbot (Jun 24, 2025 11:44 PDT)

Tim Talbot
Rains Lucia Stern

Brian Thornton

ATTACHMENT 5

The City of Yuba City and the Public Employees' Union, Local 1/AFSCME 57
Side Letter of Agreement to the
February 10, 2024 through June 26, 2026 MOU

The City of Yuba City ("city") and the Public Employees' Union, Local 1/AFSCME 57, on behalf of its bargaining unit employees ("Local 1"), have met and conferred in good faith pursuant to the requirements of the Meyers-Milias-Brown Act with respect to this side letter amending their current Memorandum of Understanding ("MOU"), with a current term that runs to June 26, 2026, as set forth below. This side letter to the MOU describes the Parties' full and complete agreement with respect to reporting of leave hours by Water and Wastewater Treatment Plant Operators, and to amend that MOU by adding the language as set forth below.

19.10 Reporting and Allocation of Leave Hours

- a. Water and Wastewater Treatment Plant Operators will report used leave accruals according to the date on which their shift would have started.
- b. An operator who is absent from work due to sickness or vacation will use leave accruals in proportion to their assigned shift and according to scheduled hours for each day they are absent. The sole exception is Wastewater Treatment Plant Operators who are assigned to a graveyard shift, who may use an additional four (4) hours of leave accruals when absent from work due to sickness or vacation on their 8-hour day, for a total of 12-hours of paid leave. The use of the additional four (4) hours of leave accruals is at the discretion of the employee. Notwithstanding Article 5 "Overtime," the use of the additional four (4) hours of leave accruals will not be considered hours worked and will be paid at the straight time rate. The additional four (4) hours is not considered reportable compensation to CalPERS.

All other provisions of the MOU between the City and Union shall remain unchanged.

Date: _____ Date: 06/24/2025

CITY OF YUBA CITY

Local 1

Robert Bendorf, Interim City Manager

Ron Slaven, Business Representative

Joe Santanna
Joe Santanna (Jun 24, 2025 12:28 PDT)

Gina Rowland, Interim Human Resources Director

Joseph Santanna, President

Ashley Whitmore, Secretary

Rafael Mendoza
Rafael Mendoza (Jun 24, 2025 11:25 PDT)

Rafael Mendoza, Treasurer

Maddy Laffond
Maddy Laffond (Jun 24, 2025 11:08 PDT)

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Kathy Willis, Environmental Compliance Manager

Summary

Subject: Sewer System Management Plan Update Adoption
Recommendation: Adopt a Resolution adopting the City of Yuba City Sewer System Management Plan Update
Fiscal Impact: Staff time associated with implementing new state requirements reflected in the Sewer System Management Plan Update. Compliance with state regulations preserves the City's eligibility for various funding opportunities and minimizes potential fines.

Purpose:

To comply with the new Waste Discharge Requirements for sanitary sewer systems adopted by the State Water Resources Control Board.

Council's Strategic Goal:

This item addresses Council's Strategic Goal of maintaining and improving the City's Infrastructure by adopting a Sewer System Management Plan Update in compliance with state requirements.

Background:

The Sewer System Management Plan Update (SSMP) documents the City's program to properly operate and maintain its sanitary sewer system.

In 2006, the State issued the first order requiring systems to develop SSMPs and systematically report sewage spills to the state.

Since 2008, the City has dramatically reduced the number and volume of sewage spills to the environment. This is a result of the City's investment in rehabilitating and improving sewer infrastructure, acquisition of equipment and technology, and continual improvement in operational practices over time.

The State Water Resources Control Board issued an updated Sanitary Sewer Systems General Order in December 2022.

Analysis:

The reissued Order increases the focus on system resilience to minimize the number and volume of sewage spills contaminating the environment. The regulations require local agencies to improve resilience through condition assessments, identification of operational changes, prioritization of capital improvements, and addressing high-priority rehabilitation and repairs.

The new regulation also requires systems to submit certified audit reports on their program compliance to the State every three years. Staff is increasing training and working to update geographic information system (GIS) maps in order to comply with the new regulations.

Staff worked with the consulting firm Fischer Compliance to develop the SSMP. The plan must be updated every six (6) years.

Fiscal Impact:

Staff time associated with implementing new state requirements reflected in the Sewer System Management Plan Update. New regulations focus on increasing system resilience through prioritization of capital improvements and schedules to address high-priority rehabilitation and repairs. Compliance with state regulations preserves the City's eligibility for various funding opportunities and minimizes potential fines.

Alternatives:

Provide staff direction regarding changes to the plan. Each Governing Board is required to approve a plan to meet the WDR requirements, therefore, there is no alternative without accepting regulatory noncompliance and associated fines.

Recommendation:

Adopt a Resolution adopting the City of Yuba City Sewer System Management Plan Update.

Attachments:

1. Resolution - Sewer System Management Plan Update
2. Yuba City SSMP Update 2025 Final including Appendices

Prepared By:
Katherine Willis
Environmental Compliance Manager

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. ____
**A RESOLUTION OF THE CITY COUNCIL OF YUBA CITY ADOPTING THE SEWER
SYSTEM MANAGEMENT PLAN UPDATE SUBJECT TO MINOR EDITORIAL
MODIFICATIONS**

WHEREAS, the City Council of Yuba City recognizes the value of managing its wastewater collection system in a manner protective of the health of the community; and

WHEREAS, the City of Yuba City is committed to ensuring the long-term sustainability of the sewer infrastructure; and

WHEREAS, the City of Yuba City has the authority to construct, operate, and maintain the wastewater collection system and is responsible for providing reliable wastewater conveyance to the community; and

WHEREAS, the State Water Resources Control Board has adopted Order No. 2022-0103-DWQ, Statewide Waste Discharge Requirements, General Order for Sanitary Sewer Systems; and

WHEREAS, an adopted Sewer System Management Plan Update is required to maintain compliance with the State Water Resources Control Board order effective June 5, 2023.

NOW THEREFORE, be it resolved and ordered by the City Council of the City of Yuba City that the City Council adopts the City of Yuba City Sewer System Management Plan Update subject to minor editorial modifications.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st of July, 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit(s):

A. Exhibit A – Sewer System Management Plan Update

EXHIBIT A

Sewer System Management Plan (SSMP)

2025 Update

Sanitary Sewer Collection System for Waste Discharge ID

(WDID): # 5SSO11100 (Yuba City)

(WDID): # 5SSO11060 (Stonegate Village)



REVIEWED AND APPROVED BY:

Tim Bybee, Public Works Maintenance Superintendent

Legally Responsible Official

Yuba City

Sanitary Sewer Collection System

(includes Element Development Plans & Schedules)

PREPARED BY:



Date Signed

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SSMP CHANGE LOG

[illegible]

SSMP CHANGE LOG

[illegible]



City of Yuba City
Att: Tim Bybee
Legally Responsible Official (LRO)
1185 Market Street
Yuba City, CA 95991

Dear Mr. Bybee,

We are pleased to present the new 2025 Sewer System Management Plan (SSMP) Update developed in partnership with the City of Yuba City's management. The 2025 Update meets and exceeds compliance with the WDR (State Water Board, Water Quality Order No. 2022-0103-DWQ, Attachment D-10 and Specifications 5.4). The 2025 SSMP has been completely revised to harmonize with industry standard guidelines and incorporates the City's latest SSMP Audit findings.

The 2025 SSMP is a declaration of what the City is doing to demonstrate full compliance with the WDR. Attachment A of the WDR (page A-4), states "A sewer system management plan is a living document an Enrollee develops and implements to effectively manage its sanitary sewer system(s) in accordance with this General Order." We suggest that the City review the SSMP on a regular basis, and as required by the WDR, continuously document changes to its SSMP in a change log attached to the Plan.

We look forward to assisting the City wherever necessary to fully implement the new 2025 SSMP Update.

Sincerely,

A handwritten signature in black ink that reads 'James Fischer'.

James Fischer, P.E.
Principal, Fischer Compliance LLC
Credentialed U.S. EPA NPDES Compliance Inspector

TABLE OF CONTENTS

INTRODUCTION.....	1
SSMP Organization	4
Abbreviations and Acronyms.....	5
1. GOAL AND INTRODUCTION	6
1.1. Regulatory Context	6
1.2. SSMP Update Schedule.....	7
1.3. Sewer System Asset Overview	9
Specifications 5.2 – SSMP Development and Implementation	13
Specifications 5.7 – Allocation of Resources	14
Provisions 6.1 - Enforcement Provisions	15
Provisions 6.3 Sewer System Management Plan Availability	16
2. ORGANIZATION	17
2.1. Organizational Chart.....	20
2.2. Organizational Staffing Responsibilities.....	21
2.3. Chain of Communication for Reporting Spills.....	24
3. LEGAL AUTHORITY	27
4. OPERATION AND MAINTENANCE PROGRAM	30
4.1. Updated Map of Sewer System	30
4.2. Preventive Operation and Maintenance Activities	32
4.3. Training	34
4.4. Equipment Inventory	36
Specifications 5.19 - Operations and Maintenance.....	38
5. DESIGN AND PERFORMANCE PROVISIONS.....	43
5.1. Updated Design Criteria/Construction Standards/Specifications.....	43
5.2. Procedures and Standards.....	45
6. SPILL EMERGENCY RESPONSE PLAN	47
7. SEWER PIPE BLOCKAGE PROGRAM	49
8. SYSTEM EVALUATION, CAPACITY ASSURANCE, CAPITAL IMPROVEMENTS.....	53
8.1. System Evaluation and Condition Assessment	53
8.2. Capacity Assessment and Design Criteria	56
8.3. Prioritization of Corrective Action	58
8.4. Capital Improvement Plan	59
9. MONITORING, MEASUREMENT, AND PROGRAM MODIFICATIONS.....	63
10. INTERNAL AUDITS	65
11. COMMUNICATION PROGRAM	67
LIST OF APPENDICES	69

LIST OF FIGURES

Figure 1 - Collection Spill Summary: Operational Indices for Stonegate Village CS with State and Regional Data	2
Figure 2 - Collection Spill Summary: Operational Indices for Yuba City CS with State and Regional Data.....	3
Figure 3 - Sewer System Management Plan, Subsequent Update and Audit Due Dates.....	7
Figure 4 - City Vicinity Map and Service Area	10
Figure 5 - Organization Chart.....	20
Figure 6 - Chain of Communication Flowchart for Responding to and Reporting SSSs.....	25

LIST OF TABLES

Table 1 - Abbreviations and Acronyms	5
Table 2 - City sewer connection flow classifications and connections data	11
Table 3 - Implementation Responsibilities	18
Table 4 - Responsible Position Contact Information	19
Table 5 - Spill Communication Contact Numbers	24
Table 6 - High-Frequency Cleaning Pipelines.....	39
Table 7 - Wastewater Collection System Lift Station Summary	42
Table 8 - Summary of Capital Improvement Program Projects: Current Wastewater Projects	60

Introduction

This Sewer System Management Plan (SSMP) or “Plan” has been prepared for the City with technical assistance from Fischer Compliance LLC with the goal of meeting and exceeding compliance with the State Water Resources Control Board 2022 General Waste Discharge Requirements, Order No. WQ 2022-0103-DWQ for Sanitary Sewer Systems (referred to throughout this document as the WDR). The City provided all details, information and institutional insights for preparation of the SSMP. The document has been developed to meet the size, scale, and complexity of the City, serving as a “living document” used as a tool for managing and operating the City's sanitary sewer collection system. Additionally, the latest 2024 Sewer System Management Plan Guidance Manual published by the Bay Area Clean Water Agencies (BACWA) was utilized as a model for development of the document to harmonize formatting/content and incorporate recommended suggested guidance wherever possible.

The City’s commitment to meeting or exceeding regulatory requirements, along with its proactive approach to operation and management of the collection system, has served it well, as evidenced by the system’s performance relative to other agencies in the region and the state.

This SSMP includes information for both the City of Yuba City and Stonegate Village. Prior to 2004, the Stonegate Village collection system and wastewater treatment facility were owned and operated by Yuba County. However, on March 23, 2004, the County adopted Resolution No. 04-01 *“Resolution of the Tierra Buena Community Services District consenting to the reorganization of the Tierra Buena Community Services District as a Subsidiary District of the City of Yuba City”*. The City subsequently connected the Stonegate Village collection system to the City’s collection system and the Stonegate Village wastewater treatment and disposal facility was abandoned. Because the City has incorporated Stonegate Village into its collection system, it is appropriate to prepare one SSMP for both systems. Unless described separately herein, all descriptions of the City’s collection system, maintenance, design, capacity evaluation, etc. includes Stonegate Village.

Because Stonegate Village was historically a separate collection and disposal system, it has its own WDID, separate from Yuba City. Even though the City has assumed full responsibility for the last 20 years, the City is still required to submit a separate SSMP, separate Annual Reports, and separate audits for Stonegate Village. The City would prefer that State Water Board staff update CIWQS to remove Stonegate Village as a separate system and to include it as part of the Yuba City collection system.

Figure 1 provides key spill metrics, including data comparing Stonegate Village’s spill record with state and regional system data, while Figure 2 provides the same key metrics for the City. The City consistently performs better than both statewide and regional spill rate indices and net spill volumes for all categories of spills from its sanitary sewer collection system.

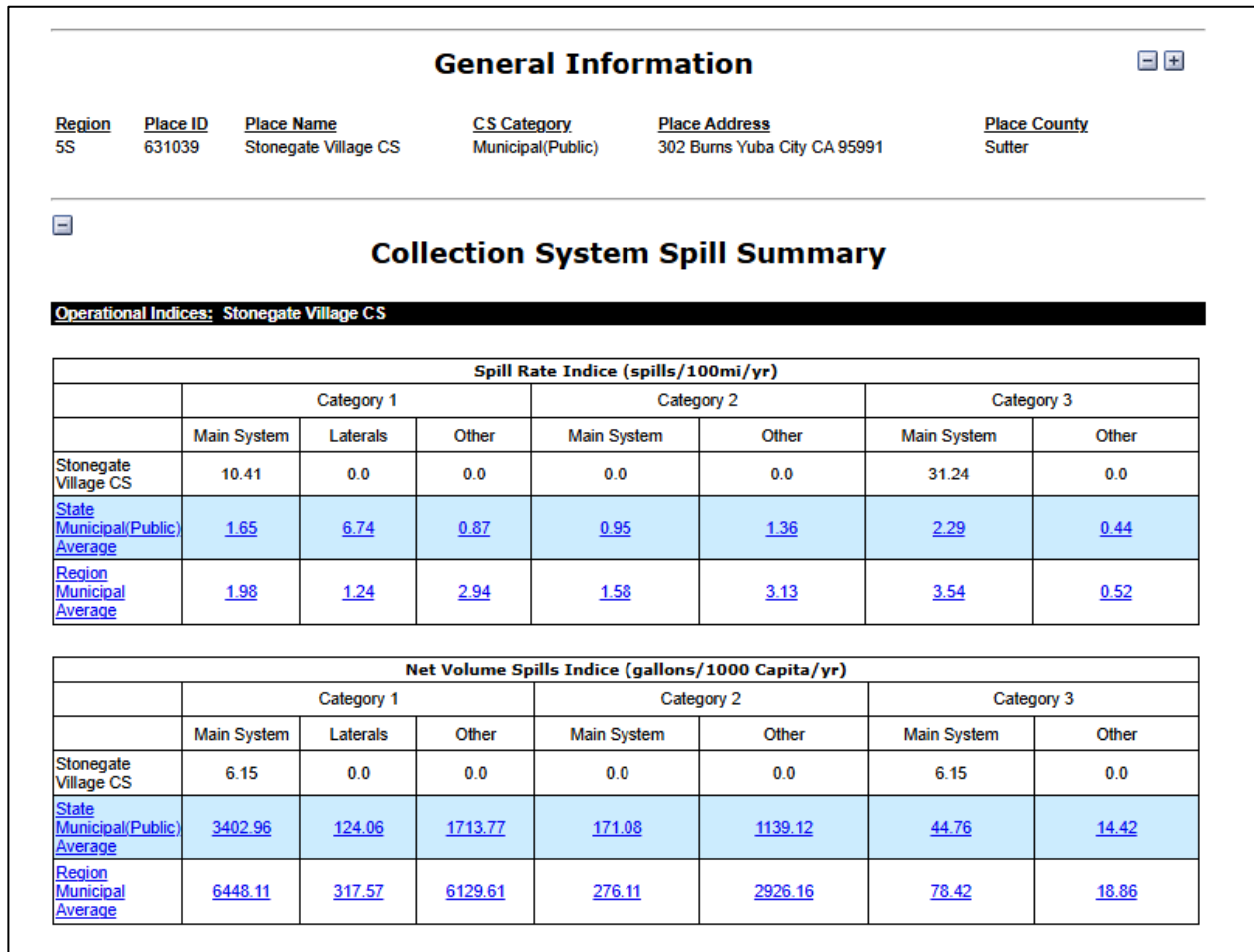


Figure 1 - Collection Spill Summary: Operational Indices for Stonegate Village CS with State and Regional Data

General Information



<u>Region</u>	<u>Place ID</u>	<u>Place Name</u>	<u>CS Category</u>	<u>Place Address</u>	<u>Place County</u>
5S	631086	Yuba City CS	Municipal(Public)	302 Burns Yuba City CA 95991	Sutter



Collection System Spill Summary

Operational Indices: Yuba City CS

Spill Rate Index (spills/100mi/yr)							
	Category 1			Category 2		Category 3	
	Main System	Laterals	Other	Main System	Other	Main System	Other
Yuba City CS	0.34	N/A	0.0	0.0	0.0	0.23	0.0
State Municipal(Public) Average	1.67	N/A	0.99	1.03	1.48	2.34	0.46
Region Municipal Average	1.9	N/A	3.43	1.73	3.43	3.68	0.6

Net Volume Spills Index (gallons/1000 Capita/yr)							
	Category 1			Category 2		Category 3	
	Main System	Laterals	Other	Main System	Other	Main System	Other
Yuba City CS	1.59	N/A	0.0	0.0	0.0	0.59	0.0
State Municipal(Public) Average	3482.71	N/A	2045.19	186.96	1251.07	47.74	16.38
Region Municipal Average	5956.64	N/A	7352.35	302.49	3251.24	84.27	22.22

Figure 2 - Collection Spill Summary: Operational Indices for Yuba City CS with State and Regional Data

SSMP Organization

This SSMP is organized into 11 core elements following Attachment D of the WDR, with inclusion of applicable Specifications requirements.

Each individual element in the SSMP includes the following technical contents.

1. Requirements – Provides the actual description of applicable requirements in the WDR.
2. Compliance – Describes the City's approach to complying with the WDR requirements.
3. Effectiveness – As measured by Key Performance Indicators (KPIs.)
4. Implementation – Demonstrates how the City will ensure the SSMP will be carried out as described.
5. Resilience – Demonstrates the resilience that is addressed in the SSMP and built-in to the City's collection system and procedures.
6. Appendix Inclusions – List the items included in the Appendix for each SSMP Element, if any.

Abbreviations and Acronyms

BMP	Best Management Practices
CCTV	Closed Circuit Television
CIP	Capital Improvement Program
CIPP	Cured in Place Pipe
CIWQS	California Integrated Water Quality System (State Water Board Online Spill Database)
CMMS	Computerized Maintenance Management System
EPA	US Environmental Protection Agency
FOG	Fats, Oils and Grease
FSE	Food Service Establishment
GCD	Grease Control Device
GIS	Geographic Information System
I & I	Inflow and Infiltration
LRO	Legally Responsible Official
RWQCB	Regional Water Quality Control Board
SCADA	Supervisory Control and Data Acquisition
SERP	Spill Emergency Response Plan
SOP	Standard Operating Procedure
SSMP	Sewer System Management Plan
Spill	Sanitary Sewer Spill
WDR	Sanitary Sewer Systems General Wastewater Discharge Requirements Order issued by the State Water Board (Order No. 2022-0103-DWQ)
SWRCB	State Water Resources Control Board
WDID	Waste Discharge ID Number (CIWQS)

Table 1 - Abbreviations and Acronyms

1. Goal and Introduction

WDR REQUIREMENTS

[Att. D-1 \(pg. D-2\)](#)

“The goal of the Sewer System Management Plan (Plan) is to provide a plan and schedule to: (1) properly manage, operate, and maintain all parts of the Enrollee’s sanitary sewer system(s), (2) reduce and prevent spills, and (3) contain and mitigate spills that do occur.

The Plan must include a narrative Introduction section that discusses the following items:”

1.1. Regulatory Context

WDR REQUIREMENTS

[Att. D-1.1 \(pg. D-2\)](#)

“The Plan Introduction section must provide a general description of the local sewer system management program and discuss Plan implementation and updates”.

COMPLIANCE

The City is committed to fully implementing the WDR which includes addressing all requirements by integrating a wide range of programs specifically designed for ensuring the integrity and efficiency of the City’s sanitary sewer collection system. Moreover, the City is dedicated to maintaining its collection system in a systematic manner by implementing various work programs, with a focus on critical areas, to prevent spills, allowing for a comprehensive approach to maintenance. Work programs include CCTV inspections, pipe cleaning, manhole inspections, lift station maintenance, root control, source control and pipe repair, just to name a few. Work programs are described in more detail in Specifications 5.19 – Operation and Maintenance of this SSMP.

By prioritizing proactive measures and taking a comprehensive approach, the City is well-equipped with a proven track record of effectively operating its sanitary sewer collection system with the highest levels of service, complying with the WDR, and reducing/eliminating sewage spills.

EFFECTIVENESS

N/A

IMPLEMENTATION PLAN/SCHEDULE

N/A

1.2. SSMP Update Schedule

WDR REQUIREMENTS

Att. D-1.2 (pg. D-3)

“The Plan Introduction section must include a schedule for the Enrollee to update the Plan, including the schedule for conducting internal audits. The schedule must include milestones for incorporation of activities addressing prevention of sewer spills.”

COMPLIANCE

The City utilizes the State Water Board’s online lookup tool to ensure compliance with all required due dates for updating its SSMP and completing its required SSMP Audits (see chart below). The City’s most recent SSMP audit was completed for the period August 2021 through August 2024.

Milestones for incorporation of activities include a 3-year gravity main cleaning cycle, 3-month high-frequency cleaning cycles, a 5-year CCTV inspection cycle, 3miles per year of targeted chemical root control, and weekly lift station inspections.

The SSMP update for Stonegate Village is due August 2, 2026, and the next Stonegate Village SSMP audit is due August 2, 2025. However, as described in the Introduction section, the City would prefer that State Water Board staff update CIWQS to remove Stonegate Village as a separate system and to it include as part of the Yuba City collection system. In that case, there would be no need to submit a separate SSMP, annual reports, or audits for Stonegate Village.

Sewer System Management Plan & Subsequent Update Due Dates					
System Name	WDID Number	Original Plan Required Due Date	Required Plan Update Due Date	Required Plan Update Due Date	Required Plan Update Due Date*
Yuba City CS	5SSO11100	8/2/2009	8/2/2014	8/2/2019	8/2/2025

Audit Due Dates								
System Name	WDID Number	Original Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	End of Required 3-Year Audit Period**
Yuba City CS	5SSO11100	8/2/2011	8/2/2013	8/2/2015	8/2/2017	8/2/2019	8/2/2021	8/2/2024

Figure 3 - Sewer System Management Plan, Subsequent Update and Audit Due Dates

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are SSMP Audits and SSMP Updates being performed as scheduled?
- Has the SSMP been approved by the governing board on the required schedule (i.e., every six years)?
- Are specific internally established sewer program milestones being monitored?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
1.2.1	Prepare for next SSMP Audit	Begin 2/2/2027	X	X	X	X
1.2.2	Complete and Upload next SSMP Audit	By 8/2/2027	X	X	X	
1.2.3	Incorporate Audit Findings, update Change Log and Update SSMP	Begin after completion of SSMP Audit			X	
1.2.4	Prepare for next SSMP Audit	Begin 2/2/2030	X	X	X	X
1.2.5	Complete and Upload next SSMP Audit	By 8/2/2030	X		X	
1.2.6	Incorporate Audit Findings, update Change Log and Update SSMP	Begin after completion of SSMP Audit	X		X	
1.2.7	Prepare for next SSMP Update	Begin 2/2/2031 Complete by 6/15/2031 Council Approval first meeting in July 2031	X	X	X	X
1.2.8	Water Board approval deadline for next SSMP Update*	By 8/2/2031	X	X	X	

1.3. Sewer System Asset Overview

WDR REQUIREMENTS

Att. D-1.3 (pg. D-3)

“The Plan Introduction section must provide a description of the Enrollee-owned assets and service area, including but not limited to:

- *Location, including county(ies);*
- *Service area boundary;*
- *Population and community served;*
- *System size, including total length in miles, length of gravity mainlines, length of pressurized (force) mains, and number of pump stations and siphons;*
- *Structures diverting stormwater to the sewer system;*
- *Data management systems;*
- *Sewer system ownership and operation responsibilities between Enrollee and private entities for upper and lower sewer laterals;*
- *Estimated number or percentage of residential, commercial, and industrial service connections; and*
- *Unique service boundary conditions and challenge(s).*

Additionally, the Plan Introduction section must provide reference to the Enrollee’s up-to-date map of its sanitary sewer system, as required in section 4.1 (Updated Map of Sanitary Sewer System) of this Attachment.”

COMPLIANCE

The City of Yuba City is in Sutter County and encompasses approximately 15 square miles. The existing wastewater collection system service area is approximately 7.1 square miles and includes a portion of the area within the City limits and a small area outside the City limits near Hillcrest, as shown on Figure 1.2, below. Figure 1.2 includes the Bogue Stewart area (in yellow) which is slated for future development and will be served by the collection system. Figure 1.2 also depicts the Stonegate Village collection system, at the northwest side of the City limits, with the purple force mains.

The City provides wastewater services to approximately 42,102 people (based on 14,034 residential connections and three people per connection). Most residential connections are low-density, single-family housing and much of the commercial development is retail related. There are also several minor industrial dischargers and one large industrial discharger, which generates food-processing waste. The percentage of residential, commercial, and industrial connections are shown in Table 1-1, below.

The City’s wastewater collection system includes approximately 175 miles of gravity mains ranging in pipe diameter from 4-inch to 42-inch diameter, of which approximately 70 percent are 6-inch and 8-inch diameter lines. The City also maintain 2 miles of force mains. Approximately 67 percent of the system has an installation year of 1990 or later, with 11 percent having an installation year before 1990, and the remaining 22 percent of unknown installation year. Approximately 82 percent of the system by pipeline length is composed of vitrified clay pipe. Appendix 1 contains tables detailing (a) gravity mains by diameter, (b) gravity mains by material, and (c) approximate age of the gravity mains.

In 2021, the City relined approximately 2,590 linear feet of 42-inch Techite pipe trunk line from Lincoln Road and the Garden Highway to the WWTF. The 2020 Wastewater Master Plan recommended the removal or rehabilitation of 9,420 feet of Techite reinforced plastic mortar pipe in the City’s wastewater collection system due to its high failure rate.

The City owns, operates, and maintains 17 lift stations. The system also includes approximately 3.3 miles of force mains, some of which are associated with the lift stations, and some of which are associated with private septic tank effluent pumping (STEP) systems in the Stonegate neighborhood. The City maintains the STEP systems in Stonegate. The City's force mains range in diameter from 2-inch to 24-inch and are composed of various pipe materials.

The City does not have any siphons. The City has 6 stormwater stations with pumping capacity.

The City manages its collection system data using the iWorQ software which is geared toward community development and public works departments. This web-based software allows City staff to access data from a tablet or smart phone while in the field. The City's geographical information system (GIS) maps are integrated into iWorQ.

The City estimates that there are 15,451 upper and lower service laterals connected to the system. Private entities own and operate all these laterals.

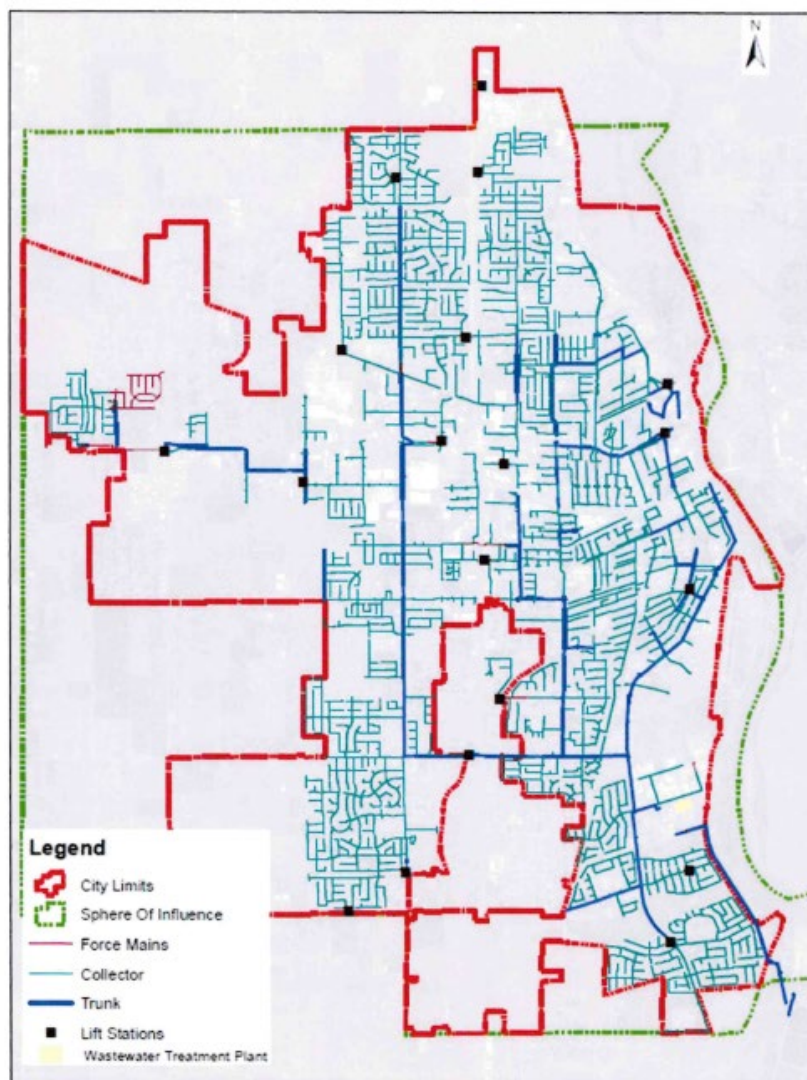


Figure 4 - City Vicinity Map and Service Area

Use Type	Number or % of Connections
Residential	14,034
Commercial	1,210
Industrial/Institutional	6

Table 2 - City sewer connection flow classifications and connections data

Overall, the City is in a good position to maintain its collection system. There is one unique situation: the Stonegate Village collection system.

Stonegate Village

Stonegate Village is a residential subdivision that was outside of the City limits during development, and therefore the collection system and small wastewater treatment plant were owned and operated by Sutter County. However, in 2004, the City assumed responsibility for Stonegate Village from Sutter County. The wastewater treatment plant was decommissioned, and the collection system was connected to the City.

Stonegate Village is a residential subdivision with 108 homes, 14 mobile homes, and one elderly care home. Each home in the subdivision collects its wastewater in an on-site 1,000-gallon reinforced concrete septic tank. The effluent from each septic tank is pumped into a pressurized collection pipeline, which transports the effluent to the City's gravity main linked to the City's Wastewater Treatment Facility. The City owns and operates the 105 service laterals in the system and the City's crews conduct routine maintenance and replace the critical components at each of the 112 services a minimum of once every two years. The City would like to eventually install gravity sewer lines to replace the septic tank pumps system infrastructure.

System maps, include gravity mains, manholes, lift stations, other collection system features are available to all staff through the iWorQ database. The City continues to make efforts to accurately represent lateral information. Refer to Section 4.1- Updated Map of Sanitary Sewer System for more detail.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are asset statistics periodically reviewed and updated as necessary?
- Are omissions or errors addressed in a timely manner?
- Are developments being added to the GIS maps each year? Are system maps up to date?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
1.3.1	Review City-owned asset statistics and element description; update as necessary	At the beginning of the audit cycle and when significant changes have been made.	X	X	X	
1.3.2	Update Maps	Annual effort to reduce backlog and bring mapping up to date.		X		
1.3.3	Use calendar reminders to ensure compliance deadlines are met	Second half 2025	X		X	X

RESILIENCE

Resilience is addressed in Element 1 by:

- Adhering to an SOP for collecting and managing asset data.
- Redundancy: More than one member of staff is trained and able to retrieve and manage the data.
- Implementing a QA/QC process to help ensure information is accurate.
- Using Calendar Reminders to ensure compliance deadlines are met.

APPENDIX 1 INCLUSIONS:

- 1.1 Gravity Main Details

Specifications 5.2 – SSMP Development and Implementation

WDR REQUIREMENTS

Specification. 5.2 (pg. 18)

“To facilitate adequate local funding and management of its sanitary sewer system(s), the Enrollee shall develop and implement an updated Sewer System Management Plan. The scale and complexity of the Sewer System Management Plan, and specific elements of the Plan, must match the size, scale, and complexity of the Enrollee’s sanitary sewer system(s). The Sewer System Management Plan must address, at minimum, the required Plan elements in Attachment D (Sewer System Management Plan – Required Elements) of this General Order. To be effective, the Sewer System Management Plan must include procedures for the management, operation, and maintenance of the sanitary sewer system(s). The procedures must: (1) incorporate the prioritization of system repairs and maintenance to proactively prevent spills, and (2) address the implementation of current standard industry practices through available equipment, technologies, and strategies.”

COMPLIANCE

The City's current Sewer System Management Plan (SSMP) has been updated to meet the requirements of Order WQ 2022-0103-DWQ and addresses the required Elements. The SSMP addresses management, operations and maintenance procedures specific to the City’s collection system. The City maintains a proactive O&M program to operate its system and identify defects, which are then prioritized for repair, replacement, rehabilitation, or placed on modified maintenance schedules. (See Elements 4 and 8 and Specifications 5.19 of this SSMP for more detail.)

The City keeps up with current industry standards, technology and best practices by reviewing industry periodicals, networking and attending industry conferences and workshops. The City continuously evaluates emerging practices, equipment and technologies for possible implementation to enhance sewer operations.

Specifications 5.7 – Allocation of Resources

WDR REQUIREMENTS

Specification. 5.7 (pg. 22)

“The Enrollee shall comply with the following requirements:

- *Establish and maintain a means to manage all necessary revenues and expenditures related to the sanitary sewer system; and*
- *Allocate the necessary resources to its sewer system management program for:*
- *Compliance with this General Order,*
- *Full implementation of its updated Sewer System Management Plan,*
- *System operation, maintenance, and repair, and*
- *spill responses.”*

COMPLIANCE

The City maintains various revenue sources to maintain financial stability, meet its operational needs and manage all necessary expenditures for its sewer system operation. The primary source of revenue is the annual Sewer Service Rate Charge, which is collected from customers and used for:

- a. The City’s operation and maintenance of the Yuba City Wastewater Facility
- b. Maintenance and operation of City wastewater collection and conveyance system
- c. General administrative services

The City is considering a Proposition 218 water and wastewater rate increase election for the fall of 2025.

The City Development Services Department collects a Connection Fee that funds the installation of facilities to areas not yet served and to upsize pipes to ensure adequate capacity.

While the City is generally adequately staffed and owns and operates the necessary equipment to effectively maintain its collection system, the 2020 [Wastewater Master Plan](#) contains a list of improvements recommended for near-term development and at buildout. Information regarding the City’s current wastewater utility rates is found at [Wastewater Utility Rates](#).

Provisions 6.1 - Enforcement Provisions

WDR REQUIREMENTS

[Provisions 6.1 \(pg. 27\)](#)

“The following enforcement provisions are based on existing federal and state regulations, laws and policies, including the federal Clean Water Act, the state Water Code and the State Water Board Enforcement Policy.”

COMPLIANCE

The City is aware of the consequences for noncompliance including associated penalties for violations. The City maintains a proactive stance with full implementation of its SSMP.

Noncompliance with requirements of this General Order or discharging sewage without enrolling in this General Order constitutes a violation of the Water Code and a potential violation of the Clean Water Act and is grounds for an enforcement action by the State Water Board or the applicable Regional Water Board. Failure to comply with the notification, monitoring, inspection, entry, reporting, and recordkeeping requirements may subject the City to administrative civil liabilities of up to \$10,000 a day per violation pursuant to Water Code section 13385; up to \$1,000 a day per violation pursuant to Water Code section 13268; or referral to the Attorney General for judicial civil enforcement. Discharging waste not in compliance with the requirements of this General Order or the Clean Water Act may subject the City to administrative civil liabilities up to \$10,000 a day per violation and additional liability up to \$10 per gallon of discharge not cleaned up after the first 1,000 gallons of discharge; up to \$5,000 a day per violation pursuant to Water Code section 13350 or up to \$20 per gallon of waste discharged; or referral to the Attorney General for judicial civil enforcement.

Provisions 6.3 Sewer System Management Plan Availability

WDR REQUIREMENTS

[Provisions 6.3 \(pg. 31\)](#)

“The Enrollee’s updated Sewer System Management Plan must be maintained for public inspection at the Enrollee’s offices and facilities and must be available to the public through CIWQS and/or on the Enrollee’s website, in accordance with section 3.8 (Sewer System Management Plan Reporting Requirements) of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order.”

COMPLIANCE

The City publishes its SSMP, available for public review, on its website at the [Wastewater Planning Page](#) and also maintains a paper copy in its offices which can be made available for inspection during regular business hours.

2. Organization

WDR REQUIREMENTS

Att. D-2 (pg. D-3)

“The Plan must identify organizational staffing responsible and integral for implementing the local Sewer System Management Plan through an organization chart or similar narrative documentation that includes:

- The name of the Legally Responsible Official as required in section 5.1 (Designation of a Legally Responsible Official) of this General Order;*
- The position titles, telephone numbers, and email addresses for management, administrative, and maintenance positions responsible for implementing specific Sewer System Management Plan Element;*
- Organizational lines of authority; and*
- Chain of communication for reporting spills from receipt of complaint or other information, including the person responsible for reporting spills to the State and Regional Water Boards and other agencies, as applicable. (For example, county health officer, county environmental health agency, and State Office of emergency Services.)*

COMPLIANCE

The above items are addressed in the order below:

The City’s Legally Responsible Official is Tim Bybee, the Public Works Maintenance Supervisor. The City intends to add Phil Marler, the Deputy Public Works Director-Utilities as a second LRO. Both people meet the requirements set forth in Specifications 5.1 of the WDR.

IMPLEMENTATION RESPONSIBILITIES

Sewer System Management Plan Elements	Responsible Position
1. SSMP Plan, Goal and Introduction	
1.1. Regulatory Context	Environmental Compliance Manager
1.2. SSMP Update Schedule	Environmental Compliance Manager
1.3. Sewer System Asset Overview	Engineering
2. Organization	PW Maintenance Superintendent
3. Legal Authority	PW Maintenance Superintendent
4. Operations and Maintenance Program	
4.1. Updated maps of Sanitary Sewer System	Engineering
4.2. Preventive Operation & Maintenance	Wastewater Collections Supervisor
4.3. Training	PW Maintenance Superintendent, Wastewater Collections Supervisor
4.4. Equipment Inventory	Wastewater Collections Supervisor
5. Design/Performance	
5.1. Updated Design Criteria & Construction Standards	Engineering
5.2. Procedures and Standards	Engineering
6. Spill Emergency Response Plan	PW Maintenance Superintendent, Environmental Compliance Manager, Wastewater Collections Supervisor
7. Sewer Pipe Blockage Program	PW Maintenance Superintendent, Environmental Compliance Manager, Wastewater Collections Supervisor
8. System Eval, Capacity Assurance, Capital Imp.	Engineering
8.1. System Evaluation and Condition Assessment	Engineering
8.2. Capacity Assessment and Design Criteria	Engineering
8.3. Prioritization of Corrective Action	Engineering
8.4. Capital Improvement Plan	Engineering
9. Monitoring, Measurement & Program Modifications	PW Maintenance Superintendent, Environmental Compliance Manager, Wastewater Collections Supervisor, Engineering
10. Internal Audits	Engineering, Wastewater Collections Supervisor, Environmental Compliance Manager
11. Communication Program	PW Maintenance Superintendent

Table 3 - Implementation Responsibilities

Responsible Position Contact Information

Responsible Position	Responsible Person	Phone	Email
PW Maintenance Superintendent/ Legally Responsible Official	Tim Bybee	(530) 822-3241	tbybee@yubacity.net
Wastewater Collections Supervisor/CIWQS Data Submitter	Eduardo Ramirez	(530) 822-4834	eramirez@yubacity.net
Environmental Compliance Manager/CIWQS Data Submitter	Katherine Willis	(530) 822-7572	kwillis@yubacity.net
Interim City Manager	Robert Bendorf	(530) 822-4792	rbendorf@yubacity.net
Deputy Public Works Director- Engineering	Kevin Bradford	(530) 822-4632	kbradford@yubacity.net
Deputy Public Works Director – Utilities/Legally Responsible Official (LRO application pending)	Phil Marler	(530) 822-3264	pmarler@yubacity.net

Table 4 - Responsible Position Contact Information

2.1. Organizational Chart

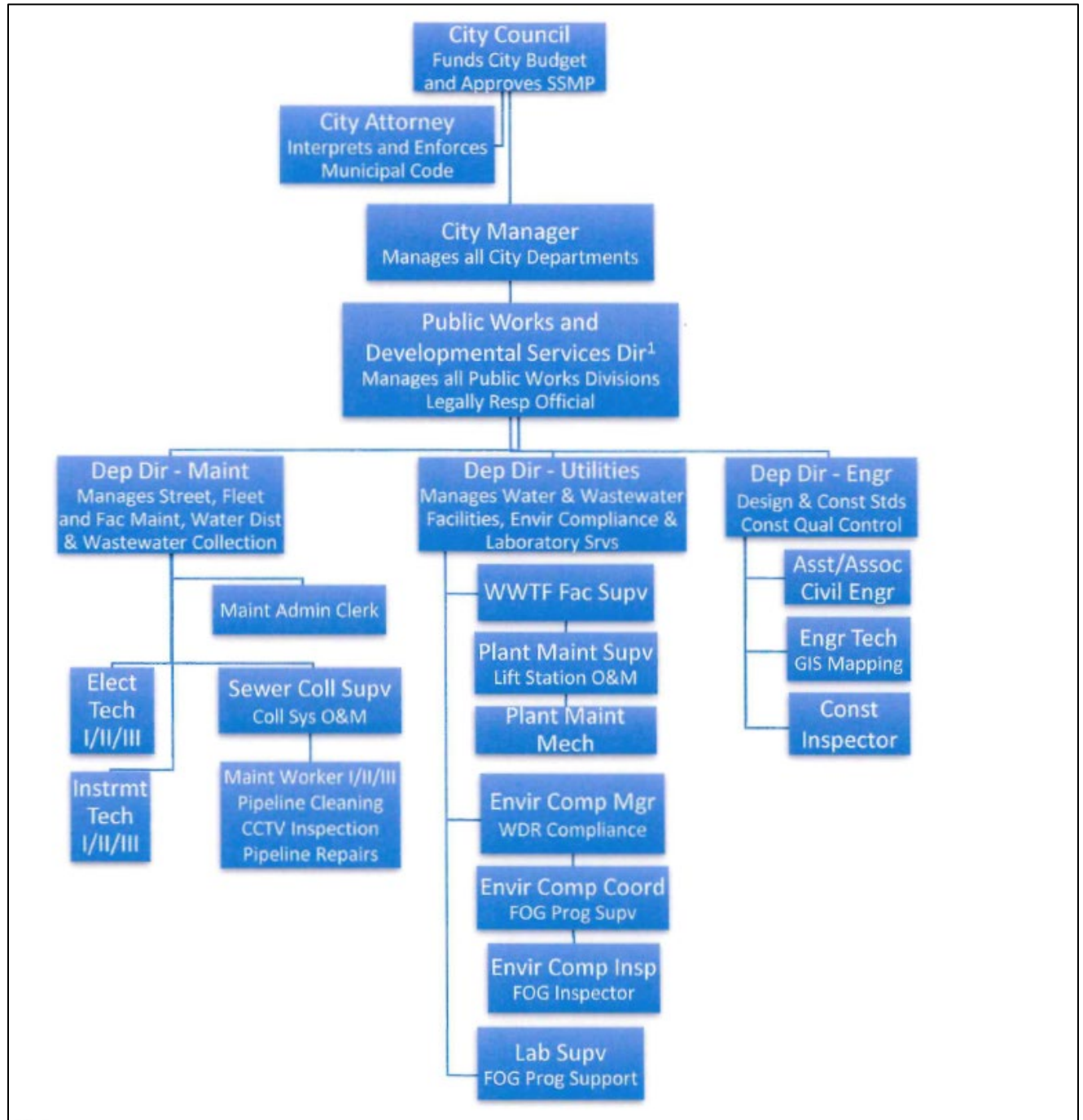


Figure 5 - Organization Chart

2.2. Organizational Staffing Responsibilities

The City's organizational lines of authority and staffing are as follows:

City Council: Funds City Budget and approves SSMP and major changes.

City Attorney: Interprets and enforces Municipal Code.

City Manager: Manages all City departments.

Public Works and Development Services Director:

- Legally Responsible Official for ensuring the City complies with the 2023 Sewer System Management Plan.
- Directs, plans, organizes, and supervises the public works activities of the City.
- Advises the City Manager and City Council on engineering and public works matters including those involving collection system improvements, maintenance, and operation.
- Prepares and controls department budget.

Public Works Maintenance Superintendent:

- Plans, organizes, and supervises the maintenance, operations, and repair of public works infrastructure, including the sanitary sewer collection system.
- Controls budget expenditures within the Sewer Collections Division.

Deputy Public Works Director - Utilities:

- Plans, organizes, and supervises the maintenance, operations and repair of Water and Wastewater Treatment Facilities.
- Controls budget expenditure within the Utilities division.

Maintenance Administrative Clerk:

- Assists with data entry and report development using the City's maintenance management system.
- Keeps track of training requirements and employee training histories.

Wastewater Collections Supervisor:

- Recommends and assists in the implementation of goals and objectives.
- Oversees the daily activities of sewer collections crews.
- Prepares various reports on operations and activities, including reporting sanitary sewer spills and other regulated issues.
- Recommends improvements and modifications.
- Supervises work in areas such as installation, repair, and cleaning of the wastewater collection system.
- Trains crew members in specific tasks, as needed, including collection system preventive maintenance and SSS response.
- Ensures the collection system is being maintained in accordance with the City's SSMP.

Wastewater Collections Maintenance Worker I/II/III:

- Cleans sewer pipelines, conducts preventative maintenance, and repairs collection system sewer mains. Conduct Closed Circuit Television (CCTV) inspections.
- Enters data regarding work completed into the City's maintenance management system.

Electrical and Instrumentation Technicians, Maintenance Mechanics and Workers:

- Maintains the lift stations.
- Responds to lift station failures and lift station spills.

Wastewater Treatment Facility (WWTF) Supervisor:

- Manages WWTF operations under the direction of the Deputy Public Works Director - Utilities.
- Coordinates with the other team members for the planning, design and construction of facilities identified by the Wastewater Master Plan.
- Controls budget expenditures within the maintenance and operations of the WWTF and sanitary sewer lift stations.

WWTF Plant Maintenance Supervisor:

- Manages day-to-day operation of the plant maintenance mechanics.
- Schedules work assignments associated with lift station maintenance and repairs.
- Estimates needed equipment and equipment maintenance.

WWTF Plant Maintenance Mechanics:

- Repairs and replaces lift station pumps and valves.
- Conducts preventive maintenance at lift stations. Respond to lift station emergency calls.

Environmental Compliance Manager:

- Monitors legislative process and regulatory rulemaking to prepare for future regulatory compliance and reporting requirements.
- Assists in the development of procedures, documents, and practices to facilitate regulatory compliance.
- Develops recommendations for capital expenditures and long-term planning to improve the resiliency of the City's operations and maintenance of the collections system.
- Supervises the Wastewater Pretreatment and the FOG program.

Environmental Compliance Coordinator:

- Responsible for the Pretreatment and FOG Control Program.

Environmental Compliance Inspector:

- Responsible for inspecting Food Service Establishments and other facilities with grease interceptors.
- Works with business owners and operators to ensure compliance with City regulations regarding FOG handling.

WWTF Operators:

- Monitors daily operation of lift stations using System Control and Data Acquisition (SCADA).
- Responds to lift station alarms, SmartCover alarms, and other lift station operational issues.

Lab Supervisor:

- Manages Laboratory and laboratory staff.

Deputy Public Works Director - Engineering:

- Works under the policy guidance and direction of the Public Works Director.
- Assists the Public Works Director in development of department plans and programs, including the Capital Improvement Program (CIP).
- Maintains and updates the Design and Construction Standards.
- Develops and implements the Capital Improvement Program Updates of the Wastewater Master Plan.

Senior/Associate/Assistant Civil Engineer:

- Acts as project engineer/manager on wastewater infrastructure projects.
- Prepares and/or coordinates with engineering consultants to prepare plans, specifications, and preliminary cost estimates.
- Coordinates with other sanitary sewer management team members on wastewater infrastructure issues.
- Confers with contractors and consultants on engineering and construction matters.
- Prepares reports on wastewater infrastructure projects.

Engineering Technician GIS:

- Produces maps with sewer lines, manhole locations, and pumping facilities as needed by the collections management and crews.

Construction Inspector:

- Reviews plans and specifications for proposed construction projects.
- Inspects sewer line installations along with associated facilities to ensure construction is in conformance with approved plans and specifications.

WWTF Chief Operator:

- Oversees the WWTF operational staff.
- Ensures plant operators effectively monitor lift station operations and respond as needed to Lift Station and SmartCover alarms.

WWTF Operators:

- Responsible for daily monitoring of lift stations using SCADA.
- Respond to lift station alarms, SmartCover alarms, and other lift station operational issues.

Data Submitter:

- The Wastewater Collections Supervisor is authorized to certify electronic spill reports reported to the SWRCB through the California Integrated Water Quality System (CIWQS).

Data Submitter:

- The Environmental Compliance Manager is authorized to certify electronic spill reports submitted to CIWQS.

Legally Responsible Official:

- The Public Works Maintenance Superintendent is LRO regarding implementation and maintaining this SSMP.

2.3. Chain of Communication for Reporting Spills

The Wastewater Collections Supervisor and the Public Works Maintenance Superintendent are the lead response coordinators in the event of a spill. The table below lists contact phone numbers for the parties included in the chain of communication. The figure below shows a flowchart depicting the chain of communication for responding to and reporting spills, starting with observation of a spill through reporting the spill to the appropriate regulatory agencies.

Contact	Telephone Number
Public Works Department	(530) 822-4626
Police Department Dispatch Center	(530) 822-4660
Wastewater Collections Supervisor	(530) 822-4834
Public Works Maintenance Superintendent	(530) 822-3241
WWTF Supervisor	(530) 822-3264
WWTF Operations Center	(530) 822-3264
WWTF Ops 1 (24-hr mobile)	(530) 713-8732

Table 5 - Spill Communication Contact Numbers

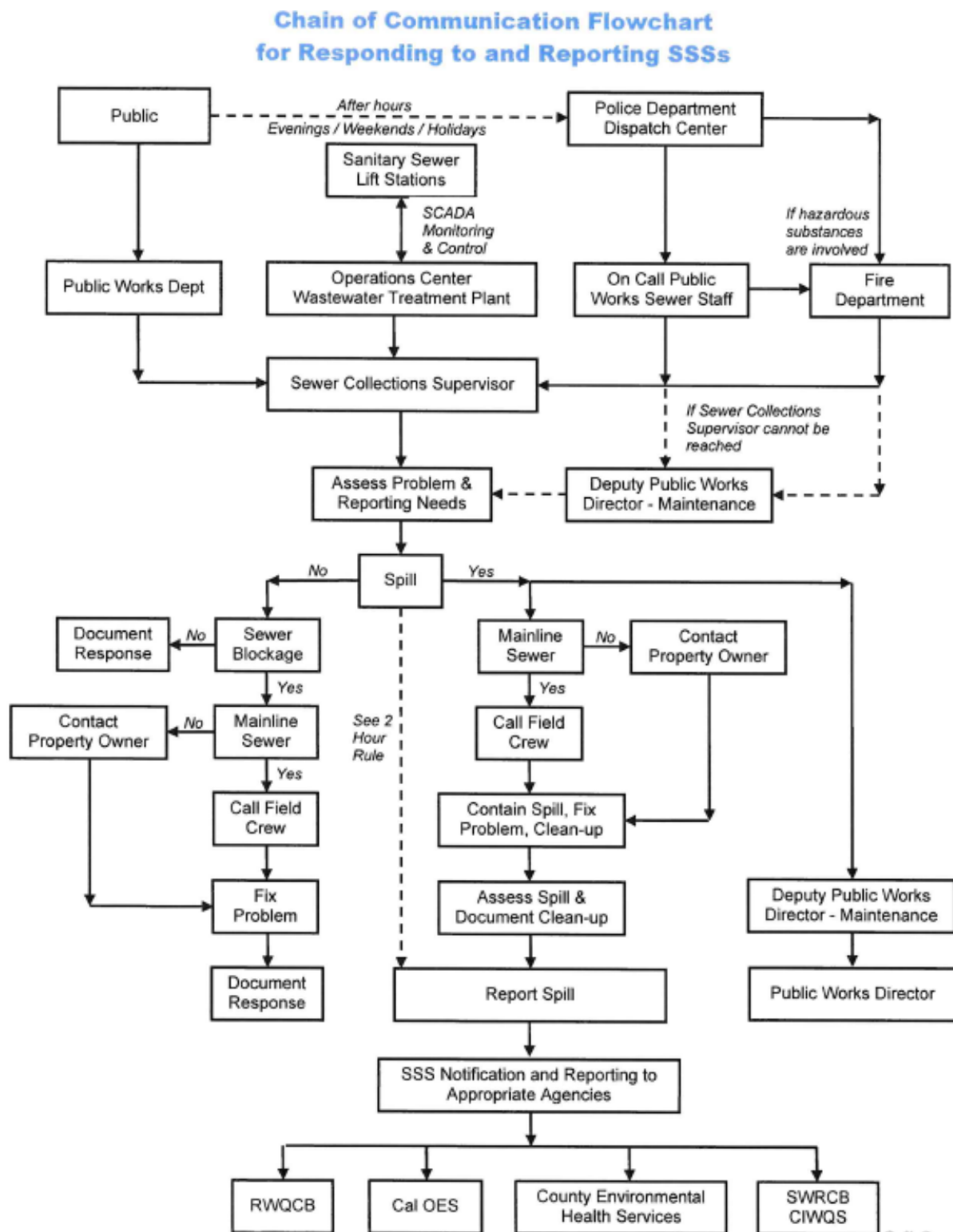


Figure 6 - Chain of Communication Flowchart for Responding to and Reporting SSSs

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have there been any changes requiring updates to the Organizational Chart?
- Have there been instances when a service call for a spill was not properly routed to response personnel?
- Were all spill response activities documented and forwarded to the LRO?
- Have there been any changes in assigned responsibilities for implementing the SSMP?
- Is there a process in place to ensure all contact information remains up to date?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
2.1	Review names, contact information and position responsibilities. Update as necessary.	Semi-Annually	X		X	
2.2	Review Chain of Communication outcomes for all spill responses	Each Spill Event	X		X	
2.3	Review Organizational Chart for any changes. Update as necessary.	Semi-Annually	X		X	
2.4	Add second LRO	Second half 2025	X			

RESILIENCE

Resilience is addressed in Element 2 by:

- Ensuring that more than one person is capable and responsible for specific duties for SSMP implementation, e.g., back-up personnel.
- Designation of more than one LRO to help ensure full and continuous coverage of duties.
- Testing the phone notification system to ensure calls are received and routed to appropriate personnel.

APPENDIX 2 INCLUSIONS:

- None

3. Legal Authority

WDR REQUIREMENTS

Att. D-3 (pg. D-4)

“The Plan must include copies or an electronic link to the Enrollee’s current sewer system use ordinances, service agreements and/or other legally binding procedures to demonstrate the Enrollee possesses the necessary legal authority to:

- *Prevent illicit discharges into its sanitary sewer system from inflow and infiltration (I&I); unauthorized stormwater; chemical dumping; unauthorized debris; roots; fats, oils, and grease; and trash, including rags and other debris that may cause blockages;*
- *Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure to storm sewer infrastructure;*
- *Require that sewer system components and connections be properly designed and constructed;*
- *Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee;*
- *Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures; and*
- *Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.*

COMPLIANCE

The above items are addressed in order below:

- a. Authority to prevent illicit discharges into the City’s wastewater collection system.

[Title 6, Chapter 5, Article 2](#) of the City’s Ordinance Code regulates the disposal of sanitary sewage into the City’s sanitary sewer system to protect the proper functioning of the collection system as well as the treatment plant. Chapter 5 includes, but is not limited to the following key provisions:

- §6-5.208: General and specific prohibited discharge standards (includes, but is not limited to, prohibitions for storm water, obstructing or injurious substances, flammable or explosive substances, hot substances, FOG, solid or viscous matter, corrosive matter, toxic gases, vapors, or fumes, interfering substances, prohibition on use of diluting waters, suspended solids; dissolved matter, noxious or malodorous matter, radioactive matter, colored matter, garbage, and non-flushable wipes).
- §6-5.209: Pretreatment local limits.

- b. The City’s pre-planned collaboration and coordination with storm drain agencies.

The City owns and operates most of the storm drains within its boundaries and has a de facto legal authority to ensure access to these storm drains in the event of a wastewater spill. In addition, both Sutter County and Caltrans own and operate some storm drains and/or storm water retention basins within the City. The City will coordinate with Caltrans and Sutter County to prepare mutual aid agreements to allow the City to respond to any wastewater spills which enter a Caltrans or Sutter County storm drain or retention basin. The City does not currently possess a reliable mapping system for storm drains.

- c. Require that sewer system components and connections be properly designed and constructed.

[Title 6, Chapter 5, Article 3](#), Section 6-5.301(b) of the City's Ordinance Code states that "the design and construction of building sewers and service laterals, including the connections, shall be in accordance with the requirements of the City, latest edition of the International Building Code and California Plumbing Code, and in accordance with the City's standard specifications." Article 3 includes provisions related to testing, maintenance and repair, requirements for plans, specifications, persons authorized to perform work, and design standards for sanitary sewers, construction inspections.

The City's standard specifications are found on the City's website on the Engineering's [Technical Documents](#) page.

- d. Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee.

[Title 6, Chapter 5, Article 2](#), Section 6-5.206 of the City's Ordinance Code states that all service laterals are installed, properly maintained, and repaired by the owner of the property that the lateral serves. However, [Title 6, Chapter 5, Article 3](#), Section 6-5.301(h) states, in part, "The City shall have the right to conduct maintenance inspection, and/or repair to the service lateral if needed, and it shall be the property owner's obligation to reimburse the City for the actual cost of such repair and inspection."

- e. Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures.

The authority to enforce the sewer ordinance is found in [Chapter 5, Article 1](#) of the City's Ordinance Code. Section 6-5.103 describes the City Manager's authority to coordinate enforcement actions of the Public Works Director, the Finance Director, and any other necessary department. Primary enforcement authority is assigned to the Public Works Director. The overall enforcement policy and penalty provisions for violations of the City's Ordinance Code is found in [Chapter 2](#).

- f. Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.

[Title 6, Chapter 5, Article 2](#), Section 6-5.223 of the City's Ordinance Code, states "The City shall have the right to operate, inspect, maintain, and repair sewer system assets located within the sewer easements." [Title 6, Chapter 5, Article 3](#), Section 6-5.302(e) states that "in the event an easement is required for the extension of the public sewer or the making of connections, the applicant shall procure and have accepted by the City a proper easement or grant of right-of-way having a minimum width sufficient by law to allow the laying and maintenance of such extension or connection." Some manholes are in backyards in the older part of town; however, the City has easements allowing for access. The City has exposed about 85% of these areas and has completed CCTV inspections. The City maintains a binder containing information for each backyard where work has been performed (i.e., manhole brought to grade, cleaned). The City will continue this work for the remainder of the backyard manholes.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are the City ordinances and standards adequate for fulfilling the SSMP legal requirements?
- Does the City have a process in place for periodic review and evaluation of ordinances?
- Have there been instances when the code or ordinance did not address a need or circumstance?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
3.1	Review Ordinance(s) to confirm all documents provide necessary required legal authority.	Once per 6-year SSMP Update Cycle	X	X	X	X
3.2	Confer with storm drain owners to ensure current practices and contact information are up to date.	Annually	X			
3.3	Monitor and document occasions when Ordinance(s) failed to address issues as intended.	Continuously	X	X	X	
3.4	Coordinate with Caltrans and Sutter County to prepare mutual aid agreements to allow the City to respond to any wastewater spills which enter a Caltrans or Sutter County storm drain or retention basin.	By 7/1/2026	X	X	X	
3.5	Review and update storm drain maps.	Beginning 2/1/26		X	X	X

RESILIENCE

Resilience is addressed in Element 3 by:

- Keeping abreast of industry trends and local ordinances that may affect operations.

APPENDIX 3 INCLUSIONS:

- None

4. Operation and Maintenance Program

WDR REQUIREMENTS

[Att. D-4 \(pg. D-4\)](#)

“The Plan must include the items listed below that are appropriate and applicable to the Enrollee’s system.”

4.1. Updated Map of Sewer System

WDR REQUIREMENTS

[Att. D-4.1 \(pg. D-4\)](#)

“An up-to-date map(s) of the sanitary sewer system, and procedures for maintaining and providing State and Regional Water Board staff access to the map(s). The map(s) must show gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater conveyance facilities within the sewer system service area boundaries.”

COMPLIANCE

The City GIS system and associated databases, including iWorQ, show locations and list attributes of gravity pipelines, maintenance structures (manholes), pressure lines and valves, pumping facilities, and applicable stormwater conveyance systems.

The mapping system includes a sanitary sewer collection system grid map for preventative maintenance activities. There are a total of 144 grids covering the entire sewer collection system. Gilsizer Slough and Live Oak Canal, which are located close to major collection trunk lines, are also shown on the GIS maps.

The mapping system allows City staff to locate the collection system components and relevant features electronically (e.g., city streets, highways, critical structures, local waterways, city limits, addresses, and property tax roll data).

The GIS maps are available to the sewer maintenance field staff at the Corporation Yard electronically. The GIS data and maps are also accessible on the computers used for the high-pressure hydraulic jet cleaning and combination vacuum trucks and the CCTV truck. The maps serve as an aid to engineers in planning improvements and for the maintenance crews in locating various items in the field.

The last comprehensive update to the GIS maps was completed in approximately 2009. The City's Information Technology Division maintains the City GIS system including sanitary sewer collection system maps. As-built elements of the collection system are periodically added to the GIS system. A consulting firm is currently updating some GIS layers as part of a long-term project to update the maps for the entire City's wastewater, water, and stormwater systems. Sewer mains were moved out of backyards and replaced in the downtown area from 2012-2014. The as-built drawings from this project are anticipated to be incorporated into the City's GIS system by the end of 2025.

City staff intend to implement a process to keep maps up to date, including (1) Contracting for professional services to update map layers for wastewater, water, and stormwater soon after as-built drawings are completed for new subdivisions and other developments, and 2) Developing staff capacity or contracting for professional services to correct maps when staff identifies errors or omissions.

Upon request, the City will provide State and Regional Water Board staff a link to system maps.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Were map updates completed in a timely manner?
- Are all staff trained in the procedure for providing map update information?
- Are newly installed sewer assets incorporated into the system maps?
- Are there terrain features or assets that should be incorporated in future map updates (e.g. exposed pipe, siphons, ARVs, surface water, etc.)

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
4.1.1	Review map update procedures with all affected staff.	Annually	X	X	X	X
4.1.2	Review/ensure all newly installed facilities have been updated and included in the system maps.	Annually	X	X	X	
4.1.3	Implement process to updated maps after new development or when staff finds errors/omissions	Beginning second half 2025	X	X		X
4.1.4	Ensure maps are updated to reflect current sewer system and includes storm drains.	2/1/27	X	X	X	X

4.2. Preventive Operation and Maintenance Activities

WDR REQUIREMENTS

Att. D-4.2 (pgs. D-4/D-5)

"A scheduling system and a data collection system for preventive operation and maintenance activities conducted by staff and contractors. The scheduling system must include:

- *Inspection and maintenance activities;*
- *Higher-frequency inspections and maintenance of known problem areas, including areas with tree root problems;*
- *Regular visual and closed-circuit television (CCTV) inspections of manholes and sewer pipes.*

The data collection system must document data from system inspection and maintenance activities, including system areas/components prone to root-intrusion potentially resulting in system backup and/or failure."

COMPLIANCE

The purpose of a work order system is to program and track all required inspection and maintenance activities within the collection system to help proactively prevent blockages/operational problems or spills. The City utilizes the iWorQ software which is geared toward community development and public works departments. This web-based software allows City staff to access data from a tablet or smart phone while in the field. The City's GIS system is integrated into iWorQ.

The City's software program maintains historical data for all maintenance activities and provides a basis for critical analysis and data-driven planning and decision-making today and into the future. This allows for prioritizing and planning routine activities such as CCTV inspections, pipe cleaning, and chemical root control.

The City does not use iWorQ to create work orders. Instead, City staff use the maps found within iWorQ to visually show when a section of the collection system was last cleaned or CCTV inspected. City staff start at the "top" of the collection system and clean/inspect their way to the "bottom". After work is completed each day, staff document their work by entering the results in iWorQ. This changes the colors of the asset on the map and allows staff to visually see where to begin work the next day.

The City maintains a list of Hot Spots which are cleaned quarterly. This information is entered into iWorQ, as well as emergency and other reactive activities. Work orders for other activities are generated by supervisory personnel on an as-needed basis.

The City's preventative maintenance work order tracking has improved significantly in the last few years by using facility identification numbers for work orders and by checking the consistency of documentation of preventative maintenance activities.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are the City's maintenance, operations, engineering work orders periodically audited for accuracy and completeness?
- Does the City monitor "open," "overdue," or "not yet completed" work orders to ensure completion of tasks?
- Are inspection and maintenance activities reducing the number and volume of spills?
- Is maintenance work being completed as scheduled?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
4.2.1	Review work completed to date to ensure critical work is being completed	Quarterly		X	X	
4.2.2	Review scheduled Preventative Maintenance to ensure the prescribed schedule remains appropriate.	Annually			X	

4.3. Training

WDR REQUIREMENTS

Att. D-4.3 (pg. D-5)

“In-house and external training provided on a regular basis for sanitary sewer system operations and maintenance staff and contractors. The training must cover:

- *The requirements of this General Order;*
- *The Enrollee’s Spill Emergency Response Plan procedures and practice drills;*
- *Skilled estimation of spill volume for field operators; and*
- *Electronic CIWQS reporting procedures for staff submitting data.”*

COMPLIANCE

The City’s training program covers several areas associated with wastewater collection systems and serves to develop and maintain highly qualified, knowledgeable, and capable staff. This training is provided through a variety of modes and begins with the first day on the job and continues regularly thereafter.

Most of the on-the-job training and skill related training occurs when new employees work closely with more experienced staff to become familiar with the City facilities and their mechanical, electrical, and control systems.

Operational training occurs when the Wastewater Collections Supervisor directs the O&M activities for the sewer collection system (excluding lift stations) during normal and high-flow events and the WWTF Plant Maintenance Supervisor directs O&M activities for lift stations during normal and high-flow events. Current operational training for supervisors occurs through one-on-one mentoring at the supervisory level.

The City provides safety training to the O&M staff that meets California Occupational Health and Safety Administration (CalOSHA) personnel safety and awareness requirements (e.g., confined space entries, lockout/tagout, etc.) on a continuous basis. Training sessions for Health and Safety items are documented using a training matrix and records are maintained using a training software program. The Training materials are stored at the WWTF and at the Corporation Yard depending on the type of equipment/facility.

In addition, O&M staff receive training provided by equipment suppliers and vendors when new facilities are constructed.

However, training sessions that are more applicable to the collection system, such as implementing the Spill Emergency Response Plan (SERP) and CIWQS data submittal, have not been offered on a regular basis and have not been documented. Moving forward, the City is committed to investing in a regular, documented training program. A sample training record is included in Appendix 4.

The City typically has the resources and staff available to operate and maintain the collection system and does not employ private contractors. However, the City uses private contractor’s help as needed for backup support in case of equipment failure. Contractors are always accompanied by trained City staff who are responsible for coordinating and directing the contractors during a spill event, and for following all appropriate procedures. The City does not allow private contractors to work on a spill without the presence of City staff. However, if contractors will work by themselves and therefore need training, the City will use the “Spill Response Requirements for Contracted Services” form found in Appendix 4.

Staff involved in responding to sewage spills have previously received training on the City's SERP and the requirements of the WDR. However, because there have been very few spills City staff have not implemented their training. The City intends to offer more frequent training related to the SERP, including both classroom and hands-on exercises and drills. The training is intended to cover containment, restoring flow, estimating spill volume and volume recovered, spill start time estimations, clean up and completing the spill event data collection forms.

Staff designated as Data Submitters have been trained on the City's procedures for reporting spills from receipt of call to draft report submittals and certification. Data Submitters and other City staff would benefit from additional spill response training.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has all training been completed as scheduled?
- Have records of training and attendance been documented and maintained?
- Have all staff demonstrated ability and knowledge after each training event?
- Have contractors received, at a minimum, direction for reporting and responding to spills?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
4.3.1	Review training documentation to ensure all staff have received required training	Quarterly	X		X	
4.3.2	Review agreements with contractors and/or pre-job meeting minutes to ensure contract personnel have received instruction for responding to sewage spills	Each Contract	X	X	X	
4.3.3	Implement a consistent training program for SERP and other collections-related activities and document all trainings using the Appendix 4 Training Record or similar document.	Beginning in 2025	X		X	

4.4. Equipment Inventory

WDR REQUIREMENTS

Att. D-4.4 (pg. D-5)

“An inventory of sewer system equipment, including the identification of critical replacement and spare parts.”

COMPLIANCE

The City maintains a host of equipment for both routine maintenance and for contingency or emergency operations. The required sewer line repair parts (such as manhole covers, pipe repair parts etc.) are stored at the Corporation Yard and lift station parts (such as pumps, electrical parts, etc.) are stored at the WWTF. The inventory of replacement parts is controlled by the assigned criticality of the part. The parts with high criticality have a higher stocking priority and inventory backlog to appropriately respond to an emergency.

Three lift stations, Lift Stations #1, #2, and #10, have permanent on-site generators. The onsite permanent generators supply power to these lift stations during a power outage. Two more permanent onsite generators have been purchased and installed for Lift Stations #3 and #14. Portable generators are stored at both the Corporation Yard and the WWTF to be available to provide temporary power at all other lift stations.

The City purchases replacement and spare parts in advance and tracks these items in its inventory. The Wastewater Collections Supervisor and WWTF Plant Maintenance Supervisor determine which parts need to be stored at their respective facilities. As these items are used, replacement parts are ordered. The following paragraphs describe where different major items like pumps and generators are located or stored. It also discusses where replacement and repair parts are located and how inventories are maintained. An example inventory list for the sewer mains, Stonegate, spill response, and lift stations is found in Appendix 4.

Corporation Yard: Sewer Mains and Stonegate System

Pipe and fittings for sewer line repairs and all replacement and repair parts associated with the Stonegate STEP systems are stored at the Corporation Yard. Sewer crews maintain sewer mains and respond to emergencies throughout the City as scheduled and as needed. At Stonegate, sewer crews replace the pumps, valves, bio baskets, and inspect the associated electrical and mechanical equipment for each home on a two-year rotation and respond to emergencies as needed. The Sewer System Supervisor tracks the inventory and ensures equipment and supplies are ordered as needed to maintain adequate inventories.

Spill Response Equipment

Most equipment needed for responding to Sanitary Sewer Spills is stored at the Corporation Yard. Additional equipment is stored at the WWTF.

Lift Stations

Lift station equipment and parts are stored at the WWTF Maintenance shop and warehouse. At least one spare pump is on hand for emergency replacement of any Flygt pump in the 16 lift stations running on Flygt pumps. Rebuild kits are also kept on hand for these pumps. Normal practice is to rebuild or replace any pump immediately when a pump is taken out of service for repair. Rebuild kits are also ordered whenever a kit is used for a pump rebuild. Pump and parts inventories are updated and reported to Finance every year. The Maintenance Supervisor and Lead Mechanic are responsible for tracking inventory over the course of the year and making sure the spare pumps, rebuild kits, and various repair parts are replaced as needed.

Three new 35 HP Flygt pumps were installed at Lift Station #2 in January 2024.

Lift Station #10 has three 30 HP pumps installed and is never allowed to run more than two at any time. There isn't a 30 HP Flygt pump in storage for this lift station. If one pump needs to be taken out of service, normal practice is to run on the remaining two. A spare 10 HP pump is available for temporary operation if needed.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have inventory lists been audited as scheduled?
- Have any inventory deficiencies or omissions been discovered and rectified?
- Has the City experienced any equipment failure that inhibited a spill response?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
4.4.1	Audit inventory lists to ensure stock is adequate	Annually			X	
4.4.2	Check with vendors to ensure lead times for critical parts are as expected.	Annually			X	
4.4.3	Ensure contracts with emergency support services are current.	Annually	X		X	
4.4.4	Document manhole inspections using a standard form.	Beginning second half 2025			X	
4.4.5	Develop Emergency Response Procedures for each lift station.	Beginning second half 2025			X	

RESILIENCE

Resilience is addressed in Element 4 by:

- Developing an SOP for updating maps when errors are discovered.
- Developing and using forms (paper and/or electronic) for data collection to help ensure all pertinent information is consistently collected.
- Periodically evaluating inspection cycle intervals to help ensure they are optimized.
- Requiring staff to demonstrate ability and/or knowledge for all training activities.
- Monitoring equipment and critical spare parts usage for and trends.
- Performing periodic audits of the vehicle and equipment inventory list.

APPENDIX 4 INCLUSIONS:

- 4.1 Training Record
- 4.2 Spill Response Requirements for Contracted Services
- 4.3 Example Equipment Inventory
- 4.4 Example Manhole Inspection Form

Specifications 5.19 - Operations and Maintenance

WDR REQUIREMENTS

Specification. 5.19 (pg. 27)

“To prevent discharges to the environment, the Enrollee shall maintain in good working order, and operate as designed, any facility or treatment and control system designed to contain sewage and convey it to a treatment plant.”

COMPLIANCE

The City’s sanitary sewer collection system consists of approximately 173 miles of gravity sewer lines ranging from 4 inches to 54 inches in diameter, approximately 3.3 miles of force-main ranging from 4 inches to 20 inches in diameter and 17 lift stations. Approximately 70 percent of the collection system gravity mains are 6-inch and 8-inch diameter lines. This has a direct impact on the sewer pipeline maintenance activities and the equipment needed to maintain the collection system.

Regular Maintenance and Cleaning

Routine preventive O&M activities are performed by a sewer maintenance staff consisting of five journey level (greater than two years of experience) people and one entry level person under the direction of the Wastewater Collections Supervisor. The major equipment for routine preventive O&M activities includes: two combination jet-vacuum trucks, an easement jetter, one CCTV truck, a mini-excavator, and a dump trailer.

Pipeline cleaning of the sanitary sewer system is routinely accomplished on a grid basis. A grid is selected and cleaned by one of the sewer maintenance crews with the city-owned combination jet cleaning and vacuum truck. The work is documented using the iWorQ computerized maintenance management system (CMMS) sewer software.

The cleaning is performed from top to bottom of a grid, moving downstream from the upper reaches of the grid down to the collector sewers and trunk pipelines. Once a crew is assigned a grid, they continue working in the assigned grid until all the pipelines are cleaned. Progress slows down when the crews get into the older areas of the community which require much more work. The goal is to clean the whole collection system once every four years; the collections crew have been averaging between 2,500 and 5,500 linear feet per day for the past several years.

The CCTV crew follows behind the cleaning trucks, inspecting the pipelines that have been recently cleaned. Thus, all the pipeline cleaning work is inspected. Through this approach, if the CCTV crew encounters a pipeline where additional cleaning is needed, the CCTV crew calls the cleaning crew and has them complete the pipeline cleaning before they move on. In cases where there may be a need for pipe repair or replacement, the CCTV footage is referred to the Engineering Division for further assessment.

Computer based software (GraniteNet/GNET) is utilized by the crews through laptop computers used by combination cleaning truck and through the onboard computer in the CCTV inspection truck. The videos from the CCTV truck computer are stored on a dedicated computer drive for record-keeping purposes and for evaluations of rehabilitation work.

All crew members are National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP) trained and certified operators. The pipeline cleaning, inspection, and maintenance crews also serve as first responders to collection system blockages and/or spills.

The cleaning crews do not routinely document their inspection of manholes. However, the City intends to do so in the future, using a form such as the example “Manhole Inspection Form” found in Appendix 4.

High Frequency Cleaning

In addition to the routine preventative maintenance activities, higher frequency cleaning and inspection is scheduled for pre-selected pipelines where history has shown that grease or debris will cause sewer backups or spills unless these pipelines are cleaned more frequently. A list of these pipelines is shown in the table below. These pipelines are scheduled to be cleaned quarterly and inspected once every year. Most of the problems with these pipelines are believed to be related to sags or "flat bellies" that can be scheduled for repair or replacement in the relatively near term.

Num	Suff	Pipe ID	Location	Address	Reason on List
1		C12167	Rickey Dr @ Railroad	1160 Rickey Dr	Residential
2		04100	Forestwood Dr@ E Onstott Rd	1299 Forestwood Dr	Apartments
3		05122	Peachtree Ln @ W Onstott Rd	1331 Peachtree Ln	Residential
4		C9153	University Ave @ B St	807 B St	
5		C9137	Park Ave @ B St	505 Park Ave	
6		E11120	Richland Dr @ Walton Ave	633 Walton Ave	Residential
7	A	C7124	The Mall (Front & Back)	1215 Colusa Ave	FSE
8	B	D7138	The Mall (Front & Back)	1215 Colusa Ave	FSE
9	C	D7139	The Mall (Front & Back)	1215 Colusa Ave	FSE
10	D	D7140	The Mall (Front & Back)	1215 Colusa Ave	FSE
11	E	D6121	The Mall (Front & Back)	1215 Colusa Ave	FSE
12	F	D6123	The Mall (Front & Back)	1215 Colusa Ave	FSE
13	A	C4123	Gray Ave From Casita Dr to Melton Dr	1630 Gray Ave	Residential & FSE
14	B	C4137	Gray Ave From Casita Dr to Melton Dr	1630 Gray Ave	Residential & FSE
15		C4174	Gray Ave From Kenny Dr to Casita Dr	1579 Gray Ave	Residential & FSE
16		A8111	B St@ Boyd St	311 B St	FSE
17	A	C5234	Gray Ave - Washington Ave to Charlotte Ave	1339 Gray Ave	FSE
18	B	C6156	Gray Ave - Washington Ave to Charlotte Ave	1339 Gray Ave	FSE
19	A	E4129	Stabler Dr, Nadean Dr to Coats Dr	1591 Nadean Dr	Storm Drain Crowns
20	B	E4194	Stabler Dr, Nadean Dr to Coats Dr	1591 Nadean Dr	Storm Drain Crowns
21		89208	Rowe Ave @ Percy Ave	301 Percy Ave	Apartments
22		C10106	Park Ave @ Orchard St	143 Orchard St	Poor Pipe Connect
23		D8127	Joy @ Bridge St	1483 Bridge St	Apartments
24		86160	Plumas St, Bird St to 1200 Palms Apts	1105 Plumas St	Apartments
25		86159	Ainsley Ave to Bird St	401 Aimsley Ave	Flat slope

Table 6 - High-Frequency Cleaning Pipelines

Closed Circuit Television Inspection

The Sewer Collections team's goal is to conduct CCTV inspections of the entire system over a six-year period. The City conducts its CCTV inspections using a truck outfitted with GraniteNet/GNET software. The system is NASSCO Pipeline Assessment Certification Program compliant. A pipe condition rating system is included with GraniteNet/GNET. The Engineering Division has a version of GraniteNet/GNET as well.

When the CCTV truck comes into the Corporation Yard at the end of the shift, the data is uploaded as the truck drives into its parking bay. The data is then transferred to the Engineering Division where the data is reviewed.

If a significant defect or possible sewer failure is found during an inspection, the crew will either contact the Wastewater Collections Supervisor and have him or her review the data in the truck or download an electronic copy onto a flash drive for viewing.

Root Control

Root control is contracted out to Duke's, a firm that specializes in root control in sanitary sewer systems. This is another key piece of the City's efforts to minimize or eliminate problems that could lead to a sewer blockage or spill. The City has been contracting out about three miles per year of sewer pipeline to Duke's, focusing on the old town backyard sewers. Duke's applies Razorooter II, diquat-based herbicide, using a foam that covers roots with the herbicide.

Duke's has over 40 years of experience with root-control in sanitary sewer systems and guarantees that their treatment will remove the roots in the pipelines where the herbicide is applied for one year after application. The City has Duke's crews apply the herbicide between April and May. After the application, the City will use the CCTV inspection truck and equipment to inspect the treated line multiple times to confirm that the herbicide was effective in killing the roots.

In Yuba City, most root problems are in backyard easements. The City tries to avoid jetting the lines that have been foamed to minimize damage to pipes but will do so on occasion if needed. The City's experience has been that the worst root intrusion conditions will occur after a wet winter followed by a hot summer. The City crews use RootX for isolated root intrusion problems.

Lift Stations

In addition to the gravity pipeline network, the City owns, operates, and maintains 17 sewer lift stations. These pumping stations lift the wastewater flowing in deeper sewers to higher pipelines so that the sewers do not get excessively deep. Deep sewers are more costly to construct and harder to maintain. The table at the end of this section summarizes the available information regarding the location, construction history, and operating characteristics of each station.

Thirteen of the lift stations (#1, #2, #3, #4, #5, #7, #9, #10, #11, #12, #13, and #15) have full SCADA control from the WWTF through 5G cellular communications. Four lift stations (#6, #14, #16, and #17) use radio signals for monitoring and control on SCADA. The remaining lift station, #8, is solely monitored indirectly, using a SmartCover sensor installed at manhole upstream of the lift station.

The SCADA system at the WWTF is monitored 24/7 and operational adjustments can be made from the WWTF for each lift station. SCADA communications provide information on wet well levels, pump run status, and operational setpoints. The City is currently working to install cellular communications at all lift stations, then plans to incorporate the SCADA system into the cellular communications system.

Five of the City's six stormwater detention basins are also connected to the WWTF's SCADA system which is monitored during storm events.

A key component of the City's efforts to minimize or eliminate sewer blockage or spill problems is the use of SmartCover Monitoring and Alarm Systems. SmartCovers provide real-time satellite manhole monitoring

and alerts of rising water levels which allows managers and operators to dispatch sewer crews to address problems before spills occur.

Following a large sanitary sewer spill occurred in 2014, the City installed SmartCovers upstream of all the lift stations which were not monitored by the SCADA system at that time. The City now has SCADA monitoring at most lift stations and has continued to increase the number of SmartCover monitoring sites as a backup alarm system and for flow monitoring at some sites.

Eighteen SmartCover monitoring units have been installed at strategic locations throughout the collections system. Most of the SmartCovers are in manholes immediately upstream of a lift station. In addition to level monitoring, SmartCovers at Lift Stations #2, #3, and #11 had flow monitoring capability as of June 2025. The SmartCovers have allowed sewer crews to identify and clear many sewer blockages before they resulted in spills.

The two main lift stations, Lift Stations #2 and #10, had historical issues with odors and problems with FOG building up in the wet wells. Therefore, the City installed ozone units that spray a mist on top of the scum and FOG blanket at Lift #10, and spray directly into the sewage solution at Lift #2. This helps keep FOG from building up in the wet wells, minimizes odor problems, and lowers chemical costs at the WWTF.

City wastewater maintenance staff conducts an on-site physical inspection of each lift station every week. City staff also undertake an assessment of lift station maintenance needs once/month. Approximately quarterly, the crew removes grease ring buildup and vacuum up debris. Six or seven of the lift stations have occasional grease ring buildup of 5 to 6 inches per month. The crews remove grease off walls with high pressure jet spray and clean the remaining wet wells to remove grease rings once per month. Two lift stations (#2 and #10) are on a higher frequency for cleaning.

Permanent emergency generators are currently installed at Lift Stations #1, #2 and #10. Two new standby permanent generators have been purchased and are now functional at Lift Stations #3 and #14. Generator hookups have been installed at all 17 lift stations and portable emergency generators are available for power failures. Bypass fittings and valves have been installed at Lift #2 to make bypass pumping easier to set up.

The City has a binder titled “S.O.P. for Lift Station Failures, 2017” which specifies the procedures needed to set up a bypass for each lift station. This binder also contains standard procedures for cleaning and maintenance of each lift station, as well as specific things to be aware of (i.e., be aware of overhead lines, avoid during school traffic hours). Operations staff plan to update this binder to include Emergency Response Plans for each lift station.

OPERATIONS AND MAINTENANCE PROGRAM

Station Name	Location	Pump Manufacturer	Year Installed	No. of Pumps	Firm Capacity (gpm)	Total Dynamic Head	Power (HP)	Variable Frequency Drive
LS I	Del Monte Avenue and Woodbridge Avenue	Flygt	1994	3	1,450	18	5	No
LS 2	Market St. and Bird St.	Flygt	2024	3	4,500	40	35	Yes (two of three pumps)
LS 3	Lassen Blvd. and Harter Parkway	Flygt	2004	3	1,960	30.6	10	No
LS4	Butte House and Blevin Road	Flygt	2023, 2024	2	702	16.4	5	No
LS 5	Palora Avenue and Wyler Road	Flygt	2025	2	325	25	5	No
LS 6	Queens Avenue and Hwy 99	Flygt	1998	2	450	25	5	No
LS 7	Richland Road and Glenwood Drive	Flygt	1989	2	350	32.5	5	No
LS 8	Louise Avenue and Rocca Way	Flygt	1995	2	275	22.5	3	No
LS 9	Walton Avenue and Smith Road	Flygt	1995	2	300	22.5	3	No
LS IO	Lincoln Avenue and Hwy 99	Flygt	2002	3	4,200	24	30	Yes
LS II	Garden Hwy. and Shanghai Bend	Flygt	1991	2	1,000	18	10	No
LS 12	Bogue Road and Falls Drive	Flygt	1992	2	180	16	3	No
LS 13	Bogue Road and Wild River Drive	Flygt	2024	2	300	22	3	No
LS I4	Parc West Drive and Stabler Lane	Flygt	2000, 2024	2	700	20	5	No
LS I5	George Washington Blvd. and South Colusa Frontage Road	Flygt	2006	2	1,008	35.5	12	No
LS 16	East Onstott Frontage Road and Manchester Way	Flygt	2005	2	324	25.1	5	No
LS 17	3301 East Onstott Frontage Road	Flygt	2011	2	Unknown	Unknown	5	No

Table 7 - Wastewater Collection System Lift Station Summary

Stonegate Village

Maintenance crews conduct routine maintenance and replace critical components at each of the 112 services at Stonegate Village. Replacement was previously on a three-year cycle but has recently been revised to a two-year cycle. Each homeowner has a high alarm/sensor in their septic tank and have been educated to call the City if an alarm sounds. City staff responds quickly to these calls. The City would like to install gravity sewer lines to replace the STEP system infrastructure.

5. Design and Performance Provisions

5.1. Updated Design Criteria/Construction Standards/Specifications

WDR REQUIREMENTS

[Attachment D-5.1 \(pg. D-5\)](#)

“Updated design criteria, and construction standards and specifications, for the construction, installation, repair, and rehabilitation of existing and proposed system infrastructure components, including but not limited to pipelines, pump stations, and other system appurtenances. If existing design criteria and construction standards are deficient to address the necessary component-specific hydraulic capacity as specified in section 8 (System Evaluation, Capacity Assurance and Capital Improvements) of this Attachment, the procedures must include component-specific evaluation of the design criteria.”

COMPLIANCE

The City manages the installation, rehabilitation, and repair of its sanitary sewer systems using the Yuba City Code of Ordinances, Title 6, [Article 3](#) (Sewer Construction), and any Special Provisions specific to an individual project.

[Article 3](#)'s Standard Specifications include the design requirements for public sewers:

- 6-5.301 Building sewers, service laterals, and connections
- 6-5.302 Public sewer construction
- 6-5.303 Sanitary sewer design requirements

These Standard Specifications and Special Provisions are used to define the project requirements to bid on a construction project. Together these documents function as guidelines and are used by City staff and consultants who perform design and construction services for the sanitary sewer system. In addition, the City uses the Standard Specifications of the California Department of Transportation as the City's Standard Specifications for the Construction Projects.

The City requires that work related to sanitary sewer system design and construction must follow the City's standard specifications, details, and special provisions. In addition, the City requires design plans, profiles, and specifications to be prepared by a California Registered Civil Engineer. The City's Public Works Department staff check the design plans, profiles, and specifications to ensure their compliance with the City's design standards before approving the plans, profiles, and specifications for construction.

The City staff modifies and/or adds additional requirements to the design and specifications based on the project needs and site conditions.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are plan checking QA/QC processes helping to ensure adherence to the standards?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
5.1.1	Ensure all project plans are approved in accordance with the City's Standard Specifications and Details.	Each Project		X		
5.1.2	Verify design standards and hydraulic model previously completed are adequate and consistent with current standards of practice.	2025		X		

5.2. Procedures and Standards

WDR REQUIREMENTS

[Attachment D-5.2 \(pg. D-5\)](#)

“Procedures, and standards for the inspection and testing of newly constructed, newly installed, repaired, and rehabilitated system pipelines, pumps, and other equipment and appurtenances.”

COMPLIANCE

Article 3 Section 6-5.304 of the City's sewer ordinance describes inspection requirements. The City's Construction Inspector conducts the inspections for all the sewer system construction work to ensure compliance with City requirements. The City will not accept any construction work which is covered/buried before inspection and approval has occurred. Typically, the City assigns a Construction Inspector to specific construction project(s). The Construction Inspector coordinates with the City's Resident Engineer and Construction Manager to resolve issues related to the construction during the construction period.

Generally, the testing includes a water pressure test, an air test, and CCTV inspection. The City accepts the completed work only if all the required testing is completed to the satisfaction of the Resident Engineer and in conformance with the industry standards. Pump stations are also tested before final acceptance. The City requires a 1-year warranty to correct any defective construction work.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Were any design or installation deficiencies found during warranty inspections?
- Are deviations from standard procedures and/or specs, testing, etc., justified and documented?
- Does the City stay abreast of industry design standards and technical advances in the industry?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
5.2.1	Verify inspection procedures are adequate and consistent with current standards of practice	Annually		X		
5.2.2	Verify design standards and hydraulic model previously completed are adequate and consistent with current standards of practice.	Annually		X		

RESILIENCE

Resilience is addressed in Element 5 by:

- Staying abreast of industry trends and standards.
- Performing warranty inspections of newly installed or repaired assets to evaluate design and installation practices.
- Evaluating as-built changes for trends and areas for design and performance improvements.

APPENDIX 5 INCLUSIONS:

- None

6. Spill Emergency Response Plan

WDR REQUIREMENTS

Attachment D-6 (pg. D-6)

“The Plan must include an up-to-date Spill Emergency Response Plan to ensure prompt detection and response to spills to reduce spill volumes and collect information for prevention of future spills. The Spill Emergency Response Plan must include procedures to:

- *Notify primary responders, appropriate local officials, and appropriate regulatory agencies of a spill in a timely manner;*
- *Notify other potentially affected entities (for example, health agencies, water suppliers, etc.) of spills that potentially affect public health or reach waters of the State;*
- *Comply with the notification, monitoring and reporting requirements of this General Order, State law and regulations, and applicable Regional Water Board Orders;*
- *Ensure that appropriate staff and contractors implement the Spill Emergency Response Plan and are appropriately trained;*
- *Address emergency system operations, traffic control and other necessary response activities;*
- *Contain a spill and prevent/minimize discharge to waters of the State or any drainage conveyance system;*
- *Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State;*
- *Remove sewage from the drainage conveyance system;*
- *Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters;*
- *Implement technologies, practices, equipment, and interagency coordination to expedite spill containment and recovery;*
- *Implement pre-planned coordination and collaboration with storm drain agencies and other utility agencies/departments prior, during, and after a spill event;*
- *Conduct post-spill assessments of spill response activities;*
- *Document and report spill events as required in this General Order; and*
- *Annually, review and assess effectiveness of the Spill Emergency Response Plan, and update the Plan as needed.”*

COMPLIANCE

The City’s Spill Emergency Response Plan (SERP) is a stand-alone document that contains all the key elements necessary for an appropriate spill response: notification, emergency incident response, reporting, and impact mitigation. The current plan, prepared by DKF and Yuba City and dated June 2024, meets the requirements of the WDR, which became effective on June 5, 2023. Initial training was provided to affected staff, and the City would like to start conducting an annual refresher training.

A copy of the SERP is available for viewing at the City office upon request and is found on the City’s [Wastewater Planning](#) page.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have staff's spill response efforts helped to prevent the discharge of sewage to surface waters?
- Do post-spill assessments indicate staff are following the procedures outlined in the SERP?
- Is SERP training effective and are trainees demonstrating adequate knowledge and abilities?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
6.1	Perform SERP training including practice drills.	Annually, beginning second half 2025			X	
6.2	Review Post Spill Assessments to ensure adherence with the SERP and to identify any trends that should be addressed.	Annually			X	

RESILIENCE

Resilience is addressed in Element 6 by:

- Multiple staff are trained to respond to spill events.
- Post-spill assessments are conducted to evaluate staff's adherence to the SERP and to identify areas for improvement.
- Data collection forms are used to direct staff to collect all the required data to be submitted to CIWQS and are designed as a guide to a proper spill event response.
- The City employees several different spill volume estimation methods to account for different circumstances.

APPENDIX 6 INCLUSIONS:

- None

7. Sewer Pipe Blockage Program

WDR REQUIREMENTS

Attachment D-7 (pg. D-7)

“The Sewer System Management Plan must include procedures for the evaluation of the Enrollee’s service area to determine whether a sewer pipe blockage control program is needed to control fats, oils, grease, rags and debris. If the Enrollee determines that a program is not needed, the Enrollee shall provide justification in its Plan for why a program is not needed.

The procedures must include, at minimum:

- *An implementation plan and schedule for a public education and outreach program that promotes proper disposal of pipe-blocking substances;*
- *A plan and schedule for the disposal of pipe-blocking substances generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of substances generated within a sanitary sewer system service area;*
- *The legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages.*
- *Requirements to install grease removal devices (such as traps or interceptors), design standards for the removal devices, maintenance requirements, best management practices requirements, recordkeeping and reporting requirements;*
- *Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the fats, oils, and grease ordinance;*
- *An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule for each section; and*
- *Implementation of source control measures for all sources of fats, oils, and grease reaching the sanitary sewer system for each section identified above.”*

COMPLIANCE

During 2008, the City experienced 15 sanitary sewer overflows. Ten of these resulted from grease blockages, five times more than from any other single source. Since FOG is a significant component of the wastewater generated by food service establishments (FSEs), they are an obvious target for source control measures to reduce spills. The City implemented a FOG control program in 2008 and since then has encouraged FSEs to install and properly maintain grease removal devices.

The requirements above are addressed in order below:

- a. Public Outreach. The Public Works Department participates in various public outreach events each year, including posting videos on social media and attending the Yuba Sutter County Fair where Department staff hand out various educational brochures and promotional items. FOG educational materials which are distributed include literature aimed at residential customers on the proper disposal of fats, oils and grease. Pan scrapers are distributed to remove food, oils, and grease from cooking pans and dishes before cleansing and washing. Lid covers are distributed to encourage residents to pour their oil and grease into a can to cool it before disposing of it in the trash.

The Public Works Department outreach program also includes developing new educational brochures. The Department has several brochures that target FSEs and commercial businesses. The Department also intends to create educational door hangers for the City's residents. Department staff

will target providing these door hangers to residential neighborhoods where there are known FOG high-frequency cleaning pipelines in the collection system.

The City's website includes a page titled [Fats Oils and Grease](#) which includes examples of FOG, describes why it is a problem, and provides tips for disposal. In addition, the City's utility trucks have large magnet stickers on the side, showing pictures of what not to flush into the sewer system.

- b. Disposal. FOG which is generated by FSEs is collected in grease interceptors or grease traps which are maintained by the FSEs. The FOG that is accumulated is pumped out by licensed grease haulers hired by the FSEs and taken to a location that accepts inedible kitchen grease. The licensed grease haulers provide monthly pump-out records to the City. The City's Environmental Compliance Coordinator monitors the frequency of pump-outs by using the ACP FOG web-based software.

The Sewer Collections crew removes FOG that is generated in the collection system during their routine maintenance of pipes and lift stations. The grease removed from the collection system is disposed of at the City's WWTF.

- c. Legal authority to prohibit discharges. The City's legal authority is found in [Title 6, Chapter 5, Article 12](#) of the City's Municipal Code. Section 6-5.1202.b states "No FSE shall discharge FOG or cause FOG to be discharged into the public sewer that causes an SSS, exceeds a concentration level set forth in Section 6-5.208, or that may accumulate and/or cause or contribute to blockages in the public sewer."

In addition, [Title 6, Chapter 5, Article 2](#), 6-5.208 of the City's Ordinance Code regulates the disposal of sanitary sewage into the City's sanitary sewer system to protect the proper functioning of the collection system.

- d. Requirement to install grease interceptors, design standards, etc. Sections 6-5.1201 through 6-5.1209 of [Title 6, Chapter 5, Article 12](#) of the City's Municipal Code require the installation of grease interceptors or grease traps. These sections also set forth design standards that conform with the most recent California Plumbing Code, as well as maintenance requirements, best management practices requirements, record keeping, and reporting requirements.
- e. Authority to inspect and enforce. Section 6-5.1206(a) of [Title 6, Chapter 5, Article 12](#) of the City's Municipal Code provides the authority for the Public Works Director or designee to inspect or order the inspection and sample of the wastewater discharges of any FSE to ascertain whether the FSE is complying with all requirements. The Ordinance states that the FSE shall allow the City access to the FSE premises during normal business hours for purposes of inspecting the FSE's grease removal devices and reviewing the manifests, receipts, and invoices relating to the cleaning, maintenance, and inspection of the grease removal device.

Section 6-5.1204 of [Title 6, Chapter 5, Article 12](#) of the City's Municipal Code Sewer pertains to system spills, public nuisance, abatement orders, and cleanup cost and notes that any excessive sewer maintenance expenses can be charged to the offending discharger by the City and any refusal to pay can constitute a violation of the ordinance.

Enforcement authority is found in Sec. 6-5.1209 of [Title 6, Chapter 5, Article 12](#) of the City's Municipal Code, and states "Failure on the part of any FSE to maintain continued compliance with any of the requirements set forth in Sections 6-5.1201 through Sections 6-5.1208 may result in the initiation of enforcement action, as outlined in Sections 6-5.1001- Sections 6-5.1003. Such enforcement action may include, but is not limited to, the issuance of a verbal warning, written warning, notice of violation (NOV), administrative order, administrative civil liability, and/or imposition of administrative fines and/or penalties."

With respect to staffing, the City's Environmental Compliance Coordinator reviews the development plans for all new construction and remodeling of FSE's prior to issuance of a building permit. This ensures that the installation of a grease removal device is incorporated into the construction of the facility and that the City's requirements and design standards are being met. Until recently, the City assigned one full time staff person to inspect and enforce the FOG program, but that position is currently vacant. The City is working toward filling the position.

- f. FOG-related problem areas. Higher-frequency cleaning and inspection is scheduled for pipelines where history has shown that grease or debris will cause sewer backups or spills under the normal cleaning schedule (i.e., "hot spot list"). These pipelines are scheduled to be cleaned quarterly and are also scheduled for a CCTV inspection once every year. Some of the pipelines are on the high-frequency cleaning cycle due to sags or bellies in the pipelines. These pipelines must be rodded or cleaned using chain flails attached to the rotating high-pressure jet nozzles on the cleaning machines.

The majority of the pipelines on the high-frequency cleaning list are in residential areas that do not have any restaurants located in the same area. In these areas, the City has conducted outreach focused on FOG disposal practices in apartment complexes, multiplexes and single-family homes.

- g. Source control measures. The City uses its business database to develop and maintain a list of all FSEs. As of 2025, a total of 234 FSEs are included in the FOG control program, with 89% of those FSEs known to have grease removal devices in operation. The City utilizes the ACP FOG management software which has streamlined management of the FOG control program. The ACP FOG software is web-based, which enables staff to complete inspection reports while onsite. The City strives to inspect each FSE once per year. Through increased outreach, inspection, and enforcement, it is the City's goal to minimize discharges of FOG to the sanitary sewer system through the implementation of best management practices by FSEs and cooperation from the City residents. The City's efforts have resulted in no spills or only one spill each year since 2015.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have there been any blockages/spills from any identified problem area?
- Is the City receiving feedback on public outreach efforts?
- Are the debris and other sewage solids collected during cleaning activities being disposed of appropriately?
- Have there been spills due to excessive fats, oil, grease, roots, or non-dispersible wipes discovered in the sewer system during the audit period?
- Are there repeat offenders among FSEs?
- Are enforcement trends decreasing?
- Are Source Control and Collection staff included in the plan check process?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
7.1	Review/evaluate enforcement and inspection findings and implement changes as necessary.	Annually	X		X	
7.2	Review spill rates and causes and make changes to maintenance programs, as necessary.	Annually	X		X	
7.3	Create and distribute educational door hangars	Beginning second half 2025				X
7.4	Fill vacant inspector position	By January 2026				X

RESILIENCE

Resilience is addressed in Element 7 by:

- Inspection of select assets directly downstream of grease producing businesses to ensure source control is effective.
- Residential FOG outreach and education program.
- Performance of regular assessments of system assets to monitor performance.
- QA/QA process for evaluating pipe cleaning effectiveness.
- Daily disposal of pipe blocking materials retrieved during maintenance activities.

APPENDIX 7 INCLUSIONS:

- None

8. System Evaluation, Capacity Assurance, Capital Improvements

WDR REQUIREMENTS

Attachment D-8 (pg. D-)

“The Plan must include procedures and activities for:

- *Routine evaluation and assessment of system conditions;*
- *Capacity assessment and design criteria;*
- *Prioritization of corrective actions; and*
- *A capital improvement plan.”*

8.1. System Evaluation and Condition Assessment

WDR REQUIREMENTS

Attachment D-8.1 (pgs. D-7/D-8)

“The Plan must include procedures to:

- *Evaluate the sanitary sewer system assets utilizing the best practices and technologies available;*
- *Identify and justify the amount (percentage) of its system for its condition to be assessed each year;*
- *Prioritize the condition assessment of system areas that:*
- *Hold a high level of environmental consequences if vulnerable to collapse, failure, blockage, capacity issues, or other system deficiencies;*
- *Are located in or within the vicinity of surface waters, steep terrain, high groundwater elevations, and environmentally sensitive areas;*
- *Are within the vicinity of a receiving water with a bacterial-related impairment on the most current Clean Water Act section 303(d) List.*
- *Assess the system conditions using visual observations, video surveillance and/or other comparable system inspection method;*
- *Utilize observations/evidence of system conditions that may contribute to exiting of sewage from the system which can reasonably be expected to discharge into a water of the State;*
- *Maintain documents and recordkeeping of system evaluation and condition assessment inspections and activities; and*
- *Identify system assets vulnerable to direct and indirect impacts of climate change, including but not limited to: sea level rise; flooding and/or erosion due to increased storm volumes, frequency, and/or intensity; wildfires; and increased power disruptions.”*

COMPLIANCE

The above requirements are addressed below:

- a. The City's collection system evaluation involves every component of the City collection system, including pipelines, manholes, and pump stations. The assessment of pipeline condition is the most significant condition assessment responsibility the City has. It is of key importance to regularly perform pipeline condition assessments to initially establish a baseline condition and to monitor changes over time. City staff assess the condition of laterals using push cameras and pole cameras which can be dropped into manholes. In addition, the City has 18 smart covers on manholes within the sewer line, most of which are upstream of a lift station.
- b. The City has historically cleaned the entire collection system on a four-year interval CCTV inspects the system on a five-year interval. The City believes the six-year inspection interval to be appropriate because most of the pipes are in good condition, with only 27 locations that receive quarterly cleaning (those locations on the hot spot list), the city cleans each line every three years, and the City has maintained a low spill rate. The City periodically reviews and evaluates its pipe performance and inspection/cleaning intervals and may adjust the schedule to a less-frequent interval.
- c. Several of the City's lift stations are near surface waters. Both Lift Station #2 and #10 have spilled into Gilsizer Slough. Lift Station #10 is immediately adjacent to Gilsizer Slough and is not fenced. The City will evaluate security at all its lift stations and the need to prevent potential vandalism with a resulting environmental impact. The entire collection system is at least 3,000 feet from the City's drinking water intake.
- d. The City assesses system conditions using visual observation, video surveillance, smart covers on manholes, pole cameras, and CCTV camera service. The City's collection system includes pipes which run through private backyards in the older part of town. This portion of the collection system is more susceptible to root intrusion and therefore the City prioritizes root control activities (herbicide application followed by inspection) in this area.
- e. The City is currently not aware of any exiting of sewage from the collection system. The City actively inspects and maintains its collection system to prevent sewage from exiting and impacting the environment.
- f. The City documents all inspections, maintenance, and evaluations of the sewer system. When the CCTV truck comes into the Corporation Yard at the end of the shift, the data is uploaded as the truck drives into its parking bay. The data is then transferred to the Engineering Division where the data is reviewed and used to prioritize future work. All documents are maintained at the City office or in the iWorQ program.
- g. The City is immediately adjacent to the Feather River and downstream of the Oroville Dam. Stormwater flows to large retention basins and is then pumped over the levee and into the Feather River or flows into one of several sloughs running through town. The City's collection system is vulnerable to flooding in the event of a levee break, dam failure, or severe rain. The City participated in and will implement the 2021 [Sutter County Local Hazard Mitigation Plan Update](#). In addition, the City will continuously monitor for change and review the potential impacts of climate change during each audit. If potential impacts are identified, appropriate action will be taken and the SSMP will be updated.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has the City maintained its schedule for inspecting the sewer assets listed below and is data being reviewed in a timely manner?
 - CCTV Gravity Mains
 - Laterals
 - Manholes
 - Pump Stations
- Are inspection efforts discovering deficiencies in a timely manner?
- Are maintenance and inspection activities being properly documented?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
8.1.1	Review/evaluate enforcement and inspection findings and implement changes as necessary.	Annually	X	X	X	
8.1.2	Review spill rates and causes and make changes to maintenance programs, as necessary.	Annually	X	X	X	
8.1.3	Hold meetings to discuss any issues that may result from climate changes.	Annually	X	X	X	

8.2. Capacity Assessment and Design Criteria

WDR REQUIREMENTS

Attachment D-8.2 (pgs. D-8/D-9)

“The Plan must include procedures to identify system components that are experiencing or contributing to spills caused by hydraulic deficiency and/or limited capacity, including procedures to identify the appropriate hydraulic capacity of key system elements for:

- *Dry-weather peak flow conditions that cause or contributes to spill events;*
- *The appropriate design storm(s) or wet weather events that causes or contributes to spill events.*
- *The capacity of key system components; and*
- *Identify the major sources that contribute to the peak flows associated with sewer spills.*

The capacity assessment must consider:

- *Data from existing system condition assessments, system inspections, system audits, spill history, and other available information;*
- *Capacity of flood-prone systems subject to increased infiltration and inflow, under normal local and regional storm conditions;*
- *Capacity of systems subject to increased infiltration and inflow due to larger and/or higher-intensity storm events as a result of climate change;*
- *Increases of erosive forces in canyons and streams near underground and above-ground system components due to larger and/or higher-intensity storm events;*
- *Capacity of major system elements to accommodate dry weather peak flow conditions, and updated design storm and wet weather events; and*
- *Necessary redundancy in pumping and storage capacities.”*

COMPLIANCE

The City hired West Yost Associates to develop the 2020 [Wastewater Master Plan](#) for both the collection system and the WWTF. The Master Plan projected dry and wet weather scenarios with a hydraulic model using Innovyze® InfoSewer™ software that allows for a time-varying flow analysis of dry weather and peak wet weather conditions.

While the 2006 hydraulic model analyzed trunk sewer lines that were 12" in diameter or larger, small diameter gravity mains that were not previously included in the hydraulic model were added to the new model as part of the 2020 model update. The City's GIS database was used to populate the model with the previously unmodeled lines.

The gravity line analysis found that 44 modeled manhole-to-manhole segments totaling approximately 11,000 lineal feet of pipe ranging from 8- inches to 36-inches in diameter exceeded the performance criteria developed for existing peak hourly wet weather flow conditions design conditions. However, the model results indicate the exceedances in question all produced minimal surcharging (<1 foot). It was therefore concluded that no capacity improvements to existing gravity mains were required and that no sanitary sewer spills were expected in the near future.

The hydraulic model also determined that of the existing collection system lift stations, only lift station #9 and lift station #10 have insufficient firm capacity to convey existing modeled peak flows. Due to the different options being considered for expanding the capacity of the collection system, it was recommended

SYSTEM EVALUATION, CAPACITY ASSURANCE, CAPITAL IMPROVEMENTS

that any capacity improvements to these lift stations be evaluated within the context of future development.

While not included as part of the Wastewater Master Plan, the numerous extreme storms that pummeled Northern California during the 2022 - 2023 wet season did not result in any wet weather sewer spills in Yuba City. This seemed to confirm the results of the existing conditions modeling.

Modeling for the future first considered buildout capacity needs, as these needs influence what is required for near-term development. While different scenarios were analyzed, the hydraulic evaluation of four different buildout flow scenarios concluded that there were no significant differences among the collection system modeling results.

The Master Plan includes the typical design criteria for new sanitary sewer system design. The capacity analysis of the existing system was conducted using typical design criteria. The flow assumptions in the design criteria include an allowance for development density, flow per unit, and I&I contributions. The design criteria and the flow assumptions will be refined through future flow monitoring as needed.

In FY 2024 -2025, the City contracted with West Yost to update the hydraulic model upon which the Master Plan was developed.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Number of capacity-related spills or surcharge condition during the audit period.
- Has the system responded to rain events as indicated by the hydraulic model?
- Has there been any changes to zoning designations (residential, commercial, industrial)?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
8.2.1	Monitor/evaluate significant rain events to see if they exceed the design storm in the hydraulic model.	Each significant rain event	X	X	X	
8.2.2	Identify and monitor flood-prone areas susceptible to erosion from rain events	After each significant rain event		X	X	
8.2.3	Monitor flows in each basin and update the hydraulic model	Per Engineering Depart schedule		X		

8.3. Prioritization of Corrective Action

WDR REQUIREMENTS

[Attachment D-8.3 \(pg. D-9\)](#)

“The findings of the condition assessments and capacity assessments must be used to prioritize corrective actions. Prioritization must consider the severity of the consequences of potential spills.”

COMPLIANCE

The CIP projects are prioritized based on the latest master plan, hydraulic modeling results, and operational maintenance issues. The CIP projects are evaluated on an annual basis, and the evaluation process considers the latest issues, needs, and risks. Inflow and infiltration reduction measures are also implemented through the CIP projects.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has the City adhered to its system evaluation/condition assessment schedule?
- Has the City adhered to its prioritization/corrective procedures for sewer repair and capacity improvement projects?
- Have projects been completed before deficiencies caused failures?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
8.3.1	Utilize all available data for prioritizing corrective actions considering severity and consequences of potential spills.	Each CIP Update		X		
8.3.2	Maintain documents and recordkeeping of system evaluation and condition assessment inspections and activities.	Continuously		X		

8.4. Capital Improvement Plan

WDR REQUIREMENTS

[Attachment D-8.4 \(pg. D-9\)](#)

“The capital improvement plan must include the following items:

- Project schedules include completion dates for all portions of the capital improvement program;*
- Internal and external project funding sources for each project; and*
- Joint coordination between operation and maintenance staff, and engineering staff/consultants during planning, design, and construction of capital improvement projects; and Interagency coordination with other impacted utility agencies.”*

COMPLIANCE

The 2020 [Wastewater Master Plan](#) includes a Capital Improvement Program (CIP) which recommends projects to address system improvements regardless of an increase in service area population. With respect to the collection system, (a) gravity main and manhole condition-related improvements (non-capacity related) total \$49.7 million over a 20-year period and (b) lift station condition and capacity-related improvements total \$32.5 million over a 20-year period.

The Master Plan also includes a CIP to address future growth. For the near-term improvements, the total estimated capital cost is approximately \$115 million. For buildout conditions, the total estimated capital cost ranges from approximately \$174 million to \$209 million.

The City relies on its Master Plan to plan for future growth, to secure needed funding, and to prioritize projects based on the City's development needs. The Master Plan identified alternatives to expand the City's sewer collection system (including lift stations) to accommodate the new growth. The City updates the Hydraulic Model as needed. As stated previously, the City has not identified any portions of the sewer collection system that are currently experiencing or contributing to a sanitary sewer discharge caused by hydraulic deficiency.

Capacity enhancement projects are completed through the short term (5 year) CIP and use the Master Plan as a road map for longer term planning for intervals up to 20 years. As part of the Capital Improvement Program, projections are prepared to determine the future funding requirements.

The City's [Adopted CIP Budget](#) for FY2022-2027 includes numerous categories of projects, including for wastewater (starting at page 90). The CIP list shows the project start and completion dates by fiscal year. Typically, the projects are funded using the City's CIP project reserves, existing rates, SRF loans and bond financing. New customers pay for CIP projects through the current connection fee. The CIP project list splits the cost of each individual project among existing and new customers based on the project benefits to existing and new customers.

Technical evaluations were prepared to ensure that the projects meet the design standards, the City's needs and other related requirements. The CIP projects were finalized based on the technical evaluations and are scheduled for design and construction.

The table below includes collection-system related capital improvement projects completed in the last five years and those planned for the next five years.

SYSTEM EVALUATION, CAPACITY ASSURANCE, CAPITAL IMPROVEMENTS

Summary of Capital Improvement Program Projects: Current Wastewater Projects

Account	Project Name	Current Funding	Adopted 2022-23	2023-24	2024-25	2025-26	2026-27	Projected Funding
1103	Recurring Plant Projects	560,000	575,000	200,000	200,000	200,000	200,000	1,935,000
1104	Recurring Collection or Rehabilitation System	183,000	850,000	750,000	250,000	250,000	250,000	2,533,000
1105	Lift Station Improvements	1,154,000	100,000	100,000	100,000	100,000	100,000	1,654,000
1116	Secondary Clarifier Improvements	316,000	300,000	300,000	300,000	150,000	150,000	1,516,000
1155	Stonegate Treatment Works Demolition	424,000	50,000	50,000	50,000	50,000	50,000	674,000
1156	New Outfall and River Levee Crossing	675,000	300,000	40,000,000				40,975,000
1179	Oxygen Generation System Improvements	209,000	150,000	6,000,000				6,359,000
1196	Rehabilitation of the West Chlorine Contact Basin	1,500,000						1,500,000
1219	Secondary Clarifier No.4	122,000				9,000,000		9,122,000
1229	Capitalization Fund	3,367,000	500,000	500,000	500,000	500,000	500,000	5,867,000
1252	Wastewater Treatment Facility Improvements	538,000						538,000
1277	Harter-Bridge Sewer Trunk Connection	2,400,000						2,400,000
1290	Third Anaerobic Digester		350,000		10,000,000			10,350,000
1291	Primary Clarifier Rotary Drum Thickener	250,000	250,000	250,000				750,000
1295	Bogue Road Sewer Extension	2,000,000	1,500,000					3,500,000
1303	Regional Septic System Conversion		100,000					100,000
1304	Temporary Discharge Point 003		450,000					450,000
		\$13,698,000	\$5,475,000	\$48,150,000	\$11,400,000	\$10,250,000	\$1,250,000	\$90,223,000
Sources of Funds		Current Funding	Adopted 2022-23	2023-24	2024-25	2025-26	2026-27	Projected Funding
General								
Transportation Development Act								
Streets and Roads								
DIF								
Federal Grant		4,000,000						4,000,000
SRF				6,000,000		9,000,000		15,000,000
CDBG			100,000					100,000
Water								
Wastewater		9,160,000	5,375,000	2,150,000	1,400,000	1,250,000	1,250,000	20,585,000
Other		538,000		40,000,000	10,000,000			50,538,000
		\$13,698,000	\$5,475,000	\$48,150,000	\$11,400,000	\$10,250,000	\$1,250,000	\$90,223,000

Table 8 - Summary of Capital Improvement Program Projects: Current Wastewater Projects

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has the City's capital improvement plan schedule been adhered to?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
8.4.1	Hold regular coordination meetings, with all parties, to help keep the projects on track and resolve issues that may arise in a timely manner.	Annually	X	X	X	X
8.4.2	For schedules that are not followed, justify and document the reason.	Each Delayed Project		X	X	

RESILIENCE

Resilience is addressed in Element 8 by:

- Is there an annual review of the Capital Improvement Plan by all appropriate individuals including both Engineering and Operations?

APPENDIX 8 INCLUSIONS

- None

9. Monitoring, Measurement, and Program Modifications

WDR REQUIREMENTS

[Attachment D-9 \(pg. D-9\)](#)

“The Plan must include an Adaptive Management section that addresses Plan-implementation effectiveness and the steps for necessary Plan improvement, including:

- *Maintaining relevant information, including audit findings, to establish and prioritize appropriate Plan activities;*
- *Monitoring the implementation and measuring the effectiveness of each Plan element;*
- *Assessing the success of the preventive operation and maintenance activities;*
- *Updating Plan procedures and activities, as appropriate, based on results of monitoring and performance evaluations; and*
- *Identifying and illustrating spill trends, including spill frequency, locations, and estimated volumes.”*

COMPLIANCE

The above requirements are addressed below:

- a. The City maintains accurate and relevant inspection and maintenance records for the collection system, including field data such as pipe cleaning and inspection frequencies, FSE inspections, and information regarding spills. Much of the documentation is maintained electronically, which allows for ease of access and analysis. This helps City staff to make sound decisions and prioritize activities when dealing with the routine and the unexpected. Monitoring of the City’s SSMP focuses on each element in terms of its implementation and effectiveness. The SSMP has been designed to include key performance indicators for each element, which are used to measure effectiveness. In addition, implementation responsibilities are included for each element to help ensure the SSMP is being implemented as intended.
- b. The City assesses the success of maintenance and operation activities by analyzing the monitoring data and trends to measure the effectiveness of each element of the SSMP. Changes can and are readily made to the planned work as needed to address higher priorities in the collection system.
- c. The City is committed to continuous improvement and monitors and evaluates performance of work programs and SSMP elements to ensure intended outcomes are achieved while looking for areas for improvement. Although the SWRCB requires that the SSMP be updated every six years, the SSMP is considered as a dynamic document and may require updating on a more frequent basis. Routine changes to administrative information, notwithstanding, minor changes will likely be required to address improvements identified through the SSMP Audit or through modifications required as conditions change.
- d. The City monitors spill trends, at a minimum every three years during required audits, utilizing the CMMS database, inspection records and CIWQS data. These resources are helpful in planning and programming work, and adjusting as needed, enabling the City to be adaptive and capitalize on lessons learned.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are SSMP Elements being periodically evaluated for effectiveness?
- Are work activities and spill events being documented?
- Has a plan and schedule been established to address audit findings/deficiencies from the last audit?
- Is Trend Analysis being performed on spill causes?
- Have work programs been assessed and updated as necessary?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
9.1	Assess work programs to ensure outcomes are as intended.	Annually		X	X	
9.2	Ensure work programs and the SSMP are updated based on assessments.	As Needed		X	X	
9.3	Monitor and evaluate spill trends. Document efforts.	Annually		X	X	

RESILIENCE

Resilience is addressed in Element 9 by:

- Development of key performance indicators to measure effectiveness of the SSMP.
- Performing periodic reviews of the SSMP to help ensure it is being properly implemented.
- Developing and adhering to a timeline to correct deficiencies found during the audit process.
- Periodically evaluating work programs to help ensure effectiveness.

APPENDIX 9 INCLUSIONS:

- None

10. Internal Audits

WDR REQUIREMENTS

Attachment D-10 (pg. D-10)

“The Plan shall include internal audit procedures, appropriate to the size and performance of the system, for the Enrollee to comply with section 5.4 (Sewer System Management Plan Audits) of this General Order.”

COMPLIANCE

The City submitted its most recent audit in compliance with the February 2, 2025, deadline and will complete audits every three years moving forward. The objective of the audit is to evaluate compliance, implementation and effectiveness of the SSMP. Additionally, the SSMP includes a description of how the City will comply with the requirements of each Element. The audit review includes an evaluation to determine if compliance has been met. A list of priority improvement opportunities will be prepared and updated as part of the audit program. Improvement opportunities will be used to prioritize and develop program modifications and will be initiated based on the priority and the available funding. An overview of SSMP related work completed between audits will be included in the program audits.

The Sewer Collections Division will perform periodic internal audits to determine the effectiveness of each element of the SSMP and will generate system metrics on an annual basis for the purpose of tracking, monitoring and adjusting the performance of the SSMP activities. The primary focus in the evaluation of system metrics will be the elimination of preventable spills and reduction of the impact of those spills that do occur.

Implementation is evaluated by determining if the City is executing the SSMP as stated.

Effectiveness is evaluated by using key performance indicators, which have been developed specifically for each element. An additional evaluation is performed to comply with Specifications 5.6 addressing resilience.

Resilience indicators have been developed for each element. These indicators serve to demonstrate how resilience is built into the SSMP and inspection, maintenance and spill response activities (see Appendix 12).

Any deficiencies discovered through the audit process are noted and a plan and schedule to implement corrective measures are established.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have audits been performed as required?
- Have the audits assessed compliance, implementation, and effectiveness?
- Have deficiencies been identified?
- Has a plan and schedule to rectify the deficiencies been established?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
10.1	Schedule audits in advance of due dates to ensure adequate time to complete. City has 6 months to complete the audit from the end of the audit period.	Beginning at end of audit period	X	X	X	X
10.2	Ensure a plan and schedule is developed to address deficiencies.	Once the Audit is completed	X	X	X	X

RESILIENCE

Resilience is addressed in Element 10 by:

- Periodically evaluating key performance indicators during the audit period to assess effectiveness and make corrections, if necessary, prior to the audit.
- Evaluating previous audits to ensure deficiencies have been rectified.
- Scheduling the audit due dates and completing the audit on time.

APPENDIX 10 INCLUSIONS:

- 10.1 2021-2024 SSMP Audit

11. Communication Program

WDR REQUIREMENTS

Attachment D-11 (pg. D-10)

“The Plan must include procedures for the Enrollee to communicate with:

- *The public for:*
- *Spills and discharges resulting in closures of public areas, or that enter a source of drinking water; and*
- *The development, implementation, and update of its Plan, including opportunities for public input to Plan implementation and updates.*
- *Owners/operators of systems that connect into the Enrollee’s system, including satellite systems, for:*
- *System operation, maintenance, and capital improvement-related activities.”*

COMPLIANCE

- a. When the City experiences a spill, it is standard procedure to secure the affected area and keep the public away. This is generally done using barricades, cones and caution tape. Should the City experience a spill that may require closure of public areas or enter a source drinking of water, signs will be immediately placed indicating the issue and providing contact information. Staff will remain on site to provide an additional safety factor until appropriate authorities respond and direct otherwise. In all cases, the City will follow the advice of higher authorities, such as the local environmental health department and other regulatory authorities.
- b. There are several opportunities for stakeholders and the public to participate and provide input into the development and update of the City’s SSMP. During its initial development stage, as with each SSMP Audit and update of the SSMP, the SSMP and related documents are presented to the City Council for review and acceptance. With the adoption of the new WDR, SSMP Audits are now performed every three years and re-certification and acceptance of updated SSMPs are required every six years. Prior to each City Council Meeting, these documents are included in Agenda packet which are readily available for review on the City’s website.

The City’s website includes the [Wastewater Planning](#) page which has links to the City’s 2020 Wastewater Master Plan, this SSMP, and the 2007 Yuba-Sutter Regional Recycled Water Waste Plan. The City’s [Public Works](#) page provides the public with several ways to contact the City.

- c. This section does not apply.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Does the City place all SSMP action items on the agenda for regular counsel/board meetings?
- Does the City have signage, or other means, readily available to notify the public of environmental or public risk factors related to a sewage spill?
- Does the City perform outreach to residential customers?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party			
			PW Maint Supt	Eng	Collex Super	Env Comp
11.1	Ensure the City Council approves the SSMP per schedule.	Every 6 years	X		X	
11.2	Ensure the SSMP is posted on the City website and the link functions properly.	Annually	X		X	
11.3	Ensure Sewage Spill Warning signs are readily available to communicate with the public when necessary	Annually			X	

RESILIENCE

Resilience is addressed in Element 11 by:

- Use the SSMP as a tool to communicate to the public how the City is managing the system.
- Maintain a consistent presence in the service area by attending community events or issuing periodic newsletters or other communications to the public.
- Make it clear and easy for the public to contact the City.

APPENDIX 11 INCLUSIONS

- None

LIST OF APPENDICES

APPENDIX 1	1.1 Gravity Main Details
APPENDIX 2	None
APPENDIX 3	None
APPENDIX 4	4.1 Example Training Record 4.2 Spill Response Training Requirements for Contracted Services 4.3 Example Equipment Inventory 4.4 Example Manole Inspection Form
APPENDIX 5	None
APPENDIX 6	None
APPENDIX 7	None
APPENDIX 8	None
APPENDIX 9	None
APPENDIX 10	10.1 2021-2024 SSMP Audit
APPENDIX 11	None

Appendix 1.1: Detailed Information For The Yuba City Collection System

Gravity Mains by Diameter (Source 2023 SSMP)

Diameter (inches)	Length (feet)	Length (miles)	Percent of System (%)
4	1,960	0.37	0.21
6	249,899	47.33	27.4
8	405,352	76.77	44.44
10	57,922	10.97	6.35
12	80,881	15.32	8.87
14	5,223	0.99	0.57
15	20,611	3.9	2.26
16	3,041	0.58	0.33
18	34,634	6.56	3.8
20	295	0.06	0.03
21	5,749	1.09	0.63
24	13,562	2.57	1.49
27	8,925	1.69	0.98
30	1,892	0.36	0.21
33	7,525	1.43	0.82
36	11,613	2.2	1.27
42	3,089	0.59	0.34
Total	912,174	172.76	100.0

All existing GIS information is subject to confirmation, per City staff

Gravity Mains by Material (Source 2023 SSMP)

Pipe Material	Length (feet)	Length (miles)	Percent of System (%)
Asbestos Cement (AC)	92,150	17.45	10.1
Cast Iron Pipe (CI)	1,464	0.28	0.16
Concrete (CONC)	38,998	7.39	4.28
Ductile Iron Pipe (DIP)	12,444	2.36	1.36
High-Density Polyethylene (HDPE)	291	0.06	0.03
Heavy-Walled Centrifugal Pipe (HWCP)	1,192	0.23	0.13
Polyvinyl Chloride (PVC)	3,77	0.07	0.04
Reinforced Concrete Pipe (RCP)	1,354	0.26	0.15
Reinforced Plastic Mortar (RPM)	9,454	1.79	1.04
Vitrified Clay Pipe (VCP)	754,449	142.89	82.71
Total	912,174	172.76	100.0

Approximate Age of Gravity Mains

Installation Decade	Approx Age (Yrs)	Length (feet)	Length (miles)	Percent of System (%)
Pre-1950s	80+	51,371	9.73	5.63
1950s	70	20,812	3.94	2.28
1960s	60	14,445	2.74	1.58
1970s	50	71,294	13.5	7.82
1980s	40	142,410	26.97	15.61
1990s	30	216,549	41.01	23.74
2000s and later	20 or Less	208,202	39.43	22.82
Unknown	Unknown	187,089	35.43	20.51
Total	-	912,174	172.76	100.0

Appendix 4.1: Spill Response Requirements for Contracted Services

Contracted services personnel performing work on the Agency sewer system who cause or otherwise discover a sewage blockage or spill are required, at a minimum, to respond as detailed below.

1. Immediately notify the Agency of any sewer problem encountered. During business hours, call (503) 822-4626 or after-hours call (530) 822-4661.
 - ☐ Spill
 - ☐ Surcharging pipe
 - ☐ Obstruction
2. Make attempts to contain the spill or prevent sewage from reaching surface water or drainage system.
 - ☐ Absorbent
 - ☐ Dirt
 - ☐ Sandbags
3. Cordon off the area to keep the public safe.
 - ☐ Traffic cones
 - ☐ Barricades
 - ☐ Caution Tape
4. Provide photo/video documentation.
 - ☐ Take Photo(s) of the spill appearance point.
 - ☐ Take 10 second video of the active spill (from approximately 10 feet away)
 - ☐ Take photo of the affected area.
5. Remain onsite until Agency staff arrives and provide:
 - ☐ The time problem was discovered.
 - ☐ The time the spill was discovered (if different from time problem was discovered)

This was discussed/reviewed with: _____ Date: MM/DD/YYYY

Contractor Representative: _____

Print Name Signature

Agency Representative: _____

Print Name Signature

Appendix 4.2 Example Training Record

Topic: _____ Training Date: MM/DD/YYYY

Trainer: _____ Trainer Position/Company: _____

Training Location/Environment: _____

Basis for Training & Materials Used: _____

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Comments: _____

(Basis Examples: SOP, Power Point, Manufacturer’s Recommendations, on-the-job-training. Reference Title when applicable)

Attachments ☐

TRAINING DESCRIPTION: _____

(Describe in detail what training entailed)

TRAINING METHOD _____

(Check all that apply)

- ☐ Classroom/Instructor
- ☐ Breakout Sessions
- ☐ Tabletop Exercise
- ☐ Coaching/Mentoring
- ☐ Hands-on
- ☐ Drill
- ☐ Role Playing
- ☐ Computerized/on-line Training
- ☐ Other:

Attachments ☐

METHOD TO QUALIFY TRAINEES

(Check all that apply)

- ☐ Exam/Quiz
- ☐ Assessment of Ability
- ☐ Attendance/Participation
- ☐ Other:

(Maintain Qualifying Records with Training Records)

Trainer Signature:

Date:

MM/DD/YYYY

Length of Training (Time)

hours

SIGNATURE SHEET

[illegible]

Appendix 4.3 Yuba City Collection System: Example Equipment Inventory List

CORPORATION YARD: SEWER MAINS AND STONEGATE SYSTEM

Pipe and fittings for sewer line repairs and all replacement and repair parts associated with the Stonegate STEP systems are stored at the Corporation Yard. Sewer crews maintain sewer mains and respond to emergencies throughout the City as scheduled and as needed. Sewer crews replace the pumps, valves, bio baskets, and inspect the associated electrical and mechanical equipment for each home in the Stonegate area on a three-year rotation and respond to emergencies as needed. The following are the minimum quantities of pipe, fittings and supplies stored at the Corporation Yard. The Sewer System Supervisor tracks the inventory and ensures equipment and supplies are ordered as needed to maintain adequate inventories.

Corporation Yard: General Inventory List

- | | |
|----------------------------|---|
| • 8-inch SDR 26 pipe | • 4-inch ABS couplings |
| • 6-inch SDR 26 pipe | • 4-inch plastic-to-plastic Fernco |
| • 4-inch SDR pipe | • 6-inch Fernco sheer band couplings clay-to-clay |
| • 4-inch ABS pipe | • 6-inch Fernco sheer band couplings concrete-to-clay |
| • 4-inch 90's ABS fittings | • 8-inch Fernco sheer band couplings clay-to-clay |
| • 4-inch 90's ABS fittings | • 8-inch Fernco sheer band couplings concrete-to-clay |

Corporation Yard: Stonegate Supplies

- | | |
|--------------------|---------------------|
| • 12 pumps | • 8 lids/ bolt kits |
| • 20 check valves | • 12 valves on/off |
| • 35 float trees | • 6 alarm switches |
| • 12 bio baskets | • 2 panel boxes |
| • 2 bio containers | |

SPILL RESPONSE EQUIPMENT

Most equipment for responding to Sanitary Sewer Spills is stored at the Corporation Yard. Additional equipment is stored at the WWTF. The following table lists the minimum quantities of stored equipment.

Spill response equipment stored at the Corporation Yard

- | | |
|----------------------------------|---|
| • Two 25 kW portable generators | • 150 kW portable generator |
| • One 6-inch portable trash pump | • Two Combination Vactor/Hydro-Jet trucks |
| • Off Roader Hydro-Jet | • One 3-inch portable submersible pump |
| • One CCTV Truck | • One mini-excavator |

Spill response equipment stored at the WWTF

- | | |
|------------------------|------------------------|
| • Two 25 kW generators | • One 180 kW generator |
| • One 180 kW generator | |

LIFT STATIONS

The following table describes the lift stations and example equipment inventory.

LS	Location	Pumps	Model	Volts	Generator	Inventory notes
1	Del Monte Ave & Woodbridge Ave	3 each 5 HP	Flygt 3102	460	Has a Standby	1 spare for all Flygt 3102 pumps
2	Market St. & Ainsley Ave	3 each 30 HP	Flygt 3102	460	Has a Standby	1 spare for all Flygt 3102 pumps
3	Lassen Ave & Harter Rd	3 each 10 HP	Flygt 3127	460	Has a Standby	1 spare for all Flygt 3127 pumps
4	Blevin Rd & Butte House Rd	3 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
5	Palora Ave & Whyler Rd	2 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
6	Queens Rd & HWY 99	2 each 7.5 HP	Flygt 3127	230	No Generator/ 25 kVA	1 spare for all Flygt 3127 pumps
7	Richland Rd & Glenwood Dr	2 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
8	Louise Ave & Rocca Way	2 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
9	Smith Rd & Walton Ave	2 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
10	Lincoln Rd Gilisizer & Hwy 99	3 each 30 HP	Flygt 3102	460	Has a Standby	Station normally operates on two of the three pumps. One spare on the shelf. Also, can use spare Flygt 3085 (10 HP) if needed.
11	Garden Hwy & Shanghai Bend Rd	2 each 10 HP	Flygt 3127	230	No Generator/ 25 kVA	1 spare for all Flygt 3127 pumps
12	Bogue Rd & Falls Dr	2 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
13	Bogue Rd & Wild River Dr	2 each 3 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
14	Stabler Ln & Parc West Dr	2 each 5 HP	Flygt 3127	230	Has a Standby	1 spare for all Flygt 3127 pumps
15	George Wash Blvd & Hwy 20	2 each 12 HP	Flygt 3085	460	No Generator/ 25 kVA	No spares on the shelf. Can use spare Flygt 3085 (10 HP) if needed. Rebuild kit in stock in warehouse.
16	E Onstott Rd & Manchester Ave	2 each 5 HP	Flygt 3102	230	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps
17	3301 E Onstott Rd	2 each 5 HP	Flygt 3102	460	No Generator/ 25 kVA	1 spare for all Flygt 3102 pumps

Appendix 4.4 Example Manhole Inspection Form

Manhole # _____ Depth _____ Inspection Date _____ By _____
 (Rim to Invert)

Lid Type: Bolt down ☐ Standard 26" ☐ Standard 36" ☐ Other: _____ Needs Manhole Marker ☐

Access: Accessible ☐ Restricted ☐ Seasonal ☐

Access Notes: _____

Comments: _____

Evidence of: High Water ☐ Vermin ☐

Frame & Cover OK ☐

Broken/Cracked ☐ Offset ☐ Wrong Lid Type ☐ Improper Grade ☐ Bolts Missing ☐ Damaged Threads ☐

Other Problem: _____

Comments: _____

Action Taken: _____

Grade Rings OK ☐

Broken/Cracked ☐ Offset ☐ I & I ☐ / Rate _____ H2S Damage ☐ / Rate _____ Roots ☐ / Rate _____

Other Problem: _____

Comments: _____

Action Taken: _____

Cone OK ☐

Broken/Cracked ☐ Offset ☐ I & I ☐ / Rate _____ H2S Damage ☐ / Rate _____ Roots ☐ / Rate _____

Other Problem: _____

Comments: _____

Action Taken: _____

Barrel OK ☐

Broken/Cracked ☐ Offset ☐ I & I ☐ / Rate _____ H2S Damage ☐ / Rate _____ Roots ☐ / Rate _____

Other Problem: _____

Comments: _____

Action Taken: _____

Bench OK ☐

Broken/Cracked ☐ Offset ☐ I & I ☐ / Rate _____ H2S Damage ☐ / Rate _____ Roots ☐ / Rate _____

Other Problem: _____

Comments: _____

Action Taken: _____

Channel OK ☐

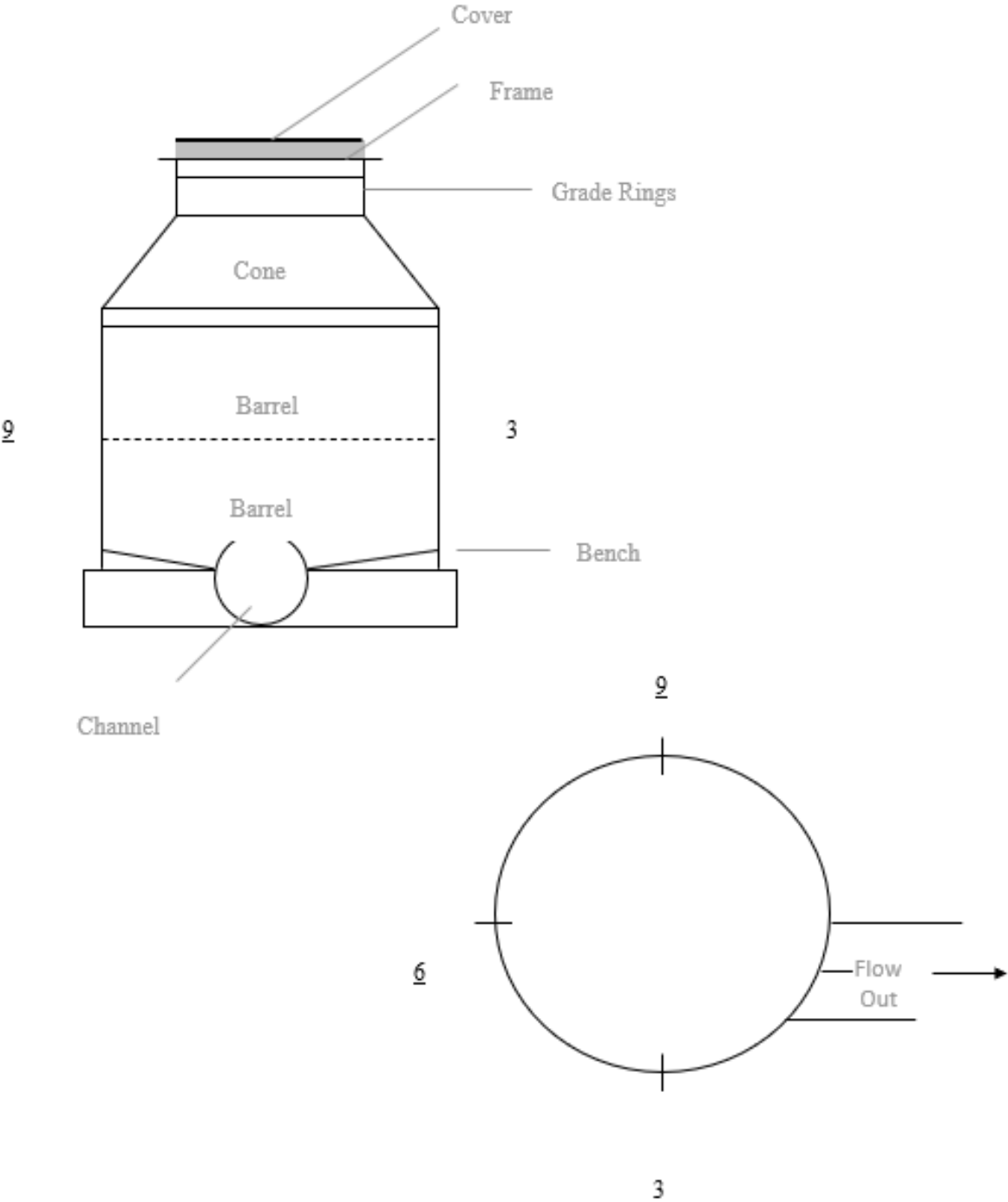
Broken/Cracked ☐ Offset ☐ I & I ☐ / Rate _____ H2S Damage ☐ / Rate _____ Roots ☐ / Rate _____

Other Problem: _____

Comments: _____

Action Taken: _____

Indicate Problem, Rating and Location by drawing on Diagram(s) below.





City of Yuba City Sewer System Management Plan (SSMP)

Audit Period August 3, 2021 – August 2, 2024

Report Date: January 30, 2025

SSMP Audit Committee:

Katherine Willis, Environmental Compliance Manager
Eduardo Ramirez, Wastewater Collections Supervisor
Mandy Barker, Administrative Assistant
Julian Singh, Wastewater Collections Maintenance Worker II
Lain Asher, Wastewater Collections Maintenance Worker I
Edgar Ramirez, Wastewater Collections Maintenance Worker II

Report Prepared by:

Katherine Willis, Environmental Compliance Manager

Overview

The City operates the City of Yuba City collection system and its satellite, the Stonegate Village collection system.

System Name	Waste Discharger Identification Number	Audit Period	Audit Due Date
Yuba City CS	5SSO11100	8/3/2021 – 8/2/2024	2/2/2025
Stonegate Village CS	5SSO11060	8/3/2021 – 8/2/2024	2/2/2025

The Yuba City sewer system includes 173 miles of gravity pipeline, ranging from 4 inches to 42 inches in diameter. Stonegate Village is served by a septic tank effluent pumping (STEP) system, with 1.85 miles of pressurized sewer lines.

Audit Purpose and Background

The purpose of the SSMP audit is to evaluate the effectiveness of the City's efforts to manage, design, operate, and maintain the sanitary sewer system. The audit includes an assessment of the SSMP's compliance with mandated requirements, an evaluation of the effectiveness of the City's current program, identification of elements needing to be updated, and recommended improvements.

This report summarizes the results of the 2025 audit of the Sewer System Management Plan by the City of Yuba City SSMP Audit Committee. The audit covers the period August 3, 2021 through August 2, 2024, and was completed with assistance from the Maintenance, Utilities, and Engineering Divisions of the City's Public Works and Development Services Divisions.

The City has been actively upgrading the sanitary sewer system since 2012 through capital improvement projects and its operations and maintenance activities. Over time, the City has succeeded in significantly reducing the number and volume of wastewater spills.

This reflects a combination of operational practices, equipment acquisition, and improvements to the collection system.

In the years leading up to this audit period, the City conducted the following activities:

- **Downtown Area Collection System Rehab/Replacement**

Over \$10 million was invested to replace and rehabilitate sewer mains in the Yuba City downtown core district from 2012 through 2014. Many segments of the City's collection system dated back to the early 1900s. Most of the sewer pipelines in this project area were constructed in 1926.

- **SmartCover Monitoring**

The City started installing SmartCover System sensors in manholes beginning in 2014 to detect potential lift station problems, and provide alarms if lift stations were not keeping up with the necessary pumping rates.

- **Generators**

Permanent standby generators were installed at three lift station sites. Generator hookups were installed at all 17 lift station sites.

- **Lift Station Odor Control**

Ozone odor control systems were installed at Lift Station #2 and Lift Station #10.

During the audit period, the following project was completed:

- **Sewer Main Lining Project**

In 2021, the City relined approximately 2,590 linear feet of 42-inch Techite pipe trunk line from Lincoln Road and the Garden Highway to the WWTF. The 2020 Wastewater Master Plan recommended the removal or rehabilitation of 9,420 feet of Techite reinforced plastic mortar pipe in the City's wastewater collection system due to its high failure rate.

Operations and Maintenance Projects and Initiatives

As outlined in the first column of the following table, the City is focusing on the following elements of its collections system operations and maintenance program. The second column provides an assessment of the activities that occurred during the audit period.

May 2023 SSMP Update Guidance	August 2021 – August 2024 Performance
Sewer jetting work with a goal to clean the collection system on a 3-year cycle.	A review of sewer jetting records over the audit period indicates the Collections crew is close to meeting this target.
Sewer CCTV work with a goal to inspect the collection system on a 5-year cycle.	A review of TV inspection records indicates the Collections crew is close to meeting this target.
Contracted chemical root control using an herbicide to kill roots that have grown into the sewer system. Roots are particularly problematic where sewer mains are located in backyard easements.	The City contracts for a company to treat about 3 miles a year. Due to a sanitary sewer spill (SSS) in May 2023, an additional line segment was added to this program to prevent future spills at this location.
High-frequency cleaning of pre-selected pipeline segments where history has shown that grease or debris will cause sewer backups or SSSs unless cleaned on a high frequency	The City replaced sewer mains on two segments of historically problematic pipelines. These were removed from the high-frequency cleaning list.
The City replaced sewer mains on two segments of historically problematic pipelines. These were removed from the high-frequency cleaning list.	The City replaced sewer mains on two segments of historically problematic pipelines. These were removed from the high-frequency cleaning list.
Reducing Fats, Oils, and Grease (FOG) backups and spills.	Increasing inspection frequency for food service establishments
Conducting preventative maintenance at each sewer lift station on an annual basis.	Annual preventative lift station maintenance was conducted consistent with the scheduled frequency.
Replacing critical septic system components at 112 Stonegate Village services every three years.	The replacement frequency was changed to every two years to improve reliability of the pumping systems.

Sanitary Sewer Spills

During the 3-year audit period, the City had two Sanitary Sewer Spills on City-operated sewer lines.

	Yuba City CS	Stonegate CS
Date	5/28/23	9/23/21
Spill Category	1	3
Estimated Total Spill Volume to Reach Surface Water (gal)	285	0
Estimated Spill Volume to Reach Land (gal)	0	10
Estimated Spill Volume Recovered (gal)	150	0
Estimated Total Spill Volume (gal)	435	10
Cause	Root intrusion into main	Pump station failure

Following the May 2023 spill caused by root intrusion, the line segment serving the affected service was added to the chemical root intrusion program.

SSMP Audit Checklist

A list of audit requirements, an assessment of City compliance, and recommendations for improvement are included in the following SSMP Audit Checklist.

City of Yuba City SSMP Audit Checklist

Audit Date: January 28, 2025

Audit Period: August 3, 2021 – August 2, 2024

Audit Team Members: Katherine Willis, Eduardo Ramirez, Mandy Barker, Julian Singh, Lain Asher, Edgar Ramirez

Note: The General Order requires that audits be conducted every three years, at minimum

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
1	Goals	The goal of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system.			
2	Organization	The SSMP must identify:			
	(a)	The name of the responsible or authorized representative	Yes/No	Current LRO is Benjamin Moody and Data Submitters are Eduardo Ramirez and Katherine Willis.	Update in August 2025 SSMP Update.
	(b)	The names and telephone numbers for management, administrative, and maintenance positions responsible for implementing specific measures in the SSMP program. The SSMP must identify lines of authority through an organization chart or similar document with a narrative explanation	Yes/No	Need to update tables and organizational chart.	Update in August 2025 SSMP Update.

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(c)	The chain of communication for reporting SSSs, from receipt of a complaint or other information, including the person responsible for reporting SSSs to the State and Regional Water Board and other agencies if applicable	Yes	Chart is still current	
3	Legal Authority Each Enrollee must demonstrate, through sanitary sewer system use ordinances, service agreements, or other legally binding procedures, that it possesses the necessary legal authority to:				
	(a)	Prevent illicit discharges into its sanitary sewer system	Yes	Municipal Code references reviewed by City Staff and determined to meet requirements.	
	(b)	Require that sewers and connections be properly designed and constructed	Yes	Municipal Code references reviewed by City Staff and determined to meet requirements.	
	(c)	Ensure access for maintenance, inspection, or repairs for portions of the lateral owned or maintained by the Public Agency	Yes	Municipal Code references reviewed by City Staff and determined to meet requirements.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(d)	Limit the discharge of fats, oils, and grease and other debris that may cause blockages	Yes	Municipal Code references reviewed by City Staff and determined to meet requirements.	
	(e)	Enforce any violation of its sewer ordinances	Yes	Municipal Code references reviewed by City Staff and determined to meet requirements.	
4	O&M Program The SSMP must include those elements listed below that are appropriate and applicable to the Enrollee's system:				
	(a)	Maintain an up-to-date map of the sanitary sewer system, showing all gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater conveyance facilities	No	- Update sanitary sewer system maps. - Develop system for recording unmapped line segments	- City hired a consultant to begin updating GIS maps in FY 2024/25. - Recommending continuing updating maps over time.
	(b)	Describe routine preventive operation and maintenance activities by staff and contractors, including a system for scheduling regular maintenance and cleaning of the sanitary sewer system with more frequent cleaning and maintenance targeted at known problem areas. The Preventative Maintenance (PM) program should have a system to document scheduled and conducted activities, such as work orders	Yes	PM work order tracking has improved significantly over 3-year audit period by using facility identification numbers for work orders and checking consistency of documentation of PM activities.	Standard Operating Procedures (SOPs) and Emergency Response Plans (ERPs) should be created for the City's lift stations.

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(c)	Develop a rehabilitation and replacement plan to identify and prioritize system deficiencies and implement short-term and long-term rehabilitation actions to address each deficiency. The program should include regular visual and TV inspections of manholes and sewer pipes, and a system for ranking the condition of sewer pipes and scheduling rehabilitation. Rehabilitation and replacement should focus on sewer pipes that are at risk of collapse or prone to more frequent blockages due to pipe defects.	Yes	The Wastewater Master Plan provides the foundation for prioritizing funding needed to repair and maintain the City's infrastructure. Results of regular visual and TV inspections are used to refine prioritization.	Continue efforts to achieve SSMP goals of sewer jetting collection system sewer on a 3-year cycle and conducting TV inspections on a 5-year cycle.
		The rehabilitation and replacement plan should include a capital improvement plan that addresses proper management and protection of the infrastructure assets. The plan shall include a time schedule for implementing the short- and long-term plans plus a schedule for developing the funds needed for the capital improvement plan	Yes	The capital improvement plan in the Wastewater Master Plan includes timelines and funding plans for long-term protection of infrastructure assets.	Update the priorities identified Wastewater Master Plan based system conditions and anticipated development.
	(d)	Provide training on a regular basis for staff in sanitary sewer system operations and maintenance, and require contractors to be appropriately trained	Yes	Staff training program is in place, and training occurs on a regular schedule.	Increase training related to Sanitary Sewer Spill response plan.

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(e)	Provide equipment and replacement part inventories, including identification of critical replacement parts	Yes	Equipment and replacement part inventories are maintained and critical replacement parts inventories have been maintained at or above minimum desired levels.	
5	Design and Performance Provisions				
	(a)	Design and construction standards and specifications for the installation of new sanitary sewer systems, pump stations and other appurtenances; and for the rehabilitation and repair of existing sanitary sewer systems	Yes	Design and construction standards and specifications verified by Engineering Department as meeting WDR requirements.	
	(b)	Procedures and standards for inspecting and testing the installation of new sewers, pumps, and other appurtenances and for rehabilitation and repair projects	Yes	Design and construction standards and specifications verified by Engineering Department as meeting WDR requirements.	
6	Spill Emergency Response Plan (SERP) Each Enrollee shall develop and implement an overflow emergency response plan that identifies measures to protect public health and the environment. At a minimum, this plan must include the following:				

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(a)	Proper notification procedures so that the primary responders and regulatory agencies are informed of all SSSs in a timely manner	Yes	A consultant assisted City staff in development of the SERP to meet the 2022 General Order guidelines for developing SSMPs and SERPs. These plans include the appropriate spill response and notification procedures.	
	(b)	A program to ensure an appropriate response to all overflows	Yes	A consultant assisted City staff in development of the SERP to meet the 2022 General Order guidelines for developing SSMPs and SERPs. These plans include the appropriate spill response and notification procedures.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(c)	Procedures to ensure prompt notification to appropriate regulatory agencies and other potentially affected entities (e.g., health agencies, Regional Water Boards, water suppliers, etc.) of all SSSs that potentially affect public health or reach the waters of the State in accordance with the MRP. All SSSs shall be reported in accordance with this MRP, the California Water Code, other State Law, and other applicable Regional Water Board WDRs or NPDES permit requirements. The SSMP should identify the officials who will receive immediate notification	Yes	A consultant assisted City staff in development of the SERP to meet the 2022 General Order guidelines for developing SSMPs and SERPs. These plans include the appropriate spill response and notification procedures.	
	(d)	Procedure to ensure City staff are aware of, are trained, and follow SERP	Yes	Collections staff are aware and trained to follow the SERP.	Since there have been very few actual spills, additional training in spill volume assessment and spill response is recommended.
	(e)	Procedures to ensure that appropriate staff and contractor personnel are aware of and follow the SERP and are appropriately trained	Yes	Collections staff are aware of and trained to follow the SERP.	Additional training is recommended.
	(f)	Procedures to address emergency operations, such as traffic and crowd control and other necessary response activities	Yes	City staff are trained in procedures to address emergency operations.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(g)	A program to ensure that all reasonable steps are taken to contain and prevent the discharge of untreated and partially treated wastewater to waters of the United States and to minimize or correct any adverse impact on the environment resulting from the SSSs, including such accelerated or additional monitoring as may be necessary to determine the nature and impact of the discharge	Yes	A consultant assisted City staff in development of the SERP to meet the 2022 General Order guidelines for developing SSMPs and SERPs. These plans include the appropriate spill response and notification procedures.	
7	FOG Control Program Each Enrollee shall evaluate its service area to determine whether a FOG control program is needed. If an Enrollee determines that a FOG program is not needed, the Enrollee must provide justification for why it is not needed. If FOG is found to be a problem, the Enrollee must prepare and implement a FOG source control program to reduce the amount of these substances discharged to the sanitary sewer system. This plan shall include the following as appropriate:				
	(a)	An implementation plan and schedule for a public education outreach program that promotes proper disposal of FOG	Yes	Public education and outreach includes posting videos on social media and attending the Yuba Sutter County Fair, where staff hand out educational brochures and promotional items.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(b)	A plan and schedule for the disposal of FOG generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of FOG generated within a sanitary sewer system service area	Yes	Grease removed from the collection system is disposed of at the City's wastewater treatment facility. FOG generated by FSEs is collected in grease interceptors or grease traps and is maintained by the FSEs.	
	(c)	The legal authority to prohibit discharges to the system and identify measures to prevent SSSs and blockages caused by FOG	Yes	The City's Sewer Use Ordinance gives the City the legal authority to enforce the City's FOG program. Section 6-5.1202.b states: "No FSE shall discharge FOG or cause FOG to be discharged into the public sewer that causes an SSO, exceeds a concentration level set forth in Section 6-5.208, or that may accumulate and/or cause or contribute to blockages in the public sewer."	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(d)	Requirements to install grease removal devices (such as traps or interceptors), design standards for the removal devices, maintenance requirements, BMP requirements, record keeping and reporting requirements	Yes	The City's most recent Sewer Use Ordinance adopted by the City Council on January 18, 2022, requires the installation of grease interceptors or grease traps, design standards as set forth in the most recent California Plumbing Code, maintenance requirements, best management requirements, and reporting requirements.	
	(e)	Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the FOG ordinance	Yes	The City's Sewer Use Ordinance gives the City the legal authority to enforce the City's FOG program.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(f)	An identification of sanitary sewer system sections subject to FOG blockages and establishment of a cleaning maintenance schedule for each section	Yes	The Sewer Collections staff has identified sections of the system subject to FOG blockages and conducts maintenance on a schedule adjusted to prevent SSSs.	
	(g)	Development and implementation of source control measures for all sources of FOG discharged to the sanitary sewer system for each section identified in (f) above	Yes	The City FOG inspector works with commercial establishments to minimize the entry of FOG into the collection system, and City staff conduct outreach to residents to minimize the entry of FOG into the system from residential customers.	
8	System Evaluation and Capacity Assurance Plan The Enrollee shall prepare and implement a capital improvement plan (CIP) that will provide hydraulic capacity of key sanitary sewer system elements for dry weather peak flow conditions, as well as the appropriate design storm or wet weather event. At a minimum, the plan must include:				

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(a)	Evaluation: Actions needed to evaluate those portions of the sanitary sewer system that are experiencing or contributing to an SSS discharge caused by hydraulic deficiency. The evaluation must provide estimates of peak flows (including flows from SSSs that escape from the system) associated with conditions similar to those causing overflow events, estimates of the capacity of key system components, hydraulic deficiencies (including components of the system with limiting capacity) and the major sources that contribute to the peak flows associated with overflow events	Yes	The City's 2020 Wastewater Master Plan modeled trunk sewer lines that were 12" in diameter or larger, and some small diameter gravity mains as well. In FY 24/25, City contracted with the consulting firm that developed the master plan to update the hydraulic model upon which the Wastewater Master Plan was developed.	The hydraulic model update is anticipated to be complete in 2025.
	(b)	Design Criteria: Where design criteria do not exist or are deficient, undertake the evaluation identified in (a) above to establish appropriate design criteria	Yes	Results of the hydraulic modeling will be used to determine the need for updating design criteria.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(c)	Capacity Enhancement Measures: The steps needed to establish a short- and long-term CIP to address identified hydraulic deficiencies, including prioritization, alternatives analysis, and schedules. The CIP may include increases in pipe size, I/I reduction programs, increases and redundancy in pumping capacity, and storage facilities. The CIP shall include an implementation schedule and shall identify sources of funding.	Yes	Results of the hydraulic modeling will be used to determine the need for updating design criteria. Results of condition assessments will be used to inform recommended CIP priorities.	
	(d)	Schedule: The Enrollee shall develop a schedule of completion dates for all portions of the capital improvement program developed in (a)-(c) above. This schedule shall be reviewed and updated consistent with the SSMP review and update requirements as described in Section D. 14.	Yes	The Wastewater Master Plan includes lists of projects for near-term and buildout CIP projects for trunk main and lift station projects. These projects were prioritized in 1-5 year, 6-10 year, and 11-20 year.	City staff reviews the projects recommended in the Wastewater Master Plan each year as part of the budget planning process.
9	Monitoring, Measurement, and Program Modifications The Enrollee shall:				
	(a)	Maintain relevant information that can be used to establish and prioritize appropriate SSMP activities	Yes	The City's work order tracking system is used to document and prioritize SSMP activities.	

City of Yuba City SSMP Audit Checklist

Section	Title	Requirement	Compliant with Order (Yes / No)	Audit Compliance Notes	Follow-Through Implementations Scheduled Improvement Date
	(b)	Monitor the implementation and, where appropriate, measure the effectiveness of each element of the SSMP	Yes		
	(c)	Assess the success of the preventative maintenance program	Yes	A key measure of success of the preventative maintenance program is the occurrence of only two SSS events in the three-year period of this audit.	
	(d)	Update program elements, as appropriate, based on monitoring or performance evaluations; and	Yes		
	(e)	Identify and illustrate SSS trends, including: frequency, location, and volume	Yes		
10	SSMP Program Audits As part of the SSMP, the Enrollee shall conduct periodic internal audits, appropriate to the size of the system and the number of SSSs. At a minimum, these audits must occur every two years and a report must be prepared and kept on file. This audit shall focus on evaluating the effectiveness of the SSMP and the Enrollee's compliance with the SSMP requirements including identification of any deficiencies in the SSMP and steps to correct them				
11	Communications Program				
		The Enrollee shall communicate on a regular basis with the public on the development, implementation, and performance of its SSMP. The communication system shall provide the public the opportunity to provide input to the Enrollee as the program is developed and implemented	Yes	The City Council adopted the 2023 SSMP Update at a public meeting held on May 16, 2023.	The City Council will be scheduled to adopt a 2025 SSMP Update in July 2025

City of Yuba City SSMP Audit Checklist

<i>Section</i>	<i>Title</i>	<i>Requirement</i>	<i>Compliant with Order (Yes / No)</i>	<i>Audit Compliance Notes</i>	<i>Follow-Through Implementations Scheduled Improvement Date</i>
		The Enrollee shall also create a plan of communication with systems that are tributary and/or satellite to the Enrollee's sanitary sewer system	NA		

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Yuba City Landscape District No. 1 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports Yuba City Landscape Maintenance District No.1
- Resolution of Intention to Levy and Collect Assessments, Yuba City Landscape Maintenance District No.1

B. Set a Public Hearing for July 15, 2025 at 6:00PM to establish assessments for Fiscal Year (FY) 2025-26

Fiscal Impact: Receipt of assessments and expenditure of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To continue to provide lighting and landscape maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Landscape Maintenance District No. 1 (LLMD 1) addresses the City Council's Strategic Goal of maintaining infrastructure, as levying LLMD No. 1 will ensure that landscaping, and other items included in the District are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMD 1. The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed.

LLMD 1 includes the Stabler Lane area (Zone of Benefit A) and Garden Highway Area (Zones of Benefit B, B_1, and B_2). Zones of Benefit A and B do not have provisions for a cost of living

adjustment (COLA) and have historically been charged the maximum levy allowed in order to cover their annual expenses. Zones B_1 and B_2 are recently formed zones of benefit and do have provisions for a COLA which is based on the Consumer Price Index from January to January.

Analysis:

The Engineer's Annual Report has been prepared and is on file in the City Clerk's office. It describes each District, the improvements therein, the method of assessment and the proposed assessment for each parcel. The Resolution of Intention to levy and collect assessment is required by state law for existing districts. The proposed action in this report sets a public hearing for the Council meeting to be held on July 15, 2025 to establish assessments for the coming year.

District No. 1, Zones of Benefit B_1 and B_2 will see increases in their annual levies. The levies were raised in response to inflation. District No. 1 Zones of Benefit A and B will continue to be levied at the maximum amount, and will not be increased further due to their lack of COLAs.

Fiscal Impact:

The proposed assessments for FY 2025-26 are shown in Attachment 3.

The projected revenue, expenditures, and cash balance, which include capital reserve for the Districts, are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/2026*
1A	\$22,007.36	\$22,022.90	(\$4,138.83)
1B**	\$65,802.70	\$66,385.20	(\$5,205.80)

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

**Dollar amounts for Zones of Benefit B, B_1 and B_2 are included within the "1B" row of the table.

District 1 was formed in 1990 with no COLA, therefore the District's funding is annually based on 1990 dollars. This means that in District 1, Zone of Benefit A, each parcel pays \$56.72 annually; and in Zone of Benefit B, each parcel pays \$29.50 annually. Staff has reduced maintenance in District 1 to minimal levels in attempts to keep the District's balance positive. With increases in maintenance, water, and electrical costs, it has become increasingly difficult to provide minimally acceptable maintenance. If the Zones of Benefits' rates were inflated to 2025 dollars, the annual amounts per parcel would be \$141.33 and \$73.50, respectively. The current average annual per-parcel rate among all other residential LLMDs in the City is approximately \$200.

Moving forward, staff will need to continue with reducing services in these Zones of Benefit due to lack of funding. In order to correct the funding issues, and re-establish great aesthetics through higher levels of maintenance, staff may conduct a Proposition 218 hearing to modify the District for inclusion of COLAs.

Alternatives:

1. Council may direct City staff to follow legal procedures in order to modify District No. 1, increasing assessment amounts to a level appropriate for maintenance, and including a Cost of Living Adjustment.
2. Council may cancel the district and find alternative funding sources to maintain the landscaping and related items in this area.

Recommendation:

A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports Yuba City Landscape Maintenance District No.1
- Resolution of Intention to Levy and Collect Assessments, Yuba City Landscape Maintenance District No.1

B. Set a Public Hearing for July 15, 2025 at 6:00PM to establish assessments for Fiscal Year (FY) 2025-26

Attachments:

1. Attachment 1 - Resolution LLMD 1 Approve Engineer's Report
2. Attachment 2 - Resolution LLMD 1 Set Public Hearing Date
3. Exhibit A - District Maps LLMD 1
4. Attachment 3 - Proposed Assessments
5. Attachment 4 - Engineer's Reports

Prepared By:

Josh Wolfe
Senior Civil Engineer

Submitted By:

Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORT FOR THE YUBA CITY
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (STABLER LANE/GARDEN
HIGHWAY AREA)**

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District No. 1, ("District"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on June 17, 2025, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the District for the 2025-26 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed the written report with the City Clerk entitled "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2025/2026 Engineer's Annual Levy Report" (the "Engineer's Report") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said Engineer's Report and each and every part thereof, and finds that each and every part of said reports are sufficient, and that no portion of the reports require or should be modified in any respect.

WHEREAS, the City Council desires to formally approve the Engineer's Report, as filed, pursuant to Section 22623 of the Act.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council finds that the Engineer's estimates prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said Engineer's Report be, and each of them are hereby, preliminarily approved and confirmed.
3. The City Council finds that the diagram showing the District referred to and described in said Engineer's Report, the boundaries of the subdivisions of the land within said District, is the same as existed at the time of passage of said Resolution and is hereby preliminarily approved and confirmed.
4. The City Council finds that the proposed assessments upon the subdivisions of land in said Districts are in proportion to the estimated benefit to be received by said subdivisions, respectively, from the work and incidental expenses as contained and detailed in the Engineer's Report, which is hereby preliminarily approved and confirmed.

5. The City Council hereby approves the “City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2025/2026 Engineer’s Annual Levy Report.” Said report shall serve as the Engineer’s Report for the purposes of subsequent proceedings for Landscape Maintenance District No. 1.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July, 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS
WITHIN YUBA CITY LANDSCAPE MAINTENANCE DISTRICT NO. 1
(STABLER LANE/GARDEN HIGHWAY AREA) PURSUANT TO THE
LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF
THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A
TIME AND PLACE FOR HEARING OBJECTIONS THERETO**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") requires the review of annual assessment of existing Districts; and

WHEREAS, the City Council of the City of Yuba City previously formed Yuba City Landscape Maintenance District No. 1 ("District"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, assessments levied within the District provide revenue for the purposes of the servicing, operation, maintenance, repair, and replacement of designated turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping) surrounding the developments; and

WHEREAS, on June 17, 2025, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2025-2026 Fiscal Year; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer prepared and filed such report (the "Engineer's Report") with the City Clerk, and the City Clerk has presented the Engineer's Reports to the City Council; and

WHEREAS, on July 1, 2025, the City Council adopted a Resolution approving the Engineer's Reports as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the Districts for Fiscal Year 2025-26, and to call a public hearing thereto.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within an existing assessment district designated Yuba City Landscape Maintenance District No. 1 ("District"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2025 and ending June 30, 2026, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the District are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of, designated turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping) surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the District for Fiscal Year 2025-26 are proposed to be modified as follows: Assessments for District No.1 Zones of benefit B_1 and B_2, for Fiscal Year 2025-26 are proposed to increase from the previous year as described in the Engineer's Report, but are still within or less than the amount approved for said District at the time of the Districts' respective formations. The assessments for District No. 1 Zones of Benefit A and B are proposed to stay the same as the previous Fiscal Year.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file the Engineer's Report pursuant to the provisions of the Act. The Engineer has prepared and filed the written report with the City Clerk that is titled "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2025/2026 Engineer's Annual Levy Report," and by previous resolution the City Council approved the Engineer's Report as filed. Reference is made to the Engineer's Report on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.
7. Notice is hereby given that the City Council designates July 15, 2025 at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously

filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 15, 2025

- 8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

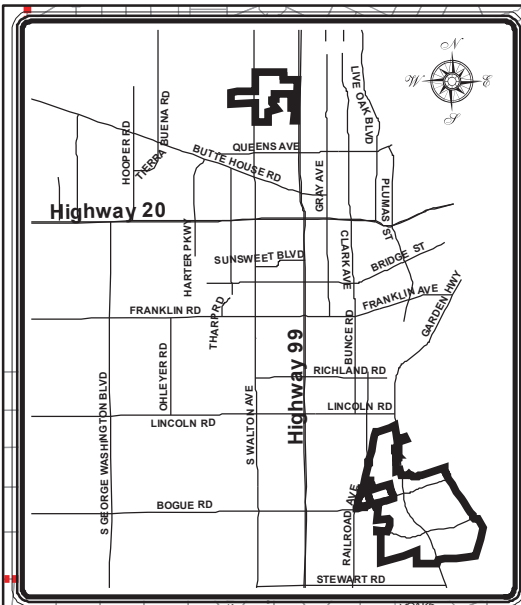
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

Attachment(s):

Exhibit A – District Maps

EXHIBIT A



Legend



Maintenance Districts

City Limits

1A

**Lighting & Landscape
Maintenance District No. 1
Zones of Benefit**

99 58 QUEENS AVE OFF

QUEENS AVE 99 NB ON

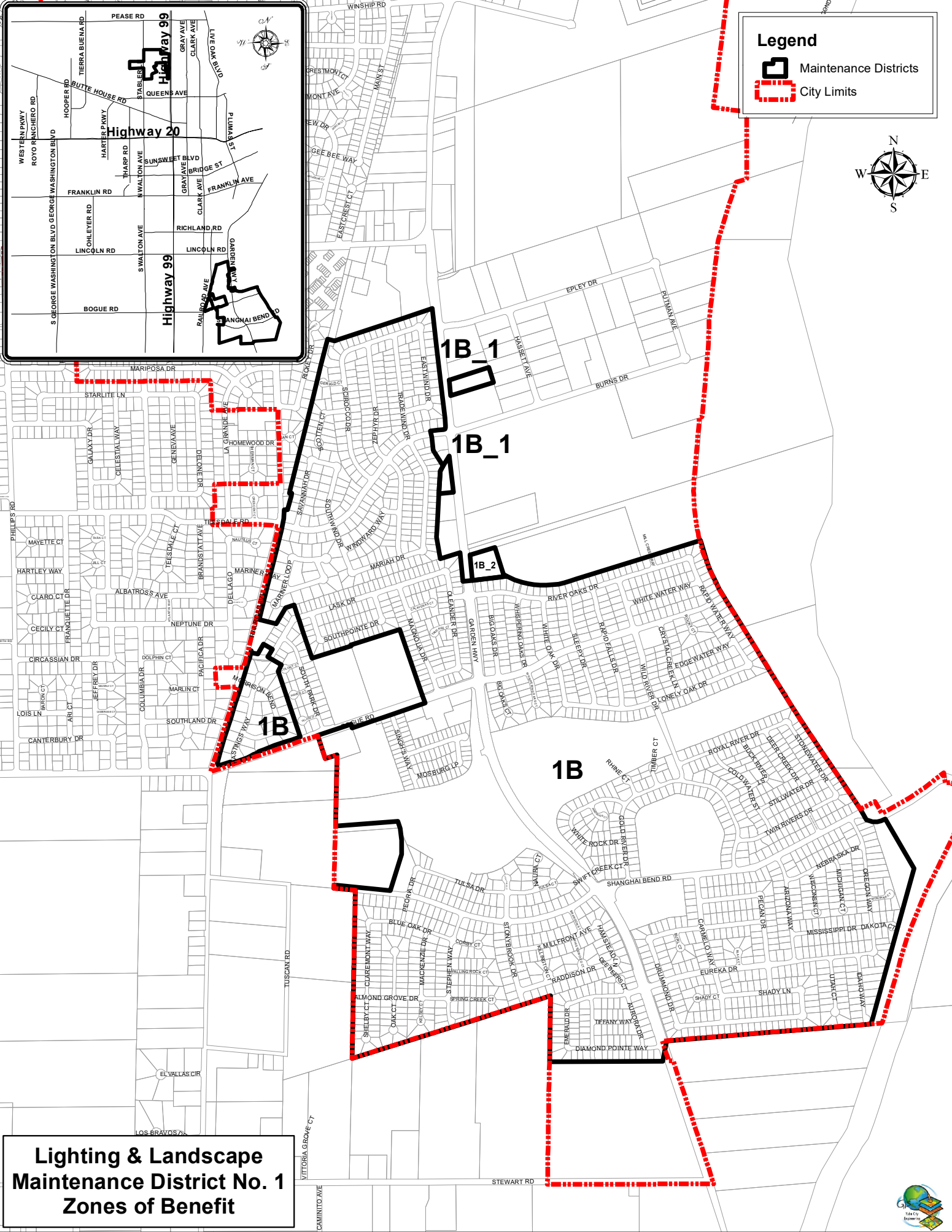
HWY 99

99 58 QUEENS AVE OFF



Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 1
Zones of Benefit**



ATTACHMENT 3

DISTRICT 1 AND 2 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2024-25 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
1	A	\$56.72	\$0.00	\$56.72
	B	\$29.50	\$0.00	\$29.50
	B_1	\$41.34	\$1.22	\$41.34
	B_2	\$378.30	\$11.02	\$378.30

ATTACHMENT 4



City of Yuba City

Landscape Maintenance District No. 1

**Zone of Benefit A
Zone of Benefit B
Zone of Benefit B_1
Zone of Benefit B_2**

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025
Intent Meeting: July 1, 2025
Public Hearing: July 15, 2025

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Landscape Maintenance District No. 1

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<i>I. OVERVIEW</i>	2
A. INTRODUCTION	2
B. COMPLIANCE WITH CURRENT LEGISLATION	3
<i>II. PLANS AND SPECIFICATIONS</i>	4
A. DESCRIPTION OF THE DISTRICT	4
B. DESCRIPTION OF THE IMPROVEMENTS	4
<i>III. METHOD OF APPORTIONMENT</i>	5
A. GENERAL	5
B. BENEFIT ANALYSIS	5
C. ASSESSMENT METHODOLOGY	8
D. ASSESSMENT RANGE FORMULA	8
<i>IV. DISTRICT BUDGET FY 2025/2026</i>	11
APPENDIX A - DISTRICT BOUNDARY MAPS	13
APPENDIX B – 2025/2026 ASSESSMENT ROLL	16

I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2025/2026. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rates and method of apportionment described in this Report define the assessments to be applied to each parcel within the District for Fiscal Year 2025/2026.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid APN for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report for Zones A and B, were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for these Zones prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2025 and ending June 30, 2026 (Fiscal Year 2025/2026) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2025/2026 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of four benefit areas: Zone of Benefit A (North Stabler Lane Area), Zone of Benefit B (South Yuba City Area), Zone of Benefit B-1 (Clark Pest Control and 1441 Garden Highway) and Zone of Benefit B-2 (Dollar General).

The Zone of Benefit A ("Zone A") benefits parcels consisting of 79 residential lots in the Greenwood Acres Unit 1 and Unit 4 subdivisions, 66 residential lots in Oak Tree Estates, 172 residential lots in the Pheasant Pointe Subdivision and 71 residential lots in the Greenwood Estates Unit 7 subdivision.

The Zone of Benefit B ("Zone B") benefits parcels consisting of 319 residential lots in the Southwind and Southland Village Subdivisions, 101 lots in the River Bend Subdivision, 31 present and future residential lots in River Pointe Subdivision, 757 present and future equivalent dwelling units in the River Run Subdivisions, 618 present residential lots in the River Oaks subdivisions, 420 present and future residential lots in the Walnut Glen Subdivisions, 75 lots in Diamond Point Subdivision and 64 present and future residential lots in the Southpointe Subdivision. The River Run Subdivision has 194 equivalent dwelling units of R-3 and 276 equivalent units of Commercial based on 20 equivalent dwelling units per acre.

The Zone of Benefit B-1 ("Zone B-1") benefits four commercial parcels located at 1288 Garden Highway and 1441 Garden Highway.

The Zone of Benefit B-2 ("Zone B-2") benefits two commercial parcels located at 1500 and 1510 Garden Highway.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of landscaping improvement areas adjacent to Zone A, Zone B, Zone B-1 and Zone B-2 as shown on the Assessment Diagrams on file with the City Clerk. Maintenance improvements may include but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping)

surrounding the developments. Servicing improvements may include, but are not limited to: electricity, water for irrigation of any landscaping, and the operation of fountains.

The annual cost and expenses of providing the landscape maintenance and servicing in Zone A, Zone B, Zone B-1 and Zone B-2 are estimated separately and are apportioned equally to all lots, developed or undeveloped, within each Zone.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District

receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The

contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be the same. Therefore, the estimated annual cost of the improvements for Zone A, Zone B, Zone B-1 and B-2 are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each Zone.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways, utility rights-of-ways, common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and therefore are not assessed.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994, the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 1 Engineer’s Report, Fiscal Year 2015-16. pgs 13-16.*

These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The District does not have an approved formula for increasing the assessment rates on an annual basis for Zone A or Zone B. Therefore, there has been no change to the assessment rates for FY 2025/2026 from the prior year for Zone A and Zone B. However, the District does have an approved formula for increasing the assessment rates on an annual basis for Zone B-1 and Zone B-2.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2025/2026

The following provides the proposed budget and associated maximum assessment for Zone A and Zone B, and the increased maximum assessment for Zone B-1 and Zone B-2 commencing in fiscal year 2025/2026. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A and Zone B shall remain unchanged from the prior year at \$56.72 and \$29.50 per EBU, respectively. The maximum assessment rate for Zone B-1 will be \$41.34 per EBU for Fiscal Year 2025/2026 and the maximum assessment rate for Zone B-2 will be \$378.30 per EBU for Fiscal Year 2025/2026.

BUDGET ITEM	Zone 1A	Zone 1B	Zone 1B1	Zone 1B2	Zone B Total	Total
DIRECT COSTS						
Heat/Power Utility	\$106.50	\$471.11	\$1.18	\$2.71	\$475.00	\$581.50
Street Lights Power Utility	0.00	0.00	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	0.00	7,934.45	19.94	45.62	8,000.00	8,000.00
Spec O&M Landscape	18,000.00	29,754.17	74.77	171.06	30,000.00	48,000.00
Water Utility	2,850.00	19,836.11	49.85	114.04	20,000.00	22,850.00
Materials & Supplies	150.00	3,272.96	8.22	18.82	3,300.00	3,450.00
LMD Lights	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00
Direct Costs Subtotal	\$21,106.50	\$61,268.80	\$153.97	\$352.23	\$61,775.00	\$82,881.50
ADMINISTRATION COSTS						
City Administration Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Willdan Financial Services Administration Fees	800.00	3,982.10	10.01	\$22.89	4,015.00	4,815.00
County Administration Fee	116.40	590.32	1.48	\$3.39	595.20	711.60
Miscellaneous Administration Expenses	0.00	0.00	0.00	\$0.00	0.00	0.00
Administrative Costs Subtotal	\$916.40	\$4,572.42	\$11.49	\$26.29	\$4,610.20	\$5,526.60
CAPITAL IMPROVEMENT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEVY BREAKDOWN						
Total Direct and Admin. Costs	\$22,022.90	\$65,841.22	\$165.46	\$378.52	\$66,385.20	\$88,408.10
Operating Reserve Collection	1,316.06	11,384.94	28.61	65.45	11,479.00	12,795.06
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$23,338.96	\$77,226.16	\$194.07	\$443.97	\$77,864.20	\$101,203.16
LEVY ADJUSTMENTS						
Operating Reserve Contribution	(\$1,331.60)	(11,423.46)	(28.71)	(65.67)	(\$11,517.84)	(\$12,849.44)
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment	0.00	0.00	0.00	0.00	0.00	0.00
Levy Adjustments Subtotal	(\$1,331.60)	(\$11,423.46)	(\$28.71)	(\$65.67)	(\$11,517.84)	(\$12,849.44)
BALANCE TO LEVY	\$22,007.36	\$65,802.70	\$165.36	\$378.30	\$66,346.36	\$88,353.72
OPERATING RESERVE						
Estimated Balance at June 30, 2025	(\$4,123.29)	(\$19,009.90)	(\$47.77)	(\$109.29)	(\$19,166.96)	(\$23,290.25)
FY2025/2026 Collection/(Contribution)	(15.54)	(38.52)	(0.10)	(0.22)	(38.84)	(54.38)
Transfer from Capital Improvement Reserve	0.00	13,885.28	34.89	79.83	14,000.00	14,000.00
Estimated Balance at June 30, 2026	(\$4,138.83)	(\$5,163.14)	(\$12.97)	(\$29.68)	(\$5,205.80)	(\$9,344.63)
CAPITAL IMPROVEMENT RESERVE						
Estimated Balance at June 30, 2025	\$0.00	\$13,885.28	\$34.89	\$79.83	\$14,000.00	\$14,000.00
FY2025/2026 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00
Transfer to Operating Reserve	0.00	(13,885.28)	(34.89)	(79.83)	(14,000.00)	(14,000.00)
Estimated Balance at June 30, 2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DISTRICT STATISTICS						
Total Parcels	388	1,980	4	2	1,986	2,374
Total Parcels Levied	388	1,980	4	2	1,986	2,374
Total EBU	388.00	2,230.60	4.00	1.00	2,235.60	2,623.60
Levy per EBU (2025/2026)	\$56.72	\$29.50	\$41.34	\$378.30		
Maximum Levy per EBU - 2024/2025	\$56.72	\$29.50	\$40.13	\$367.28		
CPI Increase per EBU (3.00%)	N/A	N/A	\$1.21	\$11.02		
Maximum Levy per EBU - 2025/2026	\$56.72	\$29.50	\$41.34	\$378.30		
Maximum Levy Amount - 2025/2026	\$22,007.36	\$65,802.70	\$165.36	\$378.30	\$66,346.36	\$88,353.72

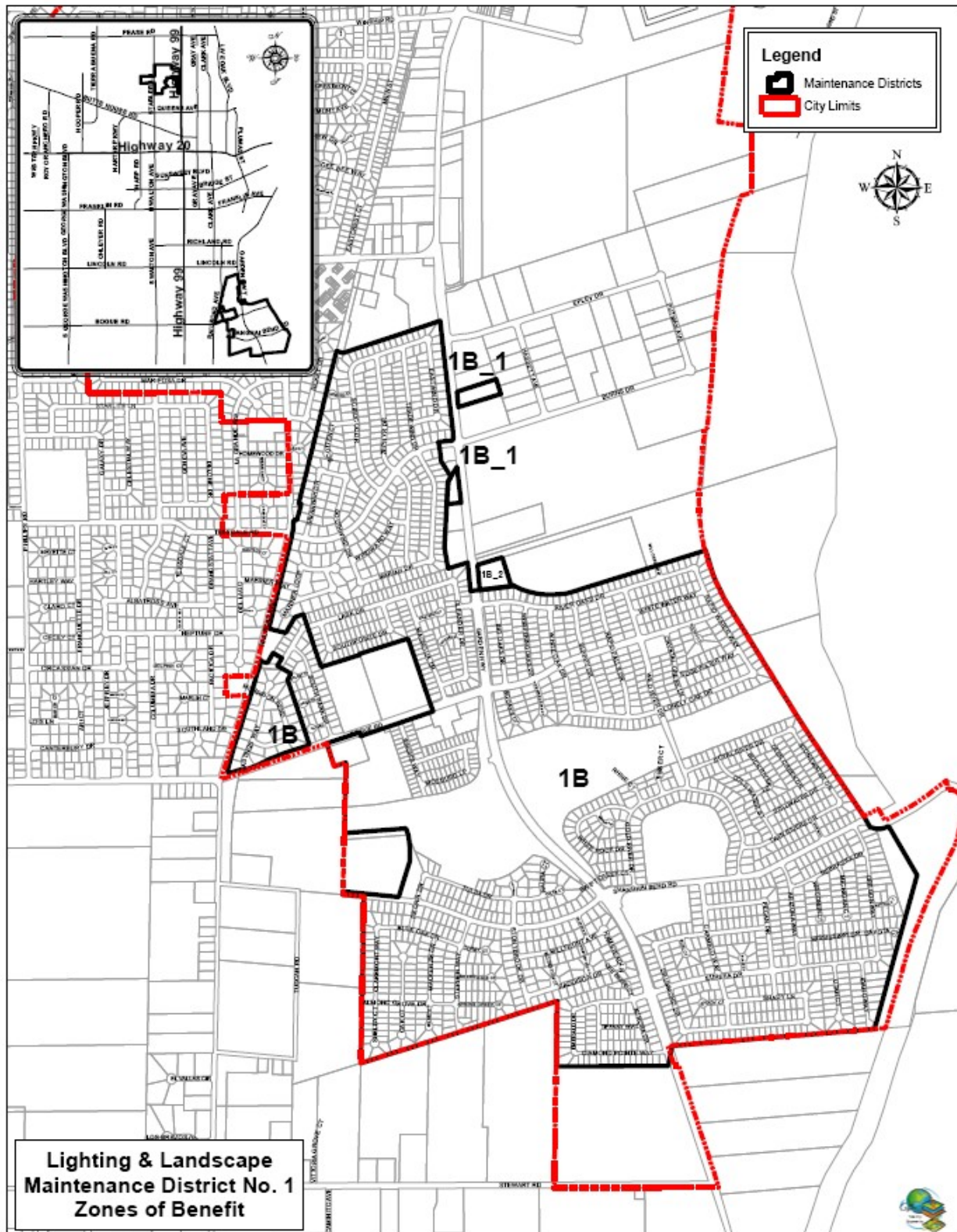
Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams including the diagrams for the zones of benefit for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following is a reproduction of the County Assessor's Parcel Map associated with each subdivision and Zone.



Yuba City Landscape Maintenance District No. 1 Zone of Benefit B



Appendix B - 2025/2026 ASSESSMENT ROLL

The parcel identification for each lot or parcel within the District shall be the assessor's parcel number (APN) as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways, utility rights-of-ways, common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore are not assessed.

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Yuba City Lighting and Landscape District Nos. 2-4 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4
- Resolution of Intention to Levy and Collect Assessments, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

Fiscal Impact: Receipt of assessments and expenditure of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To continue to provide lighting and landscape maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4 (LLMDs 2, 3, and 4) addresses the City Council's Strategic Goal of maintaining infrastructure, as levying LLMDs 2, 3, and 4 will ensure that street lighting, landscaping and associated items, block walls, detention ponds, and street-end barricades are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMDs 2, 3, and 4 (Districts). The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed. LLMDs 2, 3, and 4 (Town Center and Yuba City KFC and 13 subdivisions located throughout Yuba City) have provisions for a Cost of Living Adjustment COLA which is based on the Consumer Price Index from January to January.

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each district, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution of Intention to levy and collect assessments is required by state law for existing districts. The proposed action in these reports sets a public hearing for the Council meeting to be held on July 15, 2025 to establish assessments for the coming year. District 2 will see a decrease in it's annual levy due to adequate funding. District 3 will see an increase in it's annual levy due to budget need and increases in inflation. District 4 will see no change in it's annual levy due to adequate funding.

Fiscal Impact:

The proposed assessments for FY 2024-25 are shown in Attachment 3.

The projected revenue, expenditures, and cash balance, which include capital reserve for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/26*
2	\$75,000	\$53,633	\$233,223
3	\$18,308	\$12,653	\$11,147
4	\$200,000	\$165,203	\$270,621

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2025-26.

Recommendation:

A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4
- Resolution of Intention to Levy and Collect Assessments, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, and 4

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

Attachments:

1. Attachment 1 - Resolution LLMDs 2-4 Approve Engineer's Report
2. Attachment 2 - Resolution LLMDs 2-4 Set Public Hearing Date
3. Exhibit A - District Maps 2-4
4. Attachment 3 - Proposed Assessments - LLMDs 2-4
5. Attachment 4 - Engineer's Reports 2-4

Prepared By:

Submitted By:

Josh Wolffe
Senior Civil Engineer

Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS FOR THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NOS. 2, 3, & 4 (TOWN CENTER AND YUBA CITY
KFC, AND 13 SUBDIVISIONS THROUGHOUT YUBA CITY)**

WHEREAS, the City Council of the City of Yuba City previously formed Lighting and Landscape Maintenance District Nos. 2, 3, & 4 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on June 17, 2025, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2025-26 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A, (Town Center and Yuba City KFC), 2025/2026 Engineer's Annual Report" "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2024/2025 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2024/2025 Engineer's Annual Levy Report," (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said Engineer's Reports and each and every part thereof, and finds that each and every part of said reports is sufficient, and that no portion of the reports require or should be modified in any respect.

WHEREAS, the City Council desires to formally approve the Engineer's Reports, as filed, pursuant to Section 22623 of the Act.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council finds that the Engineer's estimates prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said Engineer's Reports be, and each of them are hereby, preliminarily approved and confirmed.
3. The City Council finds that the diagram showing the Districts referred to and described in said Engineer's Reports, the boundaries of the subdivisions of the land within said Districts, is the same as existed at the time of passage of said Resolution and is hereby preliminarily approved and confirmed.
4. The City Council finds that the proposed assessment upon the subdivisions of land in said Districts is in proportion to the estimated benefit to be received by said subdivisions, respectively, from the work and incidental expenses as contained

and detailed in the Engineer's Report, which is hereby preliminarily approved and confirmed.

5. The City Council hereby approves the "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A, (Town Center and Yuba City KFC), 2025/2026 Engineer's Annual Report" "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2025/2026 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2025/2026 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Lighting and Landscape Maintenance District Nos. 2, 3, and 4.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July, 2025.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, City Clerk

Dave Shaw, Mayor

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NOS. 2, 3, & 4 (TOWN
CENTER AND YUBA CITY KFC, AND 13 SUBDIVISIONS THROUGHOUT YUBA CITY)
PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION
15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A TIME
AND PLACE FOR HEARING OBJECTIONS THERETO**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") requires the review of annual assessment of existing Districts; and

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District Nos. 2, 3, and 4 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, assessments levied within the Districts provide revenue for the purposes of the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments; and

WHEREAS, on June 17, 2025, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file reports with regard to the Districts for the 2025-26 Fiscal Year; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer prepared and filed such reports (the "Engineer's Reports" with the City Clerk, and the City Clerk has presented the Engineer's Reports to the City Council; and

WHEREAS, on July 1, 2025, the City Council adopted a Resolution approving the Engineer's Reports as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the Districts for Fiscal Year 2025-26, and to call a public hearing thereto.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within existing assessment districts designated Landscape Maintenance District Nos. 2, 3, and 4 ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2025 and ending June 30, 2026, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the Districts are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2025-26 are to be modified as follows: assessments for District No. 2 for Fiscal Year 2025-26 are proposed to decrease from the previous year as described in the Engineer's Report; assessments for District No. 3 for Fiscal Year 2025-26 are proposed to increase from the previous year as described in the Engineer's Report, but are still within or less than the amount approved for said Districts at the time of the Districts' respective formations; assessments for District No. 4 for Fiscal Year 2025-26 are proposed to stay the same as the previous year, as described in the Engineer's Report.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A, (Town Center and Yuba City KFC), 2025/2026 Engineer's Annual Levy Report," "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2025/2026 Engineer's Annual Levy Report," "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2025/2026 Engineer's Annual Levy Report," and by previous resolution the City Council approved the Engineer's Reports as filed. Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 15, 2025, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 15, 2025.
8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July, 2025.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, City Clerk

Dave Shaw, Mayor

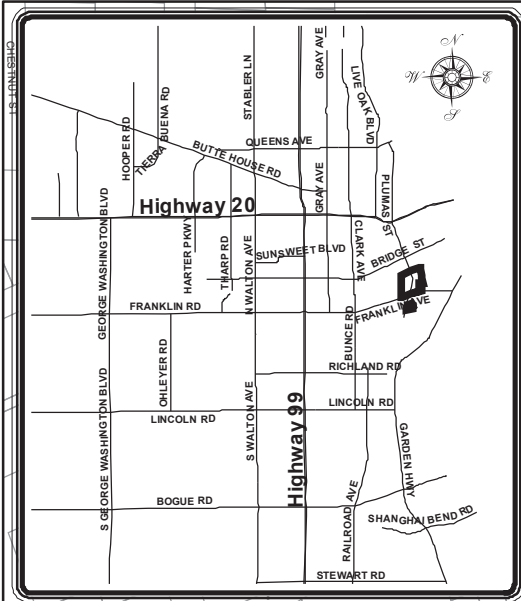
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

Attachment(s):

Exhibit A – District Maps

EXHIBIT A



Legend



Maintenance Districts

City Limits

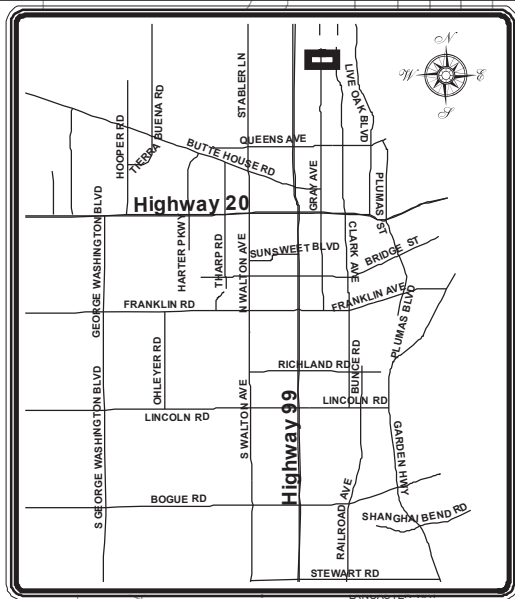
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**Lighting & Landscape
Maintenance District No. 2
Zones of Benefit**





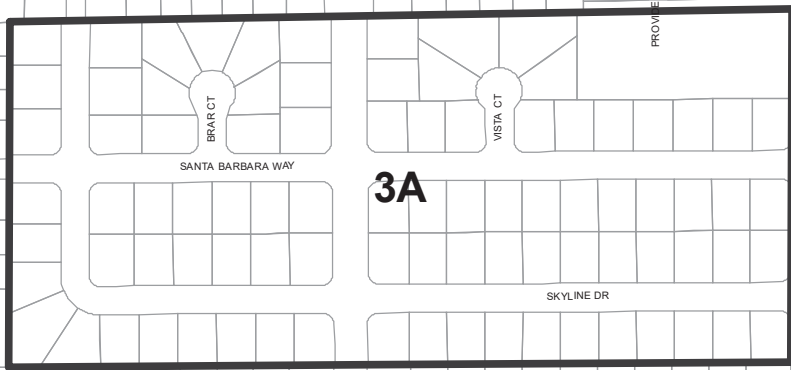
Legend

 Maintenance Districts

 City Limits



MAY 99



**Lighting & Landscape
Maintenance District No. 3
Zones of Benefit**

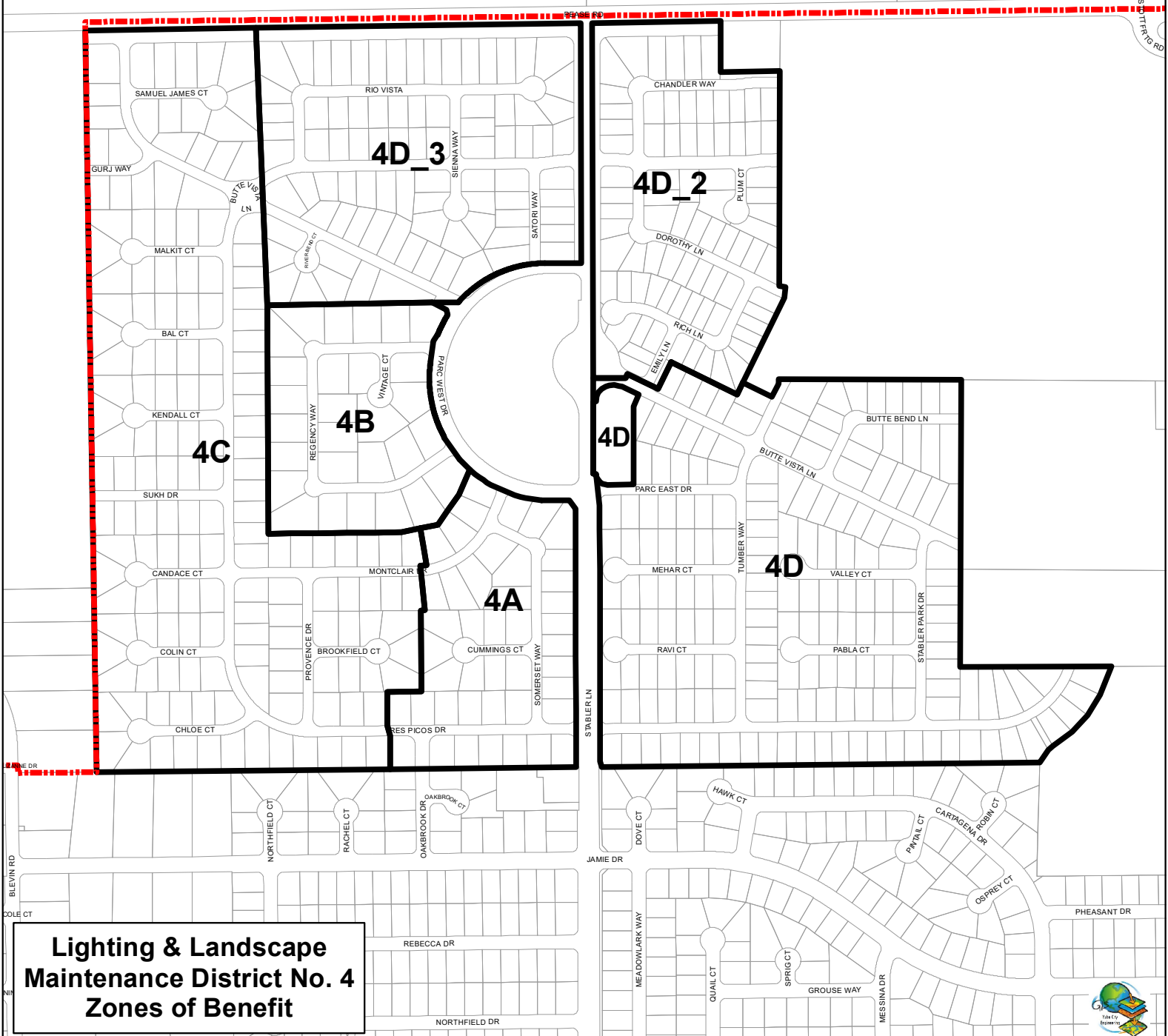




Legend

 Maintenance Districts

 City Limits



**Lighting & Landscape
Maintenance District No. 4
Zones of Benefit**



ATTACHMENT 3

DISTRICT 2-4 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2025-26 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
2	A	\$537.83	(\$172.51)	\$731.66
3	A	\$208.04	\$6.06	\$208.05
4	A	\$346.02	\$0.00	\$544.75
	B	\$346.02	\$0.00	\$737.74
	C	\$346.02	\$0.00	\$447.64
	D	\$346.02	\$0.00	\$401.06

ATTACHMENT 4



City of Yuba City

**Lighting and Landscape
Maintenance District No. 2
Zone of Benefit A
(Town Center and Yuba City KFC)**

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 2 Zone of Benefit A (Town Center and Yuba City KFC)

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u>I.</u>	<u>OVERVIEW</u>	<u>2</u>
A.	INTRODUCTION	2
B.	COMPLIANCE WITH CURRENT LEGISLATION	3
<u>II.</u>	<u>PLANS AND SPECIFICATIONS</u>	<u>4</u>
A.	DESCRIPTION OF THE IMPROVEMENTS	4
<u>III.</u>	<u>METHOD OF APPORTIONMENT</u>	<u>6</u>
A.	GENERAL	6
B.	BENEFIT ANALYSIS	6
C.	ASSESSMENT METHODOLOGY	9
D.	ASSESSMENT RANGE FORMULA	9
<u>IV.</u>	<u>DISTRICT BUDGET FY 2025/2026</u>	<u>11</u>
<u>APPENDIX A - DISTRICT BOUNDARY MAPS</u>		<u>13</u>
<u>APPENDIX B - 2025/2026 ASSESSMENT ROLL</u>		<u>15</u>

I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2025/2026. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid APN for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2025 and ending June 30, 2026 (Fiscal Year 2025/2026) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for fiscal year 2025/2026 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

Yuba City Lighting and Landscape Maintenance District No. 2 is comprised of one benefit area, known as Zone of Benefit A (Town Center and Yuba City KFC).

The Zone of Benefit A ("Zone A") consists of 14 commercial lots: 13 lots in the Town Center area and the Yuba City Kentucky Fried Chicken (KFC). The Town Center Area is located along the frontage of Plumas Street (including median), C Street, Percy Avenue, B Street and Franklin Avenue. The Yuba City KFC is located south of Bridge Street, west of Shasta Street, east of Plumas Street and north of A Street.

A. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of landscaping material, irrigation systems, and street lighting in the Town Center Area along the frontage of Plumas Street (including median), C Street, Percy Avenue, B Street and Franklin Avenue.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual

maintenance, operation, and servicing of any improvement, including, but not limited to:

- a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well

as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The

contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

C. ASSESSMENT METHODOLOGY

The level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements are apportioned equally to all parcels within the zone, developed or undeveloped.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and therefore are not assessed.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions. These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 2 Engineer’s Report, Fiscal Year 2015/2016. pgs 13-16.*

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2025/2026

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2025/2026. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$731.66 per EBU for Fiscal Year 2025/2026.

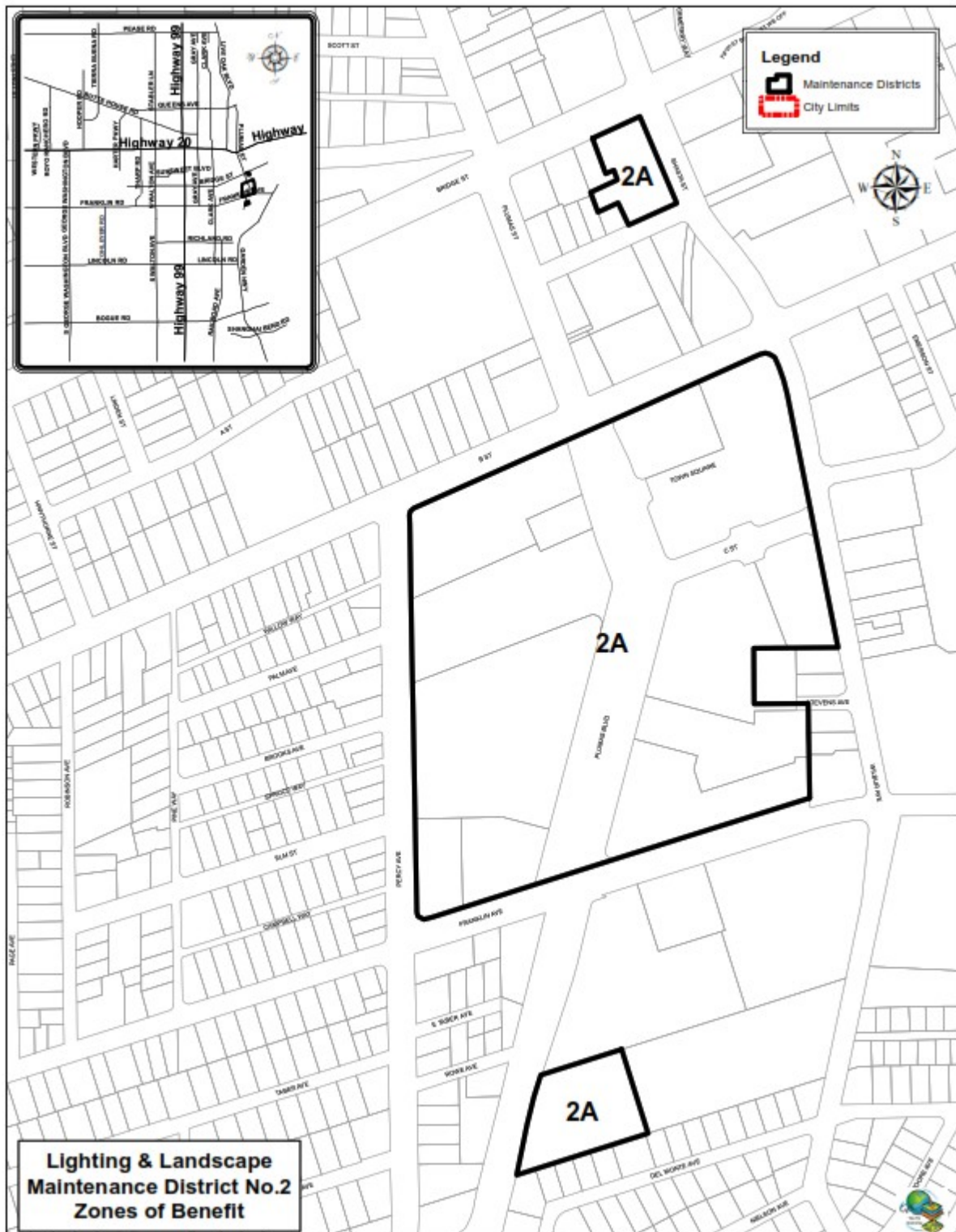
BUDGET ITEM	Zone 2A
DIRECT COSTS	
Heat/Power Utility	\$11,076.00
Street Lights Power Utility	0.00
Professional Services	0.00
Spec O&M Weed Abatement	0.00
Spec O&M Landscape	34,300.00
Water Utility	500.00
Materials & Supplies	250.00
LMD Lights	0.00
Landscape Labor	4,322.00
Direct Costs Subtotal	\$50,448.00
ADMINISTRATION COSTS	
City Administration Costs	\$2,149.00
Willdan Financial Services Administration Fees	1,031.00
County Administration Fee	4.50
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$3,184.50
CAPITAL IMPROVEMENT EXPENSES	\$0.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$53,632.50
Operating Reserve Collection	25,521.53
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$79,154.03
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$0.00
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	(4,154.03)
Rounding Adjustment	0.22
Levy Adjustments Subtotal	(\$4,153.81)
BALANCE TO LEVY	\$75,000.22
OPERATING RESERVE	
Estimated Balance at June 30, 2025	\$57,701.67
FY2025/2026 Collection/(Contribution)	25,521.53
Transfer to Capital Improvement Reserve	0.00
Estimated Balance at June 30, 2026	\$83,223.20
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2025	\$150,000.00
FY2025/2026 Collection/(Contribution)	0.00
Transfer from Operating Reserve	0.00
Estimated Balance at June 30, 2026	\$150,000.00
DISTRICT STATISTICS	
Total Parcels	15
Total Parcels Levied	15
Total EBU	139.45
Levy per EBU (2025/2026)	\$537.83
Maximum Levy per EBU - 2024/2025	\$710.34
CPI Increase per EBU (3.00%)	\$21.32
Maximum Levy per EBU - 2025/2026	\$731.66
Maximum Levy Amount - 2025/2026	\$102,029.99

Appendix A - DISTRICT BOUNDARY MAPS

The original District assessment diagrams including the diagram for Zone of Benefit A were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

Yuba City Landscape Maintenance District No. 2



Appendix B - 2025/2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.



City of Yuba City

Lighting and Landscape Maintenance District No. 4 Zones of Benefit A, B, C & D (Butte Vista Neighborhood)

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 4

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u>I.</u>	<u>OVERVIEW</u>	<u>1</u>
A.	INTRODUCTION	1
B.	COMPLIANCE WITH CURRENT LEGISLATION	2
<u>II.</u>	<u>PLANS AND SPECIFICATIONS</u>	<u>3</u>
A.	DESCRIPTION OF THE DISTRICT	3
B.	DESCRIPTION OF THE IMPROVEMENTS	3
<u>III.</u>	<u>METHOD OF APPORTIONMENT</u>	<u>5</u>
A.	BENEFIT ANALYSIS	6
B.	ASSESSMENT METHODOLOGY	9
C.	ASSESSMENT RANGE FORMULA	10
<u>IV.</u>	<u>DISTRICT BUDGET FY 2025/2026</u>	<u>12</u>
	<u>APPENDIX A - DISTRICT BOUNDARY MAPS</u>	<u>14</u>
	<u>APPENDIX B - 2025/2026 ASSESSMENT ROLL</u>	<u>16</u>

I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2025/2026. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2025/2026.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2025 and ending June 30, 2026 (Fiscal Year 2025/2026) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2025/2026 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District was formed to ensure the ongoing maintenance and servicing of local street lighting and landscaping improvements providing special benefit to the Butte Vista Neighborhood in the subdivisions in zones of benefit as shown on the Assessment Diagrams on file with the City Clerk. District Zone of Benefit A ("Zone A") is comprised of 43 residential lots on a total of 14 acres in the Regency Park Estates Unit No. 1 area. District Zone of Benefit B ("Zone B") is comprised of 28 residential lots on a total of 12 acres in the Regency Park Estates, Unit No. 2 area. District Zone of Benefit C ("Zone C") is comprised of 160 residential lots on a total of 46.86 acres in the Regency Park Estates, Unit No. 3 and Butte Vista West Estates Units 1, 2 & 3. District Zone of Benefit D ("Zone D") is comprised of 347 residential lots in the Butte Vista Estates-Units No. 1 & 2 and Stabler Park Estates-Units 1 & 2, Tres Picos Estates and Tres Picos West Estates.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements include the annual maintenance and servicing of both neighborhood street lighting and landscaping facilities as well as local street lighting and landscaping facilities within the Benefit Zones A, B, C & D.

Neighborhood Lighting and Landscaping

Neighborhood street lighting facilities are all 100-watt street lights and include thirteen (13) lights on the south half of Pease Road, fourteen (14) lights on both sides of Stabler Lane, and eight (8) lights on Onstott Frontage Road. Neighborhood landscaping facilities include a detention pond, landscape medians on Pease Road, Stabler Lane and Buttes Vista, the landscape areas between the perimeter walls and the curb and gutter along Stabler Lane, Pease road and Onstott Frontage Road. The maintenance and servicing of these facilities comprise the Neighborhood Lighting and Landscaping improvements. Each new subdivision added to the district will be based on this design standard.

Each zone of benefit will share in the annual costs of the Neighborhood Lighting and Landscaping improvements based on the proportion that each zones subdivision area, as shown on each final map, is to the total 240 acres of the Butte Vista Neighborhood Plan.

Local (Zone) Lighting and Landscaping

Zone A provides the maintenance and servicing of 70-watt street lights, interior street trees, and a 410' by 16' landscape strip on Parc West Drive. Zone B provides the maintenance and servicing of 70-watt street lights, interior street trees, and a 480' by 16' landscape strip on Parc West Drive. Zone C provides the maintenance and servicing of 70-watt street lights, and interior street trees. Zone D provides the maintenance and servicing of 70-watt street lights, and interior street trees.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.

- b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

A. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record

between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

B. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and therefore are not assessed.

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 4 Engineer's Report, Fiscal Year 2015-16. pgs 13-16.

C. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2025/2026

The following provides the proposed budget and associated increased maximum assessment commencing in fiscal year 2025/2026. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$544.75 per EBU, Zone B will be \$737.74 per EBU, Zone C will be \$447.64 per EBU, and Zone D will be \$401.06 per EBU for fiscal year 2025/2026.

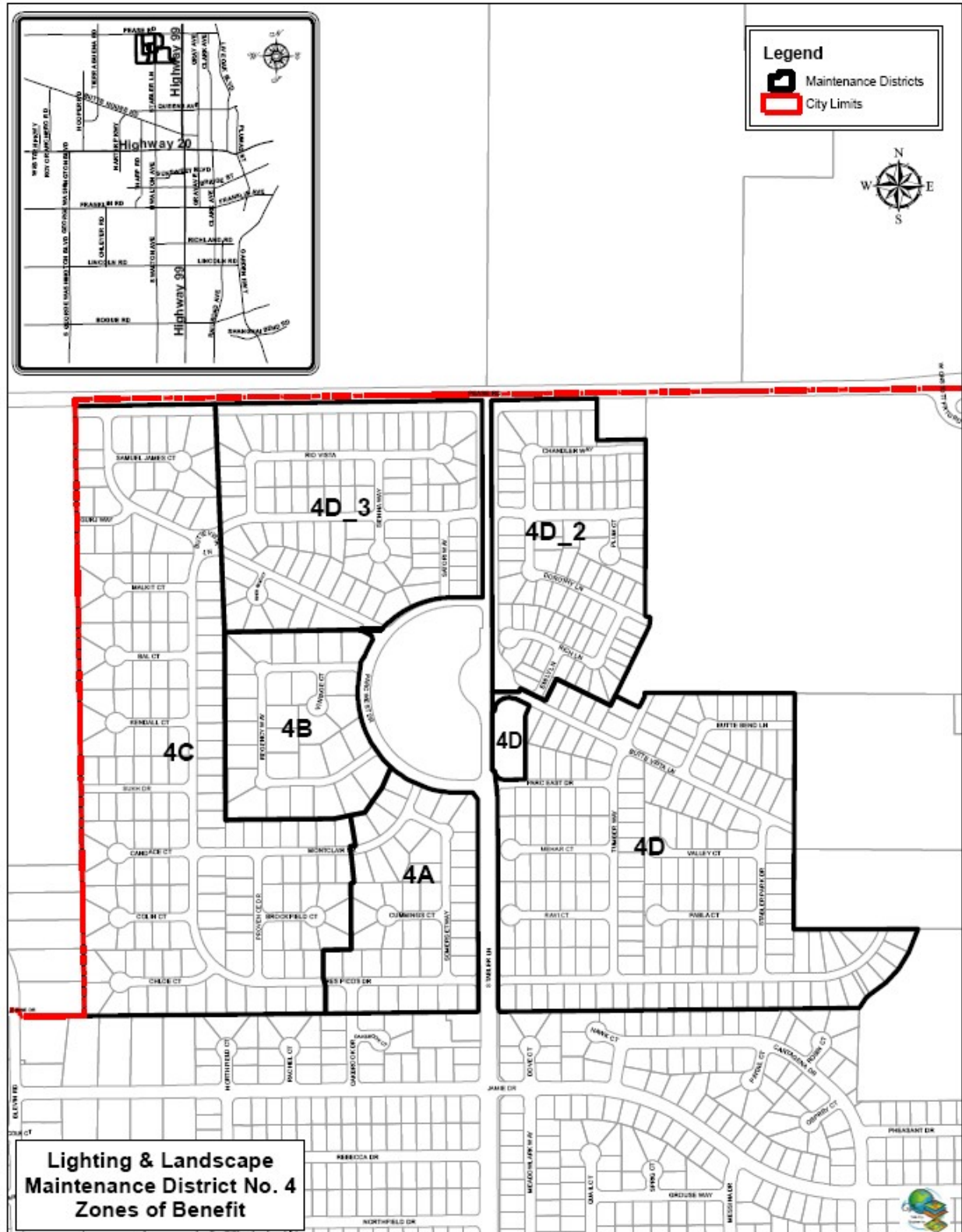
BUDGET ITEM	Zone 4A	Zone 4B	Zone 4C	Zone 4D	Total
DIRECT COSTS					
Heat/Power Utility	\$48.36	\$31.49	\$179.93	\$390.22	\$650.00
Street Lights Power Utility	701.17	456.58	2,609.01	5,658.28	9,425.04
Professional Services	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	606.31	394.81	2,256.06	4,892.82	8,150.00
Spec O&M Landscape	5,524.76	3,597.52	20,557.23	44,583.50	74,263.00
Water Utility	1,216.35	792.04	4,525.95	9,815.66	16,350.00
Materials & Supplies	182.23	118.66	678.06	1,470.55	2,449.50
LMD Lights	1,506.19	980.78	5,604.43	12,154.61	20,246.00
Landscape Labor	1,421.90	925.89	5,290.80	11,474.41	19,113.00
Direct Costs Subtotal	\$11,207.27	\$7,297.76	\$41,701.46	\$90,440.05	\$150,646.54
ADMINISTRATION COSTS					
City Administration Costs	\$684.21	\$445.53	\$2,545.88	\$5,521.38	\$9,197.00
Willdan Financial Services Administration Fees	385.80	251.22	1,435.55	3,113.35	5,185.93
County Administration Fee	12.90	8.40	48.00	104.10	173.40
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$1,082.91	\$705.15	\$4,029.43	\$8,738.83	\$14,556.33
CAPITAL IMPROVEMENT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$12,290.18	\$8,002.91	\$45,730.90	\$99,178.88	\$165,202.87
Operating Reserve Collection	2,932.71	1,909.67	10,912.42	23,666.32	39,421.13
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$15,222.89	\$9,912.58	\$56,643.32	\$122,845.20	\$204,624.00
LEVY ADJUSTMENTS					
Operating Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(344.00)	(224.00)	(1,280.00)	(2,776.00)	(4,624.00)
Rounding Adjustment	(0.03)	(0.02)	(0.12)	(0.26)	(0.43)
Levy Adjustments Subtotal	(\$344.03)	(\$224.02)	(\$1,280.12)	(\$2,776.26)	(\$4,624.43)
BALANCE TO LEVY	\$14,878.86	\$9,688.56	\$55,363.20	\$120,068.94	\$199,999.56
OPERATING RESERVE					
Estimated Balance at June 30, 2025	\$7,528.71	\$4,902.42	\$28,013.81	\$60,754.95	\$101,199.89
FY2025/2026 Collection/(Contribution)	2,932.71	1,909.67	10,912.42	23,666.32	39,421.13
Transfer to Capital Improvement Reserve	(\$1,487.89)	(\$968.86)	(\$5,536.33)	(\$12,006.92)	(20,000.00)
Estimated Balance at June 30, 2026	\$8,973.54	\$5,843.23	\$33,389.90	\$72,414.35	\$120,621.02
CAPITAL IMPROVEMENT RESERVE					
Estimated Balance at June 30, 2025	\$9,671.28	\$6,297.58	\$35,986.16	\$78,044.98	\$130,000.00
FY2025/2026 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00
Transfer from Operating Reserve	\$1,487.89	\$968.86	\$5,536.33	\$12,006.92	20,000.00
Estimated Balance at June 30, 2026	\$11,159.17	\$7,266.44	\$41,522.49	\$90,051.90	\$150,000.00
DISTRICT STATISTICS					
Total Parcels	43	28	160	347	578
Total Parcels Levied	43	28	160	347	578
Total EBU	43.00	28.00	160.00	347.00	578.00
Levy per EBU (2025/2026)	\$346.02	\$346.02	\$346.02	\$346.02	
Maximum Levy per EBU - 2024/2025	\$528.88	\$716.25	\$434.60	\$389.37	
CPI Increase per EBU (3.00%)	\$15.87	\$21.49	\$13.04	\$11.68	
Maximum Levy per EBU - 2025/2026	\$544.75	\$737.74	\$447.64	\$401.06	
Maximum Levy Amount - 2025/2026	\$23,424.25	\$20,656.72	\$71,622.40	\$139,167.82	\$254,871.19

Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.

Yuba City Landscape Maintenance District No. 4



Appendix B - 2025/2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.



City of Yuba City

Lighting and Landscape Maintenance District No. 3 Zone of Benefit A (Palisades Subdivision)

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 3 Zone of Benefit A (Palisades Subdivision)

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Senior Project Manager
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u>I.</u>	<u>OVERVIEW</u>	<u>1</u>
A.	INTRODUCTION	1
B.	COMPLIANCE WITH CURRENT LEGISLATION	2
<u>II.</u>	<u>PLANS AND SPECIFICATIONS</u>	<u>3</u>
A.	DESCRIPTION OF THE DISTRICT	3
B.	DESCRIPTION OF THE IMPROVEMENTS	3
<u>III.</u>	<u>METHOD OF APPORTIONMENT</u>	<u>5</u>
A.	BENEFIT ANALYSIS	5
B.	ASSESSMENT METHODOLOGY	8
C.	ASSESSMENT RANGE FORMULA	8
<u>IV.</u>	<u>DISTRICT BUDGET FY 2025/2026</u>	<u>11</u>
<u>APPENDIX A - DISTRICT BOUNDARY MAPS</u>		<u>13</u>
<u>APPENDIX B – 2025/2026 ASSESSMENT ROLL</u>		<u>15</u>

I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2025/2026. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2025/2026.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2025 and ending June 30, 2026 (Fiscal Year 2025/2026) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for fiscal year 2025/2026 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District Zone of Benefit A ("Zone A") is comprised of 88 residential lots in the Palisades Subdivision.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of a detention pond, street trees and a pond landscape strip, and twelve street lights, which benefit parcels in Phases 1 and 2.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.

- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable, and the District must separate the general benefits from the special benefits.

A. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.

- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding

properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

B. ASSESSMENT METHODOLOGY

The cost of annual operation and maintenance of the pond and the street trees and pond landscape strip has been apportioned equally to all 88 lots, developed or undeveloped, within the District. The cost of annual maintenance of the twelve street lights will be spread equally over all 88 lots in Phases 1 and 2.

C. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 3 Engineer's Report, Fiscal Year 2015-16. pgs 13-16.*

In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions. These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District

assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2025/2026

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2025/2026. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$208.05 per EBU for Fiscal Year 2025/2026.

BUDGET ITEM	Zone 3A
DIRECT COSTS	
Heat/Power Utility	\$60.00
Street Lights Power Utility	836.03
Professional Services	0.00
Spec O&M Weed Abatement	1,650.00
Spec O&M Landscape	7,100.00
Water Utility	575.00
Materials & Supplies	213.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$10,434.03
ADMINISTRATION COSTS	
City Administration Costs	\$1,408.00
Willdan Financial Services Administration Fees	785.00
County Administration Fee	26.40
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$2,219.40
CAPITAL IMPROVEMENT EXPENSES	\$0.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$12,653.43
Operating Reserve Collection	5,654.98
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$18,308.40
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$0.00
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	0.00
Rounding Adjustment	(0.88)
Levy Adjustments Subtotal	(\$0.88)
BALANCE TO LEVY	\$18,307.52
OPERATING RESERVE	
Estimated Balance at June 30, 2025	\$5,492.22
FY2025/2026 Collection/(Contribution)	5,654.98
Transfer to Capital Improvement Reserve	0.00
Estimated Balance at June 30, 2026	\$11,147.20
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2025	\$0.00
FY2025/2026 Collection/(Contribution)	0.00
Transfer from Operating Reserve	0.00
Estimated Balance at June 30, 2026	\$0.00
DISTRICT STATISTICS	
Total Parcels	88
Total Parcels Levied	88
Total EBU	88.00
Levy per EBU (2025/2026)	\$208.04
Maximum Levy per EBU - 2024/2025	\$201.99
CPI Increase per EBU (3.00%)	\$6.06
Maximum Levy per EBU - 2025/2026	\$208.05
Maximum Levy Amount - 2025/2026	\$18,308.40

Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

Yuba City Landscape Maintenance District No. 3



Appendix B - 2025/2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Yuba City Lighting and Landscape District Nos. 5-6 - Resolution of Intent

Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6
- Resolution of Intention to Levy and Collect Assessments, Yuba City Lighting and Landscape Maintenance Districts Nos. 5 and 6

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

Fiscal Impact: Receipt of assessments and expenditure of funds for lighting and landscape maintenance districts throughout the City.

Purpose:

To continue to provide lighting and landscape maintenance throughout the City pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6 (LLMD 5 and 6) addresses the City Council's Strategic Goal of maintaining infrastructure, as levying LLMD 5 and 6 will ensure that street lighting, landscaping and associated items, block walls, detention ponds, and street-end barricades are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMD 5 and LLMD 6 (Districts). The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed. LLMD 5 (64 subdivisions located throughout Yuba City) and 6 (Commercial District) have provisions for a Cost of Living Adjustment COLA which is based on the Consumer Price Index from January to January.

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution of Intention to levy and collect assessments is required by state law for existing districts. The proposed action in these reports set a public hearing for the Council meeting to be held on July 15, 2025, to establish assessments for the coming year.

District 5 Zones of Benefit A through K_17, and District 6 Zones of Benefit B_1-B_4, B_6 - B_15, and C_1 will see increases in their annual levies. District 5 Zones of Benefit K_18 and L, and District 6 Zones of Benefit A_1 through A_3 will see decreases in their annual levies. District 6, Zone of Benefit B_5 will see no changes in it's annual levy. The levies were raised in response to inflation while certain zones of benefits were decreased or maintained due to sufficient reserves and revenues which exceeded expenditures.

Fiscal Impact:

The proposed assessments for FY 2025-26 are shown in Attachment 3.

The projected revenue, expenditures, and cash balance, which include capital reserve for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/26*
5	\$693,775	\$662,054	\$330,394
6	\$41,649	\$21,786	\$234,545

*The Projected Reserve Fund Balance is the total of the Capital Replacement Reserve plus the Operating Reserve.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2025-26.

Recommendation:

A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:

- Resolution Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6
- Resolution of Intention to Levy and Collect Assessments, Yuba City Lighting and Landscape Maintenance Districts Nos. 5 and 6

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

Attachments:

1. Attachment 1 - Resolution LLMDs 5-6 Approve Engineer's Report
2. Attachment 2 - Resolution LLMDs 5-6 Set Public Hearing Date
3. Exhibit A - District Maps 5-6
4. Attachment 3 - Proposed Assessments - 5-6 Intent

5. Attachment 4 - Engineers Reports 5-6

Prepared By:
Josh Wolffe
Senior Civil Engineer

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS FOR THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NOS. 5 (64 SUBDIVISIONS THROUGHOUT YUBA
CITY) AND 6 (COMMERCIAL DISTRICT)**

WHEREAS, the City Council of the City of Yuba City previously formed Lighting and Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on June 17, 2025, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2025-26 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2025/2026 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2025/2026 Engineer's Annual Levy Report", (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said Engineer's Reports and each and every part thereof, and finds that each and every part of said reports is sufficient, and that no portion of the reports require or should be modified in any respect.

WHEREAS, the City Council desires to formally approve the Engineer's Reports, as filed, pursuant to Section 22623 of the Act.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council finds that the Engineer's estimates prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said Engineer's Reports be, and each of them are hereby, preliminarily approved and confirmed.
3. The City Council finds that the diagram showing the Districts referred to and described in said Engineer's Reports, the boundaries of the subdivisions of the land within said Districts, is the same as existed at the time of passage of said Resolution and is hereby preliminarily approved and confirmed.
4. The City Council finds that the proposed assessment upon the subdivisions of land in said Districts is in proportion to the estimated benefit to be received by said subdivisions, respectively, from the work and incidental expenses as contained

and detailed in the Engineer's Report, which is hereby preliminarily approved and confirmed.

5. The City Council hereby approves the "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2025/2026 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2025/2026 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Lighting and Landscape Maintenance District Nos. 5 and 6.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July, 2025.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, City Clerk

Dave Shaw, Mayor

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NOS. 5 (64
SUBDIVISIONS THROUGHOUT YUBA CITY) AND 6 (COMMERCIAL DISTRICT) PURSUANT
TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A TIME AND PLACE
FOR HEARING OBJECTIONS THERETO**

WHEREAS, the City of Yuba City is a municipal corporation duly created and existing pursuant to the Constitution and laws of the State of California; and

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") requires the review of annual assessment of existing Districts; and

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, assessments levied within the Districts provide revenue for the purposes of the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments; and

WHEREAS, on June 17, 2025, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the District for the 2025-26 Fiscal Year; and

WHEREAS, in accordance with Article 4 of Chapter 1 of the Act, the Engineer prepared and filed such report (the "Engineer's Report" with the City Clerk, and the City Clerk has presented the Engineer's Report to the City Council; and

WHEREAS, on July 1, 2025, the City Council adopted a Resolution approving the Engineer's Report as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the District for Fiscal Year 2025-26, and to call a public hearing thereto.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within existing assessment districts designated Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2025 and ending June 30, 2026, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the Districts are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2025-26 are to be modified as follows: assessments for District 5 Zones of Benefit A through K_17, and District 6 Zones of Benefit B_1-B_4, B_6 - B_15, and C_1 will see increases in their annual. District 5 Zones of Benefit K_18 and L, and District 6 Zones of Benefit A_1 – A_3 will see decreases in their annual levies. District 6 Zone of Benefit B_5 will see no changes in its annual levy. Proposed increases are still within or less than the amount approved for said Districts at the time of the Districts' respective formations.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2025/2026 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2025/2026 Engineer's Annual Levy Report" and by previous resolution the City Council approved the Engineer's Reports as filed. Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 15, 2025, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 15, 2025.
8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July, 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

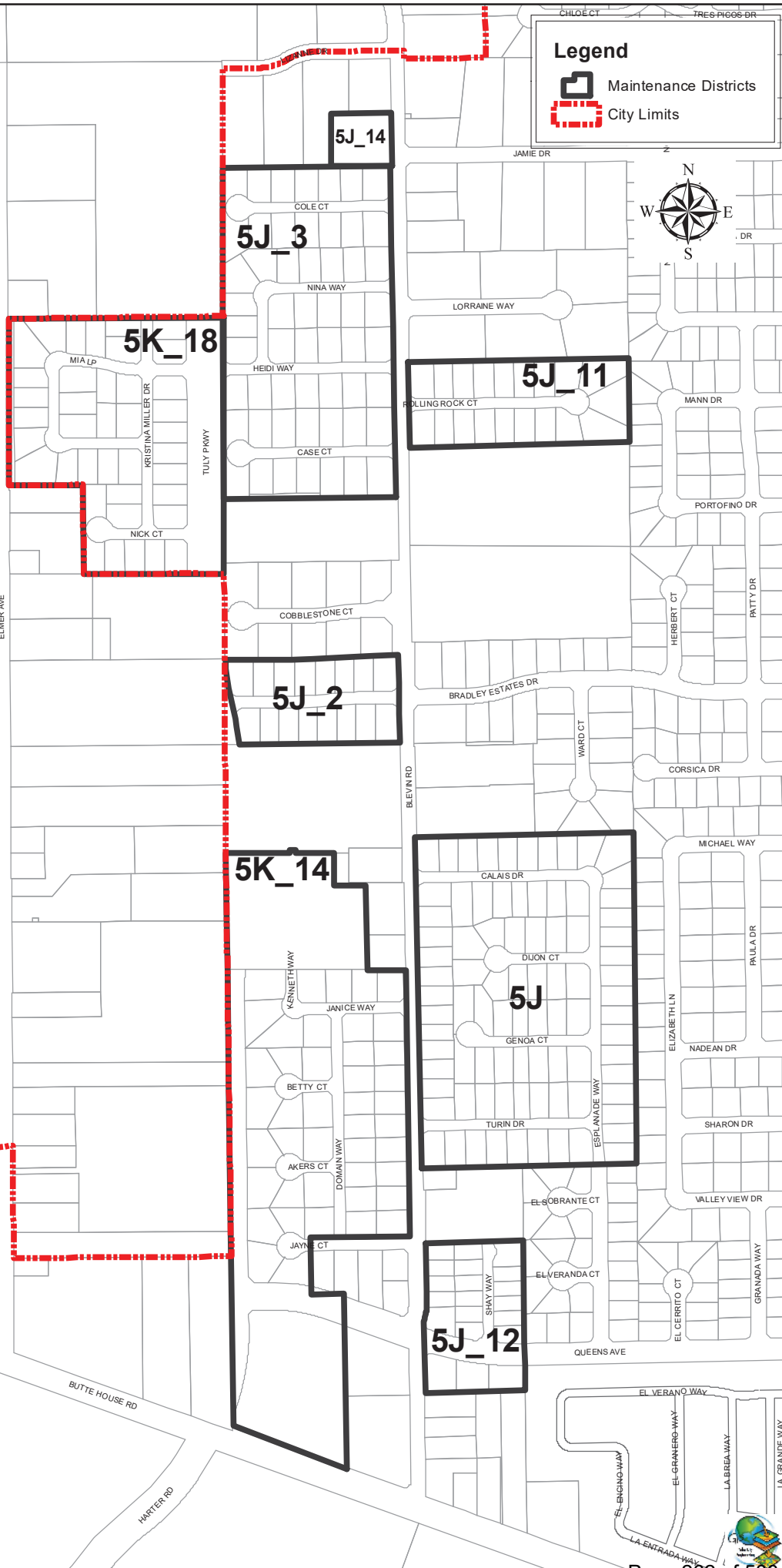
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

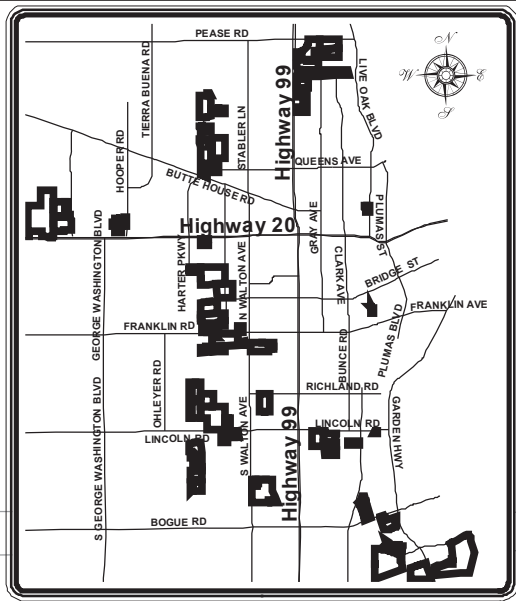
Attachment(s):

Exhibit A – District Maps

EXHIBIT A

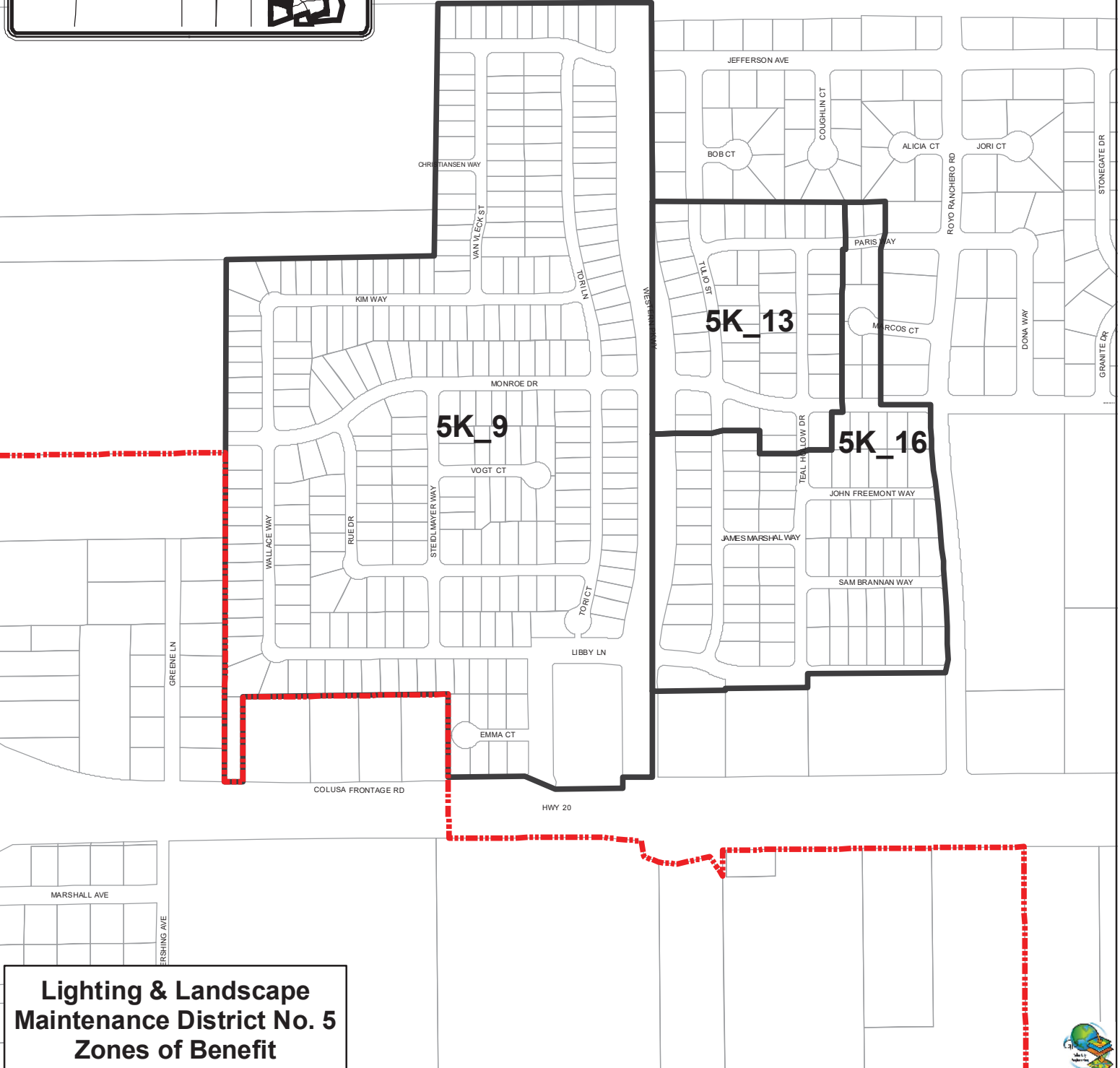


Page 262 of 588

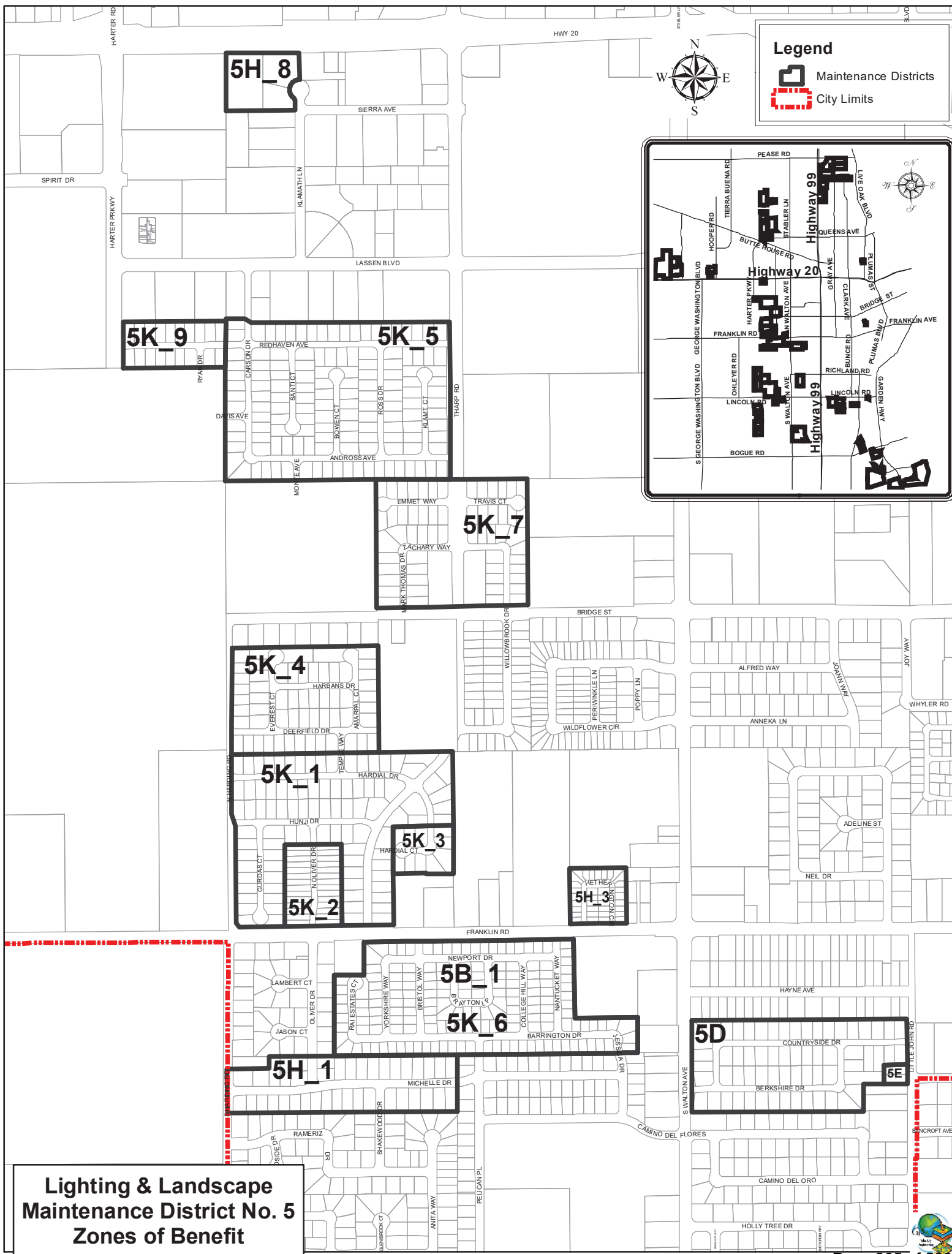


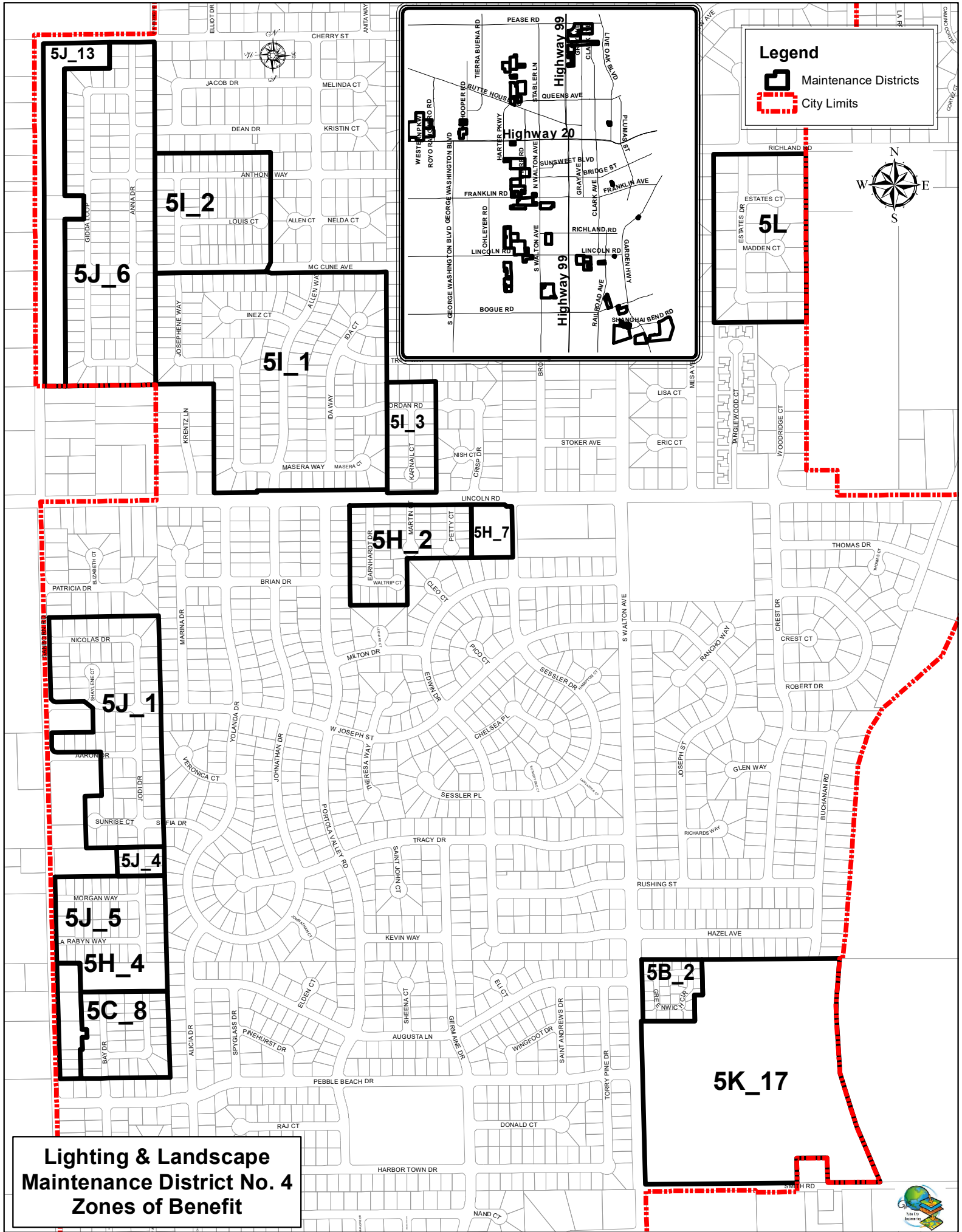
Legend
 Maintenance Districts
 City Limits

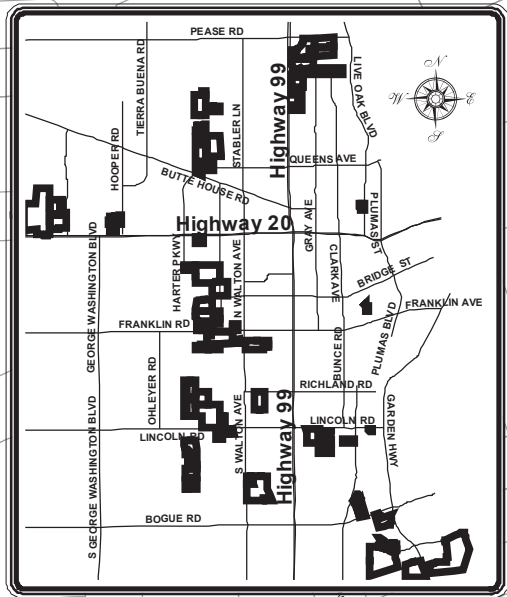
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Lighting & Landscape
Maintenance District No. 5
Zones of Benefit





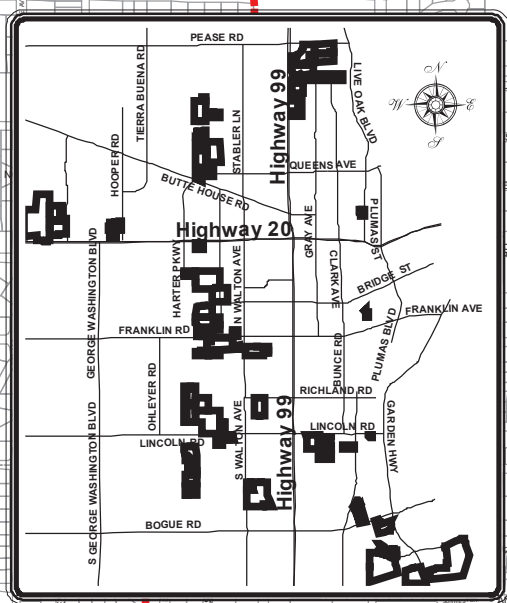


Legend

-  Maintenance Districts
-  City Limits



**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**



Legend

- Maintenance Districts
- City Limits



**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**



ATTACHMENT 3

DISTRICT 5-6 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2025-26 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
5	A	\$257.72	\$0.02	\$265.44
	B	\$89.10	\$2.60	\$89.11
	C_1-9	\$175.00	\$12.84	\$192.38
	C_10	\$115.00	\$13.69	\$124.61
	D	\$233.86	\$88.70	\$264.17
	E	\$109.10	\$6.10	\$109.10
	F	\$184.78	\$67.40	\$214.65
	G	\$67.10	\$1.94	\$67.11
	H_1-8	\$43.12	\$1.26	\$43.12
	H_9	\$95.16	\$2.78	\$95.17
	I	\$90.42	\$13.32	\$90.42
	J	\$167.40	\$21.20	\$242.28
	K 1-17	\$296.74	\$21.96	\$342.79
	K_18	\$296.74	(\$66.28)	\$452.28
	L	\$155.10	(\$0.02)	\$159.77
6	A_1	\$129.94	(\$228.78)	\$369.50
	A_2	\$129.94	(\$228.79)	\$369.50
	A_3	\$129.94	(\$228.78)	\$369.50
	B_1	\$594.12	\$17.32	\$594.12
	B_2	\$545.90	\$15.90	\$545.90
	B_3	\$375.54	\$10.94	\$375.54
	B_4	\$1,981.98	\$57.74	\$1,981.99
	B_5	\$0.00	\$0.00	\$566.28
	B_6	\$109.18	\$3.18	\$109.19
	B_7	\$109.18	\$3.18	\$109.19
	B_8	\$249.66	\$7.28	\$249.66
	B_9	\$494.26	\$14.38	\$494.27
	B_10	\$163.42	\$4.76	\$163.43
	B_12	\$188.34	\$5.48	\$188.35
	B_13	\$171.04	\$4.98	\$171.05
	B_14	\$193.26	\$5.64	\$193.26
	B_15	\$64.42	\$1.88	\$64.42
	C_1	\$605.26	\$17.64	\$605.26

ATTACHMENT 4



City of Yuba City

Lighting and Landscape Maintenance District No. 5 Zones of Benefit A - L

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 5

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u>I.</u>	<u>OVERVIEW</u>	<u>1</u>
A.	INTRODUCTION	1
B.	COMPLIANCE WITH CURRENT LEGISLATION	2
<u>II.</u>	<u>PLANS AND SPECIFICATIONS</u>	<u>3</u>
A.	DESCRIPTION OF THE DISTRICT	3
B.	DESCRIPTION OF THE IMPROVEMENTS	4
<u>III.</u>	<u>METHOD OF APPORTIONMENT</u>	<u>6</u>
A.	GENERAL	6
B.	BENEFIT ANALYSIS	7
C.	ASSESSMENT METHODOLOGY	10
D.	ASSESSMENT RANGE FORMULA	10
<u>IV.</u>	<u>DISTRICT BUDGET FY 2025/2026</u>	<u>12</u>
<u>APPENDIX A - DISTRICT BOUNDARY MAPS</u>		<u>14</u>
<u>APPENDIX B - 2025/2026 ASSESSMENT ROLL</u>		<u>23</u>

I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain and service landscape improvements that provide special benefit to the Yuba City Lighting and Landscape Maintenance District (“District”). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2025/2026. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2025/2026.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2025 and ending June 30, 2026 (Fiscal Year 2025/2026) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2025/2026 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of twelve distinct zones within the City, as shown on the Assessment Diagrams on file with the City Clerk, each receiving different levels of benefit from the District improvements. The primary distinction between zones of benefit in the same subdivision is whether or not the zone lots or parcels are in close enough proximity to receive special benefit from street trees.

The Zone of Benefit A ("Zone A") is comprised of 32 assessable lots located in South Park Village. The Zone of Benefit B ("Zone B") is comprised of 350 assessable lots located in South Park Village, Rai Estates, Sutter Cottages, Phillips Estates, Garden Gate Estates and Fletcher Place. The Zone of Benefit C ("Zone C") is comprised of 766 assessable lots located in Wheeler Estates, Graystone Manor, Hillcrest Courtyard, Onstott Estates, Walnut Glen Units 1 & 2, Almond Grove Units 1, 2 & 3, Diamond Pointe, Bay Drive Estates 2, Siena and Siena Estates West, Hooper Ranch Estates Phase 2 and Henson Ranch, Phase 1. The Zone of Benefit D ("Zone D") is comprised of 62 assessable lots located in Walton Station. The Zone of Benefit E ("Zone E") is comprised of 2 assessable lots located in Walton Station. The Zone of Benefit F ("Zone F") is comprised of 23 assessable lots located in Park Vista. The Zone of Benefit G ("Zone G") is comprised of 14 assessable lots located in Park Vista. The Zone of Benefit H ("Zone H") is comprised of 151 assessable lots located in Phalla Estates, Daytona Estates, Hetherington Place, Hampton Court, Sanborn Parcel Map, New Haven Apartments and Faith Court Subdivision. The Zone of Benefit I ("Zone I") is comprised of 237 assessable lots located in Masera Ranch Subdivision No. 2, and Shankar Village. The Zone of Benefit J ("Zone J") is comprised of 448 assessable lots located in Sutter Butte Estates, Units 1 & 2, North/South Butte Village, Signature Estates, Summerhill Estates, East Sanborn Estates, Inglerock Estates, Westbrook, Rollingrock Estates, Westside Estates, Karnegis Estates 2 and Hooper Ranch Estates 1. The Zone of Benefit K ("Zone K") is comprised of 1,348 assessable lots located in Hunji Village 1 & 2, Franklin Road Estates, Canterbury Estates 2, 3 & 4, Teal Hollow 1, Domain Estates, Temple Village, Del Monte Ranch, Bridge Street, Canterbury and North Canterbury Estates, Walnut Park, River Valley, North Canterbury Estates 2, Valencia Estates, Dunn Ranch

Estates, Unit 1 and Domain Estates, Unit 3. The Zone of Benefit L (“Zone L”) is comprised of 27 assessable lots located in Richland Ranch.

B. DESCRIPTION OF THE IMPROVEMENTS

The Lighting and Landscaping design standard, for all new subdivisions in the district, for each zone of benefit is as follows:

Zone A & B improvements include the ongoing maintenance and servicing of eight (8) 70-watt street lights, and the wall and landscape strip along Bogue Road. In addition, the Zone A parcels have front footage on streets with street trees and therefore provide for the maintenance of 63 interior street trees.

Zone C improvements include the ongoing maintenance and servicing of five (5) 70-watt street lights, two (2) 100-watt street lights, three (3) 35-watt street lights and 78 street trees. Also funded by Zone C is the maintenance and servicing to landscaping strips, planters, and irrigation systems, street end barricades and associated chain link fencing, detention ponds and associated slide gates, and any related appurtenances for the foregoing items.

Zone D and E improvements include the ongoing maintenance and servicing of fifteen (15) 70-watt street lights, two (2) 100-watt street lights, and the wall and landscape strip along Walton Avenue. In addition, the Zone D parcels have front footage on streets with street trees and therefore provide for the maintenance of 102 interior street trees.

Zone F and G improvements include the ongoing maintenance and servicing of eight (8) 70-watt street lights, and one (1) 100-watt street light. In addition, the Zone F parcels have front footage on streets with street trees and therefore provide for the maintenance of 36 interior street trees.

Zone H improvements include the ongoing maintenance and servicing of seven (7) 70-watt street lights.

Zone I improvements include the ongoing maintenance and servicing of thirty-seven (37) 70-watt street lights, one (1) 100-watt street light, twelve (12) trees and the wall and landscape strip along Lincoln Road.

Zone J improvements include the ongoing maintenance and servicing of twenty (20) 70-watt street lights, two (2) 100-watt street lights and 172 street trees.

Zone K improvements include the ongoing maintenance and servicing of forty-seven (47) 70-watt street lights, four (4) 100-watt street lights, 334 street trees, the wall and landscape strip along Franklin and Harding Road and Tuly Parkway, and the landscape strips and planters along Elmer Road. Also funded by Zone K is the maintenance and replacement of barricades and associated chain link fencing.

Zone L improvements include the ongoing maintenance and servicing of nine (9) 100-watt street lights, the landscape entrance to Richland Ranch, and the wall and landscape strip for Richland Ranch.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

- f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
- g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more

than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extension of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 5 Engineer’s Report, Fiscal Year 2015/2016. pgs 22-25.*

States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.

- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2025/2026

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2025/2026. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

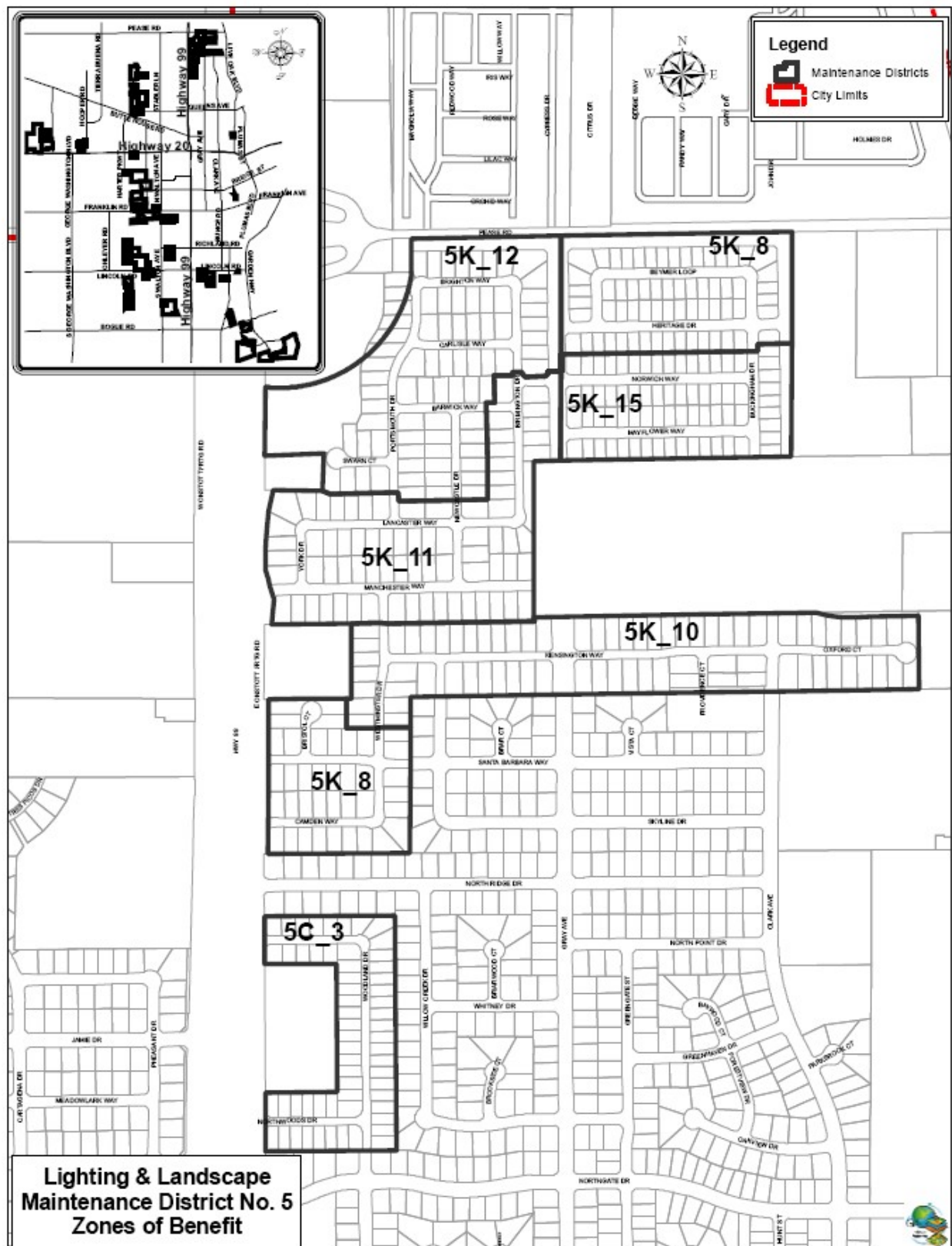
BUDGET ITEM	Zone 5A	Zone 5B	Zone 5C_1-9	Zone 5C_10	Zone 5D	Zone 5E	Zone 5F	Zone 5G	Zone 5H_1-8	Zone 5H_9	Zone 5I	Zone 5J	Total Zone 5C-5J	Zone 5K_1-17	Zone 5K_18	Zone 5L	Total
DIRECT COSTS																	
Heat/Power Utility	\$120.00	\$47.93	\$87.61	\$15.79	\$158.03	\$5.10	\$0.00	\$0.00	\$0.00	\$0.00	\$34.61	\$0.00	\$301.14	\$419.22	\$16.82	\$0.00	\$905.10
Street Lights Power Utility	0.00	3,818.03	22,028.72	3,971.28	982.14	31.68	194.64	118.47	1,871.58	25.12	4,784.27	7,445.53	41,453.44	17,508.98	702.52	0.00	63,482.96
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,373.89	376.11	0.00	9,750.00
Spec O&M Landscape	1,800.00	10,700.00	23,723.24	4,276.76	3,779.17	121.91	0.00	0.00	0.00	0.00	13,905.00	19,776.00	65,582.08	187,477.74	7,522.26	1,874.40	274,956.48
Water Utility	213.00	1,682.70	727.75	131.20	513.80	16.57	0.00	0.00	0.00	0.00	2,113.07	879.69	4,382.07	43,264.09	1,735.91	1,031.00	52,308.77
Materials & Supplies	0.00	48.99	194.90	35.14	1,094.65	35.31	721.61	439.24	0.00	0.00	1,341.90	3,195.00	7,057.76	480.71	19.29	0.00	7,606.75
LMD Lights	1,053.00	4,740.00	16,062.64	2,895.73	1,404.32	117.03	702.16	468.11	3,464.31	46.50	3,861.89	14,394.32	43,417.00	39,942.37	1,602.63	819.00	91,574.00
Landscape Labor	0.00	3,567.00	22,698.96	4,092.11	1,489.56	0.00	776.25	0.00	0.00	0.00	4,049.08	15,441.05	48,547.00	54,581.02	2,189.98	0.00	108,885.00
Direct Costs Subtotal	\$3,186.00	\$24,604.64	\$85,523.81	\$15,418.01	\$9,421.68	\$327.60	\$2,394.66	\$1,025.82	\$5,335.89	\$71.62	\$30,089.82	\$61,131.59	\$210,740.49	\$353,048.03	\$14,165.51	\$3,724.40	\$609,469.07
ADMINISTRATION COSTS																	
City Administration Costs	\$512.00	\$5,598.00	\$8,795.78	\$1,585.68	\$991.76	\$31.99	\$367.91	\$223.95	\$1,988.81	\$26.70	\$3,791.07	\$6,734.35	\$24,538.00	\$15,443.36	\$619.64	\$432.00	\$47,143.00
Willdan Financial Services Administration Fees	51.55	360.85	933.10	168.22	112.75	3.64	25.61	15.59	224.62	3.01	428.48	757.05	2,672.06	1,239.04	49.71	30.93	4,404.14
County Administration Fee	9.60	105.00	194.70	35.10	18.60	0.60	6.90	4.20	44.70	0.60	71.10	134.40	510.90	388.80	15.60	8.10	1,038.00
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$573.15	\$6,063.85	\$9,923.58	\$1,789.00	\$1,123.11	\$36.23	\$400.42	\$243.73	\$2,258.13	\$30.31	\$4,290.65	\$7,625.80	\$27,720.96	\$17,071.19	\$684.96	\$471.03	\$52,585.14
LEVY BREAKDOWN																	
Total Direct and Admin. Costs	\$3,759.15	\$30,668.49	\$95,447.39	\$17,207.00	\$10,544.79	\$363.83	\$2,795.08	\$1,269.56	\$7,594.01	\$101.93	\$34,380.47	\$68,757.39	\$238,461.45	\$370,119.23	\$14,850.46	\$4,195.43	\$662,054.21
Operating Reserve Collection	5,181.35	856.92	19,612.97	1,614.20	4,121.93	0.00	1,516.77	0.00	0.00	92.89	0.00	7,374.66	34,333.42	15,121.13	606.71	0.00	56,099.53
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$8,940.50	\$31,525.41	\$115,060.35	\$18,821.20	\$14,666.72	\$363.83	\$4,311.85	\$1,269.56	\$7,594.01	\$194.83	\$34,380.47	\$76,132.05	\$272,794.87	\$385,240.35	\$15,457.17	\$4,195.43	\$718,153.74
LEVY ADJUSTMENTS																	
Operating Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$140.25)	\$0.00	(\$292.37)	(\$662.33)	\$0.00	(\$12,313.65)	\$0.00	(\$13,408.60)	0.00	\$0.00	(\$7.43)	(\$13,416.03)
Capital Reserve Contribution	0.00	0.00	0.00	(5,098.35)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(5,098.35)	0.00	0.00	0.00	(5,098.35)
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(693.50)	(336.91)	(1,478.58)	(266.55)	(166.72)	(5.38)	(61.85)	(37.65)	(334.32)	(4.49)	(637.28)	(1,132.05)	(4,124.86)	(670.62)	(26.91)	0.00	(5,852.80)
Rounding Adjustment	0.04	(3.50)	(6.77)	(1.30)	(0.68)	0.00	(0.06)	(0.14)	0.00	(0.02)	0.00	(4.80)	(13.77)	5.31	0.21	(0.30)	(12.01)
Levy Adjustments Subtotal	(\$693.46)	(\$340.41)	(\$1,485.35)	(\$5,366.20)	(\$167.40)	(\$145.63)	(\$61.91)	(\$330.16)	(\$996.65)	(\$4.51)	(\$12,950.93)	(\$1,136.85)	(\$22,645.58)	(\$665.31)	(\$26.70)	(\$7.73)	(\$24,379.19)
BALANCE TO LEVY	\$8,247.04	\$31,185.00	\$113,575.00	\$13,455.00	\$14,499.32	\$218.20	\$4,249.94	\$939.40	\$6,597.36	\$190.32	\$21,429.54	\$74,995.20	\$250,149.29	\$384,575.04	\$15,430.48	\$4,187.70	\$693,774.54
OPERATING RESERVE																	
Estimated Balance at June 30, 2025	\$15,675.08	\$13,845.52	\$59,542.99	\$10,734.25	\$5,688.24	\$183.49	\$2,110.15	\$1,284.44	\$13,670.12	\$183.49	\$21,743.74	\$41,102.10	\$156,243.01	\$34,876.38	\$168.43	\$220,808.42	
FY2025/2026 Collection/(Contribution)	5,181.35	856.92	19,612.97	1,614.20	4,121.93	(140.25)	1,516.77	(292.37)	(662.33)	92.89	(12,313.65)	7,374.66	20,924.82	15,727.84	(7.43)	42,683.50	
Transfer to/from Capital Improvement Reserve	(11,000.00)	0.00	(1,942.94)	(350.27)	(185.61)	(5.99)	(68.86)	(41.91)	(446.07)	(5.99)	(709.52)	(1,341.20)	(5,098.35)	0.00	0.00	(16,098.35)	
Estimated Balance at June 30, 2026	\$9,856.43	\$14,702.44	\$77,213.02	\$11,998.19	\$9,624.55	\$37.25	\$3,558.07	\$950.16	\$12,561.72	\$270.40	\$8,720.58	\$47,135.56	\$172,069.48	\$50,604.22	\$161.00	\$247,393.57	
CAPITAL IMPROVEMENT RESERVE																	
Estimated Balance at June 30, 2025	\$19,000.00	\$3,000.00	\$19,054.61	\$3,435.11	\$1,820.32	\$58.72	\$675.28	\$411.04	\$4,374.63	\$58.72	\$6,958.31	\$13,153.26	\$50,000.00	\$0.00	\$0.00	\$72,000.00	
FY2025/2026 Collection/(Contribution)	0.00	0.00	0.00	(5,098.35)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(5,098.35)	0.00	0.00	(5,098.35)	
Transfer to/from Operating Reserve	11,000.00	0.00	1,942.94	350.27	185.61	5.99	68.86	41.91	446.07	5.99	709.52	1,341.20	5,098.35	0.00	0.00	16,098.35	
Estimated Balance at June 30, 2026	\$30,000.00	\$3,000.00	\$20,997.55	(\$1,312.96)	\$2,005.93	\$64.71	\$744.14	\$452.95	\$4,820.70	\$64.71	\$7,667.83	\$14,494.46	\$50,000.00	\$0.00	\$0.00	\$83,000.00	
DISTRICT STATISTICS																	
Total Parcels	32	350	649	117	62	2	23	14	149	2	237	448	1,703	1,296	52	27	3,460
Total Parcels Levied	32	350	649	117	62	2	23	14	149	2	237	448	1,703	1,296	52	27	3,460
Total EBU	32.00	350.00	649.00	117.00	62.00	2.00	23.00	14.00	153.00	2.00	237.00	448.00	1,707.00	1,296.00	52.00	27.00	3,464.00
Levy per EBU (2025/2026)	\$257.72	\$89.10	\$175.00	\$115.00	\$233.86	\$109.10	\$184.78	\$67.10	\$43.12	\$95.16	\$90.42	\$167.40	\$296.74	\$296.74	\$155.10		
Maximum Levy per EBU - 2024/2025	\$257.71	\$86.51	\$186.77	\$120.98	\$256.47	\$105.92	\$208.39	\$65.16	\$41.87	\$92.39	\$87.79	\$235.22		\$332.80	\$439.10	\$155.12	
CPI Increase per EBU (3.00%)	\$7.73	\$2.60	\$5.61	\$3.63	\$7.70	\$3.18	\$6.26	\$1.95	\$1.25	\$2.78	\$2.63	\$7.06		\$9.99	\$13.18	\$4.65	
Maximum Levy per EBU - 2025/2026	\$265.44	\$89.11	\$192.38	\$124.61	\$264.17	\$109.10	\$214.65	\$67.11	\$43.12	\$95.17	\$90.42	\$242.28		\$342.79	\$452.28	\$159.77	
Maximum Levy Amount - 2025/2026	\$8,494.08	\$31,188.50	\$124,854.62	\$14,579.37	\$16,378.54	\$218.20	\$4,936.95	\$939.54	\$6,597.36	\$190.34	\$21,429.54	\$108,541.44	\$298,665.90	\$444,255.84	\$23,518.56	\$4,313.79	\$810,436.67

Appendix A - DISTRICT BOUNDARY MAPS

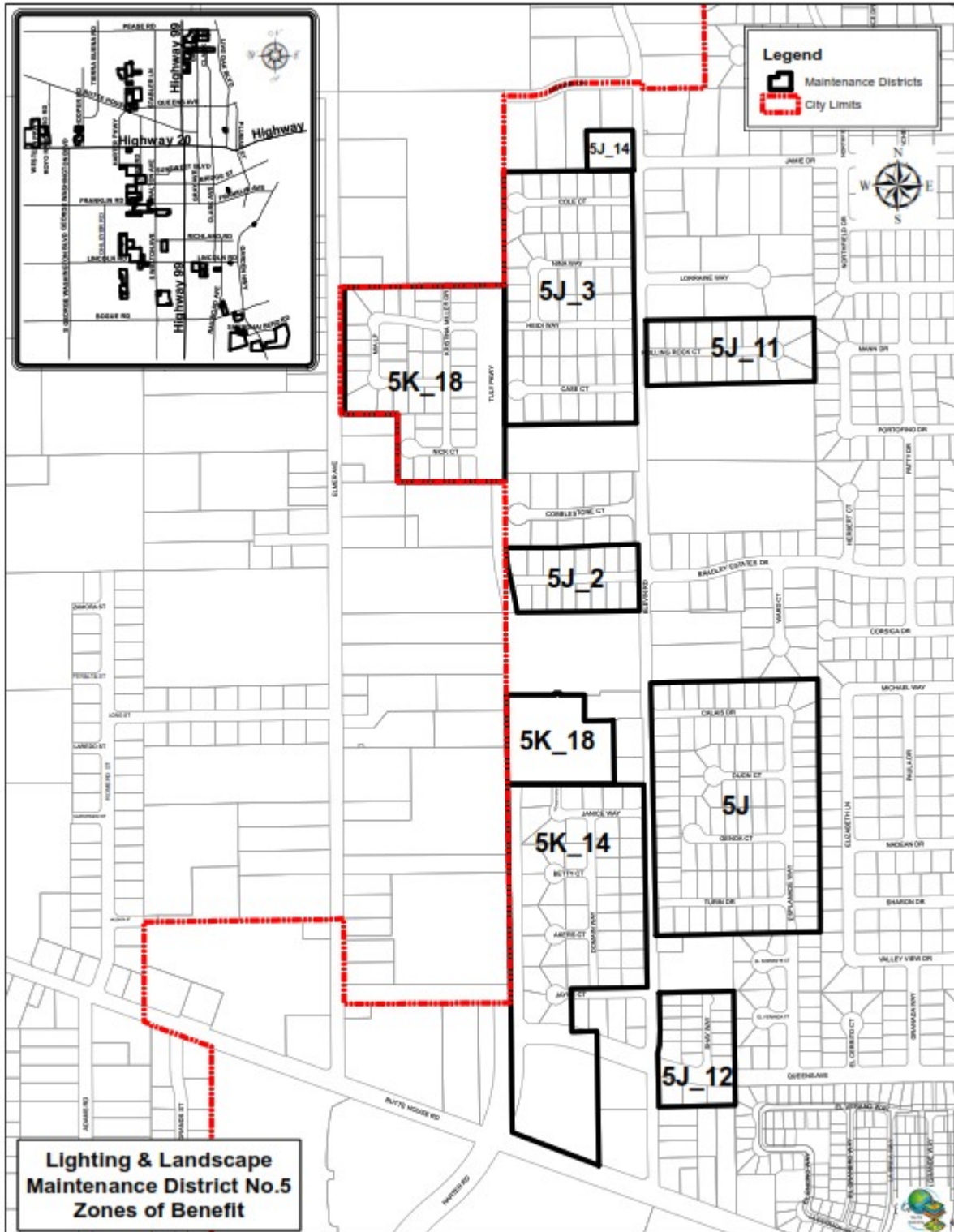
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.

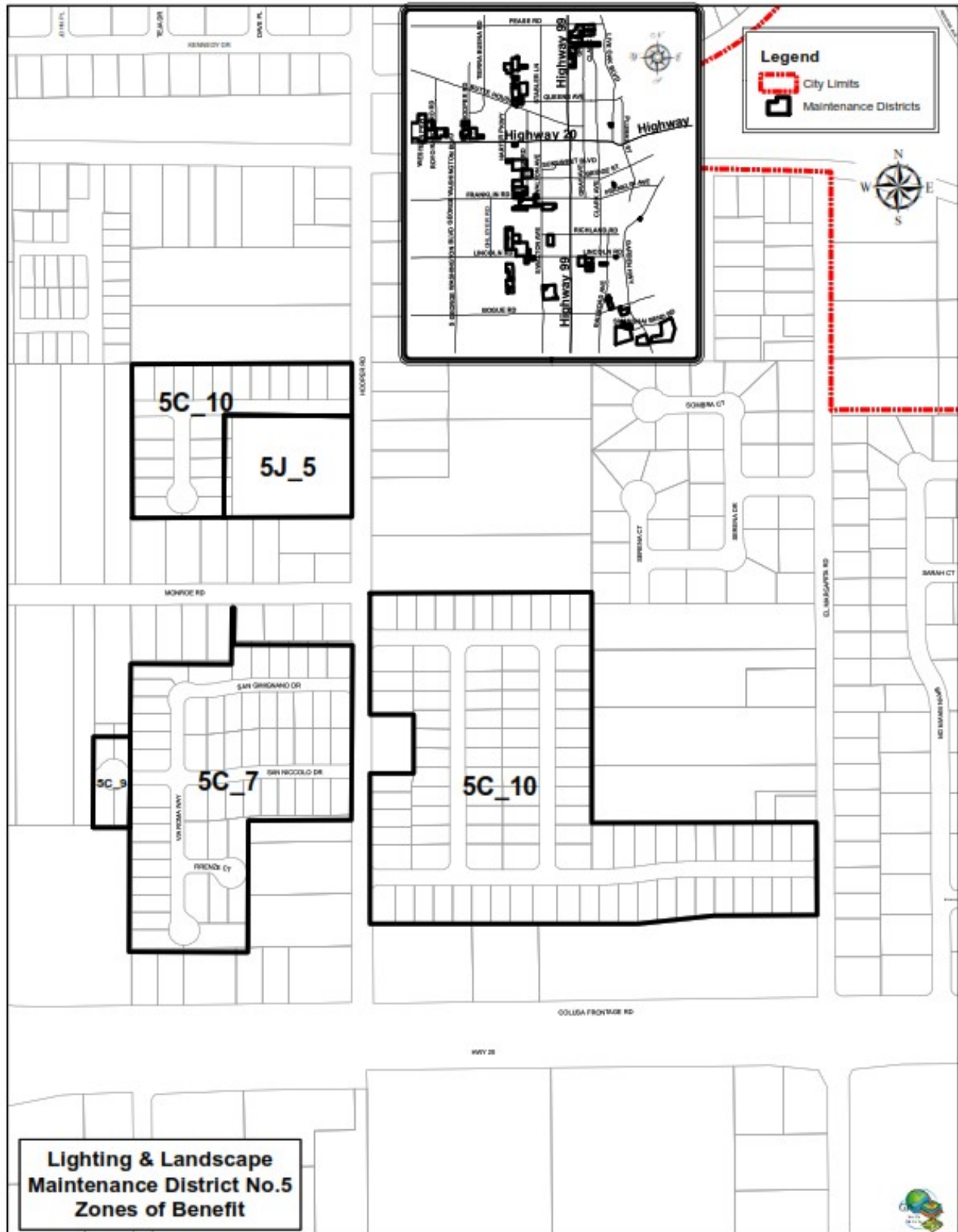
Yuba City Landscape Maintenance District No. 5



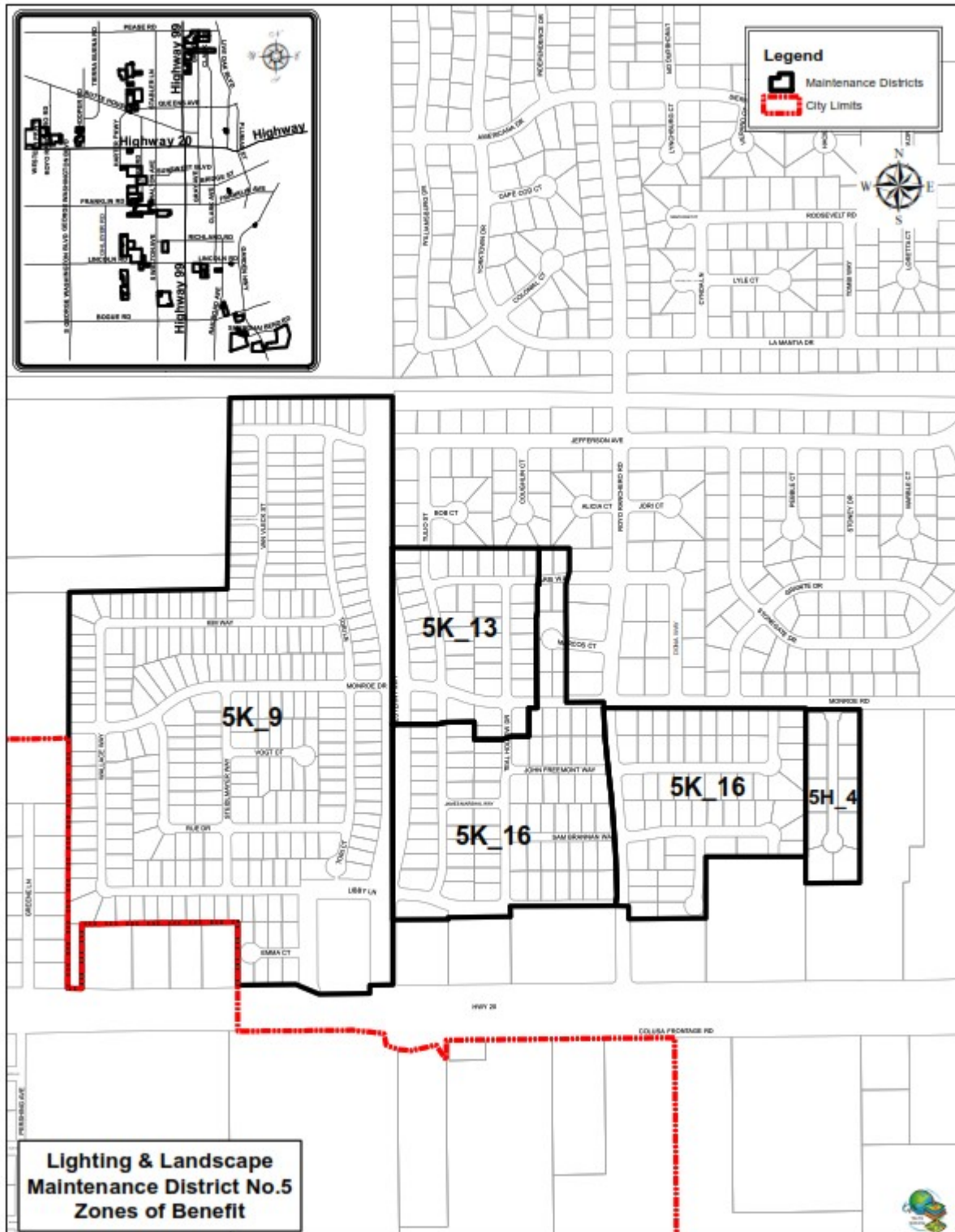
Yuba City Landscape Maintenance District No. 5



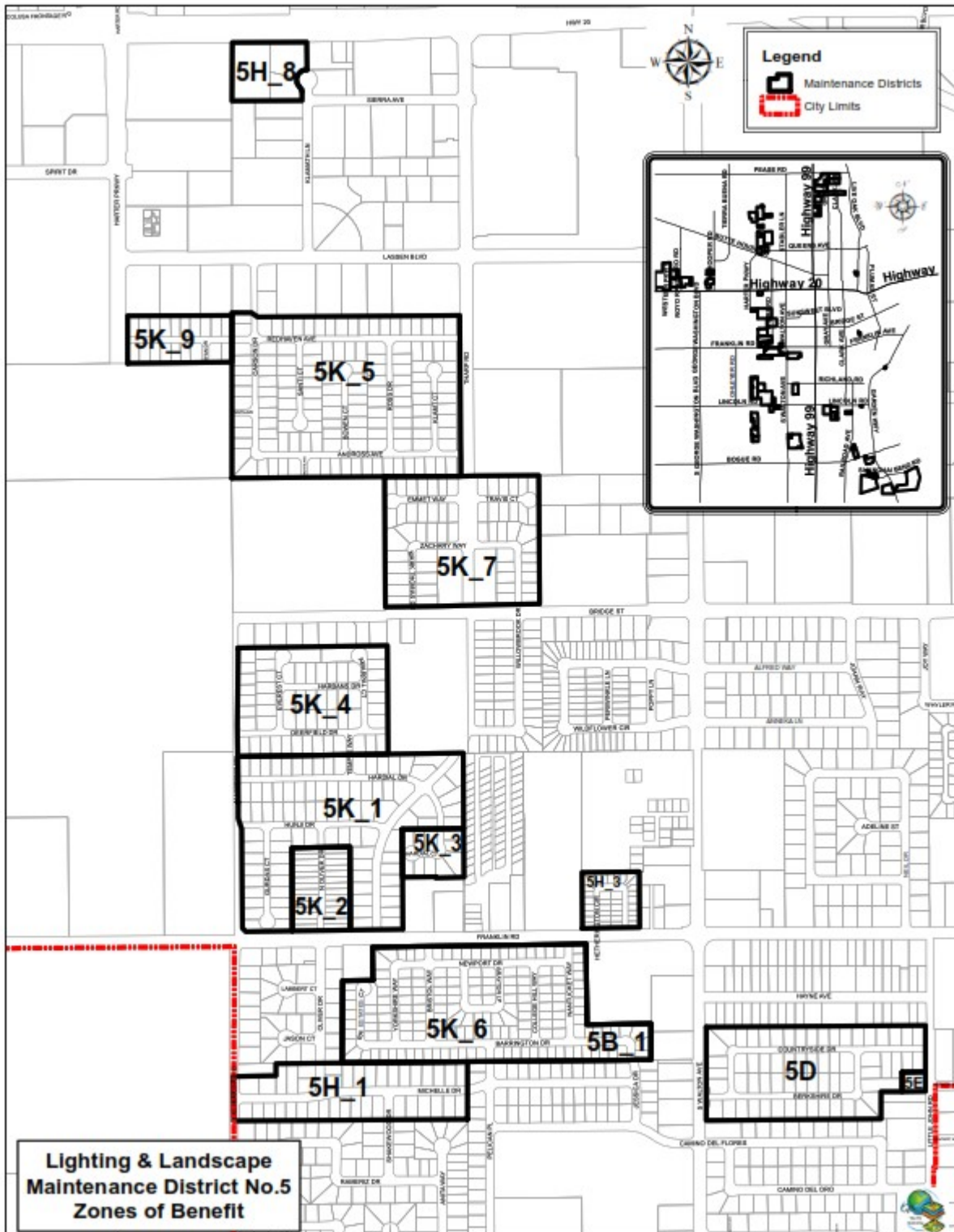
Yuba City Landscape Maintenance District No. 5



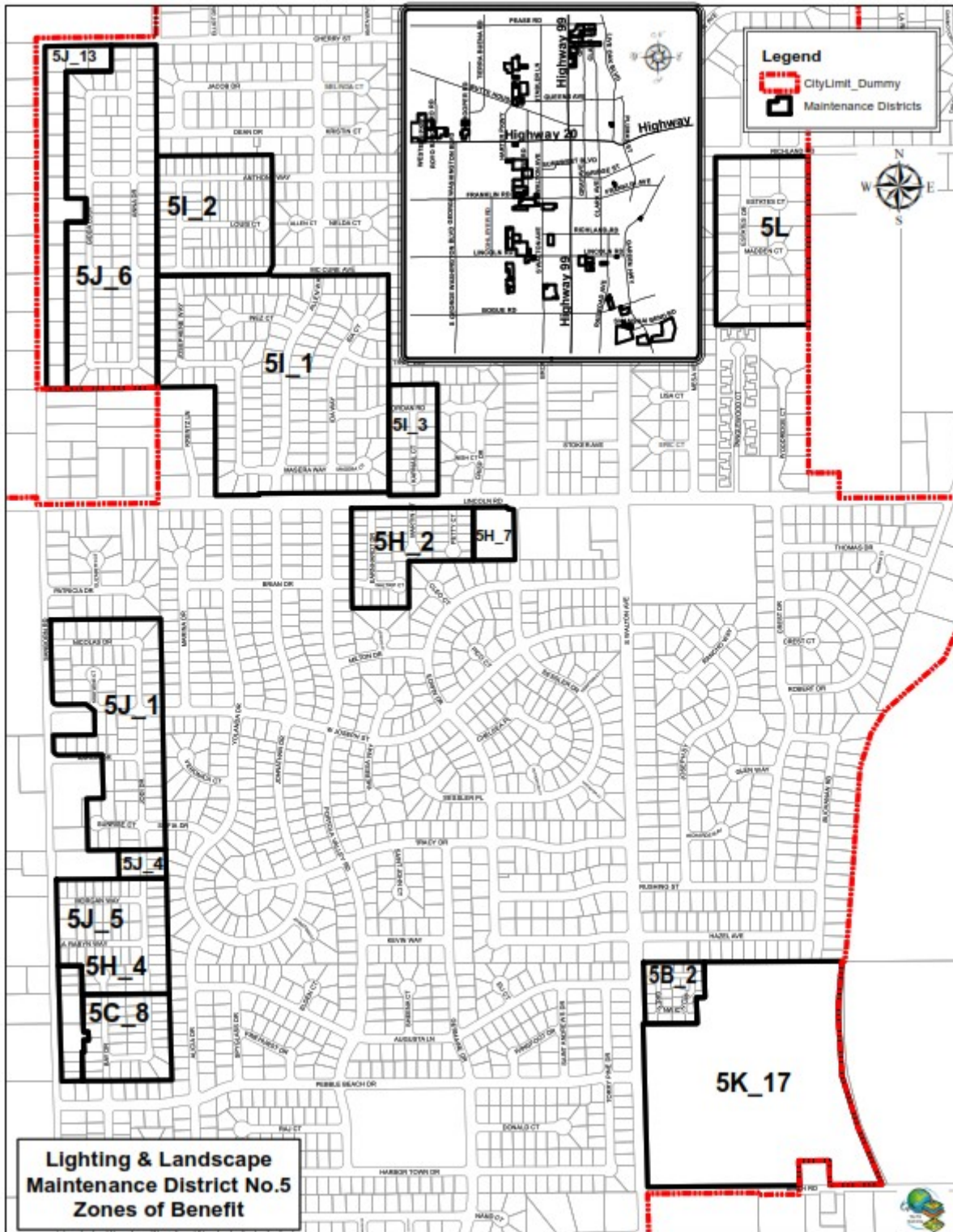
Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



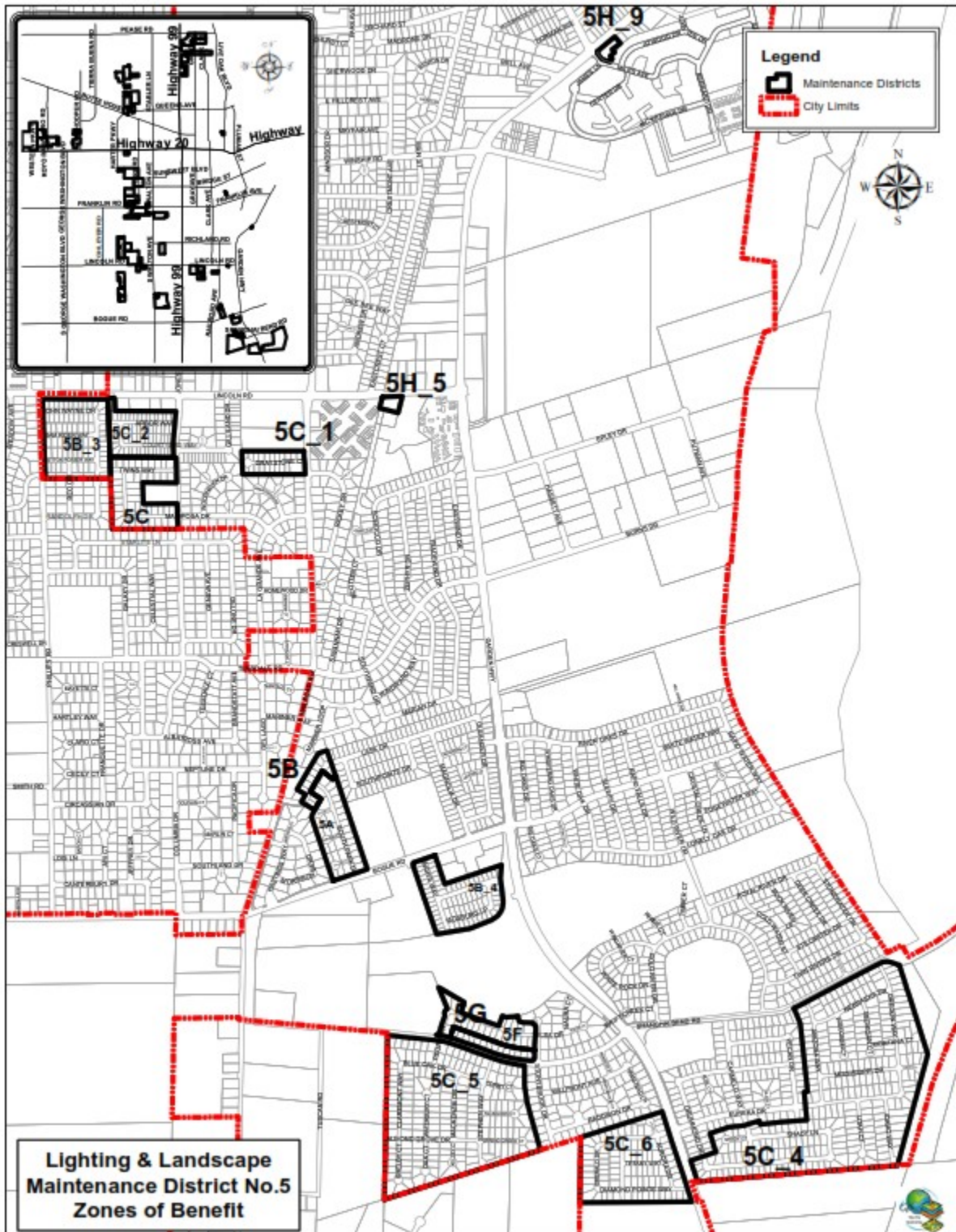
Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



Appendix B - 2025/2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.



City of Yuba City

Lighting and Landscape Maintenance District No. 6

**(Zones of Benefit A_1, A_2 & A_3
and
Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8,
B_9, B_10, B_12, B_13, B_14, B_15
and
Zone of Benefit C_1)**

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 6

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u>I.</u>	<u>OVERVIEW</u>	<u>1</u>
A.	INTRODUCTION	1
B.	COMPLIANCE WITH CURRENT LEGISLATION	2
<u>II.</u>	<u>PLANS AND SPECIFICATIONS</u>	<u>3</u>
A.	DESCRIPTION OF THE DISTRICT	3
B.	DESCRIPTION OF THE IMPROVEMENTS	5
<u>III.</u>	<u>METHOD OF APPORTIONMENT</u>	<u>7</u>
A.	BENEFIT ANALYSIS	7
B.	ASSESSMENT METHODOLOGY	11
C.	ASSESSMENT RANGE FORMULA	11
<u>IV.</u>	<u>DISTRICT BUDGET FY 2025/2026</u>	<u>13</u>
<u>APPENDIX A - DISTRICT BOUNDARY MAPS</u>		<u>15</u>
<u>APPENDIX B - 2025/2026 ASSESSMENT ROLL</u>		<u>17</u>

I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain the lighting and landscape areas adjacent to the subdivisions in the zones of benefit as shown on the assessment diagrams for the Yuba City Lighting and Landscape Maintenance District No. 6 (“District”) on file with the City Clerk. The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the *California Constitution Article XIID* (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2025/2026. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number (“APN”) by the County of Sutter (“County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2025/2026.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 6, 1996, California voters approved Proposition 218 by a margin of 56.5% to 43.5%. All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts are exempt from the procedural requirements Article XIID Section 4.

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

The City affirms that the assessments contained in this report were imposed in accordance with a consent and waiver by 100% of the property owners as part of the original development approval for the properties within the District. Therefore, the City has determined that pursuant to Article XIID Section 5(b) the maximum assessment previously approved and levied for this District prior to the passage of Proposition 218 are considered exempt, provided the assessments are not increased above these previously approved maximum assessment rates.

The proposed annual levy of assessments for fiscal year commencing July 1, 2025 and ending June 30, 2026 (Fiscal Year 2025/2026) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2025/2026 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of twenty-one (21) distinct zones within the City, as shown on the Assessment Diagrams on file with the City clerk.

The Zone of Benefit A_1 ("Zone A_1") is comprised of eleven (11) parcels, approximately 46.51 acres. Located in the River Valley and Spirit Drive Commercial areas. The Zone of Benefit A_2 ("Zone A_2") is comprised of eight (8) parcels, approximately 18.30 acres. It is located in the Sunsweet Boulevard Area. The Zone of Benefit A_3 ("Zone A_3") is comprised of one hundred seventy-five (175) parcels, approximately 164.20 acres. Zone A_3 is known as the Harter Specific Plan Located south of Butte House Road between Ruth Ave and Tharp Road.

The Zone of Benefit B_1 ("Zone B_1") is comprised of eight (8) parcels located on Tharp Road and Butte House Road. The Zone of Benefit B_2 ("Zone B_2") is comprised of two (2) parcels with the current address of 1410 Whyler Road. The Zone of Benefit B_3 ("Zone B_3") is comprised of three (3) parcels located on Lincoln Road and Walton Avenue.

On December 7, 2010, Zone of Benefit B_4 ("Zone B_4") was annexed into the District to provide funding for the operation and maintenance of the street lighting system for Yuba Community College – Sutter County site located at 3301 East Onstott Frontage Road. Zone B_4 is comprised of one (1) parcel.

On January 3, 2011, Zone of Benefit B_5 ("Zone B_5") was annexed into the District to provide funding for the operation and maintenance of the street lighting system for the Unity Estates development located along the west side of El Margarita Road. Zone B_5 is comprised of two (2) parcels.

The fiscal year 2013/2014 included the formation of two additional Zones of Benefit for District No. 6 known as Zone of Benefit B_6 and Zone of Benefit B_7. Zone of Benefit B_6 includes Parcel Number 058-020-024-000, and Zone of Benefit B_7 includes Parcel Numbers 051-540-131-000 and 051-540-132-000. The new district zone formations resulted from agreements or conditions of approval between the City and the property owners, whereby the City and property owners agreed

inclusion of the Parcels into the District to enhance benefit to parcels that are shared by parcels within the Assessment District. Following the February 19, 2013 City Resolutions calling for an assessment ballot proceeding, along with the Engineer's Reports, the City conducted a public hearing on the proposed formations on April 16, 2013, where, upon approval of the ballots, the City submitted levies on the parcels to the County Auditor/Controller for the inclusion on the property tax roll beginning with Fiscal Year 2013/2014 and continued in future years. The ballot proceeding was pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and Article XIID of the California Constitution.

The Fiscal Year 2014/2015 included the formation of one additional Zone of Benefit for District No. 6 known as Zone of Benefit B_8. Zone of Benefit B_8 includes Parcel Numbers 052-020-028-000, 052-020-029-000, 052-020-030-000, and 052-020-031-000. The new district zone formation resulted from agreements or conditions of approval between the City and the property owners, whereby the City and property owners agreed inclusion of the Parcels into the District to enhance benefit to parcels that are shared by parcels within the Assessment District. Following the City Resolution calling for an assessment ballot proceeding, along with the Engineer's Reports, the City conducted a public hearing on the proposed formations on March 17, 2015, where, upon approval of the ballots, the City received authorization to submit levies on the parcels to the County Auditor/Controller for the inclusion on the property tax roll beginning with Fiscal Year 2015/2016. The ballot proceeding was pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and Article XIID of the California Constitution.

On July 19, 2016, Zone of Benefit B_9 ("Zone B_9") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel number 051-580-025-000, located at 2510 Live Oak Boulevard. Zone B_9 is comprised of one (1) parcel.

On May 21, 2019, three Zones of Benefit were annexed into the District. They are known as Zone of Benefit B_10 ("Zone B_10"), Zone of Benefit B_12 ("Zone B_12") and Zone of Benefit B_13 ("Zone B_13"). Zone B_10 is to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 052-130-048-000 (1240 Bridge St.), 052-130-047-000 (1250 Bridge St.), 052-130-046-000 (1260 Bridge St.), 052-130-045-000 (1270 Bridge St.), and 052-130-043-000 (1280 Bridge St.), located south of Bridge Street, west of North Lawrence Avenue, and east of State Route 99. Zone B_10 is comprised of five (5) parcels. Zone B_12 is to provide funding for the operation and maintenance of the street lighting system adjacent to 770 North Walton Avenue, located north of Bridge Street, west of North Walton Avenue, and south of Sunsweet Boulevard. Zone B_12 is comprised of seven (7) parcels. Zone B_13 is to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 053-050-087-000, and 053-050-088-000, located south of Lassen Boulevard, and east of Carson Drive.

On August 28, 2019, Zone of Benefit B_14 ("Zone B_14") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel number 058-020-022-000, located at 362 North Walton Avenue. Zone B_14 is comprised of one (1) parcel.

On September 17, 2019, Zone of Benefit B_15 ("Zone B_15") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 053-400-080-000 and 054-083-026-000, located at 769 Garden Highway and 140 Epley Drive, respectively. Zone B_15 is comprised of two (2) parcels.

On December 9, 2020, Zone of Benefit C-1 ("Zone C_1") was annexed into the District to provide funding for the ongoing maintenance of the shared driveway associated with the Dollar General Development at 1500 and 1510 Garden Highway (parcel numbers 054-010-057-000 and 054-010-058-000, respectively). Zone C_1 is located north of River Oaks Drive, south of Burns Drive, and east of Garden Highway. Zone C_1 is comprised of two (2) parcels.

B. DESCRIPTION OF THE IMPROVEMENTS

Improvements for Zone A include the ongoing maintenance and servicing of sixty-eight (68) street lights, five-hundred (500) street trees and median landscaping approximately 2000' x 11' x .23' in size.

Since the Assessment District was initially formed, the City replaced the street light facilities with LED lights. 70 Watt High Pressure Sodium lamps were converted to 52 Watt LED fixtures, and 100 Watt High Pressure Sodium lamps were converted to 52 Watt LED fixtures. However, the standard for commercial areas has been updated since the conversion project was implemented, and the previous LED fixture is now obsolete. Therefore, the new standard for commercial areas is a 70 Watt LED fixture, effective for Zone 6B_8.

Improvements for Zone C_1 include the shared driveway located north of River Oaks Drive, south of Burns Drive and east of Garden Highway.

Provisions of the 1972 Act

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.

- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.

- d) Compensation of any engineer or attorney employed to render services.
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIID Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments.

Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 6 Engineer's Report, Fiscal Year 2015-16. pgs 15-17.

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit is determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.
- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this

Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

IV. DISTRICT BUDGET FY 2025/2026

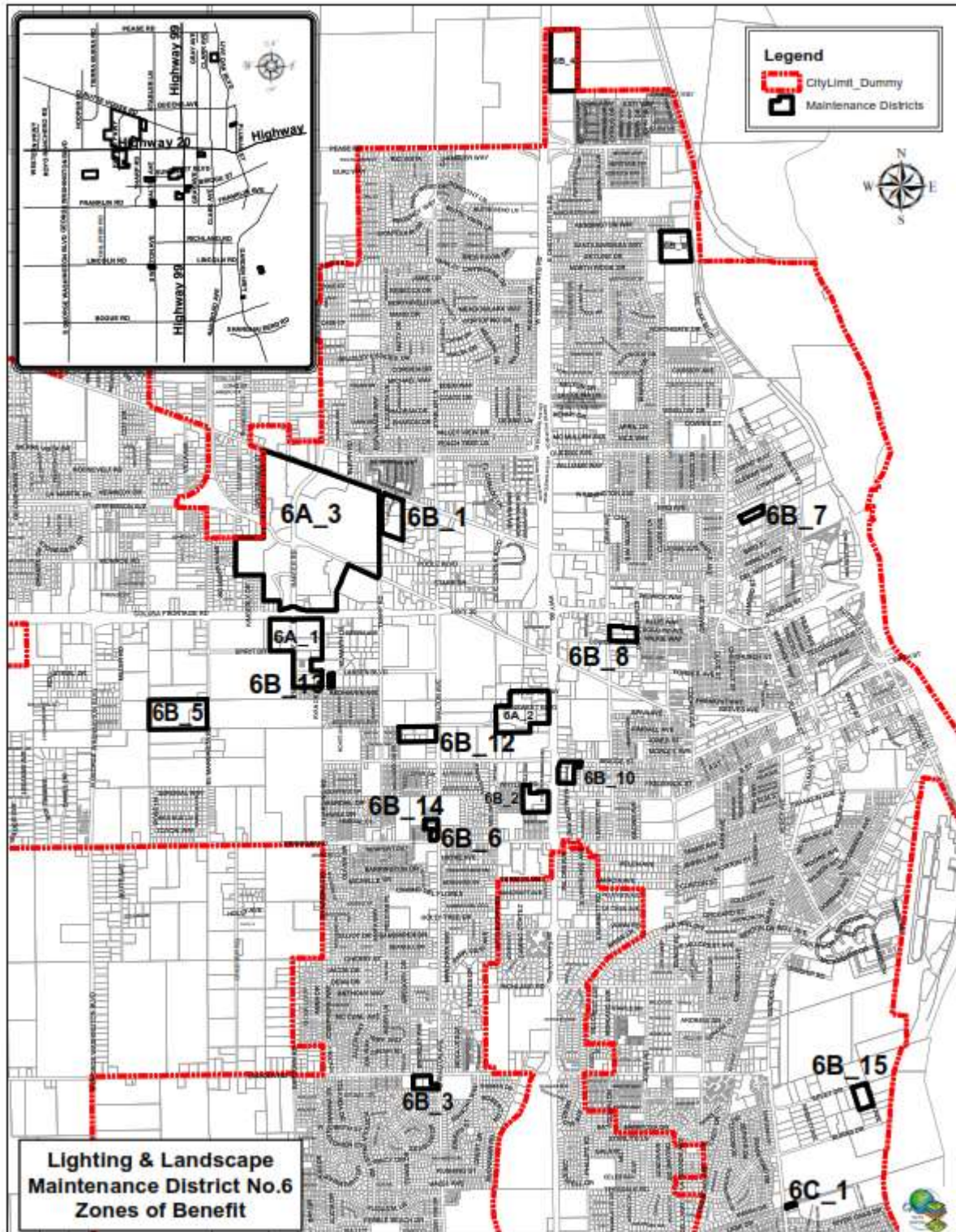
The following provides the proposed budget and associated increased maximum assessment commencing in fiscal year 2025/2026. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

	Zone 6A1	Zone 6A2	Zone 6A3	6A Total	Zone 6B1	Zone 6B2	Zone 6B3	Zone 6B4	Zone 6B5	Zone 6B6	Zone 6B7	Zone 6B8	Zone 6B9	Zone 6B10	Zone 6B12	Zone 6B13	Zone 6B14	Zone 6B15	6B Total	6C1	Total
DIRECT COSTS																					
Heat/Power Utility	\$2.74	\$1.89	\$16.66	\$21.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.30
Street Lights Power Utility	171.51	118.39	1,041.35	1,331.25	387.89	89.10	91.94	161.75	0.00	8.91	17.82	81.50	40.34	66.69	107.60	27.92	15.77	21.03	1,118.25	0.00	2,449.50
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Spec O&M Weed Abatement	21.27	14.68	129.13	165.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.08
Spec O&M Landscape	568.04	392.12	3,448.94	4,409.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,409.10
Water Utility	460.91	318.17	2,798.49	3,577.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,577.57
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LMD Lights	437.26	301.84	2,654.90	3,394.00	812.02	186.53	192.48	338.61	0.00	18.65	37.31	170.61	84.44	139.61	225.25	58.45	33.02	44.02	2,341.00	0.00	5,735.00
Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Direct Costs Subtotal	\$1,661.73	\$1,147.10	\$10,089.47	\$12,898.30	\$1,199.90	\$275.63	\$284.42	\$500.36	\$0.00	\$27.57	\$55.13	\$252.11	\$124.78	\$206.29	\$332.85	\$86.36	\$48.79	\$65.05	\$3,459.25	\$0.00	\$16,357.55
ADMINISTRATION COSTS																					
City Administration Costs	\$96.75	\$66.79	\$587.46	\$751.00	\$225.46	\$51.79	\$53.44	\$94.02	\$0.00	\$5.18	\$10.36	\$47.37	\$23.45	\$38.76	\$62.54	\$16.23	\$9.17	\$12.22	\$650.00	\$0.00	\$1,401.00
Willdan Financial Services Administration Fees	423.72	292.49	2,572.68	3,288.89	212.75	48.87	50.43	88.72	0.00	4.89	9.77	44.70	22.12	36.58	59.01	15.31	8.65	11.53	613.33	55.17	3,957.39
County Administration Fee	3.30	2.40	52.50	58.20	2.40	0.60	0.90	0.30	0.00	0.30	0.60	1.20	0.30	1.50	2.10	0.60	0.30	0.60	11.70	0.60	70.50
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$523.77	\$361.68	\$3,212.63	\$4,098.09	\$440.61	\$101.26	\$104.77	\$183.03	\$0.00	\$10.37	\$20.73	\$93.27	\$45.87	\$76.84	\$123.66	\$32.14	\$18.12	\$24.36	\$1,275.03	\$55.77	\$5,428.89
LEVY BREAKDOWN																					
Total Direct and Admin. Costs	\$2,185.50	\$1,508.78	\$13,302.10	\$16,996.39	\$1,640.51	\$376.89	\$389.19	\$683.40	\$0.00	\$37.93	\$75.86	\$345.38	\$170.65	\$283.13	\$456.51	\$118.51	\$66.91	\$89.41	\$4,734.28	\$55.77	\$21,786.44
Operating Reserve Collection	1,552.66	1,071.66	9,394.69	12,019.01	3,743.34	859.83	886.97	1,561.68	0.00	85.75	171.50	785.81	389.23	642.48	1,036.95	269.00	152.01	202.47	10,787.04	1,154.75	23,960.80
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$3,738.16	\$2,580.45	\$22,696.79	\$29,015.40	\$5,383.85	\$1,236.72	\$1,276.16	\$2,245.07	\$0.00	\$123.68	\$247.37	\$1,131.20	\$559.88	\$925.62	\$1,493.46	\$387.51	\$218.91	\$291.88	\$15,521.32	\$1,210.52	\$45,747.26
LEVY ADJUSTMENTS																					
Operating Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(293.56)	(202.65)	(1,782.39)	(2,278.60)	(630.89)	(144.92)	(149.54)	(263.08)	0.00	(14.49)	(28.99)	(132.56)	(65.61)	(108.47)	(175.01)	(45.41)	(25.65)	(34.20)	(1,818.83)	0.00	(4,097.43)
Rounding Adjustment	0.02	0.02	(1.14)	(1.10)	0.00	0.00	0.00	(0.01)	0.00	(0.01)	(0.02)	0.00	(0.01)	(0.05)	(0.07)	(0.02)	0.00	0.00	(0.19)	0.00	(1.29)
Levy Adjustments Subtotal	(\$293.54)	(\$202.63)	(\$1,783.53)	(\$2,279.70)	(\$630.89)	(\$144.92)	(\$149.54)	(\$263.09)	\$0.00	(\$14.50)	(\$29.01)	(\$132.56)	(\$65.62)	(\$108.52)	(\$175.08)	(\$45.43)	(\$25.65)	(\$34.20)	(\$1,819.02)	\$0.00	(\$4,098.72)
BALANCE TO LEVY	\$3,444.62	\$2,377.82	\$20,913.26	\$26,735.70	\$4,752.96	\$1,091.80	\$1,126.62	\$1,981.98	\$0.00	\$109.18	\$218.36	\$998.64	\$494.26	\$817.10	\$1,318.38	\$342.08	\$193.26	\$257.68	\$13,702.30	\$1,210.52	\$41,648.52
OPERATING RESERVE																					
Estimated Balance at June 30, 2025	\$6,046.13	\$4,173.68	\$36,710.12	\$46,929.93	\$9,345.13	\$2,146.66	\$2,215.13	\$3,896.93	\$0.00	\$214.69	\$429.37	\$1,963.50	\$971.82	\$1,606.66	\$2,592.30	\$672.63	\$379.98	\$506.64	\$26,941.43	\$4,912.61	\$78,783.97
FY2025/2026 Collection/(Contribution)	1,552.66	1,071.66	9,394.69	12,019.01	3,743.34	859.83	886.97	1,561.68	0.00	85.75	171.50	785.81	389.23	642.48	1,036.95	269.00	152.01	202.47	10,787.04	1,154.75	23,960.80
Transfer to Capital Improvement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Estimated Balance at June 30, 2026	\$7,598.79	\$5,245.34	\$46,104.81	\$58,948.94	\$13,088.47	\$3,006.50	\$3,102.10	\$5,458.61	\$0.00	\$300.44	\$600.87	\$2,749.31	\$1,361.05	\$2,249.14	\$3,629.25	\$941.63	\$531.99	\$709.12	\$37,728.47	\$6,067.36	\$102,744.77
CAPITAL IMPROVEMENT RESERVE																					
Estimated Balance at June 30, 2025	\$8,631.82	\$5,958.59	\$52,409.58	\$67,000.00	\$22,199.57	\$5,099.45	\$5,262.09	\$9,257.25	\$0.00	\$509.99	\$1,019.98	\$4,664.33	\$2,308.58	\$3,816.65	\$6,158.06	\$1,597.84	\$902.66	\$1,203.54	\$64,000.00	\$800.00	\$131,800.00
FY2025/2026 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfer from Operating Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Estimated Balance at June 30, 2026	\$8,631.82	\$5,958.59	\$52,409.58	\$67,000.00	\$22,199.57	\$5,099.45	\$5,262.09	\$9,257.25	\$0.00	\$509.99	\$1,019.98	\$4,664.33	\$2,308.58	\$3,816.65	\$6,158.06	\$1,597.84	\$902.66	\$1,203.54	\$64,000.00	\$800.00	\$131,800.00
DISTRICT STATISTICS																					
Total Parcels	11	8	175	194	8	2	3	1	2	1	2	4	1	5	7	2	1	2	41	2	237
Total Parcels Levied	11	8	175	194	8	2	3	1	0	1	2	4	1	5	7	2	1	2	39	2	235
Total EBU	26.51	18.30	160.96	205.77	8.00	2.00	3.00	1.00	0.00	1.00	2.00	4.00	1.00	5.00	7.00	2.00	1.00	4.00	41.00	2.00	248.77
Levy per EBU (2025/2026)	\$129.94	\$129.94	\$129.94	\$129.94	\$594.12	\$545.90	\$375.54	\$1,981.98	\$0.00	\$109.18	\$109.18	\$249.66	\$494.26	\$163.42	\$188.34	\$171.04	\$193.26	\$64.42		\$605.26	
Maximum Levy per EBU - 2024/2025	\$358.73	\$358.73	\$358.73	\$358.73	\$576.81	\$530.00	\$364.60	\$1,924.25	\$549.79	\$106.01	\$106.01	\$242.39	\$479.88	\$158.67	\$182.87	\$166.07	\$187.63	\$62.54		\$587.63	
CPI Increase per EBU (3.00%)	\$10.77	\$10.77	\$10.77	\$10.77	\$17.31	\$15.90	\$10.94	\$57.74	\$16.49	\$3.18	\$3.18	\$7.27	\$14.39	\$4.76	\$5.48	\$4.98	\$5.63	\$1.88		\$17.63	
Maximum Levy per EBU - 2025/2026	\$369.50	\$369.50	\$369.50	\$369.50	\$594.12	\$545.90	\$375.54	\$1,981.99	\$566.28	\$109.19	\$109.19	\$249.66	\$494.27	\$163.43	\$188.35	\$171.05	\$193.26	\$64.42		\$605.26	
Maximum Levy Amount - 2025/2026	\$9,795.45	\$6,761.85	\$59,474.72	\$76,032.02	\$4,752.96	\$1,091.80	\$1,126.62	\$1,981.99	\$0.00	\$109.19	\$218.38	\$998.64	\$494.27	\$817.15	\$1,318.45	\$342.10	\$193.26	\$257.68	\$13,702.49	\$1,210.52	\$90,945.03

Appendix A - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.



Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Yuba City Residential Street Light Maintenance Districts - Resolution of Intent

Recommendation: A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982

B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

Fiscal Impact: Receipt of assessments and expenditures of funds associated with residential street light maintenance districts throughout the City.

Purpose:

To initiate proceedings for the continuation of the levy of Assessments for Fiscal Year 2025-26 within the Residential Street Light Maintenance Districts, pursuant to the provisions of the Benefit Assessment Act of 1982 and Article XIID of the California Constitution.

Council Strategic Goal:

Levying Yuba City Residential Street Light Maintenance Districts (RSLMDs) addresses the City Council's Strategic Goal of maintaining infrastructure, as the levy of the RSLMDs will ensure that street lighting remains operational.

Background:

The City annually levies and collects special assessments in order to maintain and service streetlights in the Walton Avenue Area and Tierra Buena Area. The Districts were formed while the areas were under the County's jurisdiction, and the City took over the administration of the Districts when they were annexed into the City.

Analysis:

The Engineer's Annual Levy Reports (Reports) have been prepared and are on file in the City Clerk's Office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution approving the Reports and the Resolution of

Intention to order Improvements are required by State law to continue the Residential Street Light Maintenance Districts. The action proposed in the Reports sets a Public Hearing for the Council Meeting to be held on July 15, 2025 to establish assessments for the coming year.

Fiscal Impact:

Annual levies will remain unchanged for Walton Area. The annual levies for Tierra Buena Area will increase, but will be less than the maximum levy amount allowed for the District. The proposed levy amounts for each District are shown in Attachment 2.

The projected revenue, expenditures, and cash balance for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/2026
Tierra Buena Area	\$26,664.17	\$28,095.53	\$114,307.87
Walton Area	\$81,677.48	\$83,046.10	(\$29,772.15)

Operating costs for the Walton area have neared or exceeded the maximum levy for the district multiple times over the past ten years. Additionally, operating costs for Walton have increased while operating costs for Tierra Buena have decreased after FY 2015-16. The City believes that there is an error within PG&E's billing system. The City previously performed an internal audit to determine the cause of the discrepancy, and were not able to find the cause. If desired, Council may direct City staff to perform another internal audit, inclusive of site visits, to determine the cause of the discrepancy and correct any billing issues moving forward.

Alternatives:

1. Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2025-26, or cancel the Districts and find alternative funding sources to operate the streetlights.
2. Council may direct City staff to follow legal procedures in order to modify the Residential Street Light Maintenance Districts to include Cost of Living (COLA) provisions.

Recommendation:

- A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982
- B. Set a Public Hearing for July 15, 2025 at 6:00 PM to establish assessments for Fiscal Year (FY) 2025-26

Attachments:

1. Attachment 1 - Resolution RSLMDs Intent
2. Exhibit A - District Maps RSLMDs
3. Attachment 2 - Proposed Assessments - RSLMDs
4. Attachment 3 - Engineer's Reports RSLMDs

Prepared By:

Josh Wolffe
Senior Civil Engineer

Submitted By:

Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS AND DECLARING ITS INTENTION TO LEVY
THE ANNUAL ASSESSMENT FOR FISCAL YEAR 2025-26 FOR THE YUBA CITY
RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA) AND YUBA
CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA AREA)**

WHEREAS, the County of Sutter previously formed Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) ("Districts"), pursuant to the provisions of the Benefit Assessment Act of 1982, California Government Code Division 2, Chapter 6.6, Section 54703 et seq. (hereafter referred to as the "Act"); and

WHEREAS, a Report (hereafter referred to as the "Formation Report") was prepared, filed and approved by the County Board of Supervisors in connection with each of the Districts and the levy of said assessments, pursuant to Section 54716 of said Act; and

WHEREAS, the City of Yuba City annexed the areas in which the Districts existed, and as a result became responsible for the administration of the Districts; and

WHEREAS, the City Council conducted property owner protest proceedings relating to the improvements and services described in the Formation Report and the levy and collection of annual assessments and an assessment range formula related thereto for each of the Districts in accordance with the provisions of the California Constitution Article XIID and Proposition 218; and

WHEREAS, the Council directed and authorized the City Engineer to assist with the calculation and establishment of the assessments and to prepare and file a budget report(s) (hereafter referred to as the "Engineer's Report") with the City Clerk, generally describing how the Districts were formed, the improvements and services within the Districts, the method of apportionment and dispensation of the benefits, and the budget containing the costs and proposed levy amounts for funding the benefits and the assessment roll; and

WHEREAS, the City Engineer has prepared the Engineer's Reports for the Districts, and has filed them with the City Clerk; and

WHEREAS, the City Council desires to approve said Engineer's Reports, declare its intention to levy the annual assessment for Fiscal Year 2025-26 for the Districts, and appoint a time and place for public hearing on these matters.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy and collection of an annual assessment against the assessable lots and parcels of property within existing assessment districts designated Yuba

City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) ("Districts"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2025 and ending June 30, 2026, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.

3. The boundaries of the District are generally located and depicted in "Exhibit A" attached hereto.

4. The proposed improvements are briefly described as follows: the operation of residential street lights.

5. The assessments to be levied and collected against the assessable lots and parcels of property within the District for Fiscal Year 2025-26 are proposed to be remain the same as previously approved as compared to the assessments levied and collected for Fiscal Year 2024-25.

6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer's Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled "City of Yuba City, Residential Street Light Maintenance District No. 1, (Walton Area), 2025/2026 Engineer's Annual Levy Report," and "City of Yuba City, Residential Street Light Maintenance District No. 1, (Tierra Buena), 2025/2026 Engineer's Annual Levy Report" . Reference is made to the Engineer's Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 15, 2025, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 15, 2025.

8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing by giving notice once a week, for two successive weeks, with at least five days in between each publication.

9. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 15th day of July, 2025.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

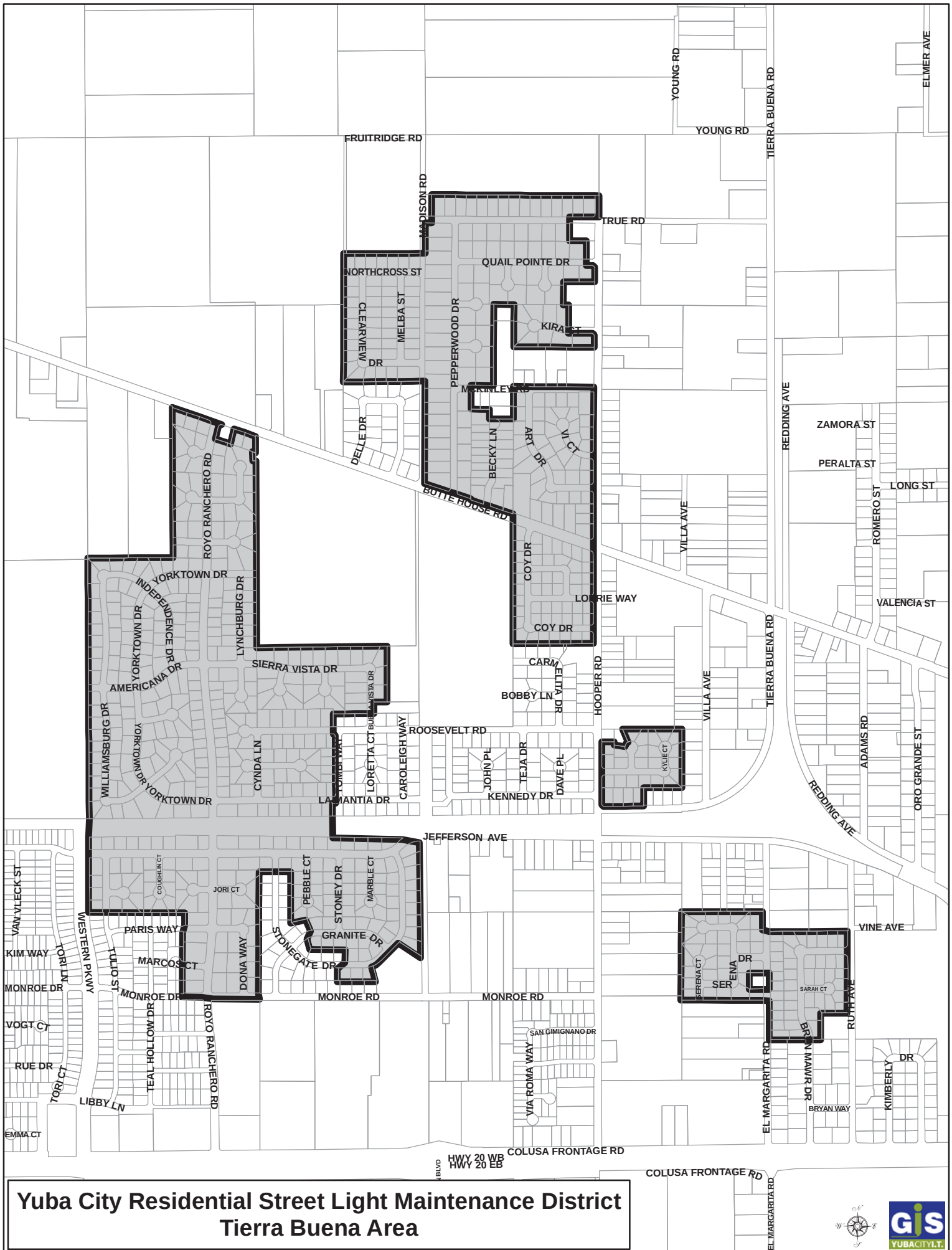
Attachment(s):

Exhibit A – District Maps

EXHIBIT A



**Yuba City Residential Street Light Maintenance District
Walton Area**



**Yuba City Residential Street Light Maintenance District
Tierra Buena Area**

ATTACHMENT 2

PROPOSED ASSESSMENTS**WALTON RESIDENTIAL STREET LIGHT DISTRICT**

Affected Subdivision	Proposed Assessment (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bogue Ranch	\$37.00	\$0.00	\$37.00
Bogue Ranch II	\$59.40	\$0.00	\$59.40
Cypress	\$41.74	\$0.00	\$41.74
Hampton Estates I	\$45.58	\$0.00	\$45.58
Hampton Estates II	\$41.80	\$0.00	\$41.80
Kushlia Village	\$62.00	\$0.00	\$62.00
Lincoln Park II	\$52.56	\$0.00	\$52.56
Lincoln Pointe	\$51.48	\$0.00	\$51.48
Lincoln Village I	\$61.44	\$0.00	\$61.44
Lincoln Village II	\$50.78	\$0.00	\$50.78
Meadowood I	\$73.12	\$0.00	\$73.12
Meadowood II	\$111.88	\$0.00	\$111.88
Orchard II	\$62.92	\$0.00	\$62.92
Orchard III	\$34.60	\$0.00	\$34.60
Ravenwood I	\$54.06	\$0.00	\$54.06
Ravenwood II	\$67.28	\$0.00	\$67.28
Ravenwood III	\$40.40	\$0.00	\$40.40
Sanborn Estates	\$63.58	\$0.00	\$63.58
Sandpiper I, II, III	\$46.32	\$0.00	\$46.32
Sun Valley II	\$51.48	\$0.00	\$51.48
Sunrise Village	\$58.56	\$0.00	\$58.56
W Ranch Meadowood	\$67.06	\$0.00	\$67.06
Walton Park Estates	\$38.00	\$0.00	\$38.00
Walton Ranch	\$60.06	\$0.00	\$60.06
Woodside Village II	\$67.56	\$0.00	\$67.56

TIERRA BUENA RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment (per single unit)	Change From Previous Year	Maximum Levy Allowed
Bryn Mawr Estates III	\$30.74	\$5.36	\$61.22
Bryn Mawr Estates IV	\$32.90	\$5.74	\$65.52
Buena Vista I	\$18.06	\$3.12	\$36.04
Buena Vista II	\$42.12	\$7.34	\$83.90
Butte Rancho	\$33.82	\$5.89	\$67.38
Butte View Estates	\$44.74	\$7.80	\$89.10
Country Aire	\$39.02	\$6.80	\$77.72
Kira Estates	\$40.20	\$7.00	\$80.08
Loma Vista	\$41.34	\$7.20	\$82.36
Quail Pointe Estates	\$44.92	\$7.82	\$89.50
Ranchero II & III	\$54.68	\$9.53	\$108.90
Ranchero IV & VI	\$24.38	\$4.25	\$48.54
Ranchero Estates I	\$32.34	\$5.62	\$64.46
Ranchero Estates V	\$30.14	\$5.24	\$60.06
Rancho De Royo I Ph I	\$63.48	\$11.06	\$126.44
Rancho De Royo II Ph II	\$32.92	\$5.74	\$65.56
Skyview Place	\$41.12	\$7.17	\$81.90
Stonegate Village Unit I	\$29.78	\$5.19	\$59.32
Stonegate Village Unit II	\$26.04	\$4.52	\$51.90
Stonegate Village Unit III	\$20.84	\$3.60	\$41.58
Suburban Acres	\$24.58	\$4.27	\$49.00
Tara Estates	\$25.54	\$4.45	\$50.86
Teja IV	\$36.00	\$6.27	\$71.72
Walnut Acres	\$26.24	\$4.55	\$52.32

ATTACHMENT 3



City of Yuba City

Residential Street Light Maintenance District No. 1 (Tierra Buena)

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

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Suite 200
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T 951.587.3500 | 800.755.6864
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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)

This Report describes the Yuba City Residential Street Light Maintenance District (Tierra Buena) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2025/2026 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u>I. INTRODUCTION</u>	<u>1</u>
<u>II. DESCRIPTION OF THE DISTRICT AND SERVICES</u>	<u>2</u>
<u>III. BENEFIT ANALYSIS</u>	<u>2</u>
<u>IV. ASSESSMENT FORMULA</u>	<u>6</u>
<u>V. DISTRICT BUDGET FY 2025/2026 – TIERRA BUENA</u>	<u>7</u>
<u>APPENDIX A - DISTRICT BOUNDARY MAP</u>	<u>9</u>
<u>APPENDIX B - 2025/2026 ASSESSMENT ROLL</u>	<u>11</u>

I. INTRODUCTION

The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Urban Area Street Light Maintenance District (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2025/2026. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

The District was formed for the maintenance of streetlights benefiting twenty-four subdivisions, or zones of benefit, within the City. These zones of benefit include: Bryn Mawr Estates #3; Bryn Mawr Estates #4; Buena Vista #1; Buena Vista #2; Butte Rancho; Butte View Estates; Country Aire; Kira Estates; Loma Vista; Quail Pointe Estates; Rancho #2 & #3; Rancho #4 & #6; Rancho Estates #1; Rancho Estates #5; Rancho De Royo #2 Ph 1; Rancho De Royo #2 Ph 2; Skyview Place; Stonegate Village Unit 1; Stonegate Village Unit 2; Stonegate Village Unit 3; Suburban Acres; Tara Estates; Teja #4; Walnut Acres.

III. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record

between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extension of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Tierra Buena Engineer's Report, Fiscal Year 2015-16. pgs 17-19.

IV. ASSESSMENT FORMULA

The method of assessment for each zone of benefit within the District is based on the determination that each single family residential lot or parcel within the zone receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone are apportioned equally to each assessable single family residential lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2025/2026 from the prior year.

V. DISTRICT BUDGET FY 2025/2026 – TIERRA BUENA

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Heat/Power Utility	\$0.00
Street Lights Power Utility	24,069.00
Professional Services	0.00
Water Utility	0.00
Materials & Supplies	0.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$24,069.00
ADMINISTRATION COSTS	
City Administration Costs	\$492.00
Willdan Financial Services Administration Fees	3,300.23
County Administration Fee	234.30
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$4,026.53
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$28,095.53
Operating Reserve Collection	5,041.16
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$33,136.69
LEVY ADJUSTMENTS	
Operating Reserve Contribution	(\$4,222.73)
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	(2,269.79)
Rounding Adjustment	(5.45)
Levy Adjustments Subtotal	(\$6,497.97)
BALANCE TO LEVY	\$26,638.72
OPERATING RESERVE	
Estimated Balance at June 30, 2025	\$20,489.44
FY2025/2026 Collection/(Contribution)	818.43
Transfer from Capital Improvement Reserve	93,000.00
Estimated Balance at June 30, 2025	\$114,307.87
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2025	\$93,000.00
FY2025/2026 Collection/(Contribution)	0.00
Transfer to Operating Reserve	(93,000.00)
Estimated Balance at June 30, 2025	\$0.00
DISTRICT STATISTICS	
Total Parcels	781
Total Parcels Levied	781
Total EBU	781.00
Maximum Levy Amount - 2024/2025	\$53,068.00
Maximum Levy Amount - 2025/2026	\$53,068.00

District Budget by Subdivision

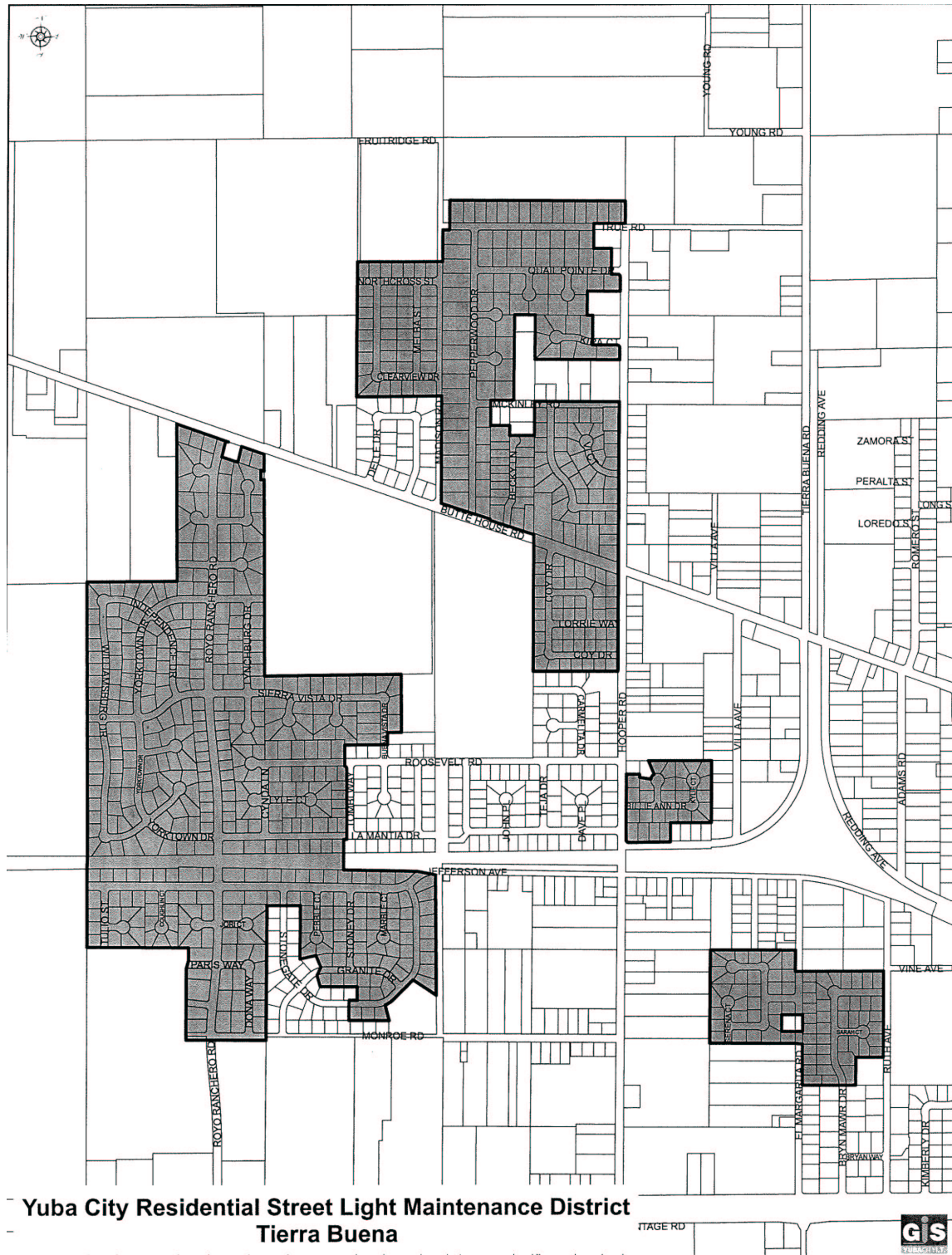
Subdivision	Assessment (Per/Single Unit)	Total Units	Total Annual Maintenance Cost
DIRECT COSTS			
Subdivision			
Bryn Mawr Estates #3	\$30.74	42	\$1,291.08
Bryn Mawr Estates #4	\$32.90	33	1,085.70
Buena Vista #1	\$18.06	19	343.14
Buena Vista #2	\$42.12	16	673.92
Butte Rancho	\$33.82	29	980.78
Butte View Estates	\$44.74	14	626.36
Country Aire	\$39.02	50	1,951.00
Kira Estates	\$40.20	9	361.80
Loma Vista	\$41.34	35	1,446.90
Quail Pointe Estates	\$44.92	51	2,290.92
Ranchero #2 & #3	\$54.68	41	2,241.88
Ranchero #4 & #6	\$24.38	111	2,706.18
Ranchero Estates #1	\$32.34	40	1,293.60
Ranchero Estates #5	\$30.14	32	964.48
Rancho De Royo #2 Ph 1	\$63.48	19	1,206.12
Rancho De Royo #2 Ph 2	\$32.92	18	592.56
Skyview Place	\$41.12	44	1,809.28
Stonegate Village Unit 1	\$29.78	21	625.38
Stonegate Village Unit 2	\$26.04	28	729.12
Stonegate Village Unit 3	\$20.84	25	521.00
Suburban Acres	\$24.58	45	1,106.10
Tara Estates	\$25.54	15	383.10
Teja #4	\$36.00	26	936.00
Walnut Acres	\$26.24	18	472.32
Direct Cost Subtotal		781	\$26,638.72

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)



APPENDIX B – 2025/2026 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.



City of Yuba City

Residential Street Light Maintenance District No. 1 (Walton Area)

2025/2026 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 17, 2025

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)

This Report describes the Yuba City Residential Street Light Maintenance District (Walton Area) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2025/2026 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

<u><i>I. INTRODUCTION</i></u>	<u><i>1</i></u>
<u><i>II. DESCRIPTION OF THE DISTRICT AND SERVICES</i></u>	<u><i>2</i></u>
<u><i>III. BENEFIT ANALYSIS</i></u>	<u><i>2</i></u>
<u><i>IV. ASSESSMENT FORMULA</i></u>	<u><i>6</i></u>
<u><i>V. DISTRICT BUDGET FY 2025/2026 – WALTON</i></u>	<u><i>7</i></u>
<u><i>APPENDIX A - DISTRICT BOUNDARY MAP</i></u>	<u><i>9</i></u>
<u><i>APPENDIX B - 2025/2026 ASSESSMENT ROLL</i></u>	<u><i>11</i></u>

I. INTRODUCTION

The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Residential Street Light Maintenance District (Walton Area) (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2025/2026. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

The Services to be provided in the District by the assessments are the maintenance and operation of City streetlights. The specific District as described in this Report shall be known and designated as: “Yuba City Residential Street Light Maintenance (Walton Area).”

The District has been formed for the maintenance of street lights in the following subdivisions or zones of benefit: Bogue Ranch; Bogue Ranch II; Cypress; Hampton Estates I; Hampton Estates II; Kushlia Village; Lincoln Park 2; Lincoln Pointe; Lincoln Village 1; Lincoln Village 2; Meadowood 1; Meadowood 2; Orchard 2; Orchard 3; Ravenwood 1; Ravenwood 2; Ravenwood 3; Sanborn Estates; Sandpiper 1, 2, and 3; Sunrise Village; Sun Valley 2; Walton Park Estates; Walton Ranch; West Ranch & Meadowood 3; and Woodside Village 2.

III. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer's Report used to describe General Benefit is as follows:

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

The General Benefits from this assessment may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Extention of recreation area	2	10%	0.2
Proximity to improved parks and recreation facilities	2	10%	0.2
Access to improved parks, open space and rec areas	2	10%	0.2
Improved views	2	10%	0.2
Improved nighttime visibility and safety from streetlights	2	20%	0.4
Totals	100		1.2
Total Calculated General Benefit			1.2%

As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.

This general benefit contribution is the sum of the following components:

Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%. ⁽¹⁾

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Walton Area Engineer's Report, Fiscal Year 2015/2016. pgs. 12-14.*

IV. ASSESSMENT FORMULA

The method of assessment for each zone of benefit within the District is based on the determination that each lot or parcel within each zone of benefit receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone of benefit are apportioned equally to each assessable lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2025/2026 from the prior year.

V. DISTRICT BUDGET FY 2025/2026 – WALTON AREA

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Heat/Power Utility	\$0.00
Street Lights Power Utility	80,000.00
Professional Services	0.00
Water Utility	0.00
Materials & Supplies	0.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$80,000.00
ADMINISTRATION COSTS	
City Administration Costs	\$0.00
Willdan Financial Services Administration Fees	2,570.00
County Administration Fee	476.10
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$3,046.10
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$83,046.10
Operating Reserve Collection	10,450.75
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$93,496.85
LEVY ADJUSTMENTS	
Operating Reserve Contribution	(\$11,819.37)
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	0.00
Rounding Adjustment	0.00
Levy Adjustments Subtotal	(\$11,819.37)
BALANCE TO LEVY	\$81,677.48
OPERATING RESERVE	
Estimated Balance at June 30, 2025	(\$28,403.53)
FY2025/2026 Collection/(Contribution)	(1,368.62)
GF Gateway Maintenance Transfer	0.00
Estimated Balance at June 30, 2026	(\$29,772.15)
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2025	\$0.00
FY2025/2026 Collection/(Contribution)	0.00
Estimated Balance at June 30, 2026	\$0.00
DISTRICT STATISTICS	
Total Parcels	1587
Total Parcels Levied	1587
Total EBU	1587.00
Maximum Levy Amount - 2024/2025	\$81,677.48
Maximum Levy Amount - 2025/2026	\$81,677.48

District Budget by Subdivision

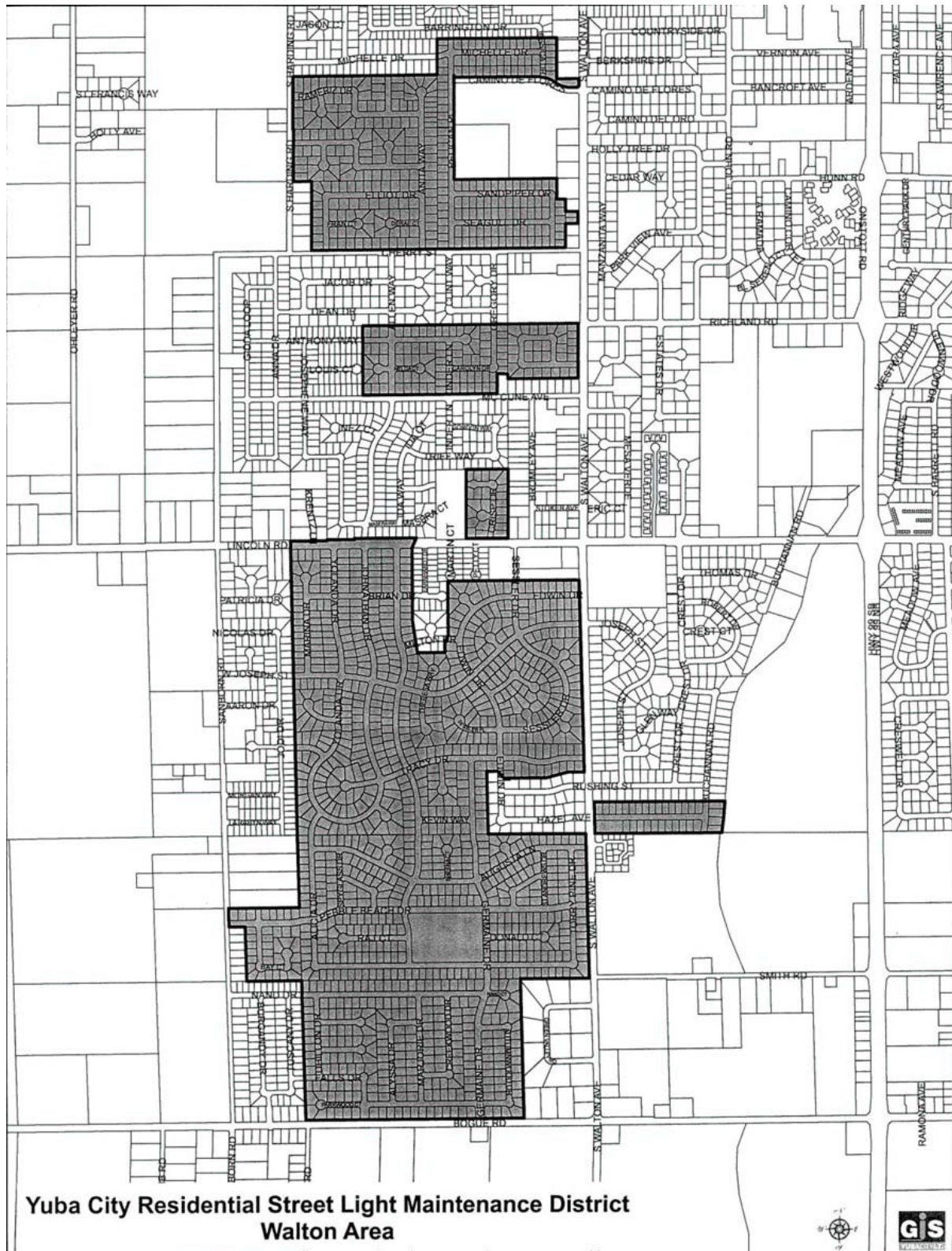
	Assessment (Per/Single Unit)	Total Units	Total Annual Maintenance Cost
Subdivision			
Bogue Ranch	\$37.00	157	\$5,809.00
Bogue Ranch II	\$59.40	82	4,870.80
Cypress	\$41.74	319	13,315.06
Hampton Estates 1	\$45.58	41	1,868.78
Hampton Estates 2	\$41.80	45	1,881.00
Kushlia Village	\$62.00	31	1,922.00
Lincoln Park 2	\$52.56	63	3,311.28
Lincoln Pointe	\$51.48	22	1,132.56
Lincoln Village 1	\$61.44	86	5,283.84
Lincoln Village 2	\$50.78	101	5,128.78
Meadowood 1	\$73.12	23	1,681.76
Meadowood 2	\$111.88	32	3,580.16
Orchard 2	\$62.92	84	5,285.28
Orchard 3	\$34.60	25	865.00
Ravenwood 1	\$54.06	40	2,162.40
Ravenwood 2	\$67.28	25	1,682.00
Ravenwood 3	\$40.40	31	1,252.40
Sanborn Estates	\$63.58	34	2,161.72
Sandpiper 1, 2, 3	\$46.32	83	3,844.56
Sun Valley 2	\$51.48	44	2,265.12
Sunrise Village	\$58.56	39	2,283.84
W Ranch & Meadowood 3	\$67.06	55	3,688.30
Walton Park Estates	\$38.00	61	2,318.00
Walton Ranch	\$60.06	32	1,921.92
Woodside Village 2	\$67.56	32	2,161.92
		1587	\$81,677.48

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)



APPENDIX B – 2025/2026 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: Appointment to Regional Water Authority
Recommendation: Approve the Mayor's Recommendation for Executive Staff Representation for the Regional Water Authority effective immediately
Fiscal Impact: None

Purpose:

To update executive staff representative for the Regional Water Authority.

Background:

The Regional Water Authority requires each jurisdiction to appoint two representatives, either from the City Council or an executive staff representative. The Authority prefers one of each. Councilmember Kirchner currently represents the City Council.

Analysis:

Ben Moody previously served as the City's executive staff representative for the Regional Water Authority. With his recent departure, Mayor Shaw is recommending that Phil Marler represent the City of Yuba City going forward.

Fiscal Impact:

None

Alternatives:

Consider other staff members to represent the City of Yuba City with the Regional Water Authority.

Recommendation:

Approve the Mayor's Recommendation for Executive Staff Representation for the Regional Water Authority effective immediately.

Attachments:

None

Prepared By:

Ciara Wakefield
City Clerk

Submitted By:

Robert Bendorf
Interim City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Dave Shaw, Mayor

Summary

Subject: 2025 Council Assignments - Amended
Recommendation: Approve the Mayor's Amended Assignments to Regional Boards and Committees for Calendar Year 2025
Fiscal Impact: None

Purpose:

To approve the Mayor's assignment of Councilmember Wade Kirchner to the Yuba Sutter Food Bank Board of Directors.

Background:

Recently, the City of Yuba City was asked to appoint a representative to serve on the Yuba Sutter Food Bank Board of Directors. This partnership would provide valuable insight and enhance collaboration between the food bank and municipal efforts to address food insecurity in our community.

Analysis:

After considering all options, Mayor Shaw is confident that Councilmember Kirchner would represent the City of Yuba City well in this capacity and recommends his appointment to the Yuba Sutter Food Bank Board of Directors.

If approved, the 2025 Council Assignment list should be updated as follows:

Yuba Sutter Food Bank
+ Wade Kirchner
[New Assignment]

Regional Water Authority
+ Phil Marler
Wade Kirchner
[Remove - Ben Moody]

Dave Shaw	Marc Boomgaarden	Toni Cole	Wade Kirchner	Michael Pasquale
Advisory Board Screening Committee	Advisory Board Screening Committee	Blue Zones	County-Wide RDA Oversight Board* (Alt)	County-Wide RDA Oversight Board*
Beale Military Liaison	Beale Military Liaison (Alt)	Gov't Affairs Committee for Sutter Yuba Homeless Consortium (Alt)	Feather River Air Quality Management District (Alt)	Downtown Business Association
Downtown Business Association	Local Agency Formation District (LAFCO)	Regional Waste Management Authority (RWMA) (Alt)	Gilsizer Drainage District	Feather River Air Quality Management District
Gilsizer Drainage District	Regional Housing Authority	Sacramento Area Council of Government (SACOG) (Alt)**	North Sac Valley Integrated Regional Water Mgmt Group	Gilsizer Drainage District (Alt)
Greater Sacramento Economic Council (GSEC)	Sacramento Area Council of Government (SACOG)**	Sutter Animal Services Authority (SASA)	Regional Water Authority (RWA)	Gov't Affairs Committee for Sutter Yuba Homeless Consortium
Local Agency Formation District (LAFCO) (Alt)	Sutter Butte Flood Control Agency (SBFCA)	Sutter Butte Flood Control Agency (SBFCA) (Alt)	School District Liaison	Greater Sacramento Economic Council (GSEC)
Regional Waste Management Authority (RWMA)	Yuba-Sutter Transit Authority (YSTA) (Alt)	Sutter County Children and Families Commission	Sutter Animal Services Authority (Alt)	Sutter Animal Services Authority (SASA)
School District Liaison (Alt)	Revenue Ad Hoc	Yuba-Sutter Transit Authority (YSTA)	Sutter Yuba Mosquito Vector District	Sutter Butte Flood Control Agency (SBFCA) (Alt)
Sutter Butte Flood Control Agency (SBFCA)	Sikh Parade Ad Hoc	Habitat for Humanity Ad Hoc	Yuba Sutter Food Bank	Yuba Sutter Arts
Yuba-Sutter Transit Authority (YSTA) (Alt)	Tierra Buena Traffic Ad Hoc		Yuba-Sutter Transit Authority (YSTA)	Yuba-Sutter Economic Development Corp (YSEDC)**
Budget Oversight Ad Hoc			Revenue Ad Hoc	Budget Oversight Ad Hoc
Community Outreach Ad Hoc				Community Outreach Ad Hoc
Sikh Parade Ad Hoc				Habitat for Humanity Ad Hoc
Tierra Buena Traffic Ad Hoc				Water Tower Naming Ad Hoc
Water Tower Naming Ad Hoc				

Alternatives:

Provide alternate assignments

Fiscal Impact:

None

Recommendation:

Approve the Mayor's Amended Assignments to Regional Boards and Committees for Calendar Year 2025

Attachments:

1. Yuba Sutter Foodbank Letter 03.11.25
2. 2025 - Amended Council Assignments 07.01.25

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1



March 11, 2025

Mayor David Shaw
City of Yuba City
1201 Civic Center Blvd
Yuba City, CA 95993

Subject: Request for City Representative on Yuba Sutter Food Bank Board

Dear Mayor Shaw,

On behalf of the Yuba Sutter Food Bank, we respectfully request that the City of Yuba City appoint a representative to serve on our Board of Directors. As the primary food bank serving Yuba and Sutter Counties, we play a vital role in addressing food insecurity in our community, and a partnership with the city would strengthen our ability to serve those in need.

The food bank collaborates with numerous local agencies, organizations, and government entities to ensure that individuals and families have access to nutritious food. Given the City of Yuba City's leadership and commitment to community well-being, we believe that having a city-appointed representative on our board would provide valuable insight and enhance collaboration between the food bank and municipal efforts to address food insecurity.

We would be happy to discuss this request further and explore potential candidates for the position. Please let us know a convenient time to meet or any next steps required for consideration.

Thank you for your time and support. We appreciate the City of Yuba City's ongoing commitment to the well-being of its residents, and we look forward to working together to strengthen our community.

Sincerely,

Maria Ball
Executive Director
Yuba Sutter Food Bank

Steve Kroeger
Chair, Board of Directors
Yuba Sutter Food Bank

ATTACHMENT 2



City Council 2025 Board and Committee Assignments

Commission	Members	Date/Time/Location	Contact	700 Form	Stipend
Advisory Board Screening Committee	Dave Shaw (Mayor) Marc Boomgaarden (Vice-Mayor)	As needed – to fill term ending dates June & Dec 1201 Civic Center Blvd YC	Ciara Wakefield City Clerk Administrator (530) 822-4817 cwakefield@yubacity.net	NO	None
Beale Military Liaison	Dave Shaw Marc Boomgaarden (Alt)	Volunteer/Advocacy As needed	Janice Nall – Beale AFB (530) 218-2121 jsn@c-mp.com	N/A	None
Blue Zones	Toni Cole	TBD / As needed	Marni Sanders Executive Director marni.sanders@sharecare.com	NO	None
Downtown Business Association Representatives	Dave Shaw Michael Pasquale	8:30 a.m. First Thursday Monthly & As needed	(530) 755-1620 info@yubacitydowntown.com	NO	None
Countywide Redevelopment Oversight Board* (Mayoral appointment)	Michael Pasquale Wade Kirchner (Alt)	As needed - Sutter County 1160 Civic Center Blvd Yuba City, CA 95993	Steve Smith, Assistant CAO (530) 822-7100 SMSmith@co.sutter.ca.us	YES	None
Feather River Air Quality Management District (FRAQMD)	Michael Pasquale Wade Kirchner (Alt)	4:00 p.m. First Monday Every other Month 541 Washington Ave, YC	Shelley Channel and Maria Ramos - FRAQMD (530) 634-7659 Ext 204 schannel@fragmd.org mramos@fragmid.org	YES	\$100/meeting
Gilsizer Drainage District	Dave Shaw (Mayor) Wade Kirchner Michael Pasquale (Alt)	4:00 p.m. Monthly Every 2 nd Wednesday 1201 Civic Center Blvd YC	Tammi Gaschke – Sutter Co (530) 822-7450 TGaschke@co.sutter.ca.us	YES	None
Gov't Affairs Committee for Sutter Yuba Homeless Consortium	Michael Pasquale Toni Cole (Alt)	When called Via Zoom	Johnny Burke (530) 632-5761 director@syhomelessconsortium.org	YES	None
Greater Sacramento Economic Development Council (Recommendation)	Michael Pasquale Dave Shaw	9:00 a.m. Quarterly 400 Capitol Mall #2520	Brittany Jones (916) 287-9082 bjones@selectsacramento.com	NO	None



City Council 2025 Board and Committee Assignments

Commission	Members	Date/Time/Location	Contact	700 Form	Stipend
Local Agency Formation Commission (LAFCO)	Marc Boomgaarden Dave Shaw (Alt)	2:00 p.m., 2 nd Thursdays Jan, Mar, May, July, Sep, Nov 1201 Civic Center Blvd YC	Doug Libby, Executive Director (530) 822-3231 dlibby@yubacity.net	YES	None
North Sacramento Valley Integrated Regional Water Management Group	Wade Kirchner	9:00 a.m. Mondays TBD 210 N. Lassen St City Hall - Willows	Guadalupe Rivera (530) 822-7400 GRivera@co.sutter.ca.us	YES	None
Regional Housing Authority	Marc Boomgaarden	12:15 p.m. Twice /Month 1 st & 3 rd Wednesdays 1455 Butte House Rd, YC	Jennifer Ruiz – Housing Authority (530) 671-0220 Ext 122 j.ruiz@regionalha.org	YES	\$50/meeting
Regional Waste Management	Dave Shaw Toni Cole (Alt)	4:30 p.m. Monthly Every 3 rd Thursday 915 8 th Street, Msvl	Scott Scholz & Lisa O'Leary (530) 634-6890 scott@yubasutterrecycles.com lisa@yubasuttertransit.com	YES	\$100/meeting
Regional Water Authority	Wade Kirchner Phil Marler	9:00 am 2 nd Thursday every other month in various locations	Ashley Flores, Executive Assistant & Board Secretary (916) 967-7692 x2000 Aflores@rwah2o.org	YES	None
Sacramento Area Council of Governments (SACOG)	Marc Boomgaarden Toni Cole (Alt)	9:00 a.m. Monthly Every 3 rd Thursday 1415 L St #300, Sacto	Lanette Espinoza - SACOG (916) 340-6232 LEspinoza@sacog.org	YES	\$100/meeting
School District Liaison	Wade Kirchner Dave Shaw (Alt)	Quarterly Thursdays @ 3:00 750 Palora Ave, YC	Lora Broad – YCUSD (530) 822-7601 lbroad@ycusd.k12.ca.us	NO	None
Sutter Animal Services Authority (SASA)	Michael Pasquale Toni Cole Wade Kirchner (Alt)	4:00 p.m. Monday Jan-Apr-Jun-Sep-Nov. 1201 Civic Center Blvd, YC	Ann Gillen – Yuba City (530) 822-4652 agillen@yubacity.net	YES	None
Sutter Butte Flood Control Agency (SBFCA)	Dave Shaw Marc Boomgaarden Michael Pasquale (Alt) Toni Cole (Alt)	1:00 p.m. Monthly Every 2 nd Wednesday 1201 Civic Center Blvd, YC	Terra Yaney – SBFCA (530) 755-9859 admin@sutterbutteflood.org	YES	None



City Council 2025 Board and Committee Assignments

Commission	Members	Date/Time/Location	Contact	700 Form	Stipend
Sutter County Children & Families Commission	Toni Cole	Quarterly Location TBD	Julie Price (530) 822-7505 JPrice@co.sutter.ca.us	YES	None
Sutter Yuba Mosquito Vector District	Wade Kirchner	4:00 p.m. Monthly Every 2 nd Thursday 701 Bogue Road, YC	Stephen Abshier & Jessica Farrell (530) 674-5456 steve@sutter-yubamvcd.org jfarrell@sutter-yubamvcd.org	YES	\$100/meeting
Yuba Sutter Arts	Michael Pasquale	6:00 p.m. Monthly Every 4 th Wednesday 624 E Street, Msvl	David Read, Executive Director (530) 742-2787 email@yubasutterarts.org	YES	None
Yuba Sutter Economic Development Corporation (Recommendation)	Michael Pasquale Diana Langley	Meets Quarterly 950 Tharp Road, #1303, YC	Brynda Stranix, CEO (530) 751-8555 bstrannix@ysedc.org	NO	None
Yuba Sutter Food Bank	Wade Kirchner	TBD / As needed	Maria Ball, Executive Director 760 Stafford Way Yuba City, CA 95991 (530) 673-3834 maria@feedingys.org	NO	None
Yuba-Sutter Transit Authority (YSTA)	Toni Cole Wade Kirchner Marc Boomgaarden (Alt) Dave Shaw (Alt)	4:00 p.m. Monthly Every 3 rd Thursday 915 8 th Street, Msvl	Matthew Mauk & Lisa O'Leary (530) 634-6880 matt@yubasuttertransit.com lisa@yubasuttertransit.com	YES	\$100/meeting



City Council 2025 Board and Committee Assignments

Ad Hoc Committees	Members
Budget Oversight	Dave Shaw Michael Pasquale
Community Outreach	Dave Shaw Michael Pasquale
Habitat for Humanity	Michael Pasquale Toni Cole
Revenue	Marc Boomgaarden Wade Kirchner
Sikh Parade	Dave Shaw Marc Boomgaarden
Tierra Buena Traffic	Dave Shaw Marc Boomgaarden
Water Tower Park Naming	Dave Shaw Michael Pasquale



City Council 2025 Board and Committee Assignments

Dave Shaw	Marc Boomgaarden	Toni Cole	Wade Kirchner	Michael Pasquale
Advisory Board Screening Committee	Advisory Board Screening Committee	Blue Zones	County-Wide RDA Oversight Board* (Alt)	County-Wide RDA Oversight Board*
Beale Military Liaison	Beale Military Liaison (Alt)	Gov't Affairs Committee for Sutter Yuba Homeless Consortium (Alt)	Feather River Air Quality Management District (Alt)	Downtown Business Association
Downtown Business Association	Local Agency Formation District (LAFCO)	Regional Waste Management Authority (RWMA) (Alt)	Gilsizer Drainage District	Feather River Air Quality Management District
Gilsizer Drainage District	Regional Housing Authority	Sacramento Area Council of Government (SACOG) (Alt)**	North Sac Valley Integrated Regional Water Mgmt Group	Gilsizer Drainage District (Alt)
Greater Sacramento Economic Council (GSEC)	Sacramento Area Council of Government (SACOG)**	Sutter Animal Services Authority (SASA)	Regional Water Authority (RWA)	Gov't Affairs Committee for Sutter Yuba Homeless Consortium
Local Agency Formation District (LAFCO) (Alt)	Sutter Butte Flood Control Agency (SBFCA)	Sutter Butte Flood Control Agency (SBFCA) (Alt)	School District Liaison	Greater Sacramento Economic Council (GSEC)
Regional Waste Management Authority (RWMA)	Yuba-Sutter Transit Authority (YSTA) (Alt)	Sutter County Children and Families Commission	Sutter Animal Services Authority (Alt)	Sutter Animal Services Authority (SASA)
School District Liaison (Alt)	Revenue Ad Hoc	Yuba-Sutter Transit Authority (YSTA)	Sutter Yuba Mosquito Vector District	Sutter Butte Flood Control Agency (SBFCA) (Alt)
Sutter Butte Flood Control Agency (SBFCA)	Sikh Parade Ad Hoc	Habitat for Humanity Ad Hoc	Yuba Sutter Food Bank	Yuba Sutter Arts
Yuba-Sutter Transit Authority (YSTA) (Alt)	Tierra Buena Traffic Ad Hoc		Yuba-Sutter Transit Authority (YSTA)	Yuba-Sutter Economic Development Corp (YSEDC)**
Budget Oversight Ad Hoc			Revenue Ad Hoc	Budget Oversight Ad Hoc
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Sikh Parade Ad Hoc				Habitat for Humanity Ad Hoc
Tierra Buena Traffic Ad Hoc				Water Tower Naming Ad Hoc
Water Tower Naming Ad Hoc				

*=Mayoral Appointment

** = Recommendation

Grey = Ad Hoc Committee

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Police Department
Presentation By: Brent Slade, Police Commander

Summary

Subject: Portable Road Barriers

Recommendation: Adopt a Resolution to:

- A. Accept funding from Homeland Security in the amount of \$65,000
- B. Award the purchase of a 36-unit road barrier trailer kit from ARX Perimeters, in the amount of \$73,503, with the finding it is in the best interest of the City
- C. Authorize the Finance Director to make a supplemental appropriation in the amount of \$73,503 to 2140-69201 and \$65,000 to 100-43195. Additionally, a budget transfer in the amount of \$8,503 from 227-Z69990 to 100-Z69980

Fiscal Impact: The total cost of a 36-unit road barrier trailer kit is estimated at \$73,503. The Homeland Security grant will reimburse the city in the amount of \$65,000. Additional funding is available in Fund 227 (COPS Grant). No General Fund Impact

Purpose:

Accept funding from Homeland Security for the purchase of portable road barriers.

Council's Strategic Goal:

This item supports the City Council's Strategic Goal of Public Safety.

Background:

The City of Yuba City has been offered grant funding in the amount of \$65,000 through the Homeland Security Grant Program to enhance public safety measures during large-scale community events. This funding presents an opportunity to purchase portable road barriers, which are important tools in improving pedestrian safety.

The need for these barriers has become increasingly apparent during events such as the annual Sikh Parade, Summer Stroll, and Christmas Stroll, all of which draw large crowds. These events require traffic control and crowd protection to mitigate potential threats, including unauthorized vehicle access into pedestrian areas.

The purchase of portable road barriers will significantly improve the city's ability to secure perimeters

quickly and effectively, providing a safer environment for participants and bystanders. The barriers are designed to be rapidly deployed and relocated, offering flexibility for a variety of events and emergency response needs.

Analysis:

Staff have identified the ARX Perimeter F18 Barrier Trailer Kit as a reliable and effective solution for enhancing event security and traffic control. The F18 Barrier Kit is designed to provide rapid deployment of modular, heavy-duty barriers capable of withstanding vehicle impacts and preventing unauthorized access to restricted areas.

The trailer system allows for efficient transport and setup, making it ideal for events such as the Sikh Parade and other events within the city. The barriers are engineered to be user-friendly, requiring minimal staffing for installation, which supports both safety and operational efficiency.

The F18 system meets the Homeland Security and Safety Act standards, ensuring compliance with national security guidelines. Its design prioritizes pedestrian safety while also providing emergency vehicle access when needed.

Purchasing the ARX Perimeter F18 Barrier Kit with Homeland Security grant funding not only fulfills the city's public safety objectives but also represents a cost-effective investment in long-term crowd and traffic safety management.

Fiscal Impact:

The total cost of a 36-unit road barrier trailer kit is estimated at \$73,503. The Homeland Security grant will reimburse the city in the amount of \$65,000. Additional funding is available in Fund 227 (COPS Grant). No General Fund Impact

Alternatives:

1. Reject funding from Homeland Security
2. Find alternative road barrier systems

Recommendation:

Adopt a Resolution to:

- A. Accept the funding from Homeland Security in the amount of \$65,000.
- B. Award the purchase of a 36-unit road barrier trailer kit from ARX Perimeters, in the amount of \$73,503, with the finding it is in the best interest of the City.
- C. Authorize the Finance Director to make a supplemental appropriation in the amount of \$73,503 to 2140-69201 and \$65,000 to 100-43195. Additionally, a budget transfer in the amount of \$8,503 from 227-Z69990 to 100-Z69980.

Attachments:

1. RESOLUTION
2. QUOTES

Prepared By:
Brent Slade
Commander

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING THE ACCEPTANCE OF FUNDS FROM THE HOMELAND SECURITY
GRANT FOR THE PURPOSE OF PURCHASING AN ARX PERIMETERS, 36-UNIT ROAD
BARRIER TRAILER KIT.**

WHEREAS, the City of Yuba City has been awarded \$65,000 in funding through the Homeland Security Grant Program to enhance public safety and security infrastructure; and

WHEREAS, the City has identified a critical need for portable road barriers to secure large-scale public events such as the annual Sikh Parade, Summer Stroll, and Christmas Stroll on Plumas Street; and

WHEREAS, portable road barriers play a vital role in crowd protection and vehicle deterrence, offering rapid deployment capabilities for emergencies and special event response; and

WHEREAS, staff solicited three quotes for comparable road barriers systems and determined that although ARX Perimeter was neither the lowest nor the highest, their F18 Barrier Trailer Kit provides the most roadway coverage per deployment, therefore maximizing effectiveness and operational efficiency; and

WHEREAS, the ARX Perimeter F18 Barrier Kit meets Homeland Security standards and offers a long-term flexible, and secure solution for public safety at community events.

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

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

SECTION 2. Accepts \$65,000 from the Homeland Security Grant Program

SECTION 3. Authorizes the purchase of the ARX Perimeter F18 Barrier Trailer Kit as outlined in the staff report, with the finding it is in the best interest of the city.

SECTION 4. The City Manager or designee is authorized to execute any necessary documents to complete the purchase.

BE IT FURTHER RESOLVED, that funds received hereunder shall not be used to supplant expenditures controlled by this body.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council at a regular meeting thereof held on the 1st day of July, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST

CIARA WAKEFIELD, City Clerk

CITY OF YUBA CITY

By: _____
Dave Shaw, Mayor

APPROVED AS TO FORM:

By: _____
SHANNON L. CHAFFIN, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2



City of Yuba City - (1) 36-Unit Pitagone F18 Barrier Trailer Kit

City of Yuba City
1201 Civic Center Blvd
Yuba City, California 95993
United States

Brent Slade
bslade@yubacity.net
15308224678

Reference: 20250428-121827685
Quote created: April 28, 2025
Quote expires: May 28, 2025
Quote created by: Chase Tobin
National Sales Manager
chase.t@arxperimeters.com
+17089276191

Comments from Chase Tobin

- 1) Any local, state and federal taxes will be added to the invoice unless tax exempt certification is provided by the purchaser.
- 2) Freight costs are estimates based on standard shipping and subject to change based market rates.
- 3) When you are ready to move forward with the purchase, please sign this proposal and complete the ARX New Customer Intake Form for us to process the initial invoice. **A Purchase Order received will NOT be approved without this signed quote and the completed ARX New Customer Intake Form.**
- 4) Click Here for [ARX NEW CUSTOMER INTAKE FORM](#)
- 5) For your security this page is password protected.
The Password is: PerimeterProtection24

Links to Product Resources:

[Pitagone F18 Barrier Trailer Kit Photos](#)
[Pitagone F18 Mobile Vehicle Barrier Assembly Video](#)
[Pitagone F18 Mobile Vehicle Barrier Informative Video](#)
[Pitagone F18 Mobile Vehicle Barrier Crash Test Video](#)
[Download Pitagone F18 Product Brochure](#)

Products & Services

Product Photo	Item & Description	Quantity	Unit Price	Total
	36-Unit Pitagone F18 Barrier Trailer Kit Includes a 8.5' x 18' enclosed auto hauler trailer, or similar, with a total of 36 Pitagone F18 HVM barriers. Includes E-Z Track System. Trailer can be used as a multi purpose trailer.	1	\$69,503.00	\$69,503.00
One-time subtotal				\$69,503.00
ESTIMATED FREIGHT TO YUBA CITY, CA				\$4,000.00
Total				\$73,503.00

Purchase terms

Payment Terms: 100\$ prepayment

Lead Time: 12 weeks from receipt of APPROVED Purchase Order, signed proposal, and completed New Customer Intake form

Payment Method: Check, ACH, Wire Transfer.

Proposal Validity: 30 Days from date on the proposal.

Delivery Address: 1545 Poole Blvd Yuba City, California 95993

Signature

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

Brent Slade

bslade@yubacity.net

Verify to sign

Chase Tobin

chase.t@arxperimeters.com

Verify to sign

Questions? Contact me



Chase Tobin

National Sales Manager

chase.t@arxperimeters.com

+17089276191

ARX Perimeters, LLC.

421 Heathrow Ct

Burr Ridge, IL 60527

United States



PITAGONE F18 BARRIER TRAILER KIT

Move with Ease, Protect with Confidence



Discover the Pitagone F18 Barrier Trailer Kit, the ideal solution for efficient road closures and enhanced event safety. Our kit comes in two standardized configurations:

- The 36 unit trailer kit covers over (5) 12' lanes
- The 54 unit trailer kit covers over (7) 12' lanes

These kits allow for easy transportation and storage of the barriers while ensuring pedestrian safety during special events with crash-rated barriers. Contact us to learn more about how our adaptable and efficient barrier solutions can make your events safer and more convenient.



Barrier Trailer Kit Details

- All crash tests were certified with the wheels on the barrier, 8 units connected, in both wide and narrow configuration.
- This product holds a National Protective Security Authority (NPSA) Vehicle Attack Standard (VADS) rating.
- **Crash Tested and Certified:** PAS 68: 2013 Barrier V/7500[N3]/48/90.28.1/18.0
- **Crash Tested and Certified:** IWA 14-1:2013 Barrier V/7200[N3C]/48/90:29.1
- **German Certification:** 45-degree approach attack - 24,000-pound truck at 26mph
- **German Certification:** 3.2-foot offset impact attack - 24,000-pound truck at 26mph
- **German Certification:** Crash tested on a wet road surface
- **Height:** 39" (1m)
- **Depth:** 41" (1.04m)
- **Width:** 3.6" (9cm)
- **Spacing between uprights:** 17.1" or 26.7" (43.5cm or 68cm)
- **Weight:** 85lb (38.5kg)
- **Deployment Time:** 30' (9.1m) 15 minutes (faster if units are semi assembled and staged)
- **Recovery Time:** 30' (9.1m) 12 minutes
- **Surface requirements:** F-18 may be deployed on most surfaces
- ADA-Compliant pedestrian walk-through
- Maneuverable for emergency vehicles without additional equipment
- Custom branding

GET IN TOUCH

A leader in mobile high-security fencing, vehicle barriers, crowd control measures, guard booths, and temporary perimeter security solutions.



 VISIT SITE



ARX Perimeters
708-352-2373
arxperimeters.com
421 Heathrow Court
Burr Ridge, IL 60527



40355 Delta Lane
Palmdale, CA 93551 USA
Phone: (661) 575-1100
Fax: (661) 575-1110

CITY OF YUBA

MP100 PORTABLE SYSTEM

Quote #: JA0428256

MP100 PORTABLE VEHICLE ARREST SYSTEM

**TESTED IN ACCORDANCE WITH ASTM F2656-23 STANDARD AT M30/P3
TESTED AT KARCO ENGINEERING IN ADELANTO, CALIFORNIA

		EACH	TOTAL
1	MP100-1	SINGLE PORTABLE UNIT - DELTA ENGINEER RATING	\$ 6,433.53 \$ 6,433.53
1	MP100-5	PORTABLE BOLLARD ARREST SYSTEM WITH CABLES	\$ 32,167.66 \$ 32,167.66

SIX MP100 MODULES TOTAL

BASIC SYSTEM CONSISTS OF:

- * QUICK DEPLOYMENT PORTABLE BOLLARD SYSTEM
- * ARRAY OF THREE UNITS TO BE USED WITH CABLE CONNECTION SYSTEM FOR PU30 CRASH RATING
- * SINGLE PORTABLE UNIT TO BE PLACED AS VEHICLE DETERRENT WITH DELTA ENGINEER CRASH RATING
- * STANDARD BLACK PAINT (OPTIONS AVAILABLE)
- * COMPLETE INSTRUCTIONS, PLACEMENT AND INSTALLATION MANUAL

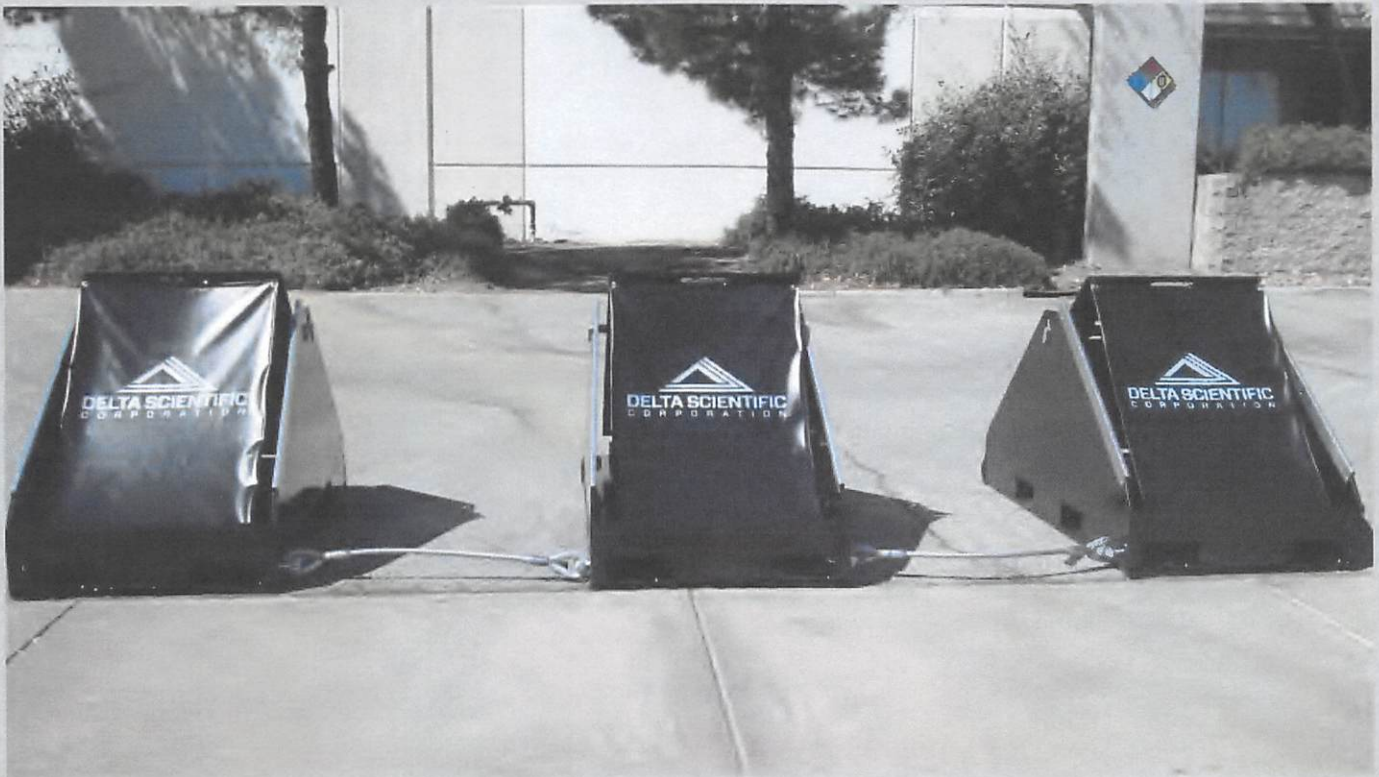
MP100 SYSTEM OPTIONS: (NOT INCLUDED WITH BASIC SYSTEM)

0	CUSTOM	CUSTOM PAINT	\$ 304.25	\$ -
1	TRANSPORTER	TRANSPORTATION UNIT TO MOVE EACH BOLLARD	\$ 3,824.85	\$ 3,824.85
1	TRAILER	D.O.T. DROP DECK TOWABLE PNEUMATIC/HYDRAULIC TRAILER WITH BRAKES AND LIGHTS-10K LBS CAPACITYS	\$ 36,029.40	\$ 36,029.40
0	MP1000-LOC	ANTI-TAMPER LOCK-PROTECTED ACCESS FROM BOLT CUTTERS/SAWS	\$ 160.00	\$ -
0	CABLE COVER	PEDESTRIAN CABLE COVER RAMPS - PAINTED	\$ 544.81	\$ -

* ALL EQUIPMENT IS FOB FACTORY

TOTAL EQUIPMENT COST	\$ 78,455.44
DISCOUNT 15%	\$ (11,768.31)
INSTALLATION	TBD
Freight (if applicable)	\$ 3,200.00
GRAND TOTAL (Quote is valid 30 days from 04/28/25)	\$ 69,887.13

Introducing Delta's New MP100 Portable Barrier System - M30/P3



FOLDABLE DESIGN, QUICK DEPLOYMENT

Delta's new MP100 portable barrier system is designed for rapid deployment and easy storage. Spring loaded and stackable, the MP100 provides protection in minutes.



MP100

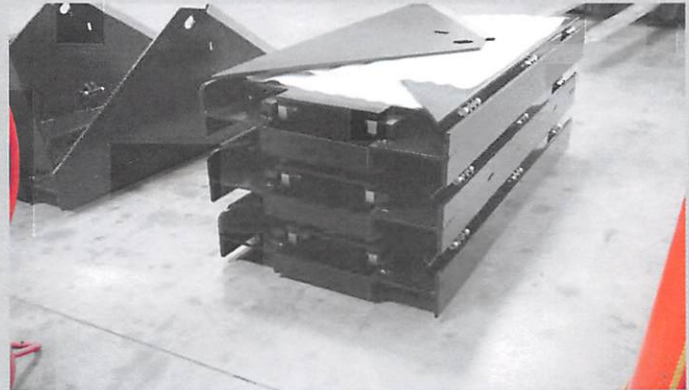
Spring loaded sides allow for easy storage and installation. Our custom transporter can stack up to three units and easily move them into place by a single person.

A drop deck trailer is available for transportation from storage to pavement.

Optional lights can be added for visibility at night.

Custom logos and paint colors are available on the front vinyl cover.

Taller vehicles can drive over them when folded in the down position.



- *The MP100 is crash tested to ASTM F2656-23 - M30/P3
- *Tested in a set of five cabled together
- *Unlimited clear openings covered with additional units



Delta Scientific Corporation is the leading worldwide manufacturer of vehicle access control equipment with over 260,000 square feet of production facilities in Palmdale, CA. Delta's three product lines consist of high-security vehicle barricade systems, parking control equipment and guard booths.

Contact us today.

PRINCIPLE OFFICE

Corporate Headquarters & Manufacturing Center

40355 Delta Lane, Palmdale, CA 93551

Phone: (661) 575-1100 Fax: (661) 575-1109

info@DeltaScientific.com

Complete design, installation & consulting services are available worldwide.

www.deltascientific.com Phone 1-661-575-1100

GSA Contract Number 47QSWA18D003B Patents Pending



Printed in USA ©2021 Delta Scientific Corp.





Meridian Rapid Defense Group Sales LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-S-11720

GSA Contract #47QSWA19D001F

05/06/2025

Bill To
City of Yuba City
1545 Poole Boulevard
Yuba City CA 95993
United States

Ship To
City of Yuba City
1545 Poole Boulevard
Yuba City CA 95993
United States

Date	Expires	Shipping Method	Sales Rep
05/06/2025	08/04/2025	Freight Out	John O Joly

Item		Price Level	Quantity	Rate	Amount
TRLKIT1000	Meridian Archer Trailer Kit 1000		1	0.00	
T1000	Archer T-1000 Drop Deck Trailer	GSA	1	34,247.85	\$34,247.85
AB1200	Archer 1200 Barrier	GSA	8	6,513.75	\$52,110.00
AMHA003-2	Archer Manual Hauler 2.0	GSA	1	1,925.18	\$1,925.18
AFTB001	Archer Field Tow Bar	GSA	2	574.18	\$1,148.36
AACN4F022	Archer Arrestor Cable - 4 ft.	GSA	7	574.18	\$4,019.26
RG	Archer Rapid Gate Kit	GSA	1	12,540.18	\$12,540.18
WAYF-001	Wayfinding Frame	GSA	8	574.18	\$4,593.44
WF1RC	Caution - Road Closed	GSA	8	37.24	\$297.92
WF2STP	Caution - Stop	GSA	8	37.24	\$297.92
WF3C	Caution - Caution	GSA	8	37.24	\$297.92
WF4PTO	Caution - Pedestrian Traffic Only	GSA	8	37.25	\$297.98
ACP003ADA	3 Channel ADA Cable Protector (1 Piece)	GSA	14	287.09	\$4,019.26
End of Group				0.00	\$115,795.27
MCTR002	Annual Certified Training		1	3,995.00	\$3,995.00
F	Freight Charges		1	9,995.00	\$9,995.00

Subtotal	\$129,785.27
Tax (7.25%)	\$8,395.15
Total	\$138,180.42

Notes:

Payment Terms:

Due to high demand, Meridian is requesting a 50% deposit to ensure timely delivery of your product.



QUO-S-11720



GSA Contract #47QSWA19D001F

Meridian Rapid Defense Group Sales LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-S-11720

05/06/2025

Wire Transfer Instructions:

Meridian Rapid Defense Group Sales LLC
Account Number: 568605235
Bank Name: Chase Bank, N.A.
Wire Routing : 021000021
ACH Routing : 322271627

Check Remittance:
530 New Los Angeles Ave #115-345
Moorpark, CA 93021



QUO-S-11720

ARCHER TRAILER KIT 1000

Part-No.
MRDG-TRLKIT1000

Archer Trailer Kit 1000

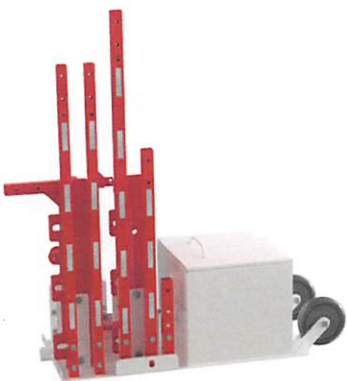


- 8 - Archer 1200 Barriers
- 1 - Archer Hauler 2.0
- 2 - Archer Field Tow Bars

- 7 - 4ft. Archer Arrestor Cables
- 1 - Archer Rapid Gate Kit
- 1 - Archer Wayfinding Package

- 7 - ADA 3 Channel Cable Covers
- 1 - Archer Hauler Mount
- 2 - ADA Cover Compartments
- 1 - Beam Gate Beam Cradles

NEW Rapid Gate Kit



NEW Wayfinding Package



NEW ADA Cover Compartments



NEW Beam Gate Beam Cradles



CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Deputy Director of Development Services

Summary

Subject: Code Enforcement Citation Fines
Recommendation: A. Conduct a Public Hearing, and after consideration;
B. Adopt a Resolution for the inclusion of unpaid Code Enforcement citation fines on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties
Fiscal Impact: \$45,900 will be collected through the County property tax roll

Purpose:

To recover unpaid code enforcement citation fines through the placement of a lien on the secured property tax roll of subject properties.

Council Strategic Goal:

This item implements the Council's overarching quality of life goal.

Background:

On September 15, 2020, the City Council adopted Ordinance 010-20, updating the City's Nuisance Ordinance found at Title 4 (Public Safety), Chapter 8. Subsection 4-8.709(a) provides that unpaid penalties, abatement costs, and enforcement costs relating to a property violation may be confirmed by the City Council as a special assessment and collected with property taxes or as a judgement lien.

The Development Services Department manages the City's code enforcement program. When a property owner does not take corrective action to address a municipal code violation, citations with fines may be imposed to motivate a property owner to bring a property into compliance. It should be noted that citations are a last resort and are only imposed if a property owner has not worked out a timely abatement schedule with Code Enforcement or is unresponsive.

Prior to bringing this matter to the City Council, invoices requesting payment, together with a photocopy of each citation was mailed to each property owner in January 2025.

A second invoice was mailed to each property owner in March 2025 requesting payment. As part of the second notice, each property owner was advised that if payment was not received, staff intended to bring the matter forward as contained in this staff report.

Required notice to each affected property owner for this meeting was provided as required by Municipal Code Section 4-8.709.

Analysis:

This item includes nineteen (19) different property locations across the City and forty-nine (49) citations, totaling \$45,900 and covering a wide range of violations.

Municipal Code Section 4-8.709(d) states that during the City Council meeting the Council may adopt a resolution confirming the amount of the penalties and costs, or any lesser amount, based upon staff reports and any public comments received during the meeting. The City Council shall take into consideration whether any noticed party sought administrative review of the costs and shall only reduce the costs if:

1. The noticed party sought administrative review, and
2. The decision of the City Manager or his/her designee is not supported by substantial evidence in the record. The basis for the code enforcement action will not be the subject of the City Council's consideration.

The Municipal Code also states if an imposed penalty was approved, a court or previously upheld in a previous administrative hearing, the City Council shall simply confirm the costs or penalties. For this item, none of these circumstances exist.

The City Council may confirm the costs for more than one property in a single resolution. If the City Council confirms the costs, procedures are in-place to implement the special assessment.

The noticing process for this item earlier this year resulted in several payments satisfying the penalty obligation of certain other cases.

Municipal Code Section 4-8.705 provides administrative review procedures at the time of invoicing. It is important to note that none of the property owners included in the proposed resolution submitted a request for administrative review which involves submitting a written request within 15 calendar days of the date of the invoice received.

Fiscal Impact:

If the proposed Resolution is adopted, fines in the total amount of \$45,900 will be included on the subject property's taxes. These fines have a high probability of being collected over time. These fines ultimately help offset code enforcement's General Fund costs while also reinforcing the code enforcement program for efficiency and quality of life improvement City residents.

Alternatives:

As stated above, the City Council can confirm the amount of the penalties and costs, or a lesser amount, based upon staff reports and any public comments received during the meeting.

Recommendation:

A. Conduct a Public Hearing, and after consideration

B. Adopt a Resolution for the inclusion of unpaid Code Enforcement citation fines on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties.

Attachments:

1. Proposed Resolution
2. Sample Notice

Prepared By:

Doug Libby, AICP
Deputy Director of Development Services

Submitted By:

Robert Bendorf
Interim City Manager

Attachment 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY, CALIFORNIA, APPROVING THE SPECIAL ASSESSMENT AND LIEN AGAINST THE PROPERTIES RESIDING WITHIN THE CITY WITH UNPAID CODE ENFORCEMENT ADMINISTRATIVE CITATIONS

WHEREAS, the City of Yuba City (“the City”) has the authority, under its police power, to enact regulations for the public peace, morals, and welfare of the City, California Constitution Article XI, section 7; and

WHEREAS, the City finds that, in addition to the filing of civil collection actions by the city attorney, the use of nuisance abatement liens collected as personal obligations against property owners and the use of special assessments on real property will assist in the collection of civil penalties, abatement costs, administrative costs, reinspection fees and late fees assessed pursuant to administrative citations, administrative hearings, judicial orders and other appropriate code enforcement actions; and

WHEREAS, the City further finds that collection of civil penalties, costs and fees assessed for code enforcement violations is important in deterring future violations and maintaining the integrity of the city’s code enforcement system; and

WHEREAS, the City has the authority to make the expense of enforcement actions and abatement of any nuisance a lien against the property on which it is maintained and a personal obligation against the property owner, in accordance with California Government Code Section 38773.1; and

WHEREAS, the City has the authority to make the cost of abatement of a nuisance upon a parcel of land a special assessment against that parcel, in accordance with California Government Code Section 38773.5; and

WHEREAS, the procedures established in Yuba City Municipal Code shall be used to complement existing administrative or judicial remedies which may be pursued to address violations of the Yuba City Municipal Code or applicable state codes; and

WHEREAS, the Property Owners within this Resolution are the sole owner(s) of record the properties located within the City of Yuba City; and

WHEREAS, the Property Owners were issued notices to abate property nuisances pursuant to the Yuba City Municipal Code for violations concerning the properties; and

WHEREAS, the Property Owners failed to remedy the violations of the Yuba City Municipal Code and administrative citations were issued to the Property Owner; and

WHEREAS, the Property Owners failed to pay the administrative penalties; and

WHEREAS, the Property Owners caused the City to incur the costs associated with the violations of the Yuba City Municipal Code and the City's efforts to cure those violations by the Property Owners; and

WHEREAS, the Yuba City Municipal Code authorizes the City to place a special assessment on real property when a penalty and/or administrative costs have not been timely paid.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds the Facts set forth above to be true and correct, and by this reference incorporates each as an integral part of this Resolution.

SECTION 2. The total amount due and payable to the City by each property owner is as follows:

CITATION NO.	BALANCE DUE	ADDRESS	APN	OWNER NAME
1301	\$1,000.00	186 HARDING RD	57-172-026	LADD, DOUGLAS
1303	\$1,000.00	186 HARDING RD	57-172-026	LADD, DOUGLAS
1308	\$1,000.00	186 HARDING RD	57-172-026	LADD, DOUGLAS
1688	\$1,000.00	186 HARDING RD	57-172-026	LADD, DOUGLAS
1697	\$500.00	186 HARDING RD	57-172-026	LADD, DOUGLAS
1698	\$1,000.00	186 HARDING RD	57-172-026	LADD, DOUGLAS
1304	\$500.00	1095 CREST DR	56-275-006	SALAZAR, MIGUEL A.
1307	\$500.00	1095 CREST DR	56-275-006	SALAZAR, MIGUEL A.
1310	\$1,000.00	1095 CREST DR	56-275-006	SALAZAR, MIGUEL A.
1305	\$250.00	1177 BUTTE ST	51-321-015	POWAR JAGJIT
1306	\$2,000.00	1674 TRACY DR	56-173-007	SINGH JAGTAR
1309	\$2,000.00	1674 TRACY DR	56-173-007	SINGH JAGTAR
1700	\$1,250.00	1674 TRACY DR	56-173-007	SINGH JAGTAR

1311	\$750.00	529 OHLSON ST	51-444-011	VYKA NICHOLAS S
1312	\$1,000.00	529 OHLSON ST	51-444-011	VYKA NICHOLAS S
1315	\$1,750.00	529 OHLSON ST	51-444-011	VYKA NICHOLAS S
1722	\$750.00	529 OHLSON ST	51-444-011	VYKA NICHOLAS S
1316	\$750.00	421 PAGE AVE	52-363-002	LEMING NORMAN D
1508	\$4,000.00	2962 JEFFERSON AVE	62-071-001	GOLDEN ACRES HOME CARE II GP
1539	\$500.00	2962 JEFFERSON AVE	62-071-001	GOLDEN ACRES HOME CARE II GP
1543	\$2,000.00	2962 JEFFERSON AVE	62-071-001	GOLDEN ACRES HOME CARE II GP
1546	\$4,000.00	2962 JEFFERSON AVE	62-071-001	GOLDEN ACRES HOME CARE II GP
1526	\$250.00	2229 LIVE OAK BLVD	51-580-020	SANGHA PALI S ETAL
1680	\$100.00	2229 LIVE OAK BLVD	51-580-020	SANGHA PALI S ETAL
1693	\$400.00	2229 LIVE OAK BLVD	51-580-020	SANGHA PALI S ETAL
1725	\$1,000.00	2229 LIVE OAK BLVD	51-580-020	SANGHA PALI S ETAL
1529	\$250.00	1716 ELMER AVE	61-120-005	BAINS REV '12 TR ETAL
1721	\$250.00	466 AINSLEY AVE	51-351-019	GENERA JR STEVEN S
1723	\$500.00	466 AINSLEY AVE	51-351-019	GENERA JR STEVEN S

1708	\$200.00	493 BUNCE RD	53-050-019	LUCATERO, ALONZO
1709	\$400.00	493 BUNCE RD	53-050-019	LUCATERO ALONZO
1713	\$500.00	493 BUNCE RD	53-050-019	LUCATERO ALONZO
1715	\$500.00	493 BUNCE RD	53-050-019	LUCATERO ALONZO
1716	\$500.00	493 BUNCE RD	53-050-019	LUCATERO ALONZO
1714	\$500.00	1689 TORRY PINE DR	56-110-029	SOHI HERINDER K-TR
1707	\$100.00	1593 HAYNE AVE	57-161-043	KHERA CHAIN S
1712	\$200.00	1593 HAYNE AVE	57-161-043	KHERA CHAIN S
1694	\$500.00	906 ALMOND ST	51-372-011	RAMIREZ MARTHA
1711	\$1,000.00	906 ALMOND ST	51-372-011	RAMIREZ MARTHA
1534	\$250.00	1898 WHITE OAK DR	54-060-053	SAWYER DONNA ETAL
1666	\$750.00	1898 WHITE OAK DR	54-060-053	SAWYER DONNA ETAL
1669	\$1,000.00	1898 WHITE OAK DR	54-060-053	SAWYER DONNA ETAL
1670	\$2,000.00	1898 WHITE OAK DR	54-060-053	SAWYER DONNA ETAL
1671	\$2,000.00	1898 WHITE OAK DR	54-060-053	SAWYER DONNA ETAL
1710	\$1,000.00	773 FRANKLIN AVE	52-363-012	JOSEPH TIM
1538	\$1,000.00	1713 WILDFLOWER CIR	58-110-156	HAGGERTY DOLORES A

1542	\$1,750.00	1713 WILDFLOWER CIR	58-110-156	HAGGERTY DOLORES A
1533	\$250.00	1371 FRANKLIN AVE	58-120-004	YUBA CROSSINGS LLC
1532	\$250.00	853 CHESTNUT ST	52-161-037	PHILLIPS JENNIFER M

SECTION 3. These amounts remain unpaid. A special assessment and lien in these amounts shall be placed against each of the properties identified within Section 2 of this Resolution; the special assessments shall further accrue penalties and fines until the special assessment is paid in full.

SECTION 4. The Interim City Manager, or designee, is hereby authorized to place additional special assessments on the properties identified within Section 2 of this Resolution as may be needed to secure payment of the unpaid administrative penalties and/or costs being further incurred by the City.

SECTION 5. The Interim City Manager is directed to take all action necessary to implement this Resolution.

SECTION 6. The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original Resolutions. This Resolution shall be effective immediately upon passage and adoption.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of July, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

CITY OF YUBA CITY

By:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield
City Clerk Administrator

APPROVED AS TO FORM:

By: _____
Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

I, _____, City Clerk of the City of Yuba City, California,
DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution
passed and adopted by the City Council of the City of Yuba City on the date and by the
vote indicated herein.

Attachment 2



NOTICE OF SPECIAL ASSESSMENT AND LIEN HEARING

June 13th, 2025

Dear

NOTICE IS HEREBY GIVEN THAT, pursuant to section 4-8.709 of Yuba City Municipal Code, a hearing to consider the imposition of a special assessment upon your property tax and lien shall be held before the City Council of the City of Yuba City on July 1st at 6 P.M. in the City Council chambers located at 1201 Civic Center Boulevard. City staff shall seek the collection of unpaid costs and penalties in the amount of \$ by placing a special assessment and lien on your property taxes. The City provided you with notice of the unpaid costs and penalties on January 10 & March 5, 2025; however, to date, you have failed to pay those costs and penalties in full. You have the right to appear at the hearing before the City Council and present objections to the special assessment and/or lien.

WARNING

Should the City Council approve the special assessment and you fail to pay the assessment in full, your property may, in some cases, be sold after three (3) years by the Tax Collector pursuant to Revenue and Tax Code, section 3691 for unpaid delinquent assessments or be subject to judicial foreclosure before the three (3) years.

We trust that you will respond promptly to this important matter. Thank you for your cooperation. If I can be of assistance or if you have any questions regarding this matter please contact me at (530) 822-4703, e-mail bbragdon@yubacity.net.

City of Yuba City
Development Services Department
Code Enforcement Division

Boone Bragdon

Boone Bragdon
Code Enforcement Officer 2
E-mail: bbragdon@yubacity.net
Work: (530) 822-4703

CITY OF YUBA CITY
STAFF REPORT

Date: July 1, 2025
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Shannon Sardo, Administrative Analyst

Summary

Subject: Community Development Block Grant 2025-2029 Consolidated Plan and 2025 Annual Action Plan

Recommendation: A. Conduct a Public Hearing to receive comments on the 2025-2029 Consolidated Plan, 2025 Annual Action Plan, and 2024 Annual Action Plan Amendment and after consideration;
B. Adopt a Resolution approving the proposed 2025-2029 Consolidated Plan and 2025 Annual Action Plan and authorize staff to submit the required documents to the Department of Housing and Urban Development (HUD) for processing

Fiscal Impact: The City will receive \$585,041 from the US Department of Housing and Urban Development for the 2025 CDBG Allocation

Purpose:

To hold a Public Hearing to receive comments on and approve the 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan (Con Plan) and 2025 Annual Action Plan

Background:

The City is an entitlement jurisdiction in the Community Development Block Grant (CDBG) program and receives an annual allocation of funds from the Department of Housing and Urban Development (HUD). HUD requires entitlement jurisdictions to complete a Five-Year Consolidated Plan in order to receive CDBG funds. Cities are obligated to spend their funds in accordance with the priority needs identified in their Consolidated Plan. HUD also requires the City prepare an Action Plan that describes how the annual allocation of CDBG funds will be utilized to address the needs identified in the Five-Year Consolidated Plan.

Analysis:**2025-2029 Consolidated Plan:**

While the structure of the Consolidated Plan is dictated by HUD, development of the Con Plan is a collaborative process designed to identify the community's needs with regard to decent, affordable housing, suitable living environments, and the expansion of economic opportunity for low- and moderate-income residents.

City staff and the City's CDBG consultant worked to contact and solicit input from public and private service providers, City departments, and hold community meetings. The outreach effort ensured that members of the community had ample opportunities to shape the priorities of the Con Plan.

The Consolidated Plan identifies the community's most urgent needs based upon the Needs Assessment, Market Analysis sections of the Consolidated Plan and input received during the citizen participation process. Then the Strategic Plan section of the Consolidated Plan sets forth a Plan for addressing the priority needs utilizing CDBG funds and any other resources available during the five-year planning period. Although the priorities of the proposed Plan are similar to those of the prior Plan, the City's proposed 2025-2029 Consolidated Plan presents the priority needs in accordance with the HUD required format. The following table shows the priority needs identified in the Consolidated Plan organized by the corresponding HUD category:

HUD Category	Priority Need		Description
Housing	Construction of New Affordable Housing		Provide assistance to and support applications for the development of affordable housing units.
Housing	Preservation of Existing Housing		Preserve existing housing stock. Provide assistance for correction of health and safety defects, home repairs and accessibility modifications.
Housing	Public Housing Needs		Address the needs of public housing, including but not limited to rehabilitation and renovation of existing public housing units.
Public Services	Homeless Housing and Supportive Services		Provide assistance to the Sutter-Yuba Homeless Consortium and its member agencies for housing and supportive services.
Public Services	Housing and Supportive Services for Special Needs Populations		Provide assistance to non-profit agencies that provide housing assistance and supportive services to non-homeless, special needs populations. (Seniors, disabled, etc.)
Infrastructure	Public Improvements and Infrastructure		Projects located in lower income neighborhoods, including ADA accessibility improvements, lighting, parks and neighborhood clean-up.

Public Facilities	Public Facility Construction/Rehabilitation		Construction or rehabilitation of public facilities including senior centers, youth centers, centers for the disabled, homeless facilities.
Economic Development	Economic Development Opportunities		Provide economic development assistance to businesses that create jobs or otherwise benefit low income persons through the provision of education or job training.

The Con Plan recognizes that needs far exceed the funding available and not all needs can be addressed during the period covered by the Con Plan.

In general, the City will allocate investment of resources on a city-wide basis. The distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a city-wide basis. Resources targeted to special needs populations, including homeless, will also be allocated on a city-wide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services. Activities such as public facilities and improvements will be targeted to older, low-income neighborhoods most in need of assistance (qualified low/mod census tracts). Economic development activities will be targeted to business districts located in qualified low-income areas, industrial parks and commercial sites in various City locations, primarily in the qualified low/mod census tracts.

2025 Action Plan: (Included in Consolidated Plan, Attachment 2)

The 2025 Action Plan contains next year's budget for CDBG projects that address the priority needs identified in the Consolidated Plan and is the first year Action Plan for the 2025-2029 Consolidated Plan. HUD has notified the City the CDBG allocation for the 2025 Program Year will be \$585,041. In accordance with HUD regulations, up to twenty percent of the allocation can be utilized for administration costs; an amount not to exceed fifteen percent can be allocated to public service activities; and, the remaining is allocated to general projects and/or programs.

In compliance with citizen participation requirements, City staff presented to Council in November 2024 to inform the public and Council of the upcoming process on the 2025-2029 Consolidated Plan and Action Plan. Staff also held two public meetings, in December 2024 and January 2025, to encourage public input into the development of the Consolidated and Action Plans and provide potential CDBG applicants an overview of the application and scoring process. Participants were also encouraged to complete the community needs survey to help identify priority needs for the Con Plan.

The City received 11 applications, totaling \$1,538,800 in funding requests. Applications for funding were evaluated based on several factors, including the priority needs identified in the Consolidated Plan, the capacity of the applicant to administer the grant funds, readiness, and if applicable, timeliness of expenditures of past CDBG grants. The proposed funding is based on available funds, programs, and applications received.

Below is a breakdown of the recommended projects and programs to be funded:

Agency/Project	Recommended Funding	Description
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Program Administration	\$ 95,000.00	General administration, oversight and management of Community Development Block Grant program. Funding covers salary cost for staff, and consultant services
Yuba Sutter Gleaners Foodbank – Emergency Food Distribution	\$ 80,000.00	Increase availability and access to healthy foods for households experiencing economic hardship and food insecurity through recovery of food from local partners.
Playzeum – Play-for-All Initiative	\$ 7,756.15	Provide scholarships for low-income youth to attend camps and classes
FREED - Home Repair Program	\$ 21,528.70	Provide accessibility improvements and minor home repairs for low-income disabled and senior residents
Casa de Esperanza - West Egress Renovation and ADA Ramp Addition	\$ 80,000.00	The program will provide preventative home maintenance or critical home repair services to low-income City homeowners
City of Yuba City – Owner Occupied Housing Rehabilitation Loan Program	\$ 133,315.23	Provides low interest loans to qualified low-income homeowners to fund rehabilitation of existing housing*
City of Yuba City - Kingwood Park Playground Equipment Replacement	\$ 240,000.00	Using CDBG funds to replace the playground equipment at Kingwood Park; the park is located in a Qualified Low/Mod Census Tract
City of Yuba City - ADA Sidewalk and Public Facility Improvements	\$ 87,756.15	Provide sidewalk and curb ramp improvements to meet ADA accessibility requirements throughout the City**

*Funding for this project will utilize existing CDBG Rehabilitation program income.

**Funding includes \$27k from the 2024 CDBG allocation, previously assigned to a non-qualifying project.

In addition to the Con and Action Plans, the 2024 Annual Action Plan has been amended to transfer \$27,000 in funding into the 2025 ADA Sidewalk and Public facility Improvements. The \$27k were previously assigned to a project that did not qualify under the HUD regulations.

Fiscal Impact:

The City will receive an allocation of \$585,041 for the FY 2025-2026 CDBG program, to be distributed as defined above in the Analysis section. Additionally, \$133,315.23 will be utilized from Fund 205 CDBG - Housing Rehab RLF, which currently has a balance of approximately \$187k.

Alternatives:

Direct staff to modify the proposed recommendations in the Five-Year Consolidated Plan and/or Annual Action Plan. Changes will require staff to re-notice the plan and present it to City Council for approval at a later date. There is a required final submission date to HUD of August 16, 2025.

Recommendation:

A. Conduct a Public Hearing to receive comments on the 2025-2029 Consolidated Plan, 2025 Annual Action Plan, and 2024 Annual Action Plan Amendment, and after consideration;

B. Adopt a Resolution approving the proposed 2025-2029 Consolidated Plan and 2025 Annual Action

Plan and authorize staff to submit the required documents to the Department of Housing and Urban Development (HUD) for processing.

Attachments:

1. Attachment 1 -Resolution Approving the CDBG 2025 Consolidated and Annual Action Plans
2. Attachment 2 - Draft Consolidated and Action Plans
3. Attachment 3 - 2024 Action Plan Amendment

Prepared By:
Shannon Sardo
Administrative Analyst II

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2029
CONSOLIDATED PLAN AND 2025 ANNUAL ACTION PLAN CERTIFYING COMPLIANCE
WITH THE REQUIREMENTS OF THE CDBG PROGRAM, AND AUTHORIZING STAFF TO
SUBMIT ALL APPROVED DOCUMENTS TO THE DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT**

WHEREAS, the Department of Housing and Urban Development has determined that the City of Yuba City will receive \$585,041 under program year 2025 of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the City of Yuba City held public meetings on November 19, 2024, December 3, 2024, and January 28, 2025, as well as a public hearing on July 1, 2025, to consider public comments and proposals regarding the 2025-2029 Consolidated and 2025 Annual Action Plan, the community development objectives and the projected use of CDBG funds contained therein; and

WHEREAS, the City of Yuba City has provided the citizens with an opportunity to review and comment on concerns involving the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken and other important program requirements, and provided citizens with adequate opportunity to participate in the development of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan, including any revisions, changes or amendments thereto for a 30-day period commencing on May 31, 2025 and ending on July 1, 2025.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City that the 2025-2029 Consolidated Plan and 2025 Annual Action Plan is hereby approved, that the City Manager is authorized to execute all documents related thereto, that the Finance Director is authorized to make budget allocations for the implementation of, and that staff is authorized to submit all documents to the United States Department of Housing and Urban Development.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on July 1, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, City Clerk Administrator

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

CITY OF Yuba City

Draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan



COMMUNITY DEVELOPMENT BLOCK GRANT



Development Services Department

2025-2029 CONSOLIDATED PLAN

Executive Summary

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

Introduction

Each year the US Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City of Yuba City (City), specifically Community Development Block Grant (CDBG) and other federal housing funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan.

The purpose of the Consolidated Plan is to identify the City's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the period of the Consolidated Plan, which in the case of the City is five years.

The City's Development Services Department is the lead agency in developing the 2025–2029 Consolidated Plan, (Plan). The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the Consolidated Plan template in IDIS (Integrated Disbursement and Information System). Most of the data tables in the Plan are populated with default data from the US Census Bureau, mainly 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the Plan, including the addition of more recent data, where available and practical. The research process involved the analysis of the following key components: demographic, economic and housing data; affordable housing market; special needs populations, (homeless and non-homeless), consultation with public and private agencies, and citizen participation.

The Plan process also included the development of the first-year Annual Action Plan, which is the annual plan the City prepares pursuant to the goals outlined in the Consolidated Plan. The Action Plan details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG and other housing funds received during the 2025-2026 Program Year (PY).

The Plan is divided into six sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

1. Executive Summary
2. Process
3. Needs Assessment
4. Market Analysis
5. Strategic Plan
6. Annual Action Plan

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis, the information gathered during the consultation and citizen participation process, and the availability of resources to address these needs. Based on all of these components, housing needs are considered a high priority, followed by homelessness, and non-housing community development needs.

The City has six (6) goals to address housing and community development needs between Fiscal Years 2025 and 2029:

1. Increase supply of affordable rental housing for the City's lowest income households.
2. Preserve existing affordable housing stock.
3. Provide housing and services to special needs populations.
4. Increase access to homeownership opportunities for City residents.
5. Provide funding for public facilities and improvements.
6. Promote economic development activities in the City.

During the five-year Consolidated Plan period, the City expects to receive approximately \$600,000 annually in CDBG funding, for a five-year total of \$3,000,000. CDBG funds are used by the City for Public Services, Public Facilities and Improvements, Housing Activities, and Planning and Administrative costs. The CDBG program's primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Funds can be used for a wide array of activities that can include: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The City anticipates applying for Home Investment Partnerships Program (HOME) and Permanent Local Housing Allocation (PLHA) funding through the California Department of Housing and Community

Development (HCD) for additional housing activities. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. PLHA funding can be used for acquisition, rehabilitation, and preservation of affordable housing.

The City also applies for CalHome funding from HCD when funding announcements are made by the State. These funds are awarded on a competitive basis for mortgage assistance for low- or very low-income first-time homebuyers or for Owner-Occupied Housing Rehabilitation for low- or very low-income homeowners. Generally, the City's funding request has been for both the First-Time Home Buyer Assistance and Owner-Occupied Housing Rehabilitation Programs.

CDBG and HOME funds are often coupled with local funds, allowing affordable housing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes the projects more competitive in various funding competitions. All sources and types of funds are limited; however, as in the past, the City will be as creative as possible in finding other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

Evaluation of past performance

Each year the Department of Housing and Urban Development assesses the City's management of CDBG program funds. In addition, the City is required annually, at conclusion of the Program Year, to complete and submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) reporting on Annual Action Plan Goal outcomes and expenditures. The City's key accomplishments over the 2020–2024 Consolidated Plan period include the following:

NOTE: The figures below only reflect the accomplishments for Program Years 2020 – 2023 as the 2024 CAPER won't be completed until later in 2025.

1. Provided funds for the rehabilitation of 94 affordable rental housing units.
2. Assisted 2,351 persons through the provision of assistance to nonprofit organizations to provide supportive services to targeted special needs populations, which includes homeless.
3. Provided funding to 7 low-income homeowners to rehabilitate their homes.
4. Provided assistance to 95 low-income senior and disabled homeowners with minor health and safety repairs.
5. Provided funds for 11 public facility and improvement projects that benefitted low-income residents.

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

Summary of citizen participation process and consultation process

The Consolidated Plan process involved the housing and community development organizations in the City, nonprofit providers of affordable housing and service providers to the City's low-income and special needs populations, advocates, and others. A community meeting was held on December 3, 2024, to make available and request participation in the 2025 – 2029 Community Needs to aid in identifying housing and community assistance needs in the City and assist in program development. A virtual public meeting was held on January 28, 2025 to present findings from the consolidated planning research process and to solicit public input on the 2025 – 2029 Consolidated Plan. Extensive outreach was conducted to promote this meeting, including posting the bilingual (English/Spanish) notice on the City's website (including the City's Facebook page), The Appeal-Democrat newspaper, e-mail to the Regional Housing Authority, local businesses, social service agencies, and affordable housing developers. Consultation and citizen participation is discussed in greater detail in the Process section of this Plan.

Summary of public comments

Reserved for public comments.

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

Reserved for public comments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Yuba City	Development Services Department

Table 1 – Responsible Agencies

Narrative

The City's Development Services Department (DSD) is the lead agency responsible for overseeing development of the Consolidated Plan (Con Plan). The City's DSD is also responsible for the administration of CDBG funds, including facilitating project/program implementation, monitoring project activities and outcomes, and ensuring compliance with all HUD requirements and regulations such as fair housing, Davis-Bacon requirements, (prevailing wages), environmental reviews, affirmative action, competitive bidding procedures, and fiscal and contract administration. CDBG activities are carried out by both internal City departments, as well as external Sub-Recipients.

The Department of Housing and Urban Development (HUD) requires entitlement jurisdictions that receive Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) or Emergency Shelter Grant (ESG) funds directly from HUD to complete a Consolidated Plan.

The City does not receive HOME or ESG funds directly from HUD; therefore, the Con Plan focuses only on identifying and prioritizing programs allowed under CDBG funding.

HUD uses special tabulations of Census data to determine areas where at least 51% of households have incomes at or below 80% of the Area Median Income (AMI). In order for the City to undertake area benefit activities using CDBG funds, at least 51% of the residents in a census tract block group must be low-income. The City currently has eighteen (18) Qualified Low/Mod Census Tract Block Groups at or above the 51% of the low-income threshold. Those census tract block groups are as follows:

- Census Tract 501.01 Block Groups 1, 2, and 3
- Census Tract 501.02 Block Groups 1, 2, and 3
- Census Tract 502.01 Block Groups 1 and 2
- Census Tract 502.02 Block Groups 3 and 4
- Census Tract 503.01 Block Group 1
- Census Tract 503.02 Block Groups 2 and 3
- Census Tract 504.01 Block Group 3
- Census Tract 505.01 Block Groups 3, 4, and 5
- Census Tract 506.03 Block Group 1

Consolidated Plan Public Contact Information

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

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Con Plan. The Con Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

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

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

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

The City works in cooperation with the Sutter-Yuba Homeless Consortium, (SYHC), to address the needs of homelessness in the community. The SYHC consists of over 100 Stakeholders, including the City, that utilize the Continuum of Care planning process to address homeless needs in the City and throughout the region. The SYHC allows for maximizing funding resources, helps to avoid duplication of services, and provides for a comprehensive approach to homelessness. During the Con Plan process the City consulted members of the SYHC in order to meet the Con Plan requirements.

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

This section is not applicable as the City is not an ESG grantee. The SYHC is the entity that administers the HMIS.

Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Regional Housing Authority (RHA)
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The RHA was consulted by email and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the rehabilitation and renovation needs of public housing units and public housing resident supportive housing needs.
2	Agency/Group/Organization	Sutter-Yuba Homeless Consortium (CoC)
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Services – Homeless Services – Health Services – Education Services – Employment Regional Organization
	What Section of the Plan was addressed by Consultation?	Homeless Strategy

		Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sutter-Yuba Homeless Consortium was consulted by email and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the housing and supportive service needs of homeless persons.
3	Agency/Group/Organization	FREED Center for Independent Living
	Agency/Group/Organization Type	Non-Profit Services – Housing
	What Section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	FREED was consulted by email and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the housing and supportive service needs of the disabled population.
4	Agency/Group/Organization	Casa de Esperanza (Casa)
	Agency/Group/Organization Type	Non-Profit Services – Housing
	What Section of the Plan was addressed by Consultation?	Homeless Needs Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Casa was consulted by email and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the housing and supportive needs of domestic violence, sexual assault, stalking and human trafficking victims.
5	Agency/Group/Organization	Yuba Sutter Veterans Stand Down
	Agency/Group/Organization Type	Non-Profit Services -- Housing
	What Section of the Plan was addressed by Consultation?	Homeless Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Yuba Sutter Veterans Stand Down and Central Valley Homeless Veterans Assistance Program was consulted by email and telephone and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the housing and supportive needs of Veterans.
6	Agency/Group/Organization	Bridges to Housing
	Agency/Group/Organization Type	Non-Profit Services - Housing
	What Section of the Plan was addressed by Consultation?	Homeless Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bridges to Housing was consulted by email and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the housing and supportive needs of the homeless.

7	Agency/Group/Organization	Yuba Sutter Behavioral Health
	Agency/Group/Organization Type	Sutter County
	What Section of the Plan was addressed by Consultation?	Homeless Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Behavioral Health was consulted by email and telephone and invited to comment and provide input at public meetings held during the development of the Con Plan. Outcome of the consultation was better understanding of the housing and supportive health of behavioral health clients.
8	Agency/Group/Organization	Sutter County Public Health
	Agency/Group/Organization Type	Sutter County
	What Section of the Plan was addressed by Consultation?	Market Analysis Housing Condition
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Health was consulted by email and telephone and invited to comment and provide input during the development of the Con Plan. Outcome of the consultation was better understanding of the lead poisoning, specifically lead-based paint poisoning.

Table 2 – Agencies, groups, organizations who participate

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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

PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting

The City followed requirements for citizen participation outlined in the City's Citizen Participation Plan. The City encouraged citizens along with local and regional organizations to participate during the 2025 – 2029 Consolidated Plan (Con Plan). Regional and local service agencies, non-profit organizations, City staff, City Council, and City Commissions were invited to two public meetings held to discuss the preparation of the Con Plan and solicit input and comments. The first meeting was held on December 3, 2024 at 10:30 a.m. at the City's Senior Center. The second, virtual, meeting was held on January 28, 2025 at 10:30 a.m. The City's website also included notification of the City's 2025-2029 Con Plan and development of the 2025-2026 Annual Action Plan (Action Plan) and encouraged citizens to provide comments and input. Notice of these meetings were also posted on the City's website to obtain comments and input from a cross section of citizens and service providers on housing and community development needs and to assist in developing priorities for expenditure of the City's CDBG funds.

In addition to public meetings and website, service providers and local agencies were contacted and requested to provide comments and input and specific information relative to the needs of the populations they serve.

The Draft 2025-2029 Con Plan and 2025-2026 Action Plan will be made available for public review and comment during a 30-day period, May 30, 2025 through June 30, 2025. A public hearing will be held on July 1, 2025 before the City Council to solicit public comment regarding the Draft 2025-2029 Con Plan and 2025-2026 Action Plan.

Prior to submission to the Department of Housing and Urban Development (HUD), the City Council reviews and approves the Con Plan and Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Workshop	Minorities Non-English speaking – Specify other language: Spanish Persons with disabilities: Non-targeted/broad community Residents of public and assisted housing	The City hosted a public workshop on December 3, 2024 to provide information on the consolidated planning process.	There were no public comments.	No comments were received that were not accepted and incorporated into the 2025-2029 Con Plan and 2025-2026 Action Plan.	www.yubaCity.net
2	Public Meeting	Minorities Non-English speaking – Specify other language: Spanish Persons with disabilities: Non-targeted/broad community Residents of public and assisted housing	The City hosted a virtual public meeting on January 28, 2025 to present the findings from the consolidated planning research process and allowed the public to provide input on the Draft 2025-2029 Con Plan and 2025-2026 Action Plan.	There were no public comments.	No comments were received that were not accepted and incorporated into the 2025-2029 Con Plan and 2025-2026 Action Plan.	www.yubaCity.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	The City will hold a public hearing on July 1, 2025 to request City Council adopt and approve the 2025-2029 Con Plan and 2025-2026 Action Plan and authorize the submission to HUD.	Reserved for public comments	No comments were received that were not accepted and incorporated into the 2025-2029 Con Plan and 2025-2026 Action Plan.	www.yubaCity.net
4	Newspaper Ad	Non-targeted/broad community	A 30-day public notice for the July 1, 2025 public meeting and public hearing will be published in the Appeal-Democrat newspaper on May 31, 2025.	Reserved for public comments	No comments were received that were not accepted and incorporated into the 2025-2029 Con Plan and 2025-2026 Action Plan.	www.yubaCity.net
5	Internet Outreach	Minorities Non-English speaking – Specify other language: Persons with disabilities: Non-targeted/broad community Residents of public and assisted housing	Notices of the community meetings, were posted on the City's website.	Reserved for public comments	No comments were received that were not accepted and incorporated into the 2025-2029 Con Plan and 2025-2026 Action Plan.	www.yubaCity.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Email	Non-targeted/broad community	Notices of the community meetings were distributed via email to the Regional Housing Authority, Sutter-Yuba Homeless Consortium, Service Providers, City Departments and Council, and affordable housing developers.	Reserved for public comments	No comments were received that were not accepted and incorporated into the 2025-2029 Consolidated Plan and 2025-2026 Action Plan.	www.yubaCity.net

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan addresses the following areas: 1) Housing Needs, including Public Housing Needs; 2) Homeless Needs; 3) Non-Homeless Special Needs; and 4) Non- Housing Community Development Needs. The needs are projected for the five-year period covered by the Consolidated Plan.

A variety of resources were used to identify and prioritize needs, including census information, consultation with public and private providers of housing, and health and social services.

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Consolidated Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on the 2016–2020 5-Year American Community Survey (ACS). Other sources are noted throughout the Consolidated Plan.

According to the 2016-2020 CHAS data, 28% of all City households experience a cost burden and are in need of more affordable housing. The lower the income the greater the incidence of cost burden, which is not surprising. Renters have a greater need than do owner households. And, smaller households also have a greater need than do larger households. Lower income households that lack affordable housing may find themselves at risk of homelessness. Affordable housing for lower income households, including special needs populations, was the greatest need identified in the needs assessment.

Public Housing needs vary from public housing rehabilitation and renovation to job training and education programs for residents.

The homeless population has a variety of needs and it requires a comprehensive approach to addressing those needs. The homeless needs include emergency, transitional and permanent supportive housing, along with supportive services that address the underlying causes of homelessness, including mental and physical illness, substance abuse, education and job training. Those at risk of becoming homeless also need assistance with housing costs and supportive services.

Special needs populations are also in need of affordable housing but may also require specialized housing and/or supportive services to live independently.

The following provides specific data and a more detailed narrative regarding the needs of the City's low-income residents.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section summarizes the City's housing needs, including a review of demographics, housing problems, cost burdens, and overcrowding. It also includes an analysis of housing needs for particular populations, such as single households, victims of domestic violence, low-income households, and families at risk of homelessness. The data used in this section comes from two main sources: the 2016-2020 CHAS (Comprehensive Housing Affordability Strategy) and the 2016–2020 5-Year American Community Survey (ACS) data.

In the tables below, HUD Area Median Family Income is referred to as "HAMFI".

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	66,040	66,660	1%
Households	21,860	22,960	5%
Median Income	\$50,649.00	\$60,910.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,560	2,525	4,435	2,910	10,530
Small Family Households	805	955	1,905	1,410	5,295
Large Family Households	150	280	765	340	1,340
Household contains at least one person 62-74 years of age	660	485	850	505	2,755
Household contains at least one person age 75 or older	450	515	660	395	1,165
Households with one or more children 6 years old or younger	370	639	1,060	640	1,679

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	95	50	10	230	0	0	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	15	115	4	159	10	20	50	45	125
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	140	260	85	560	10	0	50	55	115
Housing cost burden greater than 50% of income (and none of the above problems)	1,010	495	195	4	1,704	485	305	240	125	1,155
Housing cost burden greater than 30% of income (and none of the above problems)	170	740	895	580	2,385	125	325	420	340	1,210
Zero/negative Income (and none of the above problems)	175	0	0	0	175	45	0	0	0	45

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,185	740	625	110	2,660	510	325	335	235	1,405
Having none of four housing problems	590	895	2,075	1,480	5,040	275	565	1,400	1,080	3,320
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	580	650	700	1,930	99	210	260	569
Large Related	105	185	204	494	20	40	125	185
Elderly	315	320	74	709	420	335	210	965
Other	305	265	300	870	95	44	80	219
Total need by income	1,305	1,420	1,278	4,003	634	629	675	1,938

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	215	215	95	95	0	190
Large Related	0	0	65	65	20	40	20	80
Elderly	245	175	34	454	315	170	60	545
Other	0	260	120	380	85	0	0	85
Total need by income	245	435	434	1,114	515	305	80	900

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	115	135	310	69	629	10	0	85	50	145
Multiple, unrelated family households	0	10	60	20	90	10	20	15	55	100
Other, non-family households	0	10	14	0	24	0	0	0	0	0
Total need by income	115	155	384	89	743	20	20	100	105	245

Table 11 – Crowding Information –

Data Source: 2016-2020 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2016-2020 5-Year ACS data, 29.7% of all City households are single person households. Seniors over the age of 65 account for 23% of single households. Single person households typically have lower incomes than do family households and therefore are more likely to suffer a cost burden. Although specific information regarding the needs of single households in general is not readily available, it can be assumed that many single households fall under the category of special needs populations (seniors, disabled, and homeless) and have the same housing assistance needs as those subpopulations.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2016-2020 5-year American Community Survey it is estimated that 7,371 (11.1%) persons in the City have some type of disability. The disabilities include hearing, vision, cognitive difficulty, ambulatory, and self-care difficulty. It is presumed that the majority of disabled persons are low-income, either due to the fact that their disability limits their ability to work and/or they are seniors who are retired and have limited income. Many disabled households experience a cost burden due to their low-income status and are in need of affordable housing. Physically disabled households may also need housing assistance in the form of housing rehabilitation or accessibility modifications.

Casa de Esperanza (Casa) provides services to individuals and families affected by domestic violence, sexual assault, teen violence, stalking, and human trafficking in Sutter, Yuba, and Colusa counties (including Beale Air Force Base). In 2023 Casa reported serving over 1,363 calls for service. The majority of their cases were individuals and families affected by domestic abuse or sexual assault. Approximately 48% of domestic violence services provided were single people and 52% were families with children. Whereas sexual assault services were provided, single persons make up 60% and 40% are families with children. Many domestic violence survivors are displaced and need housing assistance, including emergency shelter, transitional housing, and permanent affordable housing. Sexual assault and stalking survivors may also need housing assistance, depending on the nature of the incident.

What are the most common housing problems?

Housing problems identified by HUD are: 1) substandard housing, housing lacking complete plumbing or kitchen facilities; 2) overcrowded housing, more than one person per room in a housing unit. The U.S. Consolidated Plan YUBA CITY 18 OMB Control No: 2506-0117 (exp. 09/30/2021) Census defines a “room” as living room, dining room, bedroom, kitchen, finished attic and basement, recreation room, family room, permanently enclosed porch, and office space; and 3) cost burden, households paying more than 30% of their gross income for rent and utilities.

The most common housing problem for the City’s households is cost burden. According to the 2016-2020 CHAS data, 28% of total households in the City are experiencing a cost burden. Approximately 3% of all households are living in overcrowded housing and 1% are living in substandard conditions based on the definitions noted above.

Providers report an increase first-time homeless and are seeing more seniors becoming homeless due to a lack of affordable housing. Providers report an ever-increasing shortage of available affordable housing due to landlords wanting to take advantage of the housing price increases and low vacancy rates. Landlords are selling rental units or raising rents beyond what is affordable to lower income households.

Are any populations/household types more affected than others by these problems?

Lower income households [80% or less of the Area Median, (AMI)] experience a higher percentage of cost burden than do moderate-income households. Thirty-five percent (35%) of lower income households are experiencing a cost burden. As income goes down, the percentage of households experiencing a cost burden goes up. Twelve (12%) percent of very low-income (50% or less of AMI) households and twelve (12%) percent of extremely low-income (30% or less of AMI) households are experiencing a cost burden. Twenty-four (24%) percent of very low-income and extremely low-income households are experiencing a severe cost burden (paying more than 50% of income for housing costs). Renter households (22%) experience a higher percentage of cost burden than do owner households (10%). Small households also have a higher percentage of cost burden than do larger households. Smaller households may be one-income households, female-headed households, and/or single parent households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance:

Lower income Individuals and families who are housed but at risk of becoming homeless may be having difficulty paying rent often because of a lack of sufficient income and/or a lack of affordable housing. Other reasons for risk of homelessness are illness, substance abuse, or loss of a job. Often lower income persons must make a choice between paying their rent and paying for day-to-day necessities like utilities, food, clothing, and/or transportation. Those at risk of becoming homeless need assistance with rent, security deposits, utility payments, and food. They also need supportive services for mental health, physical disabilities, substance abuse, and domestic violence.

Two agencies offer Rapid Rehousing Programs: The Salvation Army and Bridges to Housing. The Salvation Army's Rapid Re-Housing Program offers assistance with re-housing to persons that are homeless or at risk of becoming homeless with security deposits, short-term rental assistance, and/or utility assistance, and deposits. Bridges to Housing's Program provides only security deposit assistance. Recipients of that type assistance typically will also receive case management services and supportive services in an effort to prevent future homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

As noted previously, the City works within the framework of the Sutter-Yuba Homeless Consortium (SYHC). It is difficult to estimate the number of households at risk of becoming homeless at any given time. All households experiencing a cost burden, living in overcrowded situations, or living in substandard housing are at risk of becoming homeless, especially if compounded by emergencies, such as health issues or loss of a job. The SYHC does not have an official operational definition of at risk of homelessness; however,

service providers state that for households to be considered at risk of homelessness and eligible for assistance, they must be under a Notice to Vacate (3-day or 30-day) or "doubled-up" (living with friends or family and their name is not on the rental agreement).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics that put households at risk of becoming homeless are cost burden, living in overcrowded situations, or substandard housing. Physical disabilities, mental health issues, as well as drug and alcohol abuse may impact the ability to earn a living and contribute to instability and risk of becoming homeless. Housing providers report a lack of affordable housing is the greatest contributor to risk of homelessness in the City. The 2023 PIT for Sutter County identified 105 persons who were precariously housed, living in households with friends or family, most often in overcrowded situations that put them at risk of becoming homeless.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the 2016-2020 CHAS data, approximately 62% of households in the City are experiencing at least one housing problem. The charts below show by income category the occurrence of housing problems by racial and ethnic groups and whether any particular racial or ethnic groups impacted disproportionately by housing problems, including a lack of kitchen or plumbing facilities, more than one person per room, and/or paying more than 30% of gross income for housing costs.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,985	570	0
White	1,305	285	0
Black / African American	45	0	0
Asian	130	14	0
American Indian, Alaska Native	75	0	15
Pacific Islander	0	0	0
Hispanic	415	240	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,130	395	0
White	715	220	0
Black / African American	25	0	0
Asian	450	80	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	835	80	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,275	2,165	0
White	980	865	0
Black / African American	50	35	0
Asian	500	390	0
American Indian, Alaska Native	25	60	0
Pacific Islander	14	0	0
Hispanic	615	635	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,265	1,645	0
White	680	865	0
Black / African American	30	44	0
Asian	90	165	0
American Indian, Alaska Native	60	14	0
Pacific Islander	4	0	0
Hispanic	340	515	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Within the Housing Problems Category, an analysis of the CHAS data reveals that 62% of households (7,655 households) earning between 0% and 100% of Area Median Income report at least one housing problem. Further analysis of those households by racial and ethnic categories show one racial group and one ethnic group have a disproportionately greater incidence of housing problems. Thirty percent (30%) of white households (3,680) and 29% of Hispanic households (2,205) are reporting at least one housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The 2016-2020 CHAS Data shows that 32.7% of all City households are experiencing severe housing problems. Severe housing problems are characterized by a higher level of overcrowding (1.5 persons per room) or cost burden (paying more than 50% of gross income for housing costs), or lack of kitchen or plumbing facilities. The charts below show by income category the occurrence of severe housing problems and any racial and ethnic groups impacted disproportionately by severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	865	0
White	1,115	470	0
Black / African American	45	0	0
Asian	105	40	0
American Indian, Alaska Native	75	0	0
Pacific Islander	0	0	0
Hispanic	335	320	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,065	1,460	0
White	390	550	0
Black / African American	0	25	0
Asian	270	260	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	355	560	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	3,475	0
White	365	1,490	0
Black / African American	0	80	0
Asian	270	620	0
American Indian, Alaska Native	25	60	0
Pacific Islander	14	0	0
Hispanic	224	1,025	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	345	2,560	0
White	100	1,445	0
Black / African American	0	75	0
Asian	65	190	0
American Indian, Alaska Native	15	65	0
Pacific Islander	0	4	0
Hispanic	165	695	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The 2016–2020 CHAS data shows that 32.7% of households (4,065) earning between 0% and 100% of Area Median Income are experiencing severe housing problems. Analysis of those households by categories show one racial and one ethnic group has a disproportionately greater incidence of housing problems. Forty eight percent (48%) of White households (1,970 households) and twenty seven percent (27%) of Hispanic households (1,079) are experiencing severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Households paying more than 30% of their income for housing costs are considered to have a housing cost burden. Households paying more than 50% of their income for housing costs are considered to have a severe cost burden. Households experiencing a cost burden or severe cost burden may have difficulty paying for other day to day needs such as food, clothing, transportation, and medical costs. A total of 34 of the City's households are experiencing some measure of cost burden. The chart below shows the Housing Cost Burden by racial and ethnic groups as compared to the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,915	4,625	3,155	260
White	8,140	2,340	1,810	140
Black / African American	540	105	49	0
Asian	2,375	700	365	10
American Indian, Alaska Native	215	49	135	0
Pacific Islander	45	4	20	0
Hispanic	3,025	1,270	720	115

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

An estimated 20% of the City's households are experiencing a cost burden and another 14% of households are experiencing a severe cost burden. Analysis of households by racial and ethnic groups show two groups: Ten percent (10%) of White households (2,340) and 6% of Hispanic households (1,270) are disproportionately impacted by cost burden. Eight percent (8%) of White households (1,810) and 3% of Hispanic households (720) are experiencing severe cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Compared to the category as a whole, 33%, (4,065 households), report at least one housing problem. Nine percent (9%) of Hispanic households, (1,079), report at least one housing problem.

Fourteen percent (14%) of households, (1,695), earning between 0% and 30% of Area Median Income (AMI) are experiencing housing problems. Within this income category one racial and one ethnic group experience a disproportionately greater incidence of housing problems. Nine percent (9%) of White households (1,115) and 3% of Hispanic households (335) report at least one housing problem.

Nine percent (9%) of households, (1,065), earning between 30% and 50% of AMI are experiencing housing problems. Within this income category one racial and one ethnic group experience a disproportionately greater incidence of housing problems. Three percent (3%) of White households (390) and 3% of Hispanic households (335) experiences a disproportionately greater incidence of housing problems.

Eight percent (8%) of households, (960), earning between 50% and 80% of AMI are experiencing housing problems. Within this income category one racial and one ethnic group experience a disproportionately greater incidence of housing problems. Three percent (3%) of White households (365) and 2% of Asian households (270) are experiencing at least one housing problem.

Three percent (3%) of households, (345), earning between 80% and 100% of the AMI are experiencing at least one housing problem. Within this income category one racial and one ethnic group experience a disproportionately greater need. Nearly one percent (1%) of White households (100) and 1% of Hispanic households (165) report at least one housing problem.

If they have needs not identified above, what are those needs?

No additional needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are no racial or ethnic groups with a disproportionately greater need concentrated in specific areas or neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

The City does not own or operate Public Housing; the Regional Housing Authority (RHA) serves the four-county area, including the City of Yuba City. The RHA has converted all Public Housing using the HUD Section 22 Streamlined Conversion Program; however, RHA owns/manages 524 affordable housing units and located within the City. These units are targeted to a variety of household types, including family households, people experiencing homeless, seniors, and farmworkers.

The demand for additional Housing Choice Vouchers (HCV) is evident from the size of the Housing Authority waiting lists. There are currently over 1,100 households on the Housing Choice Voucher waiting list for all counties covered by the RHA; there are over 3,000 applicants on the various waiting lists that the RHA operates.

The information reported in the Tables below show information for Yuba City only.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Ho463281using	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	0	463	620	411	6	0	220

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	20,012	19,240	20,783	19,269	0
Average length of stay	0	0	0	34 months	22 months	58 months	22 months	0
Average Household size	0	0	0	2	2.4	2.1	1.5	0
# Homeless at admission	0	0	0	109	44	59	6	0
# of Elderly Program Participants (>62)	0	0	0	370	78	288	4	0
# of Disabled Families	0	0	0	281	47	228	6	0
# of Families requesting accessibility features	0	0	40	3	3	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	2	0	2	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	427	121	394	2	0	0
Black/African American	0	0	0	76	14	60	2	0	0
Asian	0	0	0	328	36	291	1	0	0
American Indian/Alaska Native	0	0	40	3	1	1	1	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table 23 – Race of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	180	80	99	1	0	0
Not Hispanic	0	0	0	383	67	311	5	0	0

Table 24 – Ethnicity of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Although the Regional Housing Authority (RHA) does not have Public Housing, the RHA is able to meet the accessibility needs of tenants and applicants through reasonable accommodation modifications or accessible units within the portfolio of 524 units. RHA staff states they maintain a waitlist for current tenants in need of reasonable accommodation/modification, as vacant units become available. There are currently 38 households on the housing waiting list who have requested accessible features, including mobility and/or sensory features. The accessibility needs of applicants are expected to be met when their names rise to the top of the waiting list either through accessible unit(s) or reasonable accommodation, or when a vacant unit is available if they are an existing tenant needing an accessible unit.

In 2011, the RHA hired a consultant to perform a Physical Needs Assessment (PNA) of its Public Housing units located in the City, (Richland Housing Center and River City Manor).

Richland Housing Center was constructed in 1962 and includes 99 units (85 family units and 14 senior units). The PNA concludes that since the property is not new construction nor has undergone substantial rehabilitation or other rehabilitation requiring the property meet current accessibility standards, the property is only required to complete reasonable accommodation and is in compliance; however, five (5) units were fully renovated to current accessibility standards in 2000. Presently 5% of the units are accessible for individuals with mobility impairments and/or sensory impairments. All requests for reasonable accommodation are granted on a case-by-case basis.

River City Manor is a 24-unit senior Public Housing project, constructed in 1984. The PNA concludes that the property is not new construction nor has undergone substantial rehabilitation or other rehabilitation that requires it meet current accessibility standards and is therefore required to only provide reasonable accommodation. The PNA notes the property construction date occurred at a time when accessibility guidelines were in their infancy, and although accessibility was considered in the project design, the accommodations are not up to today's standards. The project has 3 "accessible" units that have been rehabilitated to current standards. The RHA completes requests for reasonable accommodation on a case-by-case basis.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The RHA reports there are 1,100 applicants on the waiting list for the Housing Choice Voucher Program. There are over 3,000 applicants on the waiting list for housing units. The RHA staff report the most pressing needs of affordable housing residents and Housing Choice Vouchers are expanded affordable housing opportunities, increased educational and job training programs and increased employment opportunities.

How do these needs compare to the housing needs of the population at large?

Affordable housing, education, job training programs, and employment opportunities are also needs of the population in general. Expanded affordable housing opportunities will serve to address the needs of households experiencing a housing cost burden and increase housing choice; however, another means of addressing housing cost burden is through education, job training, and employment opportunities. Education, expanded job skills, and higher paying jobs provide lower income households, including affordable housing residents, with the ability to increase their income and thereby the ability to choose from a wider variety of housing options.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness encompasses those that are without any type of housing, those living in shelters, those who are fleeing domestic violence, and those that are at eminent risk of homeless. This includes those that are at risk of becoming homeless due paying a high percentage of their income for housing or living in overcrowded or substandard housing. Although the reasons for homelessness vary, the primary cause of homelessness is a scarcity of affordable housing. Other factors that play a large part in homelessness, especially chronic homelessness, are mental and physical illness, criminal records, domestic violence, substance use disorders, negative credit or rental histories, lack of education, and/or lack of job skills. Affordable housing is needed along with supportive services that address these other underlying factors in order to break the cycle of homelessness.

The City does not have services for the homeless, but relies on the Sutter-Yuba Homeless Consortium (SYHC) and the Continuum of Care process to provide services to the homeless. The SYHC is a regional, non-profit organization that brings together over 100 Stakeholders consisting of public and private agencies and organizations to address the full scope of housing and supportive services needed by the varying homeless population.

Annually the Homeless Consortium, along with volunteers, conduct a Point-in-Time (PIT) count of the sheltered homeless and a complete sheltered and unsheltered count every two years; the PIT is only a snap shot of the homeless population at any given time. The information is limited since it cannot count every person that is homeless or count people that are at risk of homelessness. It does, however provide an estimate of the homeless population, helps to assess the needs of the various subpopulations, and helps to assess the progress in ending homelessness. The PIT count breaks down homeless residents into county demographics, but City specific demographics are unavailable.

The following section provides an assessment of the homeless population and needs based upon the 2023 PIT.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that person's experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness (for Sutter County – 2023):

Race:	Sheltered:	Unsheltered (optional)
White	63	191
Black or African American	4	9
Asian	5	1
American Indian or Alaska Native	5	23
Native Hawaiian or Other Pacific Islander	0	5
Multiple Races	22	45
Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic/Non-Latino	79	228
Hispanic/Latino	20	53

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2023 Sutter County Point-in-Time (PIT) count identified 20 households with at least one adult and one child, a total of 60 persons. There are many causes of homelessness; among the causes are the lack of affordable housing, physical and mental illness that make it difficult to earn a living, domestic violence situations, and chronic substance abuse. The PIT identified 30 Veteran households; however, the 2019 Sutter-Yuba Veterans Stand Down reports assisting 97 homeless Veterans region-wide at their annual Stand Down event. The Yuba-Sutter Veterans Stand Down Office assists homeless Veterans on a daily basis with housing assistance and supportive services. During 2019, the Veterans Stand Down Office assisted approximately 380 homeless Veterans with housing assistance and supportive services. Many of these homeless Veterans have children in the household but there is no specific information if the homeless Veterans were families with children or were single adults. Regardless of the type of households, the causes for homelessness are like those of non-Veteran households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The homeless population counted by the 2023 PIT for Sutter County was primarily White, non-Hispanic. Persons declaring White as their race made up 61% of the homeless population. Multi-Racial Americans made up .3% of the homeless population, persons declaring themselves as American Indian or Alaskan Native made up .7%, and persons declaring themselves as African American made up 3%. Non-Hispanic or Non-Latino persons made up 73% of the homeless population, 18% were Hispanic or Latino.

The homeless population is disproportionately White, American Indian or Alaskan Native, Black, and Non-Hispanic as compared to the Sutter-Yuba population as a whole.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 PIT for Sutter County provides the most recent information about the nature and extent of sheltered and unsheltered homeless in the Sutter-Yuba Area. The PIT was conducted by the Sutter-Yuba Homeless Consortium and their partners and volunteers in January 2023. The 2023 PIT identified 101 persons in emergency shelters; of the homeless persons residing in emergency shelters, 36 persons were in families with children. Included in those 101 persons in emergency shelters were 18 persons having a serious mental illness; 9 persons were adults with substance abuse issues, and 8 were adult victims of domestic violence. There were 317 unsheltered persons; unsheltered persons included 24 persons in families with children. Included in those 317 unsheltered persons were 57 adults with a serious mental illness, 34 adults with a substance abuse issue, and 19 adult victims of domestic violence. There were no persons counted as residing in transitional or safe haven shelters.

Service providers have seen a higher incidence of homeless seniors recently than in past years due to a lack of affordable housing. The 2023 PIT for the Sutter-Yuba region reported 216 homeless seniors, age 55 and older.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section evaluates the special housing needs and supportive services for special needs populations. Special needs populations discussed in this section include seniors, disabled households, (including physical, mental, and the developmentally disabled), female-head of households, large families, and farmworkers within the City.

Describe the characteristics of special needs populations in your community:

Seniors, 65 years and older, make up 6.5% of the City's population according to the 2016-2020 ACS 5-Year Estimates. Fifty-six point 5 (56.5) percent of seniors are females and 43.5% are males. Approximately 75% of all senior households are owner households and 25% are renter households. Twenty-three percent of owner households are experiencing a cost burden as compared to 69% of renter households. According to the 2016-2020 ACS 5-Year Estimates, 42% of seniors 65 and older have some type of disability. The incidence of disabilities increase with older seniors, 75 and older, 51% report some type of disability. Senior households are considered a special needs group because the majority of seniors are considered low-income. Median monthly Social Security payments for the area are \$1,976 for a single-person household and \$3,089 for a couple.

Disabled households include persons with physical disabilities, mental illness, and developmental disabilities. The 2016-2020 5-Year American Community Survey estimates 12.9% of the City's population have some type of disability. Seniors account for the largest percentage of disabled persons due to age related disabilities.

FREED Center for Independent Living Office, located in Yuba City, serves the needs of people with disabilities living in Sutter, Yuba, and Colusa counties. Their services include information and assistance to access a broad range of disability and aging services and supports, independent living skills training, housing assistance, including minor home repairs and modifications for safety and independence, peer support, personal assistance support, individual and systems advocacy, nursing home transition, youth transition, transportation support, traumatic brain injury services, Internet and computer access, assistive technology, including provision of wheelchairs and other durable medical equipment for consumers. FREED estimates they serve approximately 600 clients annually.

Alta California Regional Center (ARC) serves 33,000 individuals with developmental disabilities and their families across a 10-county region which includes Sutter, Yuba, and Colusa counties. ARC provides case management and referral services to over 2,700 individuals across for the tri-county region of Sutter, Yuba, and Colusa counties. Of the over 1,300 individuals and families served in Sutter County, over 1,000 reside in Yuba City.

Sutter-Yuba Behavioral Health provides mental health services to Sutter County and Yuba County residents including those living in Yuba City. During FY 2023/2024, they report providing services to 5,425 behavioral health clients. These clients have a range of diagnoses including depression, anxiety, bipolar disorder, and schizophrenia among others. Most patients are low-income and do not have private insurance. Sixty-four (^\$) percent of clients served are 18-59 years old with youth and seniors making up the remaining portion of their clientele.

Female-headed households make up 12.8% of all households in the City; 6.2% of all households are female-headed households with children. Female-headed households are considered a special needs group because of the higher incidence of poverty in this type of household as compared with all households. The 2016-2020 5-Year American Community Survey estimates 28.6% of all female-headed households are below the poverty level, as compared to 15% of all households. The incidence of poverty increases in female headed households with children. Female headed households with children make up 37% of families below the poverty level.

Large families, as identified by the 2016-2020 5-Year American Community Survey, consist of a 4-or-more-person household which makes up 31.4% of all households in the City. Twenty-eight (28) percent of large households are owner-occupied households and 35.5% are renter households. Large households are considered a special needs group because of their need for larger housing units. Larger households experience a higher incidence of overcrowding, especially in lower income households.

Domestic Violence Survivors: Casa de Esperanza, (Casa), has provided support to survivors of domestic abuse, sexual assault, stalking, and human trafficking. From Jan 1, 2024, to October 30, 2024, Casa reports receiving 980 calls for service related to domestic abuse during 2024; 47% were single persons and 53% were family households. From Jan 1, 2024, to October 30, 2024, Casa received 268 sexual assault calls for service; 56% were single persons and 44% were family households.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs identified in this section were determined through consultation with service providers and advocacy groups and/or by reviewing census data, websites, the City's 2021 Housing Element, and other agency plans.

Seniors have numerous housing and supportive needs. The Area 4 Agency on Aging serves a seven-county area which includes Yuba City. The Area 4 Agency on Aging 2016-2020 Area Plan identifies the needs of seniors. More and more seniors have expressed a desire to age in place. Regardless of their housing situation, low-income seniors need supportive services including meals, legal services, personal care assistance, and transportation. Other service needs may be programs providing elder abuse prevention and caregiver respite. Housing costs are the single largest expense for everyone, but can be a bigger challenge for seniors that must exist on a fixed income. Many low-income seniors need affordable housing to maintain a stable living situation and economic independence. Ideally, seniors should not pay more

than 30% of their income for housing costs.

Seniors also develop physical disabilities resulting in mobility and self-care limitations. FREED Center for Independent Living serves disabled clients. A majority of their clients are seniors whose disabilities are age-related. Age-related disabilities interfere with the ability to remain independent. Disabled seniors need assistance with home repairs, home maintenance, accessibility modifications, and in-home supportive services.

Although seniors have a variety of housing options, including: independent living, assisted living, residential care facilities and skilled nursing facilities, the facilities providing a higher level of care are expensive. Lower income seniors cannot afford to take advantage of housing options that offer the supportive services associated with assisted living facilities. Most, if not all, affordable senior housing is independent living and does not provide supportive services such as housekeeping, meals, transportation, assistance with medication, etc. Consequently, lower income seniors may remain in independent living situations and struggle with mobility and self-care needs.

Disabled households are in need of a variety of housing options and supportive services depending on the disability. All advocacy groups for disabled clients agree the greatest unmet need of their clients is affordable housing.

Physically disabled households need affordable housing with accessible features. FREED reported that their clients are most in need of accessibility modifications including grab bars, threshold ramps, kitchen and bathroom modifications, and assisted technology. FREED also encouraged developers of housing to consider “visitability” when designing houses. “Visitability” is different from “Universal Design” and incorporates into the design three basic features, a zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor that is wheelchair accessible. FREED staff encouraged this type of design because it does not impact the value or sale of the home, but provides disabled and senior persons who use wheelchairs and walkers the ability to live and visit the home.

Alta Regional have expressed that affordable, accessible, and safe housing is their number one unmet need for those individuals wanting to live independently. Housing is desirable in communities near work and public transportation.

Behavioral health clients need a variety of housing types. Some patients require institutional care and/or hospitalization, while others live independently in the community or in supported settings, such as board and care facilities. With respect to housing, Sutter-Yuba Behavioral Health reports the greatest need of behavioral health clients is affordable housing close to services. Behavioral Health clients, including those with families find it especially difficult to locate suitable, affordable housing due to limited incomes and high housing costs. Behavioral Health clients may find themselves homeless and in need of assistance with security deposits, utility deposits, and credit check fees. As with other marginalized populations, they may find it difficult to secure housing due to poor rental history and bad credit, which sometimes occurs as a

result of acute phases of their illness. As a result, transitional housing can serve as a helpful stopgap measure between adequate housing and homelessness.

Female-headed households need affordable housing, transportation, educational programs, job training, and employment services. Those female-headed households with children also need affordable housing in areas near childcare, schools, and parks.

Large families need larger affordable housing units with adequate bedrooms to accommodate all family members.

Domestic Violence Survivors are typically displaced and need housing assistance in order to stabilize their situation. Housing assistance needs to include both emergency and transitional housing. Sexual assault, stalking, and human trafficking victims may also require housing assistance. Casa de Esperanza (Casa) provides emergency shelter assistance to domestic violence and sexual assault, stalking, and human trafficking victims.

In FY 2023, Casa provided a total of 5,503 bed nights for 142 individuals consisting of 82 women and 60 children, of whom 55 (39%) went on to be successfully housed and to break the cycle of violence. From 2022-2023, a 37.62% increase in domestic violence was reported as a reason for homelessness by Coordinated Entry, with 73 in 2021, 101 in 2022, 139 in 2023, and 108 in 2024, year to date.

The rising demand for emergency shelter placements for individuals and families impacted by domestic abuse and sexual assault has led to the 24-bed facility being at total capacity for 21 days over the past four months. In comparison, during the fiscal year 2023-2024, the shelter reached full occupancy of 33 days. This year, the shelter has already experienced 90 days of full occupancy. To address the growing need, Casa has applied for a grant from the Sutter Yuba Homeless Consortium for a Shelter Renovation Bed Expansion and Privacy Project. This initiative aims to increase the shelter capacity by adding 8 to 12 beds through the Homeless Housing Assistance Funds provided by the State.

Individuals affected by domestic abuse, sexual assault, and human trafficking also need supportive services, including crisis intervention, therapy services, supportive services including Housing Transition Navigation, Housing Sustainability, Housing Deposits, legal assistance, transportation, advocacy, and accompaniment. These needs are currently being met at the Hope Haven Counseling and Support Center, an extension of Casa. This public access point is separate from the Shelter (CASA) and provides ongoing assistance and resources to survivors who may not require or prefer shelter accommodation.

Casa identified the greatest unmet needs of individuals affected by domestic abuse, sexual assault, and human trafficking as additional emergency shelter beds, transitional housing, hotel vouchers for when shelter is not available, and Legal Aid offering legal assistance with divorce, child support, and custody/visitation orders.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the California Department of Health, Office of AIDS, 2022 AIDS Surveillance In California Report, Sutter County has 62 cases of HIV. The Report does not include estimates of the number of persons who are infected but not yet diagnosed. Education and testing are important because the initial infection may present no symptoms for years, allowing the infected person to pass HIV to others unknowingly.

In addition to education and testing, HIV patients may need housing assistance, better access to medical and dental services, assistance with medical and drug costs, in-home care assistance, transportation, alcohol and substance abuse treatment, as well as psychological support.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The public facility needs are wide ranging and include construction or rehabilitation of senior centers, youth centers, and public facilities for the disabled, childcare centers, homeless facilities, adult day care centers, mental health care facilities, health care facilities, general community centers, parking facilities, fire, and police stations.

How were these needs determined?

The public facility needs were determined by consultations with City staff as well as public and private service providers.

Describe the jurisdiction's need for Public Improvements:

The public improvement needs are also wide ranging and include street improvements, sidewalks, water/sewer improvements, storm water/drainage improvements, ADA/accessibility improvements, lighting, neighborhood cleanup, parks and playgrounds, and landscape improvements. The majority of public improvement needs are located within lower income neighborhoods.

How were these needs determined?

Public improvement needs were determined by consultations with City staff.

Describe the jurisdiction's need for Public Services:

New or expanded public service needs include supportive services for seniors, disabled, youth, homeless, substance abuse, mentally ill, and domestic violence victims. Additional public service needs are transportation, education, job training, tenant/landlord counseling, childcare, health, legal, and food.

How were these needs determined?

The public service needs were identified through consultation with public and private service providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City experienced a moderate growth in population and housing development between 2020 and 2024. Beginning in 2008 housing development was slowed, if not stopped, as a result of the housing crisis and economic slow-down. In addition, the City experienced a significant impact related to foreclosures during the economic downturn. In the last few years, the economy has rebounded along with the housing market.

The City's housing remains more affordable than nearby cities; however, there is insufficient housing affordable to lower income households. Many very low-income households cannot find suitable, affordable housing. Many households are experiencing a cost burden, putting them at risk of homelessness.

Older, existing housing stock is typically more affordable to lower income households, but those older homes may be in need of repair due to the fact that lower income households do not have the resources necessary to address health and safety defects or deferred maintenance issues.

There are no Public Housing projects located within the City's limits. The converted Public Housing units are older, but in overall good condition. The Housing Authority has completed major renovations on the units, including energy efficiency measures and water conservation devices. Demand for housing assistance has remained in high demand as evidenced by number of applicants on the Regional Housing Authority's waiting list for Housing Choice Vouchers and affordable housing.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the number and type of housing units in the City; the number of affordable housing units, whether the available housing meets the needs of the population and whether certain housing types are needed.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,895	66%
1-unit, attached structure	1,180	5%
2-4 units	1,915	8%
5-19 units	1,720	7%
20 or more units	2,050	9%
Mobile Home, boat, RV, van, etc.	1,155	5%
Total	23,915	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	0%	345	3%
1 bedroom	175	1%	1,755	17%
2 bedrooms	1,315	10%	4,485	43%
3 or more bedrooms	10,985	88%	3,840	37%
Total	12,535	99%	10,425	100%

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the most recent inventory of assisted housing affordable to low- and moderate-income households, the City has a total of 595 units of affordable housing. The City does not own any of the affordable units, the units are either owned by the Regional Housing Authority (RHA), a non-profit or privately owned. The majority of the 595 are affordable to low- and very low-income households; 162 of the units are set aside as senior/disabled housing and 190 of the units are set aside as farmworker housing. In addition to the units noted above, the RHA manages 896 Housing Choice Vouchers within the City's limits.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Housing Element law requires jurisdictions within California to identify affordable rental housing units eligible to convert to market rate housing within 10 years of the beginning of the 8-year planning period of the Housing Element. The City's most recent Housing Element planning period began in October, 2021; therefore, the Housing Element assessment identified units with affordable housing contracts expiring by October, 2029 and conversion of affordable units to market rate units is possible.

The 2021 Housing Element identifies two projects within the City at risk of converting to market rate during the current Housing Element cycle. Those projects are Sutter Village and Live Oak Apartments; both are owned by for-profit developers whose contracts for HUD Project Based Section 8 assistance are renewed annually. Sutter Village Apartments is a 74-unit apartment project and Live Oak Apartments is an 88-unit apartment project. However, the overall contract for each of these projects expires after the end of the current planning period. Because their project's Section 8 contracts must be renewed annually, a total of 109 assisted units are at risk of conversion to market-rate housing within the current planning cycle. Program H-B-3 commits the City to monitoring units at risk and taking steps to prevent them from converting to market rate, if needed.

Does the availability of housing units meet the needs of the population?

The 2016-2020 American Community Survey 5-Year Estimates data shows the City has a total of 23,915 housing units, nearly a .01% decrease in housing units as reported in the 2020 U.S. Census. According to the 2016-2020 ACS 5-Year data, 71% of housing units are single-family structures (including duplexes and townhouses), approximately 24% are multifamily structures (two or more units per structure) and the remaining 5 % are mobile homes and trailers. Ninety-six percent (96%) of all housing units are occupied and 4% are vacant. Reasons for vacant units range from units vacant - for rent, vacant - for sale, seasonal/recreational units, and migratory worker housing. In other words, not all units included in the 4% vacancy rate above are available to rent. Likely the vacancy rate is closer to 2% if you consider units vacant and for rent only. Service providers that assist lower income households indicate their clients have a difficult time securing housing due to the lack of affordable rental housing. The types of housing available may not meet the needs of lower income households and specific populations and is discussed below.

Approximately 52% of the City's housing supply is owner-occupied and 48% renter-occupied. The percentage of owner-occupied units has decreased from 2011 to 2017 from 55% percent to 45%. Although the number of rental units has increased slightly, those units may not be affordable to lower income households. The majority of owner-occupied homes are 2 or 3-bedroom units, the majority of renter-occupied units are 2 and 3 bedroom units as shown in Table 26.

Describe the need for specific types of housing:

Additional multi-family and single-family affordable housing is needed to accommodate those households who are now experiencing a cost burden and living in overcrowded situations. Based on housing provider statements, especially needed are additional multi-family units targeted to very low-income households. Housing providers state that they are finding it more and more difficult to secure affordable housing for their clients. The need for affordable housing is also demonstrated by the Housing Choice Voucher (HCV) Rental Assistance and Public Housing waiting lists. The Regional Housing Authority reports 1,100 applicants on the HCV waiting list and over 3,000 applicants on the housing waiting list.

Special needs populations also require specific types of housing and housing in close proximity to services that address their needs. All service providers who advocate on behalf of special needs populations identified a serious need for affordable housing, but many have specific needs. Disabled households, including those with developmental and mental disabilities, need accessible housing, proximity to services, and transit, and the availability of group living opportunities. Female heads of household need housing located near child-care facilities, schools, parks, and transit. Large-families require multifamily housing with more bedrooms than typically available in more affordable multifamily projects. Seniors need accessible housing and in-home support services.

Discussion

Since 2010 the City's population has increased by 4% from 64,925 in 2010 to 67,536 in 2019. When compared to neighboring jurisdictions, Yuba City had the third largest population growth between 2010 and 2019. Live Oak and Marysville's populations increased 5% in the same time period. Sutter County's overall population increased by 3%, while the population of the unincorporated area of the county decreased by 1%. The population change in Sutter County and Yuba City is largely attributed to the City's annexation of unincorporated land. In addition, there was an influx of population in Sutter County and its cities as a result of the Camp Fire in Paradise in nearby Butte County that may not be fully accounted for. According to the Department of Finance estimates released in 2020, the estimated 2020 Yuba City population was 70,458, (most recent data available as of March 2021).

The Sacramento Area Council of Governments (SACOG) allocates a "fair share" of the region's projected housing needs to each City and county. The Regional Housing Needs Allocation (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing needs. The allocations are provided per household income group and are for the upcoming housing element planning period January 2021 through October 2029. The RHNA Plan allocated 3,308 new housing units to the City for the planning period 2021-2029. Of the 3,308 total housing units, 756 units are to be affordable to very low-income households, 455 units affordable to low-income households, 622 units affordable to moderate-income households, and 1,475 units affordable to above moderate-income households.

This planning process is not an accurate assessment of the actual needs of the City's residents by income groups, but that the City's goals, policies and objectives will insure housing for all economic segments of the community.

Lack of affordable housing can exacerbate existing concerns for overcrowding, overpayment, and homelessness. Stakeholders attributed the lack of affordable housing in the City to the housing market influencing rising rents, due in part to the cost of development, which outpaces the ability for residents to access housing. Where affordable housing is available, standards to secure housing, such as prior rental history and credit checks, continue to make housing inaccessible for some very low- and extremely low-income households. Additionally, the heightened competition for limited affordable housing puts populations that need assistance in applying for housing, such as seniors or persons with a disability, at a disadvantage. Developers of new affordable housing projects will have to rely on Federal and State funding sources that are competitive and may be difficult to secure.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section examines the cost for both purchase and renter housing. This section then compares the cost of housing versus affordability by income level and whether there is a sufficient amount of housing affordable at all income levels.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	191,100	304,600	55%
Median Contract Rent	785	953	21%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	900	8.6%
\$500-999	5,070	48.6%
\$1,000-1,499	3,780	36.3%
\$1,500-1,999	395	3.8%
\$2,000 or more	279	2.7%
Total	10,424	100.0%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	395	No Data
50% HAMFI	1,280	465
80% HAMFI	5,170	1,315
100% HAMFI	No Data	2,695
Total	6,845	4,475

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,125	\$1,132	\$1,461	\$2,059	\$2,479
High HOME Rent	\$981	\$1,053	\$1,264	\$1,452	\$1,600
Low HOME Rent	\$770	\$825	\$990	\$1,143	\$1,275

Table 31 – Monthly Rent

Data Source: 2024 State HOME Rent Limits - Effective June 1, 2024

Is there sufficient housing for households at all income levels?

According to the website RentData.org, as of fiscal year 2024, the average rent in the City for a one bedroom apartment was \$1,197, a two bedroom, \$1,522, a three bedroom \$2,133, and a four bedroom \$2,556.

Households earning less than 50% of the Household Area Median Family Income (HAMFI) will have a difficult time finding affordable housing. Households earning less than 50% of the median income make up approximately 23% of the households in the City, but only 6% of the City's housing stock is affordable to very low-income households. Very low-income households do not earn sufficient income to afford to purchase a home and most will need to reside in State or Federally subsidized rental housing in order to achieve affordability or will suffer a severe cost burden, (pay more than 50% of gross income for housing costs).

Households earning 50% to 80% of the HAMFI make up approximately 73% of the households in the City. Based on the CHAS data, there are currently sufficient rental units in the City affordable to this income group. Households earning 50% to 80% of the HAMFI will encounter difficulty finding affordable purchase housing. Households at the lower range of this income group most likely will not be able to afford to purchase a home. The majority of households earning 50% to 80% of the HAMFI are renter households, because they cannot afford to purchase a home.

Households earning 80% to 100% of HAMFI should be able to afford most, if not all, rental housing in the City. Based on the information regarding affordability of purchase housing below, a household earning 100% of HAMFI is able to purchase a median priced home in Yuba City.

According to Zillow.com the median price home in the City, as of September 2024, is \$439,095. The maximum affordable purchase price for a low-income family of four earning \$70,300 annually, (80% of 2024 median income for a family of four), is \$413,000. Most low-income households will need Federal or State assistance in order to purchase a home. The maximum affordable purchase price for a family of four earning \$64,800 annually (100% of 2024 median income for a family of four), is \$327,333. These affordable maximum purchase prices are based on a 30-year fixed rate loan at the current interest rate of 3.6% and a 5% down payment. The affordable purchase price for households earning 80% of the median income are calculated based on the household paying 30% of their monthly income for housing costs. In

comparison, the affordable purchase price for households earning 100% of the median income are calculated based on the household paying 35% of their monthly income for housing costs. The HUD standard is a household should not pay more than 30% of their income for housing costs; however, higher income households may be able to afford paying a higher percentage of their income for housing costs. Mortgage lenders may allow a higher percentage of income going to housing costs, especially if the household's other credit payments, (car payments and revolving loan payments), are low.

In the past few years, homebuyers have faced a challenging "double whammy" as both mortgage rates and home prices have shot up. This squeeze on affordability has limited the purchasing power of many aspiring homeowners. However, with the mortgage rates gradually declining in recent months, it's allowing potential homebuyers an opportunity to purchase a home.

Typically, smaller households, such as single-person households and female headed-households, may have difficulty purchasing a home.

How is affordability of housing likely to change considering changes to home values and/or rents?

California has seen many highs and lows in the housing market as has Yuba City. It is expected that those highs and lows will continue with a long-term upward trend in housing prices. The upward trend in housing costs will mostly result in a decrease in homeownership; however, housing costs in Yuba City in comparison to other cities in California are some of the most affordable.

As of October 15, 2024, mortgage interest rates in California are 6.58% for a 30-year fixed mortgage and 5.93% for a 15-year fixed mortgage.

Housing Market: Yuba City's housing market is very competitive, with homes selling in around 22 days. The average home sells for around list price, but hot homes can sell for about 2% above list price.

Home Prices: The median sale price in Yuba City was \$433,167 as of July 31, 2024, with a median list price of \$472,983.

Forecasts: The Mortgage Bankers Association and others forecast that interest rates will drop to the high 5% range next year and mid 5% by 2026. The California Association of Realtors (CAR) forecasts that the median home price in California will rise 4.6% to \$909,400 in 2025.

Deptoofnumbers.com provides a history of the median gross rent for 2006 through 2017 in Sutter County including Yuba City. Rental costs remained relatively steady during the 10-year period 2006 through 2016; however, in 2017 the median rent increased from \$936 in 2016 to \$1011 in 2017, an 8% increase. The supply of rental housing has not kept up with demand driving up the cost of rental housing. Multifamily housing is typically the most affordable housing to lower income households. Additional multi-family housing has not been constructed during the last five years. It is expected that rents will continue to increase, unless the supply of rental housing, especially multifamily housing is increased. If the limited

supply of rental housing continues, it will be difficult if not impossible for lower income households, especially those with poor rental history, credit issues, etc. to compete for available rental units.

Gross rent is defined as contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuel (oil, kerosene, wood, etc.). Because some rentals include utilities and others don't, gross rent is a way of normalizing the variability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median gross rent of \$1,336 in 2018 is higher than the High HOME rents for 1 and 2 bedroom units and for a 1 bedroom FMR, as well as the Low HOME Rents for all bedroom sizes but lower than the FMR and High HOME rent for 3 and 4 bedroom units.

The City will need to encourage and support both for-profit and non-profit developers using Federal and State subsidies, such as Low-Income Housing Tax Credits and HOME, to construct housing targeted to households earning less than 50% of median income. Affordable one and two bedroom developments for seniors, disabled households, and single parent households are needed, as well as 3 and 4-bedroom multi-family housing for larger family households. The City will also continue its relationship and support the Regional Housing Authority to increase the supply of Public Housing units and Section 8 Housing Choice Vouchers needed to address the affordable housing needs of very low-income households in the City. The City's Housing Rehabilitation Programs will also be another means of maintaining affordable housing stock available to low-income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section describes the condition of the City's housing stock and estimates how many housing units may be in need of assistance due to age or condition. It is important to assess the condition of housing since older housing typically is the most affordable to lower income households; however, older units may not meet "standard condition" housing defined below. Older housing typically requires more maintenance and repair adding to the incidence of housing problems among lower income households who do not have resources to make repairs or find alternate housing. Housing built prior to 1980 may contain lead hazards or units with health and safety defects may pose health risks to lower income households as well.

Definitions

The City defines "standard condition" housing as a housing unit that has no health and safety defects and meets HUD Housing Quality Standards; "substandard housing" condition is a housing unit suitable for rehabilitation whose deteriorated conditions can be corrected to meet HUD Housing Quality Standards at a cost not exceeding 50% of the value of the unit. If costs of repairs exceed 50% of the unit value, then the unit is not suitable for rehabilitation and is in need of replacement.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,490	28%	4,780	46%
With two selected Conditions	45	0%	590	6%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,000	72%	5,050	48%
Total	12,535	100%	10,420	100%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,825	31%	1,365	13%
1980-1999	4,605	37%	3,315	32%
1950-1979	3,390	27%	4,435	43%
Before 1950	715	6%	1,310	13%
Total	12,535	101%	10,425	101%

Table 33 – Year Unit Built**Risk of Lead-Based Paint**

Data Source: 2016-2020 CHAS

Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,840	40%	5,420	56%
Housing Units build before 1980 with children present	2,815	22%	1,380	13%

Table 34– Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			0
Abandoned Vacant Units			0
REO Properties			0
Abandoned REO Properties			0

Table 35 - Vacant Units**Need for Owner and Rental Rehabilitation**

Approximately 43% of the City's housing stock was built prior to 1980 and 57% built after 1980. Approximately 77% of the City's housing was built prior to 1999. Older housing stock, especially those units constructed prior to 1980, could be in need of repair or rehabilitation.

The 2016-2020 American Community Survey (ACS) data, (Table 32), shows there are 8,905 or 39% of all households with some type of housing condition. Renter households have a higher incidence of housing problems, 52% of all renter households report at least one housing problem in comparison to 28% of all owner-occupied households. Housing conditions reported in this section are similar to housing problems discussed in the Housing Needs Section and include: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than one person per room; and 4) cost burden greater than 30%. Therefore, the ACS data in Table 32 does not provide an accurate assessment of the need for housing rehabilitation, given housing problems include cost burden, not just physical housing problems requiring repair. Further examination of the ACS data shows that almost all of the housing in the City has essential services. Less than 1% of housing lacks complete plumbing facilities and less than 1% live in housing that lacks complete kitchen facilities.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

As noted above, an estimated 47% of the City's housing stock, or 10,260 units, were built prior to 1980 and may contain lead-based paint hazards.

The number of housing units within the City occupied by extremely low-, very low-, low-, and moderate-income households with children present, and may contain lead-based paint, is estimated to be 2,072. This number was calculated by multiplying the percentage of low and moderate-income households by the number of housing units in the City built prior to 1980, with children present. Lower income households are more likely to live in older more affordable homes but may not have financial resources to pay for testing and lead paint abatement.

Sutter County Public Health Department administers a Childhood Lead Poisoning Prevention Program that provides outreach and education to prevent lead poisoning and nurse case management for children who are lead burdened in Sutter County. During the Consolidated Planning process the Sutter County Public Health Nurse/Childhood Lead Poisoning Prevention Program Coordinator was contacted to obtain data related to lead-based paint poisoning. The Public Health Nurse stated annually there have been 4 to 8 cases for the period 2020 to 2024 that met State criteria and required full case management services. For cases that met State criteria, a nursing and environmental home investigation is completed to determine the source of exposure. During the same period, 2020 to 2024, there have been 500 to 800 children with lead detected in their blood. For these lower levels that don't meet the State criteria, it can be difficult to determine the exact cause because resources do not allow for a full investigation. No level of lead is considered safe. Even a small amount of lead in the blood has been shown to cause issues with growth and brain development. In Sutter County, most of the higher-level lead poisoning cases are a result of lead-based paint, traditional cosmetics. (Surma Sindoor, Kohl used by many Middle Eastern cultures) or by recent immigration to the U.S.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section examines the supply and condition of Public Housing. The City does not own or operate any Public Housing units. The Regional Housing Authority (RHA) covers a four-county area, Sutter, Yuba, Nevada, and Colusa counties and is the Public Housing Agency that serves the City. The information regarding the number of Public Housing Units and Housing Choice Vouchers in the Tables below are for Yuba City units only.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	0	173	896	0	0	0	0	0
# of accessible units	0	0	0	0	0	0	0	0	0

Table 36 – Total Number of Units by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
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Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The RHA owns and manages Public Housing as well as the Housing Choice Voucher (HCV) Rental Assistance Program in Yuba City. As noted above, the City does not own any Public Housing units. The RHA serves a multi-county area; 123 of the Public Housing units owned and operated by the RHA and identified above are located within City limits. Those units include 99 units at Richland Housing and 24 units at River City Manor.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The overall condition of Public Housing units owned and operated by the RHA is good. The PNA for Richland Housing Center states the property is well maintained and is in good overall condition. New renovations had been completed on 12 of the units, including new siding, windows, bathroom, HVAC, new

roofs, water heaters, some kitchen improvements, and exterior painting. Fourteen (14) units at 476 Garden Highway (3 buildings) and roofing replaced in 2019. The 14 remaining units have been upgraded on an as-needed basis with new appliances, HVAC replacements, and interior finishes at the time units are turned over. The PNA for River City Manor states the property is well maintained and appears to be in good to fair overall condition. In 2019, all windows and vinyl siding were replaced; improvements to the property include roof replacement, re-landscaping of front yards, as-needed appliance and HVAC replacements, and as-needed replacement of interior finishes as units are turned over.

The units must pass a Housing Quality Standards (HQS) inspection prior to a new tenant moving in. Additionally, HQS Inspections are conducted annually for all Public Housing units and Housing Choice Voucher (HCV) assisted units. The RHA educates voucher holders at the HCV briefings about HQS information, offers suggestions on how to talk to potential landlords about the Voucher Program, and encourages participants to know their rights as tenants. All of these efforts help ensure that Voucher Holders occupying private rental units are living in safe and decent conditions.

Public Housing Condition

Because the RHA is designated as a small Housing Authority with less than 250 Public Housing units, the inspections for all units are combined into one score. The Richland Housing Center Average Inspection score above includes all Public Housing, including Richland Housing, River City Manor, and Live Oak Apartments, (Live Oak Apartments is located within Sutter County, but outside the City limits). The most recent inspection by HUD's Real Estate Assessment Center (REAC) was completed in June 2019. The maximum score is 100 and the average inspection score for all the RHA units was 93, maintaining their high performer status.

Public Housing Development	Average Inspection Score
Richland Housing Center	93

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

RHA staff identified the following restoration and revitalization needs for Richland Housing and River City Manor:

Eighty-seven (87) units at Richland Housing need bathrooms remodeled and modern, water conserving toilets, showerheads, and faucets installed. The 12 units not previously renovated need new water heaters, HVAC units, double pane windows, and kitchens remodeled.

All 24 units at River City Manor units need new flooring, kitchen cabinets, and countertops.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The RHA sets goals and objectives in their 5-Year and Annual Plans for improving the living environment of Public Housing residents. Those goals and objectives include:

- RHA staff will explore the repositioning of the entire 173-unit Public Housing portfolio through the Streamlined Voluntary Conversion process, or the RAD process. RHA staff will recommend to the Board of Commissioners moving forward whichever process is most advantageous and economically feasible to the agency.
- The RHA will continue to utilize Project Based Section 8 Vouchers as a tool to develop new affordable housing units.
- The RHA will work with community partners and Social Service agencies to apply to HUD for Streamlined Section 8 Vouchers for Non-Elderly Disabled (NED) households.
- The RHA will work with community partners and Social Service agencies to apply to HUD for the new Foster Youth to Independence (FYI) initiative that will offer Vouchers to PHAs to prevent or end homelessness among young adults under the age of 25 who are, or have recently left, the foster care system without a home to go to.
- The RHA will apply to HUD Headquarters, when applicable, for a waiver on the cap on Project Based Vouchers, to increase that cap to up to 50% total, (including the 10% for special needs projects).

The RHA continues to increase the availability of safe, decent, affordable, and suitable housing free from discrimination. The RHA has partnered with local City and County Administrations to create innovative housing opportunities for low-income families within the jurisdiction. The RHA is always working towards their goal of providing safe, decent, affordable housing. Their FSS programs for both Housing Choice Voucher and Low-Income Public Housing will continue to provide participants with a variety of programs and support services that promote self-sufficiency.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section describes facilities and services targeted to homeless persons and mainstream services that also support homeless persons. The information contained in this section was obtained through consultation with the Sutter-Yuba Homeless Consortium and the 2023 Point In Time count.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Housing Beds	Supportive Housing Beds
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	104	30	0	0	0
Households with Only Adults	108	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	29	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Sutter-Yuba Homeless Consortium- Continuum of Care

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Sutter-Yuba Homeless Consortium (SYHC) is a comprehensive “continuum of care” service system for homeless with a broad range of collaborating participants in the community. The SYHC Continuum of Care Resources Guide lists mainstream services that also serve homeless individuals and families. Those services include domestic violence and sexual assault services, crisis intervention, drug and alcohol, health services, disability services, employment services, provision of food, Veterans services, and legal assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City does not provide services directly, but as noted previously, is working within the framework of the Sutter-Yuba Homeless Consortium (SYHC) to provide homeless services and address facility needs. It should be noted that because of the regional, cooperative effort between Sutter-Yuba jurisdictions and service providers, the City's homeless persons are able to avail themselves of shelters and housing services on a region-wide basis. Assistance available to homeless individuals and families within the service area of the SYHC include motel vouchers, assistance with rent and security deposits and utilities, emergency shelters, transitional shelters, and case management. The following agencies and organizations provide services and facilities to homeless persons, including families, veterans, chronically homeless, and youth:

- The Salvation Army
- Casa de Esperanza
- Twin Cities Rescue Mission
- Regional Emergency Shelter Team
- Central Valley Homeless Veterans Assistance Program
- Sutter County Health and Human Services
- Yuba County Health and Human Services
- Sutter County 1 Stop
- Yuba County 1 Stop
- Sutter-Yuba Behavioral Health Services
- Hands of Hope
- Bridges to Housing
- Harmony Health
- Ampia Health
- Adventist Health
- Michael Prothro & Associates Family Counseling
- Yuba Sutter Arts
- California Rural Legal Assistance
- Social Security
- Narcotics Anonymous
- Alcoholics Anonymous
- Regional Housing Authority

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section addresses the supportive housing needs of non-homeless special needs populations. The City does not provide services directly, but does use a portion of its Community Development Block Grant funds to address the supportive housing needs of non-homeless special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs vary by population. Supportive housing needs include transitional housing and permanent supportive housing, along with case management services. Independent, affordable housing is also needed, but special needs populations like the elderly, frail elderly, and disabled may need in-home care, housekeeping, medications, and/or transportation. Independent living situations accompanied by in-home supportive services for the elderly and disabled are not affordable to lower income households. Housing types like congregate care and assisted living are not typically offered as part of senior/disabled affordable housing.

The City does not provide supportive housing for special needs populations, but relies on public and private agencies specializing in the needs of their targeted populations to provide services and coordinate housing. All of the service providers consulted during the development of the Consolidated Plan indicated a need for additional supportive housing and/or affordable housing targeted to their specific population served. In addition, funding for new or expansion of supportive services connected to the housing is needed.

The supportive housing needs are also discussed in the Non-Homeless Special Needs Assessment Section and Public Housing Needs Assessment Sections of the Consolidated Plan.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City is not in a position to implement a Discharge Coordination Policy and relies on the Sutter-Yuba Homeless Consortium and its member agencies to address the needs of those likely to become homeless after being discharged from a public institution or care facility.

The Sutter Yuba Homeless Consortium Continuum of Care has developed the following Coordinated Entry Process (CEP) for the entire geographic area of Sutter and Yuba Counties to meet the Department of Housing and Urban Development (HUD) and State of California Department of Housing and Community Development (HCD) guidelines. The primary goals of this CEP are that assistance be allocated as effectively as possible and that it be easily accessible to persons experiencing homelessness. This Coordinated Entry

Process is mandated for all recipients of Continuum of Care (CoC) and Emergency Solutions Grant (ESG) funding and was developed in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and its implementing regulations. Coordinated Entry Processes help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. In addition, a Coordinated Entry Process provides information about service needs and gaps to help communities plan their assistance and identify necessary resources.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

As noted above, the City does not provide housing or supportive services but will provide funding to service agencies that address the housing and supportive services needs of non-homeless special needs populations.

The City will make available to service providers Community Development Block Grant funding for special needs activities; for example, the FREED Accessibility Improvement and Habitat for Humanity's Exterior Home Repair Programs that assists disabled and senior households.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable as the City is not an entitlement/consortia grantee.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's 2021-2029 Housing Element, (2021 Housing Element), provides a detailed analysis of potential barriers to affordable housing development, including local, State, and Federal governmental constraints, market constraints and environmental constraints. The following provides a summary of discussion contained in the City's 2021 Housing Element:

Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Several state and federal housing programs provide financial assistance to very low-, low-, and moderate-income households for monthly housing costs, rehabilitation, and down payment assistance. Development standards are available online through the City's online code of ordinances. Design guidelines, including for each specific and master plan are also available on the City's website.

Land Use Regulations:

The land use categories contained in the City's General Plan, (Low Density Residential, Medium Density Residential, and High Density Residential), provide for residential growth at various density levels.

Zoning requirements for setbacks, lot coverage, and parking are not perceived as a particular constraint to housing development in the City.

Permits and Fees:

The 2021 Housing Element concludes that permits and fees in the City are low in comparison to most other cities in the Sacramento region and do not represent a significant financial constraint to housing development. The City Council has recently approved a reduction in Development Impact Fees within the existing City Limits to equal the Infill Development Impact fees in order to encourage housing development.

Infrastructure:

The provision of on-site improvements, such as streets, sidewalks, curbs, gutters, storm drainage facilities, water distribution facilities, sewer collection facilities, street lighting facilities, fire hydrants, landscaping and irrigation, and all other work and improvements depicted or required on the Improvement Plans for the Construction, as approved by the City Engineer, and any approved amendments thereto, and Conditions of Approval, and in compliance with Chapter 2 of Title 8 of the City Municipal Code and the

Subdivision Map Act Improvements shall be done following the construction standards contained in the most current edition of the City Standard Specifications and Details and, to the extent not addressed therein, under the State of California Department of Transportation Standard Plans and Specifications, as amended by special provisions approved by the City Engineer.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

The City has adopted the State Building Codes that represent the minimum construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing.

Reasonable Accommodation and Housing for Persons with Disabilities:

In accordance with California State SB 520, the 2021 Housing Element analyzes potential and actual government constraints specifically on development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the State and local level. The City follows State codes, which are more restrictive than Federal codes.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with ADA guidelines. Using the SB 520 Analysis Tool, staff found no significant barriers to the development, maintenance, and improvement of housing for persons with disabilities. Answers to the questions contained in the Analysis Tool are kept on file and will be periodically updated as required.

The City does not have an official provision for reasonable accommodation, (modifications or exceptions to zoning laws and other land use regulations which make it easier for persons with disabilities to gain access to housing). The 2021 Housing Element identifies a program for adopting a reasonable accommodation ordinance scheduled for completion during the current Housing Element cycle. At this time staff report an informal policy to "do whatever possible to assist" persons with disabilities to have access to housing.

Market Constraints

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land:

The availability of vacant land does not appear to be a constraint on future development in the City. As of February 2021, there are approximately 349 acres of vacant land zoned for residential development within the City limits along with a large amount of land in the unincorporated SOI and a large amount of agricultural land that may be rezoned for residential development in the future.

Residential Land Costs:

Due to a wide availability of land in the Yuba City area, developers do not compete for new properties and land is cheaper on average than in the rest of the State.

Site Development Costs:

Development costs (infrastructure costs) do not appear to be a constraint to the construction of housing in the City.

Construction and Soft Costs:

Construction and soft costs are comparable to those of surrounding communities and do not appear to be a constraint to the construction of housing in the City.

Availability of Financing:

Financing is readily available to credit worthy contractors and residential developers for projects in the City. Current interest rates are low, but vary depending on the loan term and down payment. In general, credit-worthy buyers in the City do not have difficulty obtaining loans.

Environmental Constraints

Environmental phenomena such as flooding and seismicity present a minor constant risk to the City, but are not considered constraints to housing development. Nowhere in the City is development precluded; environmental constraints can be mitigated through appropriate residential design.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section addresses non-housing community development needs, including economic development needs. The section analyzes the jobs versus workforce and education or job training needs.

Economic Development Market Analysis

This section of the Plan describes the City's economic development asset needs, whereas the Needs Assessment section of this Plan, specifically NA-50 (Non-Housing Community Development Needs), described the City's needs for public facilities, improvements and services.

Yuba City is located near the Feather River at the base of the Sutter Buttes—known as the smallest mountain range in the world. Just 40 miles north of Sacramento, Yuba City is the agricultural, economic and social hub of the Yuba-Sutter region. Providing a unique blend of urban amenities and small-town charm, Yuba City's historic downtown is the perfect backdrop for shopping, entertainment, and community events.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Forestry, Fishing, Hunting and Mining	2,117	856	10	5	-5
Arts, Entertainment, Recreation, and Accommodations	2,638	2,460	11	15	3
Construction	1,995	840	6	5	-1
Education and Health Care Services, and Social Assistance	5,813	3,595	20	22	2
Finance, Insurance, Real Estate, Rental and Leasing	1,309	745	4	4	0
Information	254	172	1	1	0
Manufacturing	1,990	1,183	8	7	-1
Other Services, except Public Administration	1,171	602	3	4	0
Professional, Scientific, Management and Administrative Services	2,022	705	6	4	-2
Public Administration	1,625	0	0	0	0
Retail Trade	3,384	3,486	15	21	6
Transportation, Warehousing, and Utilities	1,573	201	4	1	-3
Wholesale Trade	762	471	4	3	-1
Total	26,653	15,316	--	--	--

Table 39 - Industry

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,392
Civilian Employed Population 16 years and over	28,110
Unemployment Rate	7.5
Unemployment Rate for Ages 16-24	62.2
Unemployment Rate for Ages 25-65	57.2

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business, science, and arts	7,702
Service	5,303
Sales and office	6,235
Natural resources, construction, and maintenance	3,908
Production, transportation and material moving	3,505

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,697	66%
30-59 Minutes	5,566	22%
60 or More Minutes	2,783	11%
Total	25,046	99%

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 25 to 64 years)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,976	1,374	2,240
High school graduate (includes equivalency)	5,986	789	2,325
Some college or Associate's degree	9,742	833	2,980
Bachelor's degree or higher	5,105	350	1,095

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,246	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED	2,165	8,254	6,758	12,236	6,349
Some college, or associate's degree	2,708	0	0	0	0
Bachelor's degree or higher	260	1,154	1,559	3,321	1,466

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,056
High school graduate (includes equivalency)	27,327
Some college or Associate's degree	32,648
Bachelor's degree	48,865
Graduate or professional degree	67,179

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City are: Education and Health Care Services, and Social Assistance, (21.8%); Retail Trade, (12.7%); and Arts, Entertainment, Recreation, and Accommodations (9.9%).

Describe the workforce and infrastructure needs of the business community:

The three major employment sectors in the City, Education and Health Care Services, and Social Assistance; Retail Trade; and Arts, Entertainment, Recreation, and Accommodations), all have available job opportunities and are in need of qualified employees.

The City's roots are agriculturally based. Agricultural jobs typically require lower educational levels and are low-paying; however, the City has evolved over the years and now has a diversity of business and professional services. The City has become an employment center for the Yuba-Sutter Metropolitan Statistical Area (MSA) and a bedroom community to Sacramento, the California State Capital. The City's businesses need educated and skilled employees. As the economy improves and businesses look for new opportunities to open or expand in the City, they may need assistance with location options, permitting, regulatory and environmental issues, employee training, and recruitment.

In order for the City to attract additional manufacturing the City will need to increase zoning for light industrial and provide the needed infrastructure.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2008, the City adopted an Economic Development Strategy and Work Plan; however, the subsequent economic downturn resulted in impacts at the local, state and federal levels. The downturn in the economy significantly impacted both commercial and residential investment in the City. The State eliminated both Redevelopment Agencies and Enterprise Zones, two key assets and tools planned for in the City's 2008 Economic Development Strategy to assist business growth. Since the initial Economic Development Strategy and Work Plan in 2008, the City has updated the Work Plan, most recently in 2018. The City's 2018 Economic Development Strategy identifies several goals intended to encourage both job and business growth.

In January 2023, the City launched the *You Can with Yuba City* business support initiative. This initiative facilitates success by prioritizing the business and development community and focusing on the four C's: connection, communication, customer service, and collaboration.

The City is currently laying the groundwork for the development of a comprehensive Economic Development Strategic Plan, including extensive community outreach, to outline target sectors and identify goals for growth. This strategy will work in tandem with the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) but will focus specifically on the City of Yuba City.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The 2016-2020 American Community Survey estimates that 50% of the City's population over the age of 25 has a high school diploma. Slightly more than 11% of the population has a bachelor degree or higher. The skills and education of the City's current workforce do not necessarily correspond to the employment opportunities in sectors with labor shortages. Education and Health Care Services, and Social Assistance; Retail Trade; and Arts, Entertainment, Recreation, and Accommodations often require a higher level of education, such as an Associate, Bachelor, Graduate or Professional degree. The labor force that cannot find employment in their business sector due to labor surpluses may need additional education or a different skill set in order to obtain employment in sectors with labor shortages.

Educational opportunities include Yuba City Community College and numerous private institutions offering post-secondary education and business/vocational programs. Within an hour's drive are universities including: UC Davis, Cal State Sacramento, and Cal State Chico.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The North Central Counties Consortium (NCCC) provides workforce development services to local businesses and job seekers in conjunction with Sutter County One Stop. Yuba College also offers economic and workforce development programs.

The NCCC is formed under a joint powers agreement to administer the federally funded Work Force Investment Act in Sutter, Yuba, Glenn, and Colusa Counties. NCCC is governed by a governing Board composed of one member of the Board of Supervisors from each member county and a Workforce Investment Board, comprised of business leaders and representatives from labor, education, economic development, community based organizations, and One Stop delivery system partners.

Sutter County One Stop offers a variety of assistance to low-income and special needs population job seekers including job training, job search and placement assistance, and career assessment, and planning.

Additionally, the Yuba-Sutter Economic Development Corporation (YSEDC) hosts the Yuba-Sutter Business Consortium, an organization dedicated to supporting local businesses in the Yuba-Sutter region. The Consortium brings together multiple agencies to provide comprehensive business assistance and resources. Member organizations include:

- Yuba-Sutter Economic Development Corporation (YSEDC)
- Local government agencies
- Sutter County One Stop
- Yuba County One Stop
- Northern California Construction Consultants (NCCC)
- Alliance for Hispanic Advancement
- SCORE
- Small Business Administration (SBA)
- Small Business Development Center (SBDC)
- Yuba College
- Yuba-Sutter Chamber of Commerce

Through collaboration, these organizations offer a range of services to foster business growth, including workforce development, financial assistance, mentorship, and regulatory guidance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Yuba City is a member of the Yuba-Sutter Economic Development Corporation (YSEDC) and has been included in the process of completing the 2025-2030 Comprehensive Economic Development Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In addition to the City's participation in the regional Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) and its ongoing efforts with the *You Can with Yuba City* initiative, the City is laying the groundwork to update the Economic Development Strategic Plan. In the meantime, the City continues to prioritize the key initiatives outlined in the 2018 Work Plan:

1. **Grow Our Image** – Foster a positive and inspiring self-image;
2. **Grow Our Businesses** – Focus on key assets and resources that encourage investment, job creation, and delivery of goods and services; and
3. **Grow Our People** – Provide educational opportunities that develop a quality workforce.

The updated Strategic Plan will help address the needs identified in the Consolidated Plan, particularly in the areas of education, job training, and employment opportunities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems as identified by HUD in the Consolidated Plan include: unit lacks complete kitchen facilities; unit lacks complete plumbing facilities; overcrowding, more than one person per room; and, cost burden, paying more than 30% of income toward housing costs.

As noted in the Needs Assessment Section, the most common housing problem for the City's households is cost burden. Approximately 34% of the City's residents experience a cost burden; 3% are living in overcrowded housing, and approximately 1% of households live in substandard housing, housing that does not have complete plumbing and/or kitchen facilities. An area is considered to have a concentration of multiple housing problems if, compared to the City as a whole, there is a 20% higher number of multiple housing problems within the area. There are no areas identified within the City where multiple housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Racial/Ethnic Minority Concentrations:

For purposes of analyzing concentrations of racial or ethnic minorities, an area is considered to have a concentration if, compared to the City as a whole, there is a 20% higher number of racial or ethnic minorities within the area.

An estimated 31% of the City's residents are Hispanic. Five of the City's low-income neighborhoods have concentrations of Hispanic households. Hispanic households make up 51.3% of residents in Census Tract 501.01, Block Group 1; 61.7% in Census Tract 502.02, Block Group 3; 52.4% in Census Tract 502.02, Block Group 4; 70.5% in Census Tract 503.02, Block Group 2; and 71.5% in Census Tract 503.02, Block Group 3.

Approximately 22% of the City's residents are Asian. Yuba City has one of the largest Punjabi populations in the United States and accounts for the large percentage of Asian population in the City. Two of the City's low-income neighborhoods have concentrations of Asian households. Asian households make up 61.6% of the residents in Census Tract 505.01, block Group 3, and 46.5% in Census Tract 505.01, Block Group 5.

Low-Income Households:

For purposes of analyzing concentrations of low-income households, an area is considered to have a concentration if more than 50% of the households are low-income (80% or less of the HAMI).

Approximately 41% of the Yuba City households are low-income. The City has 18 neighborhoods that qualify as low-income: Census Tract 501.01, Block Group 1 (65.90% Low-Income), Block Group 2 (92.30% Low-Income), Block Group 3 (58.10% Low-Income); Census Tract 501.02, Block Group 1 (73.60% Low-Income), Block Group 2 (61.80% Low-Income); Census Tract 502.02 Block Group 3 (93.80% Low-Income), Block Group 4 (70.40% Low-Income); Census Tract 503.01, Block Group 1 (66.20% Low-Income); Census Tract 503.02, Block Group 2 (66.30% Low-Income), Block Group 3 (77.00% Low-Income); Census Tract 504.01, Block Group 3 (65.20% Low-Income); Census Tract 505.01, Block Group 3 (57.00% Low-Income), Block Group 4 (73.30% Low-Income), Block Group 5 (53.90% Low-Income); and Census Tract 506.03, block Group 1 (58.00% Low-Income).

What are the characteristics of the market in these areas/neighborhoods?

Characteristics of the market within the areas that contain concentrations of racial/ethnic minorities and low-income households are higher percentages of residents experiencing a cost burden, higher percentages of renter households versus owner households, and older housing stock that may be in need of health and safety repairs and/or may contain lead paint hazards.

Are there any community assets in these areas/neighborhoods?

The areas identified above are among the City's oldest neighborhoods and community assets are limited. The City's 2010-2015 Neighborhood Revitalization Strategy took a comprehensive approach to addressing assets located in older, low-income neighborhoods. Although the Neighborhood Revitalization Strategy is no longer being implemented, the City will continue its efforts to improve the housing and infrastructure in these areas.

Are there other strategic opportunities in any of these areas?

As noted, the areas of racial/ethnic minorities concentration and low-income areas are a priority for the City. The City will continue to look for opportunities to address the needs of the residents in these areas. Actions identified in the Consolidated Plan include the development of affordable housing opportunities, housing rehabilitation, collaborations with non-profit organizations, improve accessibility between neighborhoods and local businesses, construction, and/or rehabilitation of recreation, or community facilities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

High speed Internet access that is consistent, reliable, and affordable is critical infrastructure to fully participate in today's environment. Communities without broadband, the residents, businesses, institutions providing health care, education, and emergency response, are technologically and socially isolated without it. Broadband access can be provided either through a hard-wired connection to a modem device, or through an individual's smartphone and cellular service.

The City of Yuba City has many large Internet service providers that bring virtually 100% coverage to residents and businesses located in the City. According to the 2023 American Community Survey (2023 ACS) 88.6% of the households (21,000) have Internet subscriptions that are able to connect to the Internet via a home-based high-speed connection and a personal computing device. In addition, 80.7% of households (19,127) have a cellular data plan that allows connection to the Internet via their smartphone.

Describe the broadband needs of housing occupied by low- and moderate- income households based on an analysis of data, identified by the jurisdiction, for its low- and moderate-income neighborhoods.

Based on the research conducted, broadband coverage is available throughout the City. There are no neighborhoods identified as having broadband needs. According to the 2023 ACS, 88.6% households (21,000) have a subscription to the Internet whether broadband or satellite. A higher percentage of lower income households report not having an Internet subscription in comparison to higher income households. The 2023 ACS reports 23.1% of households earning less than \$20,000 annually without an Internet subscription as compared to 15.6% of households earning between \$20,000 and \$74,999 and 5% of households earning in excess of \$75,000 without an Internet subscription. The higher percentage of lower income households not having an Internet subscription is most likely the cost of the Internet subscription since broadband coverage is available citywide.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband competition is not an issue for the City. There are 10 residential Internet providers in the City. In terms of coverage options, the average home in the City has 3 to 4 or more companies serving their address; AT&T, Xfinity, Earthlink provide broadband coverage to 90% to 99% of the City and provide Internet speeds that allow for doing all functions, including streaming video on multiple devices, download files fast and online gaming. HughesNet and Viasat, satellite Internet providers provide Internet coverage to virtually 100% of the City; however, Internet speed is slower due to a far-traveling signal.

MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Sutter County Local Hazard Mitigation Plan (LHMP) which includes Yuba City, developed by the Sutter County Office of Emergency Management(OEM), is the County's hazard mitigation guidance document. The LHMP was developed to make the County and its residents less vulnerable to future hazard events. Sutter County OEM updated the LHMP in 2021.

Section 4 of the LHMP provides a Risk Assessment of potential natural hazard events in the Sutter County Planning Area, including hazards specific to Yuba City. The Plan relies on data from the California Emergency Management Agency (CAL EMA), FEMA, the National Oceanic and Atmospheric Administration and many other sources to assess the significance of hazards to the Planning Area to identify previous hazard events and assess the probability of future hazard events. The Plan identifies the following hazards: Severe Weather (Extreme Cold/Freeze, Extreme Heat, Fog, Heavy Rain, Hailstorms, Lightning, and Winds, Tornadoes); Dam Failure; Drought and Water Shortages; Earthquake; Earth Movement (Erosion, Landslide); Flooding (100/200/500 year, Localized Storm Water); Invasive Species; Levee Failure; Marine Invasive Species; Volcano; Wildfire. Climate change affects frequency, duration and economic impacts of hazards such as Severe Weather, Drought and Water Shortages, Flooding, Invasive Species, and Wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Residents can use the State of California's MyHazards Internet mapping tool at <https://myhazards.caloes.ca.gov> to develop hazard risk assessments for their specific address or a citywide basis. The website identifies hazard risks for the location and provides recommendations the resident can take to minimize injury and damage to home and property.

The Sutter County LHMP does not specifically address the vulnerability of the identified risks to housing occupied by low- and moderate-income households. The LHMP identifies hazards impacts that affect various populations assumed to be low- and moderate-income households, such as elderly, disabled, addicted populations and homeless.

Extreme Heat Vulnerability – Medium

Extreme heat occurs in Sutter County, including Yuba City. FEMA defines extreme heat as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. Heat kills by taxing the human body beyond its abilities. Heat waves do not strike victims immediately, but rather their cumulative effects slowly take the lives of vulnerable populations. Heat waves do not cause damage or elicit the immediate response of other hazards but they are potentially deadlier. Elderly persons, small children, chronic invalids those on certain medications and persons with weight and alcohol problems are particularly susceptible to heat reactions.

Studies show that California is getting warmer, leading to increased frequency, magnitude and duration of heat waves. These factors may lead to increased mortality from excessive heat, especially for vulnerable populations.

Extreme Cold and Freeze Vulnerability – Medium

Extreme cold and freeze events occur on a regional basis and can occur in Sutter County, including within Yuba City. Extreme cold and freeze is most likely to occur in the winter months of December, January and February. Prolonged exposure to cold can cause frostbite or hypothermia and can become life-threatening. Infants and the elderly, as well the homeless are more susceptible. Pipes may freeze and burst in homes or buildings that are poorly insulated or without heat. Wind chill is also a factor, As the wind increases, it draws heat from the body, driving down skin temperature and eventually the internal body temperature.

Freezing spells are likely to become less frequent in California as climate temperatures increase. While fewer freeze events would decrease cold related health effects, too few freezes could lead to increased incidence of disease as vectors and pathogens do not die off.

Vulnerable populations to extreme cold and freeze are the homeless, infants and children, elderly, disabled individuals, individuals in need of medical equipment and individuals with impaired mobility.

Severe Weather/Heavy Rains and Storms Vulnerability – Medium1

Heavy rains and storms can occur throughout the County including Yuba City. The rain and storms are often accompanied high winds and sometimes hail and lightning, although hail and lightning are rare in the County. Severe weather can be destructive and cause damage to property and infrastructure, including downed trees, utility outages, flooding and road blockages. The secondary hazards caused by severe weather, such as floods, fire, and agricultural losses that have had the greatest impact on the County. Often weather prediction mechanism can alert the public to upcoming events such as severe weather and precautions can be taken. The LHMP does not discuss the specific impact to low- and moderate-income households or vulnerable populations.

Drought and Water Storage Vulnerability – High

The vulnerability of Yuba City to drought is region wide, but impacts may vary and include reduction in water supply, agricultural losses, and increase in dry fuels. Drought impacts are wide-reaching and may be economic, environmental and/or societal.

Earthquake Vulnerability – Medium

Earthquake vulnerability is primarily based on population and the built environment. Urban areas in high seismic hazard zones are the most vulnerable, while uninhabited areas are less vulnerable. Earthquake losses will vary across the Sutter County Planning Area depending on the source and magnitude of the event. Although several faults are within or near the County, seismic hazard maps indicate the County has low seismic hazard potential. The risks associated with earthquakes within the County, including Yuba City is considered low.

Flooding 1%/0.5%/0.2% Annual Chance Vulnerability – Extremely High

Sutter County including areas of Yuba City is susceptible to various types of flood events as follows—

Riverine flooding -- Riverine flooding is defined as when a water course exceeds its “bank-full” capacity and generally, occurs as a result of prolonged rainfall that is combined with already saturated soils from previous rain events. In the Sutter County Planning area, riverine flooding is largely caused by heavy, continued rains, sometimes combined with snowmelt and heavy flow from tributary streams.

Flash flooding – Flash flooding describes localized floods of great volume and short duration. Flash floods often require immediate evacuation within the hour and thus early threat identification and warning is critical for saving lives.

Localized/Storm water Flooding – described below.

Dam Failure Flooding – described below

Several areas of the County, including areas in Yuba City are subject to flooding by overtopping of rivers, creeks, levee failures and failure of urban drainage systems that cannot accommodate large **volumes of** water during severe rainstorms.

Flooding can cause substantial damage to structures, landscape and utilities as well as result in life safety issues.

The 1% annual chance flood (100-year) is the flood that has a 1 percent chance of being equaled or exceeded in any given year. This, by definition, makes the likelihood of future occurrence occasional. However, the 100-year flood could occur more than once in a relatively short period of time.

The 0.5% annual chance flood (500-year) is the flood that has a 0.5 percent chance of being equaled or exceeded in any given year. This, by definition, makes the likelihood of future occurrence unlikely.

The 0.2% annual chance flood (500-year) is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year. This, by definition, makes the likelihood of future occurrence unlikely.

According to the State of California My Hazards website (<https://myhazards.caloes.ca.gov>) Yuba City is in or near an area of low hazard of flooding and outside a tsunami hazard zone.

A small portion of Yuba City is located inside the 100-year flood zone as defined by the Federal Emergency Management Agency (FEMA). California Department of Water Resources Best Available Maps (BAM) provides the community and residents an additional tool for understanding potential flood hazards not currently mapped as a regulated floodplain and shows the entire City within the 500-year floodplain. The California Department of Water Resources 200-year Map shows all of the City within the 200-year floodplain.

Localized/Storm water Flooding Vulnerability – Medium

Localized storm water flooding may occur during the rainy season from November to April. Prolonged heavy rainfall contributes to large volumes of runoff resulting in high peak flows of moderate duration. Flooding is severe when previous rainfall has created saturated conditions. Urban storm drainpipes and pump stations have a finite capacity. When rainfall exceeds the capacity or the system is clogged, water accumulates in the streets until it reaches a level of overland release.

Dam Failure Vulnerability – High

Dam failure results in flooding and the impacts of flooding vary by location and severity. Dams located upstream of Sutter County and Yuba City present a risk of flooding. Any dam failure will likely only directly affect certain areas of the Sutter County Planning Area during specific times. Based on the risk assessment, dam failure floods have the potential for devastating life safety, property, environmental, economic impacts in various areas of the County. Vulnerable populations may be more susceptible to the potential impacts.

Levee Failure Vulnerability – Extremely High

Levees are raised areas that run along the bank of a river, stream or canal. Levees provide strong flood protection, but they are not fail-safe. Levees are designed to protect against a specific flood level and could be overtopped during severe weather events or dam failure. Levees reduce, not eliminate, the risk to individuals and structures located behind them. A levee system failure or overtopping can create severe flooding and high-water velocities. It is important to remember that no levee provides protection

from events for which it was not designed, and proper operation and maintenance are necessary to reduce the probability of failure.

A levee failure can range from a small, uncontrolled release to a catastrophic failure. Levee failure flooding and associated impacts would vary depending on which structure fails and the nature and extent of the failure and associated flooding. This flooding can present a threat to life and property, including buildings, their contents, and their use. Large flood events can affect lifeline utilities (e.g., water, sewerage, and power), transportation, jobs, tourism, the environment, agricultural industry, and the local and regional economies. Levee failure flooding can cause many impacts to agricultural production, including water contamination, damage to crops, loss of livestock, increased susceptibility of livestock to disease, flooded farm machinery, and environmental damage to and from agricultural chemicals. Due to the amount of repair and reinforcement of the levees, future levee failure occurrences are estimated to be occasional.

Wildfire Vulnerability – Medium

Yuba City is not immune to numerous types of grass and brush fires and any one of them may accelerate into an urban interface wildfire. The urban interface wildfire is one that burns along the urban/rural interface and can result in major losses of property and structures. Such a situation could lead to evacuation of large portions of the population and the potential for significant loss of personal property, structures, and rangeland. The LHMP predicts a likely future occurrence of wildfires. However; the County has little forested area, so wildfires are generally limited in size and area affected (usually grassland and vegetative fires), and are easier to contain than fires in forested or mountainous areas of California.

Disease Outbreaks -- High

During a disease outbreak, the whole County is at risk, including the City of Yuba City population. Disease outbreak is usually measured in the number affected by the disease and the number of deaths. Low- and moderate-income communities are typically more vulnerable to disease outbreaks than higher income communities because of their limited access to health care. Also, vulnerable populations are more likely to be immunocompromised and more vulnerable to infectious disease. The LHMP estimates future disease outbreak is likely.

2025-2026 Annual Action Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the City's priority needs, anticipated resources for the next five-year period and five-year goals for addressing the priority needs utilizing Community Development Block Grant (CDBG) funds. The Strategic Plan also discusses the five-year strategies the City will undertake to address needs of public housing, barriers to affordable housing, reduction of lead-based paint hazards, reduce poverty, and monitor its housing and community development projects and programs to ensure compliance with requirements.

The five-year Strategic Plan is predicated on CDBG funds the City will receive annually as an entitlement jurisdiction. The City will pursue other Federal and State funding resources that may become available during the five-year period of the Consolidated Plan to address priority needs; however, those funds will be available on a competitive basis and the City cannot be assured applications will be successful. The City will also support applications for funding by the Regional Housing Authority, Sutter-Yuba Homeless Consortium, and public and private service organizations that address the housing and supportive service needs identified in the Consolidated Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Citywide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Qualified Low/Mod Census Tracts
	Area Type:	Low/Mod Areas
	Other Target Area Description:	Low/Mod Areas
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 29 - Geographic Priority Areas

General Allocation Priorities

In general, the City will allocate investment of resources on a City-wide basis. The distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a citywide basis. Resources targeted to special needs populations, including homeless, will also be allocated on a citywide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services. Activities such as public facilities and improvements will be targeted to older, low-income neighborhoods most in need of assistance, (Qualified Low/Mod census tracts). Economic development activities will be targeted to business districts located in qualified low-income areas, industrial parks, and commercial sites in various City locations, primarily in the Qualified Low/Mod census tracts.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

This is not applicable as the City does not receive HOPWA funding.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address the need.

1	Priority Need Name	Preservation of existing units
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Rehabilitation
	Description	Preserve the existing housing stock by offering assistance with correction of health and safety defects, home repairs and accessibility modifications.
	Basis for Relative Priority	Needs Assessment and Market Analysis identifies a need to maintain the existing affordable housing stock and also identifies a need for home modifications and accessibility for disabled and senior populations. Rehabilitation of owner-occupied and rental housing will help to preserve the existing affordable housing stock. In addition, accessibility modifications will allow seniors and disabled residents to remain in their homes and live independently.
2	Priority Need Name	Homeless Housing and Supportive Services
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Homeless Assistance
	Description	Address the housing and supportive services needs of homeless persons by providing funding to the Sutter-Yuba Homeless Consortium and its member agencies.
	Basis for Relative Priority	Needs Assessment identifies a need for housing and supportive services for the homeless.
3	Priority Need Name	Housing and Supportive Services for Special Needs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	Citywide
	Associated Goals	Non-Homeless Supportive Services
	Description	Provide funding to non-profit agencies that provide housing assistance and supportive services to non-homeless special needs populations.
	Basis for Relative Priority	Needs Assessment identifies a need for affordable housing and supportive services.
4	Priority Need Name	Public Improvements and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements/ADA Modifications
	Description	Provide funding to address the need for public improvement located in lower-income neighborhoods. Activities may include ADA improvements, lighting, parks and neighborhood clean-up.
	Basis for Relative Priority	Needs Assessment identifies the need for public improvements and infrastructure.
5	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Public Facilities Construction/Rehabilitation
	Description	Rehabilitation for construction of public facilities including, but not limited to, senior centers, youth centers, centers for the disabled, homeless facilities.
	Basis for Relative Priority	Needs Assessment identifies a need for public facilities.
6	Priority Need Name	Economic Development Opportunities
	Priority Level	Low
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	Citywide

	Associated Goals	Economic Development/Business Assistance
	Description	Provide economic development assistance activities that may include, but are not limited to assistance to businesses that create jobs or otherwise benefit low-income persons through the provision of education or job training.
	Basis for Relative Priority	Needs Assessment and Market Analysis identified a need for education, job training, employment opportunities for lower-income persons, special needs populations and public housing residents.
7	Priority Need Name	Construction of New Affordable Housing
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Construction of New Affordable Housing
	Description	Provide assistance and support applications for the development of affordable housing units.
	Basis for Relative Priority	Needs Assessment and Market Analysis identified a need for additional affordable housing units for lower-income households and supportive housing units for special needs populations. Cost burden is the greatest need identified by lower-income households, including special needs populations; however, this need has a low priority because the City does not have funding available to address this need. If this priority need is to be met, the City will need to work with for-profit and/or non-profit housing developers to secure the funding necessary to construct affordable housing units.
8	Priority Need Name	Public Housing Needs
	Priority Level	Low

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Public Housing Needs
	Description	Address the needs of public housing, including but not limited to rehabilitation and renovation of existing Public Housing units.
	Basis for Relative Priority	Needs Assessment and Market Analysis identified a need for additional Public Housing units for lower-income households and for special needs populations. Cost burden is the greatest need identified by lower-income households, including special needs populations; however, this need has a low priority because the City does not have funding available to address this need.

Table 47 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Shortage of affordable rental housing. The City does not anticipate it will offer a TBRA Program during the five-year planning period covered by the Consolidated Plan.
TBRA for Non-Homeless Special Needs	Shortage of affordable rental housing. Demand for housing targeted to special needs populations. The City does not anticipate it will offer a TBRA Program during the five-year planning period covered by the Consolidated Plan.
New Unit Production	Shortage of affordable rental housing affordable to lower income households. Shortage of affordable purchase housing affordable to low-income households.
Rehabilitation	Shortage of affordable housing. Need to preserve existing affordable housing stock.
Acquisition, including preservation	Shortage of affordable housing. REO, vacant, or abandoned units.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated resources identified in the table below include only those funding sources covered by the Consolidated Plan. The only source of funds covered by the Consolidated Plan the City receives as an entitlement jurisdiction annually is Community Development Block Grant (CDBG) funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$585,041	\$111,786.23	\$1,303,241.76	\$2,000,068.99	\$1,415,027.99	Prior Year resources include \$29,122.20 from 2021 PY, \$278,308.14 from 2022 PY; \$428,086.42 from PY 2023, and \$567,759 from 2024 PY. Expected amount available remainder of Con Plan is estimated based on a \$600,000 annual grant for remaining 4 years.

Table 49 - Anticipated Resources

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

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

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

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

Discussion

In addition to the City's CDBG funds, the City will also have State HOME and HOME Program Income funds as well as CalHome Program Income funds for Housing Rehabilitation Program.

The City operates an Owner-Occupied Housing Rehabilitation (OOR) Program; the amount of Program Income (PI) cannot be predicted due to the fact PI is generated by past loans being paid off and the proceeds deposited into the OOR Program.

The City will aggressively pursue or support applications by other entities for, Federal and State funding over the duration of the 2025-2029 Consolidated Plan to address priority needs; however, other funding sources available to the City or its partners will be through a competitive application process. The City cannot be assured an application(s) will be successful based on the rating and ranking criteria. Should the City be successful in applying for other Federal or State funding sources, the City will be challenged to meet matching requirements, should matching funds be required.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Yuba City	Government	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental	Jurisdiction
Consolidated Area Regional Housing Authority	PHA	Non-homeless special needs Ownership Planning Public Housing Rental	Region
Sutter-Yuba Homeless Consortium	Continuum of care	Homelessness	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are the communication and collaboration, both interdepartmental and with outside service providers. Gaps in the delivery system are due to a lack of funding needed to address priority needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are a wide variety of entities, both public and private, that work to serve the City's community and surrounding areas, including low-income residents and special needs populations. The Sutter-Yuba Homeless Consortium and North Central Counties Consortium are examples of area-wide resources that have been brought together to strengthen the delivery system and maximize resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths in the delivery system are the collaboration and support among the service providers. Gaps in the delivery system are due to limited funding; the need far surpasses the funding resources; as a result, needs with a high priority may not be addressed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Sutter-Yuba Homeless Consortium works closely with jurisdictions to address the priority needs. This includes frequent meetings, local governments, and AdHoc planning committees to address immediate issues. Also, most providers attend monthly meetings to address client needs and refer to services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Preservation of existing units Program Administration	CDBG: \$100,000	Homeowner Housing Rehabilitated: 175 Household Housing Unit
2	Homeless Assistance	2025	2029	Homeless	Citywide	Homeless Housing and Supportive Services Program Administration	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted
3	Non-Homeless Supportive Services	2025	2029	Non-Homeless Special Needs	Citywide	Housing and Supportive Services for Special Needs Program Administration	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 3,500 Persons Assisted
4	Infrastructure Improvements/ADA Modifications	2025	2029	Non-Housing Community Development	Qualified Low/Mod Census Tracts	Program Administration Public Improvements and Infrastructure	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100,000 Persons Assisted
5	Public Facilities Construction/Rehabilitation	2025	2029	Non-Housing Community Development	Citywide	Program Administration Public Facilities	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing

								Benefit: 50,000 Persons Assisted
6	Economic Development/Business Assistance	2025	2029	Economic Developme nt	Citywide	Economic Development Opportunities Program Administration	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
7	Construction of New Affordable Housing	2025	2029	Affordable Housing	Citywide	Affordable Rental Housing Construction of New Affordable Housing Program Administration	CDBG: \$0	Rental units constructed: 0 Household Housing Unit
8	Public Housing Needs	2025	2029	Public Housing	Citywide	Affordable Rental Housing Program Administration	CDBG: \$250,000	Rental units rehabilitated: 25 Household Housing Units

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Provide loans and grants for housing rehabilitation activities that benefit extremely-low, very-low, and low-income persons.
2	Goal Name	Homeless Assistance
	Goal Description	Utilize Community Development Block Grant funds to assist homeless persons with housing and supportive service needs.
3	Goal Name	Non-Homeless Supportive Services
	Goal Description	Utilizing Community Development Block Grant funds provide assistance to non-profit organizations for provision of supportive services targeted to non-homeless special needs population (disabled, seniors, families, domestic violence victims)
4	Goal Name	Infrastructure Improvements/ADA Modifications
	Goal Description	Utilize Community Development Grant funds for ADA improvements to sidewalks, parks, and other public buildings and facilities.
5	Goal Name	Public Facilities Construction/Rehabilitation
	Goal Description	Utilize Community Development Block Grant funds to construct or rehabilitate public facilities, including but not limited to senior centers, youth centers, centers for the disabled, and homeless facilities.
6	Goal Name	Economic Development/Business Assistance
	Goal Description	Utilize Community Development Block Grant funds to make loans and grants to small businesses for job creation, technical assistance, or other activities that will benefit low-income persons.
7	Goal Name	Construction of New Affordable Housing
	Goal Description	Increase the supply of affordable housing units. The City will need to partner with a non-profit or for-profit developer to secure funding in order to carry out this goal.

8	Goal Name	Public Housing Needs
	Goal Description	Address the needs of public housing, including but not limited to rehabilitation and renovation of existing Public Housing units.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extremely low-income households, (less than 30% of HAMI) – 100 units (housing rehabilitation)

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

Low-income households, (less than 80% of HAMI) – 25 units (housing rehabilitation)

The estimates above are quantitative goals for the five-year period of the Consolidated Plan. As noted above, the City has identified goals including Homeless Assistance (housing), Public Housing Needs, and Construction of New Affordable Housing; however, these goals have not been quantified due to a lack of funding at this time. The City may allocate CDBG funding to these goals if resources are available in the future and will continue pursue State and Federal funding to address these goals. However, State and Federal funding will most likely be on a competitive application basis and the City cannot be assured an application(s) will be successful.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City does not own or operate Public Housing or have any oversight over the operation of the Regional Housing Authority, (RHA).

Regional Housing Authority staff states there are 38 current tenants in need of reasonable accommodation/modification waiting to transfer to accessible units; as a result, the City's strategy will be to continue its efforts to maintain a close working relationship with the RHA. Should a need to increase the number of accessible units be identified in the future, it will work with the RHA to address the need to the extent funds are available.

Activities to Increase Resident Involvements

Since the City does not own or operate public housing or have oversight over the Regional Housing Authority operations, there are no strategies directed specifically to Public Housing tenants. The City encourages all residents to be active participants in their community. The City will cooperate with the RHA where need is determined to accomplish this goal.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not Applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's 2021-2029 Housing Element, (2021 Housing Element), provides a detailed analysis of potential barriers to affordable housing development, including local, State, and Federal governmental constraints, market constraints, and environmental constraints. The following provides a summary of discussion contained in the City's 2021 Housing Element:

Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations:

The land use categories contained in the City's General Plan, (Low Density Residential, Medium Density Residential, and High Density Residential), provide for residential growth at various density levels.

Zoning requirements for setbacks, lot coverage and parking are not perceived as a constraint to housing development in the City.

Permits and Fees:

The 2021 Housing Element concludes that permits and fees in the City are low in comparison to most other cities in the Sacramento region and do not represent a significant financial constraint to housing development. The City Council has recently approved a reduction in Development Impact Fees within the existing City limits to equal the Infill Development Impact fees in order to encourage housing development.

Infrastructure:

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, water, and sewer are standard conditions of approval. In many cases, off-site improvements and/or mitigations may also be required to accommodate development. These off-site improvements might include street widening, traffic signals, public utility easements, or flood control improvements. Both on-site and off-site improvements are incorporated into the total project costs discussed under Market Constraints below.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

The City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Consistent with the 2021-2029 Housing Element, Housing Program Schedule, the City will address the following policies that may act as barriers to the development of affordable housing.

- The City will continue to ensure zoning standards and development requirements to facilitate the construction of higher density housing. The City will also encourage development of housing at the higher end of the density range in land designated as low/medium and medium high density through the provision of density bonuses and negotiated alternative parking standards, street improvement standards, maximum density, and lot coverage—On-going.
- Develop regulations for condominium conversions that minimize the displacement of lower income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents—On-going.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Many homeless need specialized, intensive assistance in order to get back into housing and be linked with services needed for on-going stability. Often homeless persons suffer from mental health conditions, drug or alcohol addiction, and chronic physical illnesses, and many have more than one of these conditions, that contribute to their homelessness.

The City does not provide any direct outreach or assessment services for the homeless within the community. The City will continue to work within the framework of and relies on the Sutter-Yuba Homeless Consortium and member agencies to provide outreach and assessment services.

Addressing the emergency and transitional housing needs of homeless persons

The City does not operate any emergency or transitional shelters for the homeless within the community. The City works within the framework of and relies on the Sutter-Yuba Homeless Consortium and member agencies to address the emergency shelter and transitional housing needs of homeless individuals and families. The City will continue to support the provision of emergency and transitional housing through allocation of CDBG funds. The City will also support applications for emergency shelter and/or transitional housing funding by the Homeless Consortium and member agencies, consistent with City policy.

In accordance with State law, the City must provide for emergency shelter and transitional housing sites within the zoning code. The City has amended the zoning code to allow for emergency shelter sites in accordance with state law. During the Consolidated Program planning period the City will amend the zoning code to address transitional housing sites in accordance with State law requirements and consistent with the Housing Element Program Schedule.

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

The City does not provide supportive services or case management to homeless or formerly homeless persons. The City relies on the Homeless Consortium and its member service providers to address the supportive services and case management needed to help homeless persons' transition to permanent housing, independent living, secure permanent affordable housing and prevent recurring homelessness.

The City will continue to provide CDBG funding for supportive services and case management services for homeless persons. The City will continue to support service providers in their efforts to secure funding for supportive services, case management, and the provision of affordable housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals and families who are overpaying for rent and utilities are constantly at risk of becoming homeless; therefore, the City will continue its efforts to increase the supply of affordable housing. The City will also continue to support the Homeless Consortium and its member agencies who address the needs of individuals and families at risk of becoming homeless through assistance with security deposits, one-time rental assistance, utility assistance, supportive services, and case management services.

The City is not in a position to implement a Discharge Coordination Policy and relies on the Homeless Consortium and its member agencies to address those likely to become homeless after being discharged from a public institution or care facility.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to implement HUD's lead-based paint regulations. Efforts by the City in this regard include the disclosure of possible lead hazards and implementation of lead risk assessment, clearance testing procedures and supervision of lead-related work performed in conjunction with any of its housing programs. Any mitigation or removal of lead-based paint hazard is in accordance with HUD guidelines.

How are the actions listed above related to the extent of lead poisoning and hazards?

Sutter County Public Health Department administers a Childhood Lead Poisoning Prevention Program the provides outreach and education to prevent lead poisoning and nurse case management for children who are lead burdened in Sutter County. The Public Health Nurse stated that there have been 4 to 8 cases of lead poisoning for the period 2020 to 2024 that met the State criteria and required full case management services. For cases that met State criteria, a nursing and environmental home investigation is completed to determine the source of exposure. During this same period, 2020 to 2024, there have been 500 to 800 children with lead detected in their blood. For these lower levels that don't meet the State criteria, it can be difficult to determine the exact cause because resources do not allow for a full investigation. No level of lead is considered safe. Even small amounts of lead in the blood has been shown to cause issues with growth and brain development. The City recognizes that there is a particular need to protect children under the age of six who are most susceptible to poisoning. The City works to disseminate information on lead hazards. The programs and activities undertaken by the City adhere to State and Federal laws governing prevention of lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

Guidelines for the City's various housing programs include provisions for inspection and mitigation of lead-based paint hazards for housing built prior to 1978 in accordance with HUD regulations.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty has many causes: Among the causes are disabilities, (physical and developmental disabilities, chronic diseases, mental illness, etc.), a lack of adequate education or vocational training, a lack of sufficient spousal support, and substance abuse problems. According to the 2016-2020 American Community Survey 13.4% of the City's population resides in poverty.

The City has forged cooperative relationships with public and private organizations that share a common mission for improving the quality of life for lower income individuals through housing, social services, employment and skills training, and economic development.

The Yuba-Sutter Economic Development Corporation (EDC) partners with local jurisdictions, U.S. Department of Agriculture and local lending institutions to make loans available to businesses for the purpose of providing financing to existing and start-up businesses helping to ultimately create and/or retain jobs for low-income residents.

Sutter County offers a range of assistance programs for residents and businesses through its Human Services and Employment Services departments. These programs include job screening, vocational training, employment counseling, and job placement services, all designed to support individuals in securing stable employment opportunities.

The Sutter County One-Stop program provides comprehensive employment services, including job opportunities, education and training programs for residents. Additionally, it offers local businesses support with hiring, training, and human resource assistance to help strengthen the regional workforce and economic stability.

The Regional Housing Authority, through the Family Self Sufficiency (FSS) Program, provides rental assistance and support programs in order to allow households on the Section 8 Housing Choice Voucher Program to become free of public assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's strategy will focus on coordinating resources in conjunction with housing programs and land use policies contained in the Consolidated Plan. The City will assist households with identifying and accessing various housing, social service, educational/vocational programs, business development programs, through collaborative efforts with local agencies such as EDC, Sutter County, and the Regional Housing Authority. The City will continue land use policies that seek to balance the creation of jobs and housing, ensure a variety of jobs with varying levels of skill and training and include development of affordable housing.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will monitor its performance through the Consolidated Annual Performance and Evaluation Report (CAPER). Each year the City will review and report progress it has made in carrying out its Strategic Plan and Annual Action Plan. The CAPER will include a description of resources made available, investment of available resources, geographic distribution and location of investments, results/outcomes, actions taken to affirmatively further fair housing, and any other actions taken during the Program Year (PY) as outlined in the Annual Action Plan.

Throughout the PY the City will utilize the Integrated Disbursement and Information System (IDIS) for setting up, funding, drawing down, and reporting Community Development Block Grant and other funds as required. IDIS reports will be incorporated into the CAPER and made available to the public as required.

The City will utilize a performance measurement system to ensure accurate reporting of results in IDIS and in the CAPER for the programs and projects undertaken by the City during the PY.

In addition to the HUD monitoring and reporting requirements, the City will undertake the following monitoring program for its housing and community development programs and projects:

- The City will review and report annually to the State Department of Housing and Community Development on the progress the City has made in implementing its Housing Element.
- The City will annually monitor Sub-Recipients to ensure compliance with federal and local requirements outlined in the agreements. The monitoring will include site visits and a review of files, including documentation of federal overlay requirements.

The City will annually monitor assisted housing projects for compliance with affordability requirements.

2025-2026 ANNUAL ACTION PLAN

Expected Resources

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

Introduction

Anticipated Resources

The anticipated resources identified in the table below include only those funding sources covered by the Consolidated Plan. The only source of

funds covered by the Consolidated Plan the City receives as an entitlement jurisdiction annually is Community Development Block Grant funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$585,041	\$111,786.23	\$1,303,241.76	\$2,000,068.99	\$1,400,027.99	Prior Year resources include \$29,122.20 for 2021 PY, \$278,308.14 from 2022 PY, \$428,086.42 from 2023 PY, and \$567,759 for 2024 PY. Expected amount available remainder of Con Plan is estimated based on a \$600,000 annual grant for remaining 4 years.

Table 53 - Expected Resources – Priority Table

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

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

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

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

Discussion

In addition to the City's CDBG funds, the City will also have \$500,000 available in State HOME Program Income (PI) funds for Housing Rehabilitation and First Time Home Buyer programs.

The City operates an Owner-Occupied Housing Rehabilitation (OOR) Program. The amount and availability of Program Income (PI) cannot be predicted due to the fact that PI is generated by past loans being paid off and the proceeds deposited into the OOR Program.

The City will aggressively pursue or support applications by other entities for, Federal and State funding over the duration of the 2025-2029 Consolidated Plan to address priority needs; however, other funding sources available to the City or its partners will be through a competitive application process. The City cannot be assured an application(s) will be successful based on the rating and ranking criteria. Should the City be successful in applying for other Federal or State funding sources and matching funds be required, the City will continue to struggle to meet future matching requirements.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goal Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2026	Affordable Housing	Citywide	Preservation of existing units	CDBG: \$133,315	Homeowner Housing Rehabilitated; FREED, Minor Home Repair and Habitat for Humanity, Exterior Home Repair Programs: 35 Households
2	Homeless Assistance	2025	2026	Homeless	Citywide	Homeless Housing and Supportive Services	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Non-Homeless Supportive Services	2020	2024	Non-Homeless Special Needs	Citywide	Housing and Supportive Services for Special Needs Program Administration	CDBG: \$87,756	Public service activities other than Low/Moderate Income Housing Benefit: 12,736 Persons Assisted
4	Infrastructure Improvements/ADA Modifications	2025	2026	Non-Housing Community Development	Citywide	Public Improvements and Infrastructure	CDBG: \$87,756	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,736 Persons Assisted
5	Public Facilities Construction/Rehabilitation	2025	2026	Non-Housing Community Development	Citywide	Public Facilities	CDBG: \$320,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,200 Persons Assisted

Table 54 – Goals Summary

Goal Description

1	Goal Name	Housing Rehabilitation
	Goal Description	Activities include FREED-Minor Home Repair/Modification Program for elderly and disabled low-income homeowners and the City's Owner-Occupied Housing Rehabilitation Program.
2	Goal Name	Non-Homeless Supportive Services
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit; assistance to agencies providing public services to the City's low-income residents.
3	Goal Name	Infrastructure Improvements/ADA Modifications
	Goal Description	Activities include installation of ADA accessible ramps, curb cuts, and gutters.
4	Goal Name	Public Facilities Construction/Rehabilitation
	Goal Description	Activities include rehabilitation/renovation of neighborhood parks, replacement of playground structures, and ADA improvements of public facilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the 2025-2026 Program Year, the City will use CDBG) funds to address the priority needs identified in the 2025-2029 Consolidate Plan.

Projects

#	Project Name
1	Program Administration; 21A – General Program Administration
2	Yuba Sutter Gleaners Foodbank - Senior Home Delivery Program; LMC, 05W – Food Banks
3	Playzeum - Play for All Initiative; LMC, 05D - Youth Services
4	FREED - Home Repair and Modifications; LMH, 14A - Rehab; Single-Unit Residential
5	Casa de Esperanza – Renovate West Egress and ADA Ramp; LMC,03E – Neighborhood Facilities
6	Yuba City Kingwood Park – Playground Equipment Replacement; LMC, 03F – Parks, Recreational Facilities
7	Yuba City - ADA Sidewalk and Curb Improvements; LMC,03L - Sidewalks
8	Owner-Occupied Housing Rehabilitation Program; LMH, 14A - Rehab; Single-Unit Residential

Table 55 – Project Information

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

The activities funded during the 2025-2026 PY are consistent with priority needs identified in the Strategic Plan. Lack of funding is the greatest obstacle to addressing underserved needs. The City has \$585,041 in CDBG funds available for the PY. The City received nearly \$1,040,000 in funding requests. As a result, some funding requests were not fully funded. Four (4) applications that were received were not approved for funding.

In addition, the CDBG Program puts a cap on the amount of funds that can be spent on Public Services. The Department of Housing and Urban Development (HUD) set limits for both Public Services and Program Administration. The spending cap for Public Services is 15% and 20% for Program Administration of the City's yearly CDBG allocation, plus program income.

A combined total of \$133,315.23 from Program Income and Revolving Loan funds were used to fund the City's Owner-Occupied Housing Rehabilitation Program.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Non-Homeless Supportive Services Homeless Assistance Infrastructure Improvements/ADA Modifications Public Facilities Construction/Rehabilitation
	Needs Addressed	Program Administration
	Funding	CDBG: \$95,000
	Description	General administration, oversight and management of Community Development Block Grant Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 City Employees
	Location Description	1201 Civic Center Blvd., Yuba City
	Planned Activities	Administration, management, implementation and monitoring of activities funded by Community Development Block Grant funds.
2	Project Name	Yuba Sutter Gleaners Foodbank - Senior Home Delivery Program
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: \$80,000
	Description	Increase availability and access to healthy foods for households experiencing economic hardship and/or food insecurity.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	6,375 Low-Income Senior and Disabled Persons
	Location Description	760 Stafford Way, Yuba City
	Planned Activities	Outreach/Marketing recruitment, Rescue/Recovery, and Distribution to Partner Agencies.
3	Project Name	Playzeum Yuba-Sutter - Play for All Initiative
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: \$7,756.15
	Description	Provide scholarships and on-the-go events to low/mod income youth who don't normally have access to additional educational and recreational activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,067 Low-Income Households
	Location Description	1980 S Walton Avenue, Yuba City
4	Planned Activities	Provide scholarships for camps and classes and on-the-go events.
	Project Name	FREED Home Repair Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units
	Funding	CDBG: \$21,528.70
	Description	Provide accessibility improvements and minor home repairs for low-income disabled and senior residents.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	30 Low-Income Disabled or Elderly Homeowners.
	Location Description	1100 Butte House Road, #120, Yuba City
	Planned Activities	The Program will provide health and safety related home accessibility modifications to low-income disabled and elderly City residents. The Program will allow disabled individuals and seniors to remain living safely and independently in their home.
5	Project Name	Casa de Esperanza – West Egress Renovation & ADA Ramp Addition
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$80,000
	Description	Renovation and ADA accessibility improvements.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 343 Low-Income City Residents in Need of Emergency Shelter and Crisis Intervention Services.
	Location Description	Confidential – Emergency shelter for women and children.
	Planned Activities	Renovate West Egress and add ADA compliant ramp to crisis center and emergency shelter.
6	Project Name	Kingwood Park Playground Equipment Replacement
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Facilities
	Funding	CDBG: \$240,000
	Description	Removal and replacement of old playground equipment.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	2,550 Low-Income Households.
	Location Description	1220 Gray Avenue, Yuba City
	Planned Activities	Removal and replacement of old playground equipment in a City park that is located in a low/mod-income neighborhood.
7	Project Name	Yuba City - ADA Sidewalk and Curb Improvements; LMC,03L - Sidewalks
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Infrastructure Improvements/ADA Modifications
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$87,756.15
	Description	Remove physical obstacles in City's right-of-way that limits accessibility for those with disabilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12,736 Low-Income Persons.
	Location Description	Qualified Low/Mod Census Tracts
8	Planned Activities	To serve the general public with specific emphasis on individuals with physical disabilities by removing obstacles within the public right-of-way that prohibit or limit accessibility.
	Project Name	Owner-Occupied Housing Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units
	Funding	CDBG: \$133,315.23
	Description	Provide home repairs and improvements such as roof replacement, dual-pane windows, weather stripping and energy efficiency appliances, termite/dry rot repairs, electrical and plumbing repairs, and other necessary repairs or improvements.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 Low-Income Households
	Location Description	Citywide
	Planned Activities	Provide health and safety repairs, weatherization, energy efficiency improvements, and ADA modifications for low-income homeowners to allow them to live in a safer, healthier and more efficient home.

AP-50 Geographic Distribution – 91.220(f)

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

In general, the City will allocate investment of resources on a City-wide basis. The City will allocate a portion of its funding to the Qualified Low/Mod Census Tracts.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	43
Qualified Low/Mod Census Tracts	47

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted above, the City allocates the majority of funding on a City-wide basis; however, the distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a City-wide basis.

Resources targeted to special needs populations, including homeless, will also be allocated on a City-wide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services.

Activities such as public facilities and improvements will be targeted to areas identified as Qualified Low/Mod Census Tracts; these are those older, low-income neighborhoods within the City most in need of assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section provides estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the 2025-2026 Program Year and the number of affordable housing units that will be provided by program type. The estimates do not include the provision of emergency shelter, transitional shelter, or social services.

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	35

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

As noted above, the City does not own or operate any public housing in the City. The RHA serves the City. During the Program Year, the City will continue its close working relationship with the RHA to expand housing opportunities for the City's residents.

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

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

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

The RHA is not designated as “troubled”.

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

Introduction

This section identifies the actions the City will take during the 2025-2026 Program Year (PY) to address homelessness. The City's goals are to address chronic homelessness by assisting transitional housing programs that provide on-going supportive services such as case management, education, and job training to help ensure that people do not return to homelessness. The City will also provide assistance to homeless persons and low-income families at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

Addressing the emergency shelter and transitional housing needs of homeless persons

During the PY the City will allocate a portion of CDBG funds under the Public Service Category to organizations that provide emergency shelter and transitional housing services to the homeless. The City will provide CDBG funding to the SYHC who is acting as the lead agency for all three (3) non-profit agencies to address the needs and provide services to the homeless population. Funding for Bridges to Housing-Homeless Assistance, (security deposits and rental assistance); Hands of Hope-Day via Coordinated Entry day services, case management, and referrals for supportive services; and the Regional Emergency Housing Team (REST) for emergency winter shelter.

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

The City will provide CDBG funding for several organizations that serve the homeless, including families with children and veterans. In conjunction with the SYHC, organizations that will be assisted during the PY

are: Bridges to Housing; assists homeless or about to be homeless families with one-time financial assistance, (security deposits, utility deposits, etc.), referrals, case management, and on-going support to ensure they do not become homeless again. Hands of Hope-Day via Coordinated Entry day services, case management, and referrals for supportive services and the Regional Emergency Housing Team (REST) for emergency winter shelter. The Central Valley Homeless Veterans Assistance Program is a supporter of the Yuba-Sutter Veterans Stand Down event held annually.

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

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

Discussion

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

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

Introduction:

The City's 2021 Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State, and Federal governmental constraints, market constraints, and environmental constraints. The following provides a summary of discussion contained in the City's Housing Element:

Governmental Constraints:

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations:

The land use categories contained in the City's General Plan, (Low Density Residential, Medium Density Residential and High Density Residential), provide for residential growth at various density levels.

Zoning requirements for setbacks, lot coverage and parking are not perceived as a constraint to housing development in the City.

Permits and Fees:

The 2021 Housing Element concludes that permits and fees in the City are low in comparison to most other cities in the Sacramento region and do not represent a significant financial constraint to housing development. The City Council has recently approved a reduction in Development Impact Fees within the existing City limits to equal the Infill Development Impact fees in order to encourage housing development.

Infrastructure:

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, water, and sewer are standard conditions of approval. In many cases, off-site improvements and/or mitigations may also be required to accommodate development. These off-site improvements might include street widening, traffic signals, public utility easements, and flood control improvements. Both on-site and off-site improvements are incorporated into the total project costs discussed under Market Constraints below.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

The City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing.

Reasonable Accommodation and Housing for Persons with Disabilities:

In accordance with California State SB 520, the Housing Element analyzes potential and actual government constraints specifically on development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the State and local level. The City follows State codes, which are more restrictive than Federal codes.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with ADA guidelines. Using the SB 520 Analysis Tool, staff found no significant barriers to the development, maintenance, and improvement of housing for persons with disabilities. Answers to the questions contained in the Analysis Tool are kept on file and will be periodically updated as required.

The City does not have an official provision for reasonable accommodation, (modifications or exceptions to zoning laws and other land use regulations which make it easier for persons with disabilities to gain access to housing). The Housing Element identifies a program for adopting a reasonable accommodation ordinance scheduled for completion during the current Housing Element cycle. At this time staff report an informal policy to "do whatever possible to assist" persons with disabilities to have access to housing.

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

Consistent with the Housing Element, Housing Program Schedule, the City is addressing the following policies that may act as barriers to the development of affordable housing.

- Amend the zoning code to allow second units in R-2 and R-3 zones per state law – Completed.

- Amend the zoning code to address requirements of AB2634, allowing for single-room occupancy (SRO) housing without a use permit in C zones. SRO housing is one type of housing appropriate for extremely low-income housing and special needs groups--Completed.
- The City will continue to ensure zoning standards and development requirements to facilitate the construction of higher density housing. The City will also encourage development of housing at the higher end of the density range in land designated as low/medium and medium high density through the provision of density bonuses and negotiated alternative parking standards, street improvement standards, maximum density, and lot coverage—On-going.
- Develop regulations for condominium conversions that minimize the displacement of lower income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents—On-going.

AP-85 Other Actions – 91.220(k)

Introduction:

This section addresses the City's planned actions during the 2025-2026 Program Year (PY) to carry out strategies covered in the Consolidated Plan including, fostering and maintaining affordable housing, evaluation and reduction of lead based paint hazards, reduce the number of families within the poverty level, and develop the institutional structure and enhancing coordination between public and private agencies that serve low-income and special needs populations.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

opportunities requiring varying levels of skills and training.

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

Actions planned to develop institutional structure

The City's Development Services Department is the City Department responsible for the administration of the City's Housing Programs, including the Community Development Block Grant (CDBG) Program. The Development Services Department also oversees the City's Community Development activities. The City is allocated CDBG funds annually and both internal City Departments and external Sub-Recipient agencies implement the programs and projects identified in the Annual Action Plan. The Development Services Department will continue to collaborate with other City Departments, the City Council, City Commissions, as well as local agencies and organizations and residents to develop programs and activities that serve low- and moderate-income individuals and families within the jurisdiction.

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

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

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

Discussion:

Although there are coordinated programs and services to address the needs of lower-income households and the homeless, it is recognized that many unmet needs will remain.

Program Specific Requirements

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

Introduction:

This section identifies any funds, including Program Income, that will be available in addition to the City's annual CDBG allocation for activities during this the 2025-2026 Program Year.

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

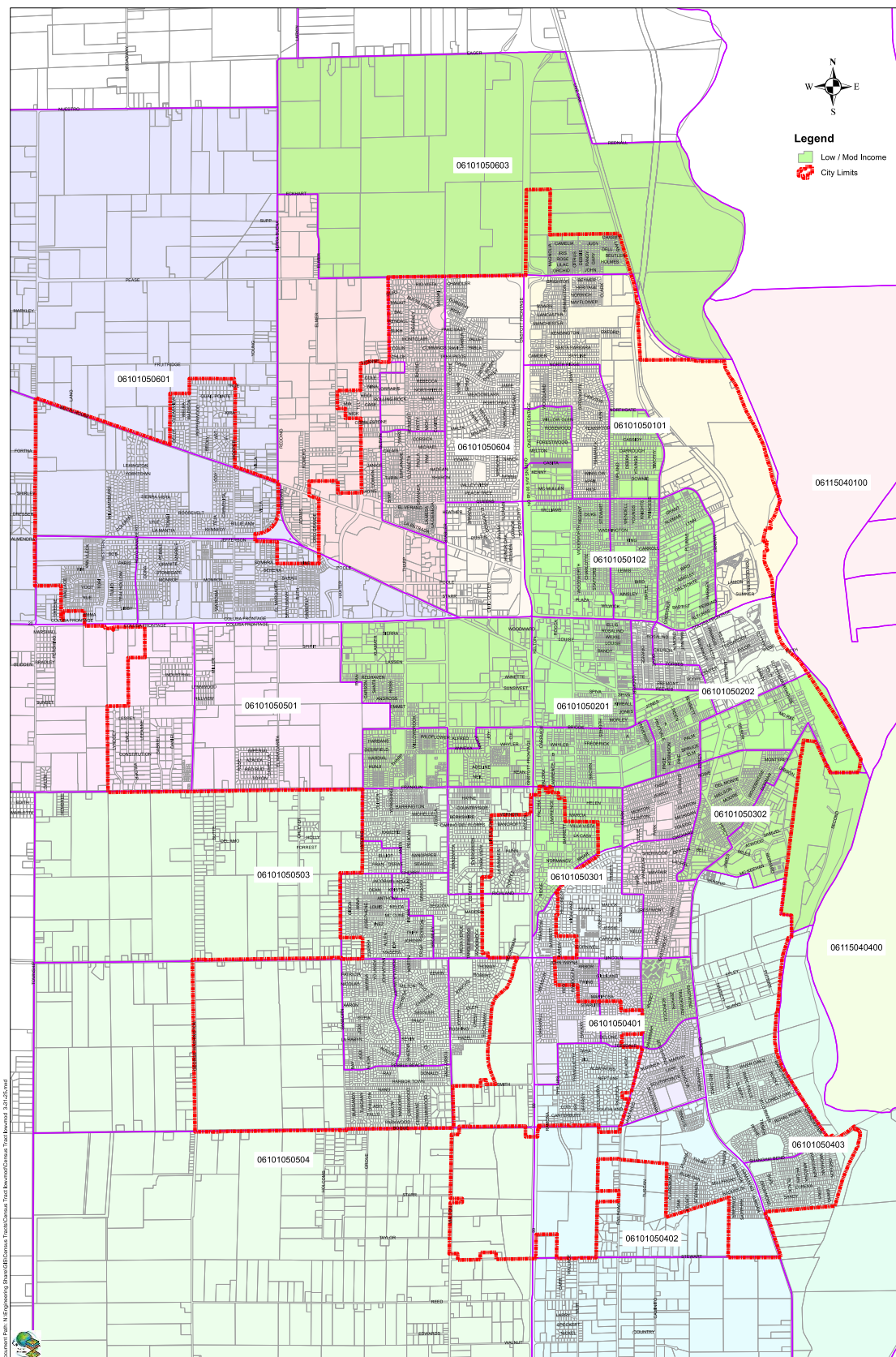
Other CDBG Requirements

1. The amount of urgent need activities	0
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Discussion:

The City has determined that 90% of the 2025-2026 PY funds will be expended on low-and moderate-income persons.

A combined total of \$133,315.23 from Program Income and Revolving Loan funds from loan payoffs were used to fund the City's Owner-Occupied Housing Rehabilitation Program for the 2025/2026 Program Year.



APPENDIX - ALTERNATE/LOCAL DATA SOURCES

City of Yuba City 2021-2029 Housing Element

City of Yuba City 2024 Grow our Economy Strategy

City of Yuba City 2024 Grow the Economy Blueprint Implementation Plan

Sacramento Area Council of Governments – 2021-2029 RHNA

California HIV Surveillance Report-2022

HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations – Yuba City & County/Sutter County CoC

[https://experience.arcgis.com/experience/279eca0222754f8a954bbf8cf995a1a3#data=s:id%3Awidget%3Aoutput%3Aconfig%3A0%2Cid%3AdataSource%3A2-LMISD layers 9515%3A7020](https://experience.arcgis.com/experience/279eca0222754f8a954bbf8cf995a1a3#data=s:id%3Awidget%3Aoutput%3Aconfig%3A0%2Cid%3AdataSource%3A2-LMISD%3Alayers%3A7020)

<https://data.census.gov/all?g=160XX00US0686972>

<https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-to-moderate-income-population-by-block-group/explore?filters=eyJMb3dtb2RfcGN0IjpbMCwxXX0%3D&location=39.135396%2C-121.638273%2C14.90>

www.realtytrac.com/mapsearch/bank-owned-properties/ca/sutter-county

www.deptofnumbers.com/rent/california/sutter-county

www.mortgagecalculator.org/mortgage-rates/california

<https://chpc.net/>

<https://www.zillow.com/home-values/34940/yuba-city-ca/>

<https://www.cdph.ca.gov/Programs/CID/DOA/Pages/OAmain.aspx>

ATTACHMENT 3

CITY OF Yuba City

2024 Amended *Annual* Action Plan

COMMUNITY DEVELOPMENT BLOCK GRANT



Development Services Department

Executive Summary

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

1. Introduction

The City of Yuba City is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds, one of several Department of Housing and Urban Development (HUD) formula entitlement programs. As an entitlement jurisdiction, HUD requires the City to complete and submit an Annual Action Plan Amendment (Action Plan Amendment) in order to receive CDBG funds annually. The 2024 Action Plan Amendment is the fifth and final Action Plan Amendment covered by the 2020 Consolidated Plan (Con Plan).

The purpose of this amendment is to transfer \$27,000 from the 2024 Yuba Sutter Gleaner's Foodbank – Truck Repair, to the City's 2025 Public Works – ADA Sidewalk and Public Facilities Improvement project.

The format of the 2024 Action Plan Amendment is required and consistent with HUD's Integrated and Disbursement Information System (IDIS).

The 2024 Action Plan Amendment consists of five (5) sections including: 1) Executive Summary; 2) Expected Resources; 3) Annual Goals and Objectives; 4) Affordable Housing; and, 5) Program Specific Requirements.

Yuba City's Development Services Department is the lead agency responsible for developing the 2024 Action Plan Amendment and is responsible for the administration of CDBG funds, including implementation of projects and programs and monitoring projects and programs to ensure compliance with HUD requirements and regulations.

2. Summarize the objectives and outcomes identified in the Plan

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

Based on the Needs Assessment and Market Analysis information, the City's 2020 Con Plan identifies the following affordable housing and community development goals by OPMS objectives and outcomes.

3. Evaluation of past performance

The city is required, annually at the conclusion of the Program Year (PY), to complete and submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) reporting on the Action Plan

2024 Annual Action Plan

1

Amendment Goal outcomes and expenditures. Subsequently to the submittal of the CAPER, HUD assesses the City's management of CDBG program funds.

Overall, the city has performed satisfactorily managing the CDBG Program and addressing its priority needs through the programs set out in the 2020 Con Plan.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation process included a variety of efforts to encourage public participation, especially from lower income residents and service providers, in the development of the 2024 Action Plan Amendment. Two meetings were held during the Action Plan Amendment development process to solicit public input. The first public meeting was held via Zoom on March 8, 2024 to solicit input and request participation in the application process and in the development of the 2024 Action Plan Amendment. The Public Hearing will be held on June 18, 2024, and published in the Appeal-Democrat for a 30-day comment period, in accordance with the City's Citizen Participation Plan. A 30-day public review and comment period commenced on May 18, 2024, and ended on June 18, 2024.

The meetings were noticed on the City's website, in addition, information regarding the meetings was emailed directly to the City's CDBG Interest List, including public and private service providers and government agencies.

A summary of the 2024 Action Plan Amendment will be published on May 18, 2024 in the Appeal Democrat, noting that a Public Hearing was to be held on June 18, 2024 to solicit public comment on the 2024 Action Plan Amendment. The 2024 Action Plan Amendment will be made available on the City's website and in hard copy at both City Hall and the Public Library.

5. Summary of public comments

No public comments were received.

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

The city does not intentionally exclude or avoid consulting any agency type or organization during the consultation and planning process.

7. Summary

The 2024 Action Plan Amendment identifies the activities the City will undertake during the 2024 Program Year to address the goals identified in the 2020 Con Plan. The 2024 Action Plan Amendment identifies the following activities the City and/or its Sub-Recipients will undertake with the CDBG funds.

- **Public service activities that address homeless needs, including:**

1. Sutter-Yuba Homeless Consortium – Homeless Services Consolidation:
 - 1.1. Bridges to Housing – Financial Assistance with security deposit and rental assistance
 - 1.2. Hands of Hope – Coordinated Entry System; ensure fair and equal access to housing and supportive services
 - 1.3. Regional Emergency Shelter Team (REST) – Seasonal emergency shelter
 2. Playzeum – Play for All Initiative
 3. New Day Training Center – Counseling and Therapy for Couples
 4. Yuba-Sutter Gleaners Foodbank – Emergency Food Distribution
- **Housing activities, including:**
 1. Habitat for Humanity – Exterior Home Repairs
 2. FREED Center for Independent Living – Home Repair and Modifications Program
 - **Public Facilities and Improvements, including Removal of Architectural Barrier activities:**
 1. Casa de Esperanza – ADA Ramp Replacement
 2. Yuba City Public Works Department – ADA Sidewalk and Curb Improvements
 3. Yuba City Community Services Department – Patriot Park Playground Equipment Replacement
 4. Yuba City Police Department – 2nd Street Overnight Camping Site Improvements

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City's Development Services Department (DSD) is the lead agency responsible for overseeing development of the Annual Action Plan Amendment.

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

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

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

Consolidated Plan Public Contact Information

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

Shannon Sardo, Development Services Analyst, City of Yuba City, Development Services Department, 1201 Civic Center Blvd., Yuba City, CA 95993, phone: (530) 822-5145, e-mail: ssardo@yubacity.net.

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

1. Introduction

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

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

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

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

The city works in cooperation with the SYHC to address the needs of homelessness in the community. The SYHC consists of over 50 members, including the City of Yuba City, that utilize the Continuum of Care planning process to address homeless needs in the City of Yuba City and throughout the region. The SYHC allows for maximizing funding resources, helps to avoid duplication of services and provides for a comprehensive approach to homelessness. During the 2024 Action Plan Amendment process, the City consulted members of the SYHC in order to meet the Action Plan Amendment requirements.

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

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

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

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

1	Agency/Group/Organization	Sutter Yuba Homeless Consortium
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	By email communication and public workshops. The city maintains a close working relationship with service providers and also open communication to ensure participation and coordination.
2	Agency/Group/Organization	Sutter County
	Agency/Group/Organization Type	Health Agency Child Welfare Agency Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and County partner on many community development issues and keep regular contact vis email, workshops, coordination on projects, and meetings. The County is notified throughout the CDBG process.

Table 2 – Agencies, groups, organizations who participated

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

An agreement for Race Communications, a fiber internet service provider, was recently reached to allow the company to bring their services to the City. The project is slated to be completed by the end of 2024.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sutter-Yuba Homeless Consortium	The goals contained in the 2020 Con Plan and 2024 Action Plan Amendment are consistent with the Continuum of Care. The city will work within the framework of the Sutter-Yuba Homeless Consortium to address homeless needs.
Yuba City Housing Element	City of Yuba City	The goals contained in the 2020 Con Plan and 2024 Action Plan Amendment are consistent with the Programs outlined in the 2021-2029 Housing Element.
Yuba City Economic Development Strategic Work Plan	City of Yuba City	The goals contained in the 2020 Con Plan and 2024 Action Plan Amendment are consistent with the initiatives outlined in the Economic Development Strategy.
PHA 5-Year Plan	Regional Housing Authority	The goals contained in the 2020 Con Plan and 2024 Action Plan Amendment are consistent with the needs, goals and objectives outlined in the PHA 5-year Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The city followed requirements for citizen participation outlined in the City's Citizen Participation Plan. The City encouraged citizens, along with local and regional organizations, to participate during the preparation of the 2024 Action Plan Amendment. Regional and local service agencies, non-profit organizations, City staff, City Council and City Commissions were invited to two (2) public meetings held to discuss the 2024 Action Plan Amendment update and solicit comments. The first virtual meeting was held on March 8, 2024, at 10:00 a.m. The second meeting, a Public Hearing, will be held on June 18, 2024.

The 2024 Action Plan Amendment was made available for public review and comment during a 30-day period, May 18, 2024 through June 18, 2024. A Public Hearing will be held on June 18, 2024 at 6:00 p.m., at City Hall in Yuba City before the City Council to solicit public comment regarding the 2024 Action Plan Amendment. The 2024 Action Plan Amendment was also made available during the 30-day comment period on the City's website and copies made available at City Hall. The City's website also included notification of the development of the 2024 Action Plan Amendment and encouraged citizens to provide input.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities non-targeted/broad community	The City hosted a virtual public meeting on March 8, 2024 to provide information on the consultation and planning process, review the application process and encourage public participation and comment in the development of the 2024 Action Plan Amendment.	No public comments were received.	The city has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish and Punjabi Persons with disabilities non-targeted/broad community	NOFA and application process advertised on City website and social media on March 8 and May 18, 2024.	No public comments were received.	The city has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	www.yubacity.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	Public Notice of the June 18, 2024, Public Hearing was posted in the Appeal Democrat on May 18, 2024.	No public comments were received.	The city has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	
4	Public Hearing	Minorities Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing	The City held a Public Hearing on June 18, 2024, to request approval and authorization for the submission of the 2024 Annual Action Plan Amendment to HUD.	No public comments were received.	The city has not intentionally excluded or avoided consulting any agency type or organization during the consultation and planning process.	www.yubacity.net

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$567,725	\$111,786.23	\$812,311.70	\$1,491,822.93	\$0	Expected amount available remainder of Con Plan \$0, 2024 is last year of con plan.

Table 5 - Expected Resources – Priority Table

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

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

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

The regional Housing Authority (RHA) manages the City's Homes2Families (H2F) and Neighborhood Stabilization properties (NSP). These properties are owned by the City and are used for affordable rental units based on California's Department of Housing and Community Development guidelines. There are currently seventeen (17) NSP properties and five (5) H2F properties.

Discussion

The city operates the Owner-Occupied Housing Rehabilitation Program, (Housing Rehabilitation Program). The amount and availability of funds for this Program cannot be predicted due to HUD funding constraints and the unknown amount of Program Income that will be received. Program Income is generated by past loans being paid off and the proceeds deposited into the Housing Rehabilitation Program activity.

The City will pursue, or support applications by other entities for, Federal and State funding over the 2024 Program Year to address priority needs; however, other funding sources available to the City or its partners will be through a competitive application process. Due to limited funding availability, the City will struggle to meet future matching requirements should the City be successful in applying for other Federal or State funding sources and matching funds be required.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Preservation of existing units	CDBG: \$20,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Non-Homeless Supportive Services	2020	2024	Non-Homeless Special Needs	Citywide	Housing and Supportive Services for Special Needs Program Administration	CDBG: \$40,663.85	Public service activities other than Low/Moderate Income Housing Benefit: 5,685 Persons Assisted
3	Homeless Assistance	2020	2024	Homeless	Citywide	Homeless Housing and Supportive Services	CDBG: \$44,500	Public service activities other than Low/Moderate Income Housing Benefit: 419 Persons Assisted
4	Infrastructure Improvements/ADA Modifications	2020	2024	Non-Housing Community Development	Qualified Low/Mod Census Tracts	Public Improvements and Infrastructure	CDBG: \$246,518.82	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,032 Persons Assisted
5	Public Facilities Construction/Rehabilitation	2020	2024	Non-Housing Community Development	Qualified Low/Mod Census Tracts	Public Facilities Program Administration	CDBG: \$175,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,625 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Activities include FREED-Minor Home Repair/Modification Program.
2	Goal Name	Non-Homeless Supportive Services
	Goal Description	Utilizing Community Development Block Grant funds provide assistance to non-profit organizations for provision of supportive services targeted to non-homeless special needs population (disabled, seniors, families, domestic violence victims)
3	Goal Name	Homeless Assistance
	Goal Description	Activities include Sutter-Yuba Homeless Consortium-Homeless Coordinator, A Hand Up Ministry-Food provisions for the homeless, Bridges to Housing-Homeless Assistance, Hands of Hope-Day Shelter, and Regional Emergency Shelter Team (REST) and the Sutter County Homeless Shelter provide services to the homeless population in Sutter and Yuba Counties. In addition, the SYHC will be acting as the lead agency and fiscal agent in providing services and programs, in conjunction with three (3) other non-profit agencies, to the City's homeless.
4	Goal Name	Infrastructure Improvements/ADA Modifications
	Goal Description	Activities include installation of ADA accessible sidewalks, ramps, curb cuts and gutters.
5	Goal Name	Public Facilities Construction/Rehabilitation
	Goal Description	Activities include rehabilitation/renovation of neighborhood parks, replacement of playground structures and ADA improvements of public facilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities recommended for funding for the 2024 Program Year (PY) are consistent with the priority needs identified in the Strategic Plan.

Lack of funding is the greatest obstacle to addressing underserved needs. The City has \$567,725 in CDBG funds available for the 2024 PY. In addition, a total of \$95,993.82 of unexpended funds from 2018, 2020, 2022, and 2023 Program Years will be transferred to the 2024 PY.

Projects

#	Project Name
1	Program Administration; 21A - General Program Administration
2	Sutter-Yuba Homeless Consortium - Homeless Services; LMC, 05 - Public Services
3	Playzeum - Play for All Initiative; MC, 05D - Youth Services
4	New Day Training Center – Counseling and Therapy for Couples; LMC, 05 - Public Services
5	Yuba Sutter Gleaners Foodbank - Senior Home Delivery Program; LMC, 05W – Food Banks
7	FREED - Home Repair and Modifications; LMH, 14A - Rehab; Single-Unit Residential
8	Casa de Esperanza – ADA Ramp Replacement; LMC,03E – Neighborhood Facilities
9	Yuba City - ADA Sidewalk and Curb Improvements; LMC,03L - Sidewalks
10	Yuba City Patriot Park – Playground Equipment Replacement; LMC, 03F – Parks, Recreational Facilities
11	Yuba City Police Department – 2 nd Street Overnight Camping Site Improvements – LMC; 03K – Street Improvements

Table 7 - Project Information

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

The activities recommended for funding for the 2024 PY are consistent with the priority needs identified in the Strategic Plan. Lack of funding is the greatest obstacle to addressing underserved needs. The City has \$567,725 in CDBG funds available for the PY. In addition, a total of \$95,993.82 of unexpended CDBG funds from 2018, 2020, 2022, and 2023 Program Years will be used to fund the proposed programs and projects for the 2024 Program Year.

\$27,000 will be transferred from the 2024 allocation into the 2025 PY projects.

The city received \$1,830,554.93 in funding requests. In addition, the City is limited to the amount of funds that can be spent on Public Services and Program Administration & Planning in accordance with HUD regulations. As a result, the City is limited from spending more than 15% of its annual allocation, plus Program Income, on Public Service activities; therefore, some activities are not funded completely, and some are partially funded based on the amount requested.

The City is requesting \$110,000 for Program Administration for the 2024 PY, this is less than the allowable 20% of the 2024 allocation because there are unexpended administrative funds from previous years.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration; 21A - General Program Administration
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Non-Homeless Supportive Services Homeless Assistance Infrastructure Improvements/ADA Modifications Public Facilities Construction/Rehabilitation
	Needs Addressed	Program Administration
	Funding	CDBG: \$110,000
	Description	General administration, oversight and management of Community Development Block Grant Program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1201 Civic Center Blvd. Yuba City, CA 95765
	Planned Activities	General administration, oversight and management of Community Development Block Grant Program.
2	Project Name	Sutter-Yuba Homeless Consortium - Homeless Services; LMC, 05 - Public Services
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$44,500
	Description	The Sutter-Yuba Homeless Consortium, (SYHC), in collaboration with Hands of Hope, Bridges to Housing, and the Regional Emergency Shelter Team (REST) provide services to the homeless population in Sutter and Yuba Counties. The SYHC is the lead agency and fiscal agent in providing services and programs to the city's homeless population.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	419 Low-Income Homeless Persons
	Location Description	Citywide
	Planned Activities	The Sutter-Yuba Homeless Consortium, (SYHC), in collaboration with Hands of Hope, Bridges to Housing, and the Regional Emergency Shelter Team (REST) provide services to the homeless population in Sutter and Yuba Counties. In addition, the SYHC will be acting as the lead agency and fiscal agent in providing services and programs to the City's homeless population.
3	Project Name	Playzeum Yuba-Sutter - Play for All Initiative; MC, 05D – Youth Services
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: \$7,700
	Description	Provide scholarships and on-the-go events to low/mod income youth who don't normally have access to additional educational and recreational activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	832 Low-Income Households
	Location Description	Citywide
4	Planned Activities	Scholarships for camps and classes and on-the-go events.
	Project Name	New Day Training Center – Counseling and Therapy for Couples; LMC, 05 - Public Services
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG: \$5,000

	Description	Provide counseling session to low/mod income couples to extend services to those unable to afford the service.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8 Low-Income Households
	Location Description	Citywide
	Planned Activities	Provide top-quality counseling and therapy to low-income families and individuals; and to train new therapists to serve disadvantaged, underserved and low-income clients.
5	Project Name	Yuba Sutter Gleaners Foodbank - Senior Home Delivery Program; LMC, 05W – Food Banks
	Target Area	Citywide
	Goals Supported	Non-Homeless Supportive Services
	Needs Addressed	Housing and Supportive Services for Special Needs
	Funding	CDBG \$27,963.85
	Description	Deliver 2 weekly pre-made meals and a 20-lb box of groceries to seniors that lack resources to acquire healthy, nourishing food.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4,845 Low-Income Senior and Disabled Persons
	Location Description	Citywide
6	Planned Activities	Deliver 2 weekly pre-made meals and a 20-lb box of groceries to seniors that lack resources to acquire healthy, nourishing food
	Project Name	FREED - Home Repair and Modifications; LMH, 14A - Rehab; Single-Unit Residential
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Preservation of existing units

	Funding	CDBG: \$20,000
	Description	Volunteer teams will participate in a variety of work including roofing, siding, painting, landscaping, replacing doors and windows and performing exteriors repairs at minimal costs to homeowners who would be unable to complete home repairs on their own.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	28 Low-Income Households
	Location Description	Citywide
	Planned Activities	Provide minor health and safety related accessibility modifications for low-income disabled and senior homeowners.
7	Project Name	Casa de Esperanza Emergency Shelter – ADA Ramp Replacement; LMC, 03E – Neighborhood Facilities
	Target Area	Citywide
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$60,000
	Description	Replace ADA ramp at homeless facility
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	296 Low-Income Households
	Location Description	Confidential – Emergency shelter for women and children
8	Planned Activities	Providing funding to replace ADA ramp
	Project Name	Yuba City - ADA Sidewalk and Curb Improvements; LMC,03L - Sidewalks
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Infrastructure Improvements/ADA Modifications
	Needs Addressed	Public Improvements and Infrastructure

	Funding	CDBG: \$186,554.97
	Description	Remove physical obstacles in City's right-of-way that limits accessibility for those with disabilities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	12,736 Low-Income Persons
	Location Description	Qualified Low/Mod Census Tracts
	Planned Activities	The project will serve the general public with specific emphasis on individuals with physical disabilities by removing obstacles within the public right-of-way that prohibit or limit accessibility.
9	Project Name	Yuba City Patriot Park Playground Replacement; LMC, 03F – Parks, Recreational Facilities
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Public Facilities Construction/Rehabilitation
	Needs Addressed	Public Facilities
	Funding	CDBG: \$160,000
	Description	Replace and remove playground that is 21 years old
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2,550 low-income residents
	Location Description	1498 Upland Drive, Yuba City
	Planned Activities	Replace old and unsafe playground equipment
10	Project Name	Yuba City Police Department –Overnight Camping Facility Improvements; LMC, 03K – Street Improvements
	Target Area	Qualified Low/Mod Census Tracts
	Goals Supported	Homeless
	Needs Addressed	Homeless Assistance

	Funding	CDBG: \$15,000
	Description	Purchase and utilize camping equipment, storage equipment, and solar lighting to better serve homeless individuals already utilizing site and to increase usage of site.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	75 Low-Income Homeless Persons
	Location Description	2 nd Street, Yuba City
	Planned Activities	Provide a locked storage facility to store belongings, provide adequate lighting and signage, and providing useable tents and sleeping bags for protection from environmental elements.

AP-50 Geographic Distribution – 91.220(f)

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

In general, the city will allocate investment of resources on a city-wide basis. The city will allocate a portion of its funding to the Qualified Low/Mod Census Tracts.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	34
Qualified Low/Mod Census Tracts	64

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City allocates the majority of funding on a city-wide basis; however, the distribution of funding is predicated somewhat on the nature of the activity to be funded. Resources targeted to new construction and preservation of existing housing will be allocated on a city-wide basis.

Discussion

Resources targeted at special needs populations, including homeless, will also be allocated on a city-wide basis, where needs are identified and/or where resources can be coordinated with existing facilities and services.

Activities such as public facilities and improvements will be targeted to areas identified as Qualified Low/Mod Census Tracts; these are those older, low-income neighborhoods within the city most in need of assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Goals contained in the City's 2020 Consolidated Plan are to increase the supply of affordable housing through Housing Rehabilitation and construction of new affordable housing units during the five-year period covered by the Consolidated Plan. The city will support both public and private agencies as well as non-profit and for-profit housing developers in their efforts to increase the supply of affordable housing to homeless, non-homeless and special needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	30

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The housing units and households anticipated to be assisted during the 2024 Program Year will be provided by the following Housing Programs: FREED Minor Home Modification/Repairs.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

As noted above, the city does not own or operate any Public Housing in the City; the RHA serves the City. During the 2024 Program Year, the city will continue its close working relationship with the RHA to expand housing opportunities for the City's residents. Funding from the Permanent Local Housing Allocation grant is being looked at by the city and the RHA to be used for Public Housing needs.

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

The RHA is not designated as troubled.

Discussion

The RHA and the City have and continue to have a close working relationship where funding opportunities that the city has are shared with the RHA in collaboration to work to address the housing needs of the city. The city and the RHA work together on maintenance of existing Public Housing; the city is committed to remove barriers to developing additional permanent and Public Housing options.

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

Introduction

This section identifies the actions the city will take during the 2024 Program Year, (2024 PY), to address homelessness. The City's goals are to address chronic homelessness by assisting Transitional Housing Programs that provide on-going supportive services such as case management, education and job training to help ensure that people do not return to homelessness. The city will also provide assistance to homeless persons and low-income families at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City works in partnership with the Sutter-Yuba Homeless Consortium (SYHC) to address homelessness. Annually the SYHC conducts a Point-in-Time (PIT) count. The PIT provides valuable information, including demographic and living situation information that allows service providers and the community to better identify and evaluate the homeless population and their needs. During the 2024 PY the City will provide CDBG funds to the SYHC and its efforts to address homeless needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2024 PY the City will allocate a portion of CDBG funds under the Public Service Category to organizations that provide emergency shelter and transitional housing services to the homeless. The City will provide CDBG funding to the SYHC who is acting as the lead agency for all six (6) non-profit agencies to address the needs and provide services to the homeless population. Funding for three of the service providers are for the Sutter County Homeless Shelter for day-to-day operational services, Hands of Hope for that provides showers, laundry facilities, clothes closet, computer access as well as referral and advocacy services, and REST for emergency winter overnight services.

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

The City will provide CDBG funding for several organizations that serve the homeless, including families with children and veterans. In conjunction with the SYHC, organizations that will be assisted during the 2024 PY are: 1) Bridges to Housing – provides financial assistance to homeless or at-risk individuals who are in need of deposit and rental assistance. They will also provide assistance to help pay for past due rent and utilities as well as referrals, case management and on-going support to ensure they do not

become homeless again. 2) Central Valley Homeless Veterans Assistance Program – provides financial assistance to low-income veterans in order to obtain emergency, transitional and permanent housing, as well as helping at-risk veterans maintain their permanent housing stability. This agency also provides financial assistance to extremely low-moderate income veterans for utility payments, if no other options are available, to help maintain the veteran's housing in a habitable condition. 3) Hands of Hope – assists with the operation of the Coordinated Entry System (CES) that allows fair and equal access to housing and supportive services. 4) The Salvation Army – provides rental assistance and supportive services to homeless individuals and households in the community. This program provides financial assistance in the following ways: application fees, moving expenses, monthly rental assistance, utility assistance, rental deposits, and storage fees. 5) Regional Emergency Shelter Team (REST) – provides seasonal emergency shelter to individuals and families experiencing homelessness in Yuba City; the Emergency Winter Shelter operates each year from late November to early April. This program provides shelter, meals, case management, and other supportive services.

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

The City's efforts during the 2024 PY to prevent homelessness will include Affordable Housing Programs that maintain the existing affordable housing stock or increase the number of affordable housing units available to low-income households. As noted above, the City will also support housing programs that address the underlying reasons for homelessness and provide on-going support services for formerly homeless families and programs that provide assistance to low-income families at risk of becoming homeless, such as the Bridges to Housing Program.

Discussion

In addition to resources available to and controlled by the City, organizations within the community for which their mission is to provide services to the homeless may receive funds from a variety of federal, state and local sources. These funding sources include Emergency Solutions Grant (ESG), California Emergency Solutions and Housing (CESH), Homeless Emergency Aid Program, (HEAP), Community Services Block Grant (CSBG), Homeless Housing and Prevention Program (HHAP) and Continuum of Care Program Competition, as well as charitable organizations and private donations. Throughout the 2024 PY the City will work closely and support the efforts of the SYHC to address the housing and supportive needs of the homeless.

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

Introduction:

The most significant barrier to affordable housing in the City of Yuba City is the Lack of affordable housing due to the housing market influencing rising rents, due in part to the cost of development, which outpaces the ability for residents to access housing. Where affordable rental housing is available, standards to secure housing continue to make housing inaccessible for some low- and extremely low-income households. The City targets housing resources, including entitlement CDBG and State of California HOME and Permanent Local Housing Allocation funds, to the creation of affordable rental units, preservation of existing affordable rental units and owned homes, and permanent supportive housing for low-income and very low-income households.

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

The City's 2021-2029 Housing Element provides a detailed analysis of potential barriers to affordable housing development, including local, State and Federal governmental constraints, market constraints and environmental constraints. This updated Housing Element incorporated community outreach regarding fair housing issues from the 2020-2024 Consolidated Plan and Analysis of Impediments (2020) and allowed the City to reach members across all socioeconomic segments. The following provides a summary of discussion contained in the City's Housing Element:

Governmental Constraints:

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations:

The land use categories contained in the City's General Plan, (Low Density Residential, Medium Density Residential and High Density Residential), provide for residential grown at various density levels.

Infrastructure:

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, water and sewer are standard conditions of approval. In many cases, off-site improvements and/or mitigations may also be required to accommodate development. These off-site improvements might include street widening, traffic signals, public utility easements, flood control improvements. Both on-site and off-site

improvements are incorporated into the total project costs discussed under Market Constraints below.

Development Review Process:

The City's development review guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. The City's development and design review processes are not perceived as a barrier to development.

Building Code and Enforcement:

The City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing; however, stakeholders expressed that incomplete code enforcement may exacerbate issues that low-income individuals may face. (i.e. when code enforcement does not adequately follow up on housing condition violations result in tenants or owners being displaced due to cost of repairs.)

Reasonable Accommodation and Housing for Persons with Disabilities:

In accordance with California State SB 520, the Housing Element analyzes potential and actual government constraints specifically on development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the State and local level. The City follows State codes, which are more restrictive than Federal codes.

Discussion:

Consistent with the 2021-2029 Housing Element, Housing Program Schedule, the City is addressing the following policies that may act as barriers to the development of affordable housing.

Conservation of Existing Housing

Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs throughout the City, with a focus on ensuring equal access to the programs across all socioeconomic groups. The City will provide marketing materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.

- **Accessory Dwelling Units.** - Continue the City's policy that allows for accessory dwelling units (ADUs) within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow ADUs and Junior ADUs (JADUs) in all residential zones (R-1, R-2,

and R-3), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069.

- **Facilitate a Variety of Housing Types.** – The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes to meet the needs of all households and income levels.
- **Infrastructure Provision and Financing.** – Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements.
- **Density Bonus.** – The City will codify the City’s density bonus ordinance in compliance with the state’s density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations.
- **Partner with Housing Advocates.** – Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations, including the Regional Housing Authority, to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City.
- **Farmworker Housing.** – Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City.
- **Facilitate Construction of Special-Needs Housing.** – The City will remove barriers for special-needs groups by amending the zoning code to address the following:
 - Transitional and Supportive Housing
 - Reasonable Accommodation
 - Employee Housing
 - Single-Room Occupancy Units
 - Low-Barrier Navigation Centers

AP-85 Other Actions – 91.220(k)

Introduction:

This section addresses the City's planned actions during the 2024 Program Year, (2024 PY), to carry out strategies covered in the Consolidated Plan including, fostering and maintaining affordable housing, evaluation and reduction of lead-based paint hazards, reduce the number of families within the poverty level and develop the institutional structure and enhancing coordination between public and private agencies that serve low-income and special needs populations.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs in the City is the lack of funding. During the 2024 PY and the duration of the 2020 Con Plan period the City will continue its efforts to identify funding sources, support funding applications by developers and service providers that expand the availability of affordable housing and support applications for homeless assistance and supportive service funds. The City will also implement zoning and land use policies that encourage the development of affordable housing. The City will continue to participate and encourage partnerships between local agencies and organizations so underserved needs may be better met by collaborative use of resources. Additionally, the applications received by the City often do not address some of the greater issues such as acquisition or development of new affordable housing units and economic development activities.

Actions planned to foster and maintain affordable housing

The City will continue to offer and/or provide funding for a range of affordable housing activities including single-family Housing Rehabilitation, multi-family housing rehabilitation and First-time Homebuyer Programs. The City will work in partnership with private developers, local non-profit agencies and the Regional Housing Authority to develop and preserve affordable housing units.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

of employment opportunities requiring varying levels of skills and training.

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

Actions planned to develop institutional structure

The City's Development Services Department is the City Department responsible for the administration of the City's Housing Programs, including the Community Development Block Grant (CDBG) Program. The Development Services Department also oversees the City's Community Development activities. As an entitlement jurisdiction, the City receives an annual CDBG allocation through the Department of Housing and Urban Development (HUD). Both internal City Departments and external Sub-Recipient agencies implement the programs and projects identified in the 2024 Annual Action Plan Amendment. The Development Services Department will continue to collaborate with other City Departments, the City Council, City Commissions, as well as local agencies and organizations and residents to develop programs and activities that serve low and moderate-income individuals and families within the jurisdiction.

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

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

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

Discussion:

Although there are coordinated programs and services to address the needs of lower income households and the homeless, it is recognized that many unmet needs will remain.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

CITY OF YUBA CITY

Future Agenda Items

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

CITY OF YUBA CITY

Reports and Communications

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

City Manager's Report

CITY OF YUBA CITY

Reports and Communications

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

City Council Reports

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

Adjournment