AGENDA
SEPTEMBER 2, 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. 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
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Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

The Council Chambers will be open for public attendance and participation. The meeting will also be live-streamed for public viewing, but not participation, at the following link:https://yubacity-net.zoom.us/webinar/register/WN_ElAk-WxkT1CS1fZ2TjTvqQ. 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. Liability Claim:
Claimant: Jose Esquivel, Claim No. 25-23
Agency claimed against: City of Yuba City

B. Liability Claim:
Claimant: Joseph Griesa, Claim No. 25-24
Agency claimed against: City of Yuba City

C. Liability Claim:
Claimant: "John Brandstetter and Family," Claim 25-25
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

Public Communication

1. 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.

2. Minutes of the August 19, 2025 Regular Meeting of the City Council; Minutes of the August 19, 2025 Special Closed Session Meeting of the City Council

Recommendation: Approve the Minutes of the August 19, 2025 Regular Meeting of the City Council, and the Minutes of the August 19, 2025 Special Closed Session Meeting of the City Council

3. Proposed Amendment to AB 481 Military Equipment Use Policy

Recommendation: A. Adopt a Resolution Approving an amendment to the AB 481 Military Equipment Use Policy to remove one (1) DJI Matrice 350 RTK Unmanned Aircraft System (UAS) and replace it with two (2) Autel Evo Max 4T UAS devices

B. Approve the use of COPS Grant funding previously allocated by the City Council for the DJI Matrice 350 RTK to instead be used for the purchase of two (2) Autel Evo Max 4T UAS devices

4. Citywide Network Switch Upgrade

Recommendation: Adopt a Resolution awarding the purchase to ePlus Technology, Inc. for the procurement of HPE/Aruba network switches and Wi-Fi access points in the amount of $211,593 utilizing the NCPA contract #01-170 with the finding that it is in the best interest of the City

5. Lighting & Landscape Maintenance District No. 2 Zone A Budget Allocation

Recommendation: Adopt a Resolution authorizing the Finance Director to appropriate $26,840 from available reserves to Lighting and

Landscape No. 2, Zone A (Fund 242), Account No. 6130-63684 (Spec O&M Landscape)

6. City Welcome Signs Final Design, Fabrication, and Installation (Contingency Increase)

Recommendation: Adopt a Resolution authorizing an increase in the contingency of $31,949.82 with a finding that it is in the best interest of the City

7. 2024-2025 Grand Jury Report Response

Recommendation: Approve the response to the 2024-2025 Sutter County Grand Jury Final Report regarding school zone safety

8. Chima Ranch Subdivision (Annexation #9 of property in CFD 2021-1)

Recommendation: Adopt a Resolution annexing a certain area, Chima Ranch Subdivision, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Ninth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter

9. West Sanborn Unit 2 Subdivision (Annexation #10 of property in CFD 2021-1)

Recommendation: Adopt a Resolution annexing a certain area, West Sanborn Unit 2 Subdivision, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Tenth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter

10. Zoning Code Amendment (ZC) 25-01, Rezoning 25-02; Plumas Street Overlay District

Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City finding that Zoning Code Amendment ZC 25-01 and Rezoning 25- 02 is not subject to environmental review and approving Zoning Code 25-01 and Rezoning 25-02, revising Title 8, Chapter 5, Article 38 of the Municipal Code to provide for Overlay Districts, adoption of an X28 District establishing the Downtown Plumas Street Overlay District, to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 License but excluding a wine tasting business where customers can sample wines that may be paired with food and have the ability to purchase sampled wines, and rezoning certain properties among Plumas Street, Forbes Avenue, Scoot Street and Center Street from Community Commercial District (C-2) Specific Plan to C-2-X28-SP, and waive the second reading

11. Utilities Department Recruitment Request – WWTF Operator III

Recommendation: Authorize the Interim Human Resources Director to conduct an open recruitment for a full-time permanent Wastewater Treatment Facility Operator III to fill a vacancy in the Utilities Department

Business Items

12. Downtown Business Assessments

Recommendation: A. Conduct a Public Hearing, and after consideration;
B. Adopt a Resolution for the inclusion of unpaid Downtown Business Assessments 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

13. Community Sponsorship Request - Casa de Esperanza

Recommendation: Consider the sponsorship requests from Casa de Esperanza, and if approved;
A. Adopt a Resolution to approve a monetary sponsorship request from Casa de Esperanza

Future Agenda Items

14. 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

15. City Manager's Report

16. City Council Reports

Adjournment

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: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: Minutes of the August 19, 2025 Regular Meeting of the City Council; Minutes of the August 19, 2025 Special Closed Session Meeting of the City Council

Recommendation: Approve the Minutes of the August 19, 2025 Regular Meeting of the City Council, and the Minutes of the August 19, 2025 Special Closed Session Meeting of the City Council

Fiscal Impact:

Attachments:
1. 08-19-2025 Special & Regular Meeting Minutes (DRAFT)

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

MINUTES (DRAFT)

REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY

AUGUST 19, 2025

5:15 P.M. SPECIAL MEETING - CLOSED SESSION
SUTTER ROOM/VIRTUAL

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

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

Special Meeting (Closed Session) – 5:15PM

Call to Order

The Special Closed Session Meeting of the City Council was called to order by Mayor Shaw at 5:15 PM

Roll Call:

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

Absent: None

Closed Session

A. Conference with Legal Counsel – Pending Litigation Pursuant to Government Code Section 54956.9(d)(1).
Case: *Christy Arsenith v. J-M Manufacturing Company, Inc.*, Alameda County Superior Court Case No. 24CV089313 (complaint for wrongful death)

No public comment received

The City Council moved into the Sutter Room for the Special Closed Session Meeting

Closed Session – 5:30PM

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 Cole and Kirchner

[Councilmembers Boomgaarden and Pasquale were also present, but in the Sutter Room during roll call. All Councilmembers fully participated in the Closed Session Meeting]

Absent: None

Closed Session

A. Liability Claim:
Claimant: Harjinder Singh Gill, Claim No. 25-20
Agency claimed against: City of Yuba City

B. Liability Claim:
Claimant: Valley Fair Realty, Claim No. 25-21
Agency claimed against: City of Yuba City

C. Liability Claim:
Claimant: Carrie Mendoza, Claim No. 25-22
Agency claimed against: City of Yuba City

D. Public Employee – Recruitment/Appointment/Employment
(Pursuant to Government Code, § 54957.) Title: City Manager

No public comment received

The City Council moved into the Sutter Room for the Closed Session Meeting

Regular Meeting – 6:00PM

Call to Order

The Regular Meeting of the City Council was called to order by Mayor Shaw at 6:11 PM

Roll Call:

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

Absent: None

Invocation/Inspiration

Pastor Michael Ciociola, Jr. – Calvary Christian Center

Pledge of Allegiance to the Flag

Councilmember Kirchner

City Attorney's Report on Closed Session Items

Shannon Chaffin, City Attorney:

Special Closed Session:

A. Arsenith (24CV089313): City Council authorized a waiver of potential conflict with the co-defendant Carmichael Water District and authorized the City Attorney to enter into a joint defense agreement or approve the same.

Regular Closed Session:

Item A – Gill (Claim 25-20): City Council authorized rejection of the claim

Item B – Valley Fair Realty (Claim 25-21): City Council granted the claim

Item C – Mendoza (Claim 25-22): City Council authorized rejection of the claim

Item D – No reportable action

Agenda Modifications

Item 16 was pulled from the agenda

Public Communication

1. Appearance of Interested Citizens

Marni Sanders spoke

Consent Calendar

Phil Treanor spoke on Item 5

Councilmember Kirchner moved and Councilmember Pasquale seconded the motion to approve Consent Calendar items 2-11:

2. Minutes of the July 1, 2025 Regular Meeting of the City Council Minutes of the July 15, 2025 Special & Regular Meetings of the City Council Amended Minutes of the February 4, 2025 Regular Meeting of the City Council

Approve the Minutes of July 01, 2025 Regular Meeting, the July 15, 2025 Special & Regular Meetings, and Amended Minutes of the February 4, 2025 Regular Meeting of the City Council

3. Public Works & Utilities Equipment Capital Acquisition Awards

A. Adopt **Resolution 25-093** awarding a purchasing contract to Altec Industries, Inc. of Birmingham, AL for the purchase of one (1) Ford 550 4x2 Boom Truck in the amount of $129,381.04, including tax and contingency, and authorize the City Manager to execute the contract subject to review and approval as to legal form by the City Attorney, with the finding that it is in the best interest of the City

B. Adopt **Resolution 25-094** awarding a purchasing contract to N&S Tractor for the purchase of one (1) JCB 417 Wheel Loader, in the amount of $212,666.57, including tax and contingency, by piggybacking on Sourcewell Open Contract # 020223-JCB, and authorize the City Manager to execute the contract subject to review and approval as to legal form by the City Attorney.

C. Authorize the Finance Director to make a supplemental appropriation of $32,983.90 to account 6610-69415, utilizing Vehicle Replacement funds.

D. Adopt **Resolution 25-095** awarding a purchasing contract to Holt of California for the purchase of one (1) CAT Compact Track Loader and Trailer in the amount of $217,983.90, including tax and contingency, by piggybacking on Sourcewell Open Contract # 011723-CAT, and authorize the City Manager to execute the contract subject to review and approval as to legal form by the City Attorney.

4. Designation of Voting Delegates for the League of California Cities Annual Conference in October 2025

Designate Mayor Dave Shaw to serve as the Voting Delegate for the 2025 League of California Cities Annual Conference in October 2025, and designate Councilmember Wade Kirchner to serve as an alternate

5. Pioneer Community Energy JPA Agreement Amendment Filing

Receive and Acknowledge the Pioneer Community Energy Joint Powers Agreement Amendment Filing

6. Presentation of Investment Report – Quarter Ended June 30, 2025

Note & File Quarterly Investment Report

7. Authorizing Resolution Water System Consolidation - Tierra Buena Mobile Home Park

Adopt **Resolution 25-096** authorizing the City Manager to sign and file a grant application for a financing agreement with the State Water Resources Control Board for the construction of the Tierra Buena Mobile Home Park water consolidation project

8. Electric Vehicle Infrastructure Plan - Grant Acceptance

Adopt **Resolution 25-097** that:

A. Accepts conditional award of grant funds for the development of an Electric Vehicle Infrastructure Plan from the California Department of Transportation

B. Delegates signing authority of agreements and any amendments to the City Manager

C. Authorize the Finance Director to make a budget adjustment to accept grant funds to account 305-43495 and to create a project and approve a supplemental appropriation for expenditures

9. 19th Hole Taproom Department of Alcoholic Beverage Control (ABC) Application

Adopt **Resolution 25-098** making a finding of public convenience or necessity for the issuance of a Type 40 (on-sale beer) Alcoholic Beverage Control License at 673 Plumas Street (19th Hole Taproom)

10. 2025 Wastewater Collections Improvements Project

Adopt **Resolution 25-099** adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications for the 2025 Watewater Collections Improvements Project and authorizing advertisement for bids on the project

11. Appointment to Regional Housing Authority

Approve the Mayor's Recommendation for Citizen Appointment to the Regional Housing Authority effective immediately

The motion was passed unanimously

Business Items

12. Add an Administrative Assistant to Public Works Department and Approve Side Letter with Mid-Manager's unit

Vice-Mayor Boomgaarden moved and Councilmember Pasquale seconded the motion to:

Adopt **Resolution 25-100** adding 1.0 full-time Administrative Assistant position to Budget Unit 1905, Public Works Administration; approving a recruitment to fill the position with a regular, full-time appointment; and authorizing the City Manager and Human Resources Director to execute a side letter agreement to update the class titles represented by the Mid-Manager's unit

The motion was passed unanimously

13. Regional Housing Authority - Richland Village Funding Assistance Request

Councilmember Pasquale moved and Councilmember Cole seconded the motion to:

Adopt **Resolution 25-101** to:

A. Approve the Regional Housing Authority's request for financial assistance in the amount of $1,500,000 for the Richland Village Affordable Housing project and;

B. Authorize the Finance Director to make a supplemental appropriation of $1,500,000 to Fund 298 Account 6098-65305 and;

C. Authorize the City Manager or designee to approve the necessary documents for processing the payment of the funding request to Regional Housing Authority

The motion was passed unanimously

14. Conduit Financing for the Richland Village Apartments Project located at 470 Bernard Drive

Mayor Shaw opened a Public Hearing

No public comment

Mayor Shaw closed the Public Hearing

Councilmember Cole moved and Vice-Mayor Boomgaarden seconded the motion to:

Adopt **Resolution 25-102** approving the issuance of the Bonds by the CMFA for the benefit of Richland Village LP (the "Borrower"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code

Section 6500 (and following)

The motion was passed unanimously

15. Zoning Code Amendment (ZC) 25-01, Rezoning 25-02; Plumas Street Overlay District

Mayor Shaw opened a Public Hearing

Marni Sanders spoke

Mayor Shaw closed the Public Hearing

Councilmember Pasquale moved and Councilmember Kirchner seconded the motion (including the added language re: wine tasting) to:

> Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City finding that Zoning Code Amendment ZC 25-01 and Rezoning 25- 02 is not subject to environmental review and approving Zoning Code 25- 01 and REZONING 25-02, revising Title 8, Chapter 5, Article 38 of the Municipal Code to provide for Overlay Districts, adoption of an X28 District establishing the Downtown Plumas Street Overlay District, to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 License and rezoning certain properties among Plumas Street, Forbes Avenue, Scoot Street and Center Street from Community Commercial District (C-2) Specific Plan to C-2-X28-SP

The motion was passed unanimously

Item 16 was pulled from the agenda

~~**16. Introduction to the Water Rate Study**~~

~~Action: Direct staff to finalize the Water Rate Study for adoption and initiation of the Proposition 218 process~~

Future Agenda Items

17. Future Agenda Items

Mayor Shaw requested follow-up re: pop-up restaurants and mobile vending

Councilmember Pasquale requested that the penalties for mobile vending be stronger

Councilmember Boomgaarden suggested an update from the Sikh Parade Ad Hoc Committee

Reports and Communications

18. City Manager's Report

19. 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 in memory of Greg Harris (Shon Harris' father) and Neil Brookman (Stacy Brookman's father) at 7:28 PM

_____

Dave Shaw, Mayor

ATTEST:

_____

Ciara Wakefield, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Police Department
Presentation By: Brent Slade, Police Commander

Summary

Subject: Proposed Amendment to AB 481 Military Equipment Use Policy

Recommendation: A. Adopt a Resolution Approving an amendment to the AB 481 Military Equipment Use Policy to remove one (1) DJI Matrice 350 RTK Unmanned Aircraft System (UAS) and replace it with two (2) Autel Evo Max 4T UAS devices
B. Approve the use of COPS Grant funding previously allocated by the City Council for the DJI Matrice 350 RTK to instead be used for the purchase of two (2) Autel Evo Max 4T UAS devices

Fiscal Impact: There is no additional fiscal impact. The purchase of the two Autel Evo Max 4T drones will be funded through the COPS Grant funds previously allocated for the DJI Matrice 350 RTK.

Purpose:

To request City Council approval for an amendment to the adopted AB 481 Military Equipment Use Policy to remove one UAS model from the inventory and replace it with two more cost-effective and operationally appropriate system.

Council's Strategic Goal:

This item supports the City Council's Strategic Goal of Public Safety.

Background:

Assembly Bill 481 (AB 481) requires law enforcement agencies to obtain City Council approval, via ordinance, prior to acquiring or modifying the use policy related to military equipment, which includes unmanned aerial systems (UAS). The Yuba City Police Department maintains an AB 481 Military Equipment Use Policy as required by state law.

In a prior action, the City Council approved the use of COPS Grant funding to purchase a DJI Matrice 350 RTK UAS, included as Item #3 in the current AB 481 report. However, when staff went to purchase the UAS the company would not honor the quote and requested additional funding to cover the increase in costs related to the tariffs and their profit margin.

The proposed amendment to the AB 481 Report is:

Remove:

- **DJI Matrice 350 RTK**
  Cost: $30,980.00
  Quantity: 1
  Description: Weighs 6.47 kg; 2.7 kg payload capacity; 55-minute flight time; 7,700-foot ceiling; equipped with infrared, spotlight, and zoom capabilities up to 1,000 meters.

Add:

- **Autel Evo Max 4T**
  Cost: $13,135.98 each
  Quantity: 2
  Description: Weighs 3.62 pounds; 3-pound payload capacity; 42-minute flight time; 13,124-foot ceiling; includes 4K camera with 10x optical zoom and long-range Skylink 3.0 transmission.

Analysis:

The Autel Evo Max 4T offers improved performance in several key areas, including weight, flight elevation, and camera technology, while significantly reducing unit cost. The acquisition of two Autel Evo Max 4T units ensures operational redundancy and greater deployment flexibility across patrol and investigative operations.

The total cost of the two Autel UAS units is $26,271.96, which is less than the originally approved DJI Matrice 350 RTK purchase.

Fiscal Impact:

There is no additional fiscal impact. The purchase of the two Autel Evo Max 4T drones will be funded through the COPS Grant funds previously allocated for the DJI Matrice 350 RTK.

Alternatives:

-Find alternative UAS
-Reject the proposed amendment to the AB 481 report

Recommendation:

A. Adopt a Resolution approving an amendment to the AB 481 Military Equipment Use Policy to remove one (1) DJI Matrice 350 RTK Unmanned Aircraft System (UAS) and replace it with two (2) Autel Evo Max 4T UAS devices
B. Approve the use of COPS Grant funding previously allocated by the City Council for the DJI Matrice 350 RTK to instead be used for the purchase of two (2) Autel Evo Max 4T UAS devices.

Attachments:
1. RESOLUTION
2. AMENDED AB 481 2024 REPORT

3. UPDATED POLICY 707
4. AUTEL QUOTE

Prepared By:
Brent Slade
Police Commander

Submitted By:
Robert Bendorf
Interim City Manager

Exhibit A

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY, CALIFORNIA, APPROVING AN AMENDMENT TO THE AB 481 MILITARY USE POLICY AND AUTHORIZING THE REALLOCATION OF COPS GRANT FUNDS TO PURCHASE TWO AUTEL EVO MAX 4T UNMANNED AIRCRAFT SYSTEMS

WHEREAS, AB 481, codified as Government Code Sections 7070 through 7075, required that Yuba City Police Department ("YCPD") begin the process of obtaining approval from City Council prior to acquiring or modifying the use of military equipment, including unmanned aircraft systems (UAS); and

WHEREAS, on March 04, 2025, the City Council approved the Yuba City Police Department to purchase a DJI Matrice 350 RTK UAS, using COPS Grant funding; and

WHEREAS, the police department has determined that the Autel Evo Max 4T UAS is the more cost-effective and operationally beneficial alternative to the DJI Matrice 350 RTK, offering improved deployment flexibility, technical capabilities, and mission efficiency; and

WHEREAS, the police department proposes to amend the AB 481 Military Equipment Use Policy to remove the DJI Matrice 350 RTK from inventory and replace it with two (2) Autel Evo Max 4T UAS devices

WHEREAS, the approved updated policy was made available to the public on YCPD's internet website on July 25, 2025, which was within thirty (30) days prior to the public hearing held on September 2nd, 2025, concerning the approved Policy 707, in accordance with Government Code section 7071(b); and

WHEREAS, the updated Approved Policy was reviewed by the City of Yuba City legal counsel; and

WHEREAS, the City Council finds that the updated Approved Policy meets the requirements of AB 481.

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

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

SECTION 2. The City Council hereby approves the proposed amendment to the AB 481 Military Use Policy to remove the DJI Matrice 350 RTK UAS and add two (2) Autel Evo Max 4T UAS devices as described in the staff report.

SECTION 3. The City Council authorizes the reallocation of COPS Grant funds previously approved for the DJI Matrice 350 RTK to instead be used for the purchase of two (2) Autel Evo Max 4T UAS devices.

SECTION 4. The Approved updated Policy, attached hereto as Exhibit C and incorporated by reference, is hereby adopted.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this ordinance, including the provisions of the Approved Policy, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such a decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. The City Clerk is hereby authorized and directed to certify as the passage of this Resolution and to give notice thereof by causing copies of this Resolution to be posted in three public places throughout the City, or published in a county newspaper that is circulated in the City, within 15 days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED and ADOPTED this 2nd day of September, 2025.

_____
Dave Shaw, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

_____
Shannon Chaffin, City Attorney

Exhibit B

5/20/2025

AB 481 EQUIPMENT REPORT

Prepared by Commander Brent Slade
CITY OF YUBA CITY

Updated 4/21/25

"The annual military equipment report shall, at a minimum, include the following information for the immediately preceding calendar year for each type of military equipment:

***(1)** A summary of how the military equipment was used and the purpose of its use.*

***(2)** A summary of any complaints or concerns received concerning the military equipment.*

***(3)** The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.*

***(4)** The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.*

***(5)** The quantity possessed for each type of military equipment.*

***(6)** If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.*

***(b)** Within 30 days of submitting and publicly releasing an annual military equipment report pursuant to this section, the law enforcement agency shall hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment."*

Ca. Gov. Code § 7072

Table of Contents

Page	Subject
3	Current Equipment List
4	Unmanned Aircraft System (UAS)
5	Robots
6	Armored Vehicles
7-8	40 MM Launchers and Rounds
9-10	Less Lethal Shotgun
11	Combined Systems LC5 40MM Launching Cup
12-13	Distraction Devices
14	Rifles
15-16	Chemical Agent and Smoke Canisters
17-19	Explosive Breaching Tools
20-21	PepperBall Launcher

Current Equipment

Unmanned Aircraft System (UAS)

Armored Vehicle

Less Lethal Shotgun

Distraction Devices

Chemical Agent and Smoke Canisters

PepperBall Launcher

Robots

40 MM Launchers and Rounds

Combined Systems LC5 40MM Launching Cup

Rifles

Explosive Breaching Tools

Unmanned Aircraft System (UAS)

An unmanned aircraft along with the associated equipment necessary to control it remotely.

Description, quantity, capabilities, and purchase cost of current UAS:

1. DJI MAVIC MINI 2, cost: $630 each, quantity: 6. Small UAS that weighs approximately 249 grams and is able to record video and audio with approximately 32 minutes of flight time.

2. Autel Robotics EVO II Dual 640T, cost: $8500.00, quantity: 1. UAS that weighs approx.1.15 kilograms and is able to record video, thermal video, audio, and is able to project audio, with approximately 38 minutes of flight time.

3. ~~DJI Matrice 350 RTK, cost: $30,980.00, quantity: 1. UAS which weighs 6.47 kilograms and can carry 2.7 kilograms of cargo, has a flight time of up to 55 minutes, can operate at elevations of up to 7,700 feet, and has advanced infrared and spotlight capabilities with zoom capabilities of up to 1,000 meters~~.

   Autel Evo Max 4T, cost $13,158.98, quantity: 2. UAS weights 3.62 pounds and can carry 3-pounds of cargo, has a flight time of up to 42-minutes, can operate at elevations of up to 13,124 feet, has a 4K camera with 10x optical zoom and long-range Skylink 3.0 transmission.

Purpose

To be deployed when its view would assist officers or incident commanders with the following situations, which include but are not limited to:

1. Missing Persons
2. Any rapidly evolving or developing emergency situation
3. SWAT deployments/tactical situations
4. Crime scene investigations

Authorized Use

Only assigned operators who have completed the required training shall be permitted to operate any UAS during approved missions.

Expected Life Span

All UAS equipment, 3-5 years.

Fiscal Impact

The annual maintenance and battery replacement cost is approximately $4,000. The training cost is $200. Budgeted departmental equipment and training funds are used for these items.

Training

All Department UAS operators are licensed by the Federal Aviation Administration for UAS operation. In addition, each operator must maintain a minimum of 1 hour of flight time per month as well as quarterly training.

(2) There have been no complaints of concern regarding the department military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and no actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no equipment being sought.

Robots

A remotely-controlled unmanned machine that operates on the ground, which is utilized to enhance the safety of the community and officers.

Description, quantity, capabilities, and purchase cost

1. Avatar II Tactical Robot, Robotx Technology Solutions, cost: $12,389 each, quantity: 1. The Avatar II Tactical Robot is a rugged, easy to use, tactical robot which enhances the capabilities of law enforcement and first-responders by allowing them to safely and quickly inspect dangerous situations. The Avatar II has the ability to navigate rugged terrain, climb stairs, and is equipped with a microphone and speaker to communicate with dangerous suspects.

   This item will no longer serve a purpose and will be taken offline on the next annual report for 2026.

Purpose

To be used to remotely gain visual/audio data, open doors, communicate with barricaded subjects and clear buildings.

Authorized Use

Only assigned operators who have completed the required training shall be permitted to operate the robots identified. Use is established by the SWAT Team Leader, Tactical Commander and or Incident Commander.

Expected Life Span

All robots, 10-15 years.

Fiscal Impact

Annual maintenance and battery replacement cost is approximately $500. Budgeted department equipment funds are used for this item.

Training

Robot operator training is conducted annually during SWAT trainings. Training cost is $200

(2) There have been no complaints or concerns received concerning the military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no equipment being sought.

Armored Vehicles

Commercially produced wheeled armored personnel vehicle utilized for law enforcement purposes.

Description, quantity, capabilities, and purchase cost

1. LENCO BEARCAT, G2, cost: $315,518.65, quantity: 1. The Lenco Bearcat, G2, is an armored vehicle that seats 10-12 personnel with an open floor plan that allows for rescue of down personnel. It can stop various projectiles, which provides greater safety to citizens and officers beyond the protection level of shield and personal body armor.

Purpose

To be used in response to critical incidents to enhance officer and community safety, improve scene containment and stabilization, and assist in resolving critical incidents.

Authorized Use

The use of armored vehicles shall only be authorized by a watch commander or SWAT commander, based on the specific circumstances of a given critical incident. Armored vehicles shall be used only by officers trained in their deployment and in a manner consistent with Department policy and training.

Lifespan

Lenco Bearcat models G2 and G3, 25 years.

Fiscal Impact

Annual maintenance cost of approximately $10,000. There has been no training cost associated with these vehicles. Maintenance for the vehicles is funded by budgeted Public Works funds for vehicle maintenance.

Training

All driver/operators shall attend formalized instruction and be trained in vehicle operations and practical driving instruction.

(2) There have been no complaints or concerns regarding the department's military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought.

40 MM Launchers and Rounds

40MM Launchers are utilized by department personnel as a less lethal tool to launch impact rounds and as a method to deploy chemical agents from a safe distance.

Description, quantity, capabilities, and purchase cost

1. DEFENSE TECHNOLOGY, 40MM SINGLE SHOT LAUNCHER, LMT #1425, cost: $1098, quantity: 7. The 40MM Single Launcher is a tactical single shot launcher. It will launch a 40MM less lethal projectiles and 40MM chemical agency projectiles.

2. PENN ARMS, 40MM LAUNCHER, #GL1-40, cost: $1003, quantity: 8. The 40MM Single Launcher is a tactical single shot launcher. It will launch a 40MM less lethal projectiles and 40MM chemical agency projectiles.

3. PENN ARMS, 40MM MULTI-LAUNCHER, #GL65-40, cost: $3146, quantity: 1. The 40MM Multi-Launcher is a tactical platform capable of holding six projectiles in the launcher. It will launch a 40MM less lethal projectiles and 40MM chemical agency projectiles. This platform is more suitable for deploying multi projectiles in a shorter amount of time. This is effective during less lethal and or chemical agent deployments.

4. COMBINED TACTICAL SYSTEMS 40MM SPONGE SPIN STABILIZED FOAM BATON . #4557, cost $21.33, quantity: (Up to 300). A less lethal 40mm lightweight plastic and foam projectile fired from a single or multi-round purpose built 40mm launcher with a rifled barrel at 260 FPS. The 60-gram foam projectile delivers 120 ft/lbs. of energy on impact. The 40mm Exact Impact Sponge Round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 150 feet from the target

Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable.

Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

a. Self-destructive, dangerous and/or combative individuals.
b. Riot/crowd control and civil unrest incidents.
c. Circumstances where a tactical advantage can be obtained.
d. Potentially vicious animals.
e. Training exercises or approved demonstrations.
f. Barricaded subjects

Training

Sworn members utilizing 40MM less lethal, chemical agents or impact rounds are trained in their use by POST certified less lethal and chemical agent instructors.

Lifespan

1. Defense Technology LMT #1425- 25 years.
2. Penn Arms #GL1-40- 15 years.
3. Penn Arms GL65-50-15 years.
4. Federal labs 37MM Multi-launcher-10 years.
5. Model 6325 Exact Impact Sponge- 5 years.

FISCAL IMPACT

Annual maintenance is approximately $50 for each launcher. Training cost is 2 rounds per year per officer, totaling approximately $2,559. During 2024, a re-supply of 40mm baton rounds was purchased for $1599. Budgeted police funds are used for the training costs of this equipment.

(2) There have been no complaints or concerns regarding the department's military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought with the exception of additional ammunition needed for training or deployment.

Less Lethal Shotgun

Less Lethal Shotgun is used to deploy the less lethal 12-gauge Super-Sock Beanbag Round.

Description, quantity, capabilities, and purchase cost

1. REMINGTON 870 LESS LETHAL SHOTGUN, cost: $946, quantity: 13. The Remington 870 Less Lethal Shotgun is used to deploy the less lethal 12-gauge Super-Sock Beanbag Round up to a distance of 75 feet. The range of the weapon system helps to maintain space between officers and a suspect reducing the immediacy of the threat which is a principle of De-escalation.
2. 12-GAUGE SUPER-SOCK BEANBAG ROUND, #2581 cost: $6, quantity: (up to 1000). A less lethal 2.4-inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS). CTS Super-Sock rounds are discharged from a dedicated 12-gauge shotgun that is distinguishable by an orange butt stock and fore grip. This round provides accurate and effective performance when fired from the approved distance of not fewer than five (5) feet. The maximum effective range of this munition is up to 75 feet from the target. The Model 2581 Super-Sock is in its deployed state immediately upon exiting the barrel. It does not require a minimum range to "unfold" or "stabilize." The Super-Sock is an aerodynamic projectile. However, accuracy is relative to the shotgun, barrel length, environmental conditions, and the operator. The Super-Sock is very accurate. However, effectiveness depends on many variables, such as distance, clothing, stature, and the point where the projectile impacts.

Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable.

Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

a. Self-destructive, dangerous and/or combative individuals.
b. Riot/crowd control and civil unrest incidents.
c. Circumstances where a tactical advantage can be obtained.
d. Potentially vicious animals.
e. Training exercises or approved demonstrations.

Lifespan

1. Remington 870 Less Lethal Shotgun- 25 years.
2. Super Sock Round- No listed expiration date.

Fiscal Impact

The annual maintenance is approximately $50 for each shotgun. Training costs are 5 rounds per year per officer, totaling approximately $1,950. During 2024, a re-supply of less lethal 12-gauge rounds was purchased for $1,852. Budgeted police funds are used for the training costs of this equipment.

Training

All officers are trained in the 12 gauge less lethal shotgun as a less lethal option by in-service training. SWAT personnel receive additional training internally when they transfer to the unit.

(2) There have been no complaints or concerns regarding the department military equipment in 2024.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought with the exception of additional ammunition needed for training or deployment.

Combined Systems LC5 40MM Launching Cup

Cups that attach to 12 gauge less lethal shotguns which allow officers to launch canisters of chemical agents or smoke.

Description, quantity, capabilities, and purchase cost

COMBINED SYSTEMS LC5 40MM LAUNCHING CUP, cost: $150, quantity: 1. The LC5 Launching Cups are designed for the 5200 series grenades. The cups can be attached to virtually any 12ga shotgun and the munition launched with our model 2600 launching cartridge.

Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Allows chemical agents to be deployed from a distance, behind cover and concealment.

Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

1. Self-destructive, dangerous and/or combative individuals.
2. Riot/crowd control and civil unrest incidents.
3. Circumstances where a tactical advantage can be obtained.
4. Potentially vicious animals.
5. Training exercises or approved demonstrations.

Lifespan

Combined Systems LC5 40MM Launching Cup- 25 years

Fiscal Impact

No annual maintenance. There are no additional training costs for this.

Training

Officers utilizing the launching cups are trained by POST certified chemical agent instructors.

(2) There have been no complaints or concerns regarding the department military equipment in 2024.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought.

Distraction Devices

A device used to distract dangerous persons.

Description, quantity, capabilities, and purchase cost

1. COMBINED TACTICAL SYSTEMS, 7290-2 FLASH-BANG, cost: $62, quantity: (up to 60). A non-bursting, non-fragmenting multi-bang device that produces a thunderous bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations.
2. COMBINED TACTICAL SYSTEMS, 7290M MINI FLASH-BANG, cost: $45, quantity: (up to 150). The 7290M Flash-Bang exhibits all the same attributes of its larger counterpart but in a smaller and lighter package. Weighing in at just 15 ounces the new 7290M is approximately 30% lighter than the 7290 but still has the same 175db output of the 7290 and produces 6-8 million candelas of light. 8 of these devices were used on real-world incidents and 3 were used during training
3. COMBINED TACTICAL SYSTEMS, 7290-9 FLASH-BANG, cost: $139, quantity: (Up to 50). A non-bursting, non-fragmenting multi (9)-bang device that produces a thunderous bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations. One of these devices was used in training and one was used during a real-world incident

Purpose

A distraction device is ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations. To produce atmospheric overpressure and brilliant white light and, as a result, can cause short-term (6 - 8 seconds) physiological/psychological sensory deprivation to give officers a tactical advantage.

Authorized Use

Diversionary Devices shall only be used:

a. By officers who have been trained in their proper use.
b. In hostage and barricaded subject situations.
c. In high-risk warrant (search/arrest) services where there may be extreme hazards to officers.
d. During other high-risk situations where their use would enhance officer safety.
e. During training exercises.

Lifespan

Until used.

Fiscal Impact

No annual maintenance. There is no training cost outside of normal scheduled SWAT training. The cost of training devices is approximately $1,080 (approximately 2 devices deployed in training per year, per operator). During 2024, $1645 was spent on replenishing the inventory of distraction devices. Budgeted police funds are used for the replacement costs of this equipment.

Training

Prior to use, officers must attend divisionary device training that is conducted by Post certified instructors.

(2) There have been no complaints or concerns regarding the department military equipment in 2024.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought with the exception of additional devices needed to re-supply inventory due to training or deployments.

Rifles

Guns that are fired from shoulder level, having a long spirally grooved barrel intended to make bullets spin and thereby have greater accuracy over a long distance.

Description, quantity, capabilities, and purchase cost

1. GA Precision (AR-10) .308 CALIBER RIFLE, MODEL GAP-10, cost: $3,580.00, quantity: 1. The GAP-10 with 18" Barrel, AR-10, is a precision style rifle. This firearm is chambered in .308 Winchester/7.62 NATO and has an 18" barrel. This rifle is primarily used in an overwatch capacity to protect the community during large events and Tactical Situations that require Sniper Response. The GAP-10 is no longer being produced. The 2nd Generation GAP-10 retails for $3,724.00.
2. FNH SCAR-17 .308 caliber rifle, cost: $1800 each Quantity: 2. The SCAR with 18" barrel is a precision-style rifle that is more powerful than a standard rifle. The firearm is chambered in a .308 Winchester/7.62 NATO. This rifle is primarily used in an overwatch capacity to protect the community during large events and Tactical Situations that require Sniper Response.
3. Hornady .308 Winchester 168 gr ELD-M Tap rifle round cost, $250 per case of 200. Quantity: (Up to 40 cases).

Purpose

To be used as precision weapon to address a threat with more precision and/or greater distances than a handgun, if present and feasible.

Authorized Use

Only members that are POST certified are authorized to use a rifle.

Lifespan

1. GA Precision GAP-10 .308 rifle – 15 years
2. (SCAR INCLUSION) FNH SCAR-17 .308 caliber rifle -15 years
3. (.308 AMMO INCLUSION) Hornady .308 Winchester 168 gr ELD-M Tap rifle round – No expiration

Fiscal Impact

Annual maintenance is approximately $50 for each rifle. The associated training cost is for the .308 ammunition. During 2024, $1,063 was spent on .308 ammunition for training. Funds for maintenance and ammunition is from budgeted police equipment funding.

Training

Prior to using a rifle, officers must be certified by POST instructors in the operation of the rifle. Additionally, all members that operate any rifle are required to pass a range qualification two times a year.

Audit

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) No additional military equipment is needed in the next year with the exception of replenishing expended rounds used during training and actual deployments.

Chemical Agent and Smoke Canisters

Canisters that contain chemical agents that are released when deployed.

Description, quantity, capabilities, and purchase cost

1. COMBINED TACTICAL SYSTEMS (CTS), Baffled Riot CS Smoke Grenade, 5230B, cost: $39.81, quantity: (Up to 60). This pyrotechnic grenade designed for indoor use delivering a maximum amount of irritant smoke throughout multiple rooms with minimal risk of fire. The munition is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. This canister can be hand thrown or launched from a fired delivery system. The canister is 6.2 in. by 2.6 in. and holds an approximately 25 gm. of active agent payload. It has an approximate burn time of 20-40 seconds. 9 of these were used in real-world scenarios
2. COMBINED TACTICAL SYSTEMS (CTS), 40mm CS Liquid Barricade Projectile, 4330, cost: $26.97, quantity: (Up to 75) . The 40mm CS Liquid Barricade Projectile is designed specifically for penetrating intermediate barriers, such as single pane exterior windows, vehicle windows, pressed wood particle doors, 1-2 layers of wallboard, and interior hollow core doors, and deliver irritant agents into an adjacent room(s). This launchable munition is 4.1 in. long and 40mm in diameter and holds approximately 10 gm of active agent.
3. COMBINED TACTICAL SYSTEMS (CTS), Outdoor Tactical Grenade CS, 8230, cost $25.37, quantity: (Up to 30) . The smallest diameter burning grenade that discharges a high volume of smoke and chemical agent through multiple emission ports. Specifically, for outdoor use or in a “Fire safe deployment canister” and it should not be deployed on rooftops, in crawl spaces or indoors due to fire producing capability. Can be hand thrown or launched. This grenade will deliver approximately 30 gm. of agent during its 20-40 second burn time. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement and Corrections.
4. COMBINED TACTICAL SYSTEMS (CTS), White Smoke Canister Grenade, #6210, cost: $31.72, quantity: (Up to 20). White indoor/outdoor smoke grenades are used for obscuring tactical movement and signaling or marking a landing zone. Emits grey-white smoke only for approximately 20 to 40 seconds. It is approximately 6.0 in. in length by 2.34 in. Does not contain chemical agents.
5. COMBINED TACTICAL SYSTEMS (CTS), White Smoke Canister Grenade, #6210HC, cost: $35.50, quantity: (Up to 35). White outdoor smoke grenades are used for obscuring tactical movement and signaling or marking a landing zone. Emits grey-white smoke only for approximately 20 to 40 seconds. It is approximately 6.0 in. in length by 2.34 in. Does not contain chemical agents.
6. COMBINED TACTICAL SYSTEMS (CTS), OC-CS Vapor Grenade, 6343, cost: $43, quantity: (Up to 10). The OC-CS Vapor Aerosol Grenade is for law enforcement and corrections use to deliver a high concentration of Oleoresin Capsicum (OC) and compound 2-chlorobenzalmalononitrile (CS) in a powerful mist. The grenade is designed for indoor use in confined areas and once deployed, inflames the mucous membranes and exposed skin resulting in an intense burning sensation. The incapacitating effect of the OC-CS Vapor on the subject is dramatic and requires no personal decontamination. Removing the subject from the affected area to fresh air will resolve respiratory effects within minutes. The OC-CS Vapor Aerosol Grenade is ideal for cell extractions or barricades situations where the use of pyrotechnic, powder or liquid devices is not practical or desired. The munitions contain 30 gm of active OC-CS chemical agents.
7. DEFENSE TECHNOLOGY, OC AEROSOL GRENADE 1.3% FOGGER, 6 OUNCE, #56854, cost: $24.90, quantity: (Up to 20). The 6 oz. OC Aerosol Grenade will deliver its payload of 1.3% MC% OC in 20-25 seconds. This is an anatomized mist which enhances the pungent 1.3% OC formulation. Ideal for area denial areas like attics, garages, etc. This device has minimum clean up. The canister may also be handheld to direct the spray pattern. This product is designed to provide room clearing ability with minimum clear up requirements.
8. DEFENSE TECHNOLOGY, OC AEROSOL GRENADE 1.3% FOGGER, 1 OUNCE, #56814, cost: $18.65, quantity: (Up to 20). The 1 oz. OC Aerosol Grenade will deliver its payload of 1.3% MC% OC in 20-25 seconds. It is ideal for situations where the use of pyrotechnic, powder, or liquid devices are not practical or desired. The 1.3% Major Capsaicinoids provides sufficient effects in confined areas of up to

6,000 cubic feet such as attics, crawl spaces, garages, and interior rooms. The Aerosol Grenade Fogger was designed as an operator controlled instantaneous initiated aerosol grenade. It is a non-pyrotechnic that contains no CFCs, is not a fire hazard and requires minimal decontamination.

9. DEFENSE TECHNOLOGY, MUZZLE BANG LAUNCHING CARTRIDGE, 12 gauge. #1210, cost $8.50, quantity (Up to 30). This munition incorporates an opaque shell and utilizes black powder as the propellant. It has the ability to be used alone as a Muzzle Bang for crowd management or for propelling grenades when using the 1370 Launching Cup.

Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Situations for use of the less lethal weapon systems may include, but are not limited to:

a. Self-destructive, dangerous and/or combative individuals.
b. Riot/crowd control and civil unrest incidents.
c. Circumstances where a tactical advantage can be obtained.
d. Potentially vicious animals.
e. Training exercises or approved demonstrations.

Authorized Use

Only officers who have received POST certification in the use chemical agents are authorized to use chemical agents.

Training

Sworn members utilizing chemical agent canisters are certified by POST less lethal and chemical agents instructors.

Lifespan

5 years from manufacturing date. Budgeted police funds are used for the training costs of this equipment.

Fiscal Impact

No annual maintenance. Training cost is the replacement of training and gas used during actual deployments. During 2024, a re-supply of chemical agents cost the following: $754.56 on 40mm CS ferret rounds.

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) No additional military equipment is needed in the next year with the exception of replenishing expended rounds used during training and actual deployments.

Explosive Breaching Tools

Tools that are used to conduct an explosive breach.

Description, quantity, capabilities, and purchase cost

1. ROYAL REMINGTON 870 EXPRESS BREACHING SHOTGUN, Cost: $500, quantity: 3. This weapon allows for Breachers to safely utilize shotgun breaching rounds in order to destroy deadbolts, locks, and hinges. The stand-off that is attached to the end of the barrel allows for positive placement of the gun into the correct position and vents gases to prevent overpressure. This weapon can also defeat windows and sliding glass doors with a flash bang round. A less lethal 2.4-inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS).
2. ROYAL ARMS TESAR-1 ORANGE CAP 275 GRAIN COPPER FRANGIBLE BREACHING ROUND, Cost: $8 per round, quantity: (Up to 30). The round is fired from a breaching shotgun and is used to destroy solid wood doors, locks and hinges.
3. ROYAL ARMS TESAR-2 BACK CAP 425 GRAIN COPPER FRANGILBE BREACHING ROUND, Cost: $8 per round, quantity: (Up to 200). The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
4. ROYAL ARMS TESCR#3 GREEN CAP 375 GRAIN CLAYVON FRANGIBLE BREACHING ROUND, Cost: $5 per round, quantity (Up to 30). The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
5. ROYAL ARMS FB-82H 12-GAUGE 82 GRAIN FLASH BANG HARD BREACHING ROUND, Cost: $6.50 per round, quantity: (Up to 30). The rounds are fired from a breaching shotgun and is used as a diversionary round and can be used to break glass and shot at a velocity of 270-290 feet per second (FPS).
6. ROYAL ARMS MB-70S 12 GAUGE MUZZLE BLAST FLASH BANG SOFT BREACHING ROUND, cost: $6.50 per round, quantity: (Up to 30). The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
7. ROYAL ARMS TESAR-4 YELLOW CAP 750 GRAIN COPPER FRANGIBLE BREACHING ROUND, cost: $9 per round, quantity: (Up to 30). The round is fired from a breaching shotgun and is used as a diversionary round and can be used to break glass.

Items intended to be purchased during 2025

The following list of items would need to be purchased as an initial start-up for an explosive breaching program. Annual costs would just replace items as they run out. Total annual cost of maintenance is listed in the fiscal impact below. The equipment would be purchased utilizing budgeted funds for police equipment.

Energetic Compositions (5-year shelf life)

1) 18 gr Det Cord 200’ (Up to) (est. $200)
    a. Can be used to create precision-based charges
    b. Can create up to 33 linear charges
2) 25 gr Det Cord 200’ (Up to) (est. $200)
    a. Used to +/- N.E.W (net explosive weight) with moderate adjustments
    b. Can create up to 33 linear charges
3) 50 gr Det Cord 200’ (Up to) (est. $200)
    a. The standard composition for Law Enforcement programs
    b. Can create up to 33 linear charges
4) 100 gr Det Cord 200’ (Up to) (est. $200)
    a. Most suitable for commercial and/or security screen doors
    b. Can create up to 33 linear charges
5) 14 gr Blasting caps (qt 25) with 30’ leads (est. $15ea/ $375 total)

Non-consumable Components:

1) CGS Pandora Firing system x2 (est. $2,200)
2) Coyote Gordita Energetics equipment bag x2 (est. $200)
3) Measuring tape x2 (est. $20)
4) Razor knives x2 (est. $20)
5) Storage Type 2 Magazine (already possessed)
6) Storage Type 3 Magazine (1 day box) (est. $1000)
7) Shock tube cutters (PTFE) x4 (est. $40)
8) Soileater shocktube container (2) (est. $50)

Consumable Components:

1) 209 Primers (50-100) (est. $20)
2) Breachers tape (2 50" rolls 60mil) (est. $114)
3) Hydrogel tape (1 300' roll) (already possessed)
4) Duct Tape (5 rolls) (est. $40)
5) Electrical Tape (5 rolls) (est. $25)
6) Gaffers Tape (5 rolls) (est. $50)
7) Double-sided Tape (generic 2 rolls) (est. $25)
8) K-Clips (50 pack) (est. $250)
9) Delivery Hose (free through YCFD/LFD)
10) 330B 8" rubber plates x4 (est. $50)
11) Water bags/IV bags (free)
12) Gel powder ($20)
13) FRP Trim ¼" x 1-3/8"x96" (8) (est. $40)
14) Miscellaneous: rubber strips, food containers, pipe insulation, rubber bands, otter pops, hot glue gun, etc. (est. $75)

Purpose

To safely gain entry into a structure. The following items would be purchased in 2024 and are intended to give the SWAT Team the capability to utilize explosive breaching. Explosive breaching is a fast, effective, and safe way to gain quick entry into a dwelling or structure during high-risk situations.

Authorized Use

Explosive breaching may only occur after authorization by the Incident Commander or SWAT Commander in the field, and during training exercises. Use of explosive breaching equipment requires officers to be trained in the application of equipment.

Lifespan

1. Breaching Shotgun- 25 years
2. Royal Arms Tesar-1 orange cap 275 grain copper breaching round- 5 years
3. Royal Arms Tesar-2 black cap 425 grain copper breaching round- 5 years
4. Royal Arms Tesar-3 green cap 375 grain clayvon frangible breaching round- 5 years
5. Royal Arms FB-82H 12-gauge 82 grain flash bang hard core breaching round- 5
6. Royal Arms MB-70S 12-gauge muzzle blast flash bang soft breaching round- 5 years
7. Royal Arms Tesar-4 yellow cap 750 grain copper frangible breaching round- 5 years **(Initially excluded lifespan information) **
8. Energetic Compositions- 5 years
9. Non-Consumable Components- Varies an excess of 5 years
10. Consumable Components- 2-3 years depending on the product

Fiscal Impact

Annual maintenance is approximately $500 for 12-gauge shotgun rounds. The initial startup for the explosive breaching program is $5,414, which is a shared cost with the Yuba County Sheriff's Department ($2,707 is the YCPD portion). Estimated replacement cost of items associated with explosive charge breaching is up to $950. This is a split cost with the Yuba County Sheriff's Department. Training cost is the actual cost of any replacement rounds for shotgun breaching. Training costs for explosive breaching is an average of $2,000 per year. This is based on a total of 4 trained operators attending a course every 3 years to stay current on breaching. There were no additional replacement 12-gauge rounds during 2024. Budgeted police funds are used for the replacement costs of this equipment.

Training

Shotgun breaching shall be limited to SWAT personnel who have attended a Shotgun Breaching course or received documented training.

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) Replacement rounds for 12-gauge breaching rounds may be sought if needed. The above listed items are being sought for purchase during 2024.

PepperBall Launcher

A device that discharges irritant projectiles.

Description, quantity, capabilities, and purchase cost

1. PepperBall VKS CARBINE, cost: $1300, quantity 4. The Variable Kinetic System (VKS) is a compressed-air powered launcher designed to fire non-lethal PepperBall projectiles. The PepperBall VKS Carbine features a Dual Feed System that offers the ability to quickly switch between Hopper mode and Magazine mode for optimum versatility.
2. PepperBall FTC PRO Launcher, cost $700, quantity 2. The FTC Launcher is a compressed air powered launcher designed to fire non-lethal PepperBall projectiles. The PepperBall FTC is a hopper fed semi-auto system.
3. PepperBall LIVE PROJECTILE, cost: $2 per projectile, quantity 50 (up to 500). The basic PepperBall projectile contains 2% PAVA pepper powder, and is designed for direct impact and area saturation, especially in confined, interior spaces. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 0.5% PAVA Powder.
4. PepperBall LIVE-X PROJECTILE, cost: $3 per projectile, quantity 100 (up to 200). The Live Projectile contains a concentrated amount of PAVA pepper powder. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 5% PAVA Powder.
5. PepperBall LIVE MAXX PROJECTILE, cost $6 per projectile, quantity 50 (up to 100). The Live Maxx projectile contains a concentrated amount of PAVA pepper powder. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 5% MAXSAICINPAVA Powder.
6. PepperBall INERT PROJECTILE, cost: $.80 per projectile, quantity 950 (up to 1500). The VXR Inert Projectile is a non-lethal round. The projectile contains approximately no PAVA powder. This projectile is best for direct impact with no PAVA powder. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 0.0% PAVA powder.

Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Situations for use of the less lethal weapon systems may include but are not limited to:

a. Self-destructive, dangerous and/or combative individuals.
b. Riot/crowd control and civil unrest incidents.
c. Circumstances where a tactical advantage can be obtained.
d. Potentially vicious animals.
e. Training exercises or approved demonstrations.

Authorized Use

Only those officers who have been trained in the use of PepperBall launchers are authorized to use the PepperBall launchers.

Training

Sworn members utilizing PepperBall launchers and projectiles are trained in their use by POST certified less lethal and chemical agents instructors.

Lifespan

1. PepperBall VKS Carbine- 20 years

2. PepperBall FTC PRO Launcher- 20 years
3. PepperBall Live Projectile- 3 years
4. PepperBall Live-X Projectile- 3 years
5. PepperBall Live MAXX Projectile- 3 years
6. PepperBall Inert Projectile- 3 years
7. PepperBall VXR Inert projectile- 3 years

Fiscal impact

Annual maintenance is approximately $50 for each PepperBall launcher. During 2024, $1,542 in pepperball rounds was purchased to re-supply rounds used during training and deployments. Budgeted police funds are used for the replacement costs of this equipment.

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) No additional military equipment is needed in the next year with the exception of replenishing expended rounds used during training and actual deployments.

Exhibit C

Military Equipment

707.1 PURPOSE AND SCOPE

The acquisition of military equipment and its deployment in our communities may impact the public's safety and welfare. The public has a right to know about any funding, acquisition, or use of military equipment by local governmentofficials, as well· as a right to participate in any governmentagency's decision to fund, acquire, or use such equipment. Decisions regarding whether and how military equipment is funded, acquired, or used should give strong consideration to the public's welfare, safety, civil rights, and civil liberties, and should be based on meaningful public input.

707.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- Area denial electroshock devices, microwave weapons, water cannons, long-range acoustic devices (LRADs), acoustic hailing devices, and sound cannons.
- Kinetic energy weapons and munitions.

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- Any other equipment as determined by a governing body or a state agency to require additional oversight.

707.2 POLICY

It is the policy of the Yuba City Police Department that there are legally enforceable safeguards, including transparency, oversight, and accountability measures in place to protect the public's welfare, safety, civil rights, and civil liberties before military equipment is funded, acquired, or used.It is the policy of the Yuba City Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment.

707.3 MILITARY EQUIPMENT COORDINATOR

The Chief of Police should designate a member of this department to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

(a) Acting as liaison to the governing body for matters related to the requirements of this policy.

(b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.

(c) Conducting an inventory of all military equipment at least annually.

(d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Yuba City Police Department (Government Code § 7071).

(e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:

1. Publicizing the details of the meeting.
2. Preparing for public questions regarding the department’s funding, acquisition, and use of equipment.

(f) Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).

(g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

707.4 MILITARY EQUIPMENT INVENTORY

1 **.Unmanned Aircraft System (UAS):** An unmanned aircraft along with the associated equipment necessary to control it remotely.

a. Description. quantity. capabilities. and purchase cost of current UAS:

i. DJI MAVIC MINI 2, cost: $630 each, quantity: 4.Small UAS that weighs approximately 249 grams and is able to record video and audio with approximately

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32 minutes of flight time. The department intends to purchase 2 additional drones during 2024 for a total of 6.

ii. Autel Robotics EVO II Duel 640T, cost: $8,500, quantity: 1. UAS that weighs approx.1150 grams and is able to record video, thermal video, audio, and is able to project audio, with approximately 38 minutes of flight time.

iii. Autel Evo Max 4T, cost $13,158.98, quantity: 2. UAS weights 3.62 pounds and can carry 3-pounds of cargo, has a flight time of up to 42-minutes, can operate at elevations of up to 13,124 feet, has a 4k camera with 10x optical zoom and long-range Skylink 3.0 transmission.

b. Purpose

To be deployed when its view would assist officers or incident commanders with the following situations, which include but are not limited to:

(a) Missing Persons

(b) Any rapidly evolving or developing emergency situation

(c) SWAT deployments/tactical situations

(d) Crime scene investigations

c. Authorized Use

Only assigned operators who have completed the required training shall be permitted to operate any UAS during approved missions.

d. Expected Life Span

All UAS equipment, 3-5 years.

e. Ficscal Impact

Annual maintenance and battery replacement cost is approximately $4,000. Training cost is $200. Budgeted departmental equipment and training funds are used for these items.

f. Training

All Department UAS operators are licensed by the Federal Aviation Administration for UAS operation. In addition, each operator must maintain a minimum of 1 hour of flight time per month as well as quarterly training.

(2) There have been no complaints of concern regarding the department military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and no actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no equipment being sought.

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2. **Robots:** A remotely-controlled unmanned machine that operates on the ground, which is utilized to enhance the safety of the community and officers.

a. Description. quantity. capabilities. and purchase cost

i. Avatar II Tactical Robot, Robotx Technology Solutions, cost: $12,389 each, quantity: 1. The Avatar II Tactical Robot is a rugged, easy to use, tactical robot which enhances the capabilities of law enforcement and first- responders by allowing them to safely and quickly inspect dangerous situations. The Avatar II has the ability to navigate rugged terrain, climb stairs, and is equipped with a microphone and speaker to communicate with dangerous suspects.

b. Purpose

To be used to remotely gain visual/audio data, open doors, communicate with barricaded subjects and clear buildings.

c. Authorized Use

Only assigned operators who have completed the required training shall be permitted to operate the robots identified at sections 2. Use is established by the SWAT Team Leader, Tactical Commander and or Incident Commander.

d. Expected Life Span

All robots, 10-15 years.

e. Fiscal Impact

Annual maintenance and battery replacement cost is approximately $200. Budgeted department equipment funds are used for this item.

f. Training

Robot operator training is conducted annually during SWAT trainings.

(2) There have been no complaints or concerns received concerning the military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no equipment being sought.

g. Legal and Procedural Rules

It is the policy of the Yuba City Police Department to utilize a robot only for official law enforcement purposes, and in a manner that respects the privacy of our community, pursuant to State and Federal law.

3. **Armored Vehicles** : Commercially produced wheeled armored personnel vehicle utilized for law enforcement purposes.

a. Description. quantity. capabilities. and purchase cost

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i. LENCO BEARCAT, G2, cost: $315,518.65, quantity: 1. The Lenco Bearcat, G2, is an armored vehicle that seats 10-12 personnel with open floor plan that allows for rescue of down personnel.It can stop various projectiles, which provides greater safety to citizens and officers beyond the protection level of shield and personal body armor.

iii.Mine-Resistant Ambush Protected (MRAP), cost: Free (Military 103 program), quantity: 0..The MRAP is an armored vehicle that seats 10-12 personnel with an open floor plan that allows for rescue of down personnel. It can stop various projectiles, which provides greater safety to citizens and officers beyond the protection level of shield and personal body armor. This item will be removed in the next annual report for 2024.

b. Purpose

To be used in response to critical incidents to enhance officer and community safety, improve scene containment and stabilization, and assist in resolving critical incidents.

c. Authorized Use

The use of armored vehicles shall only be authorized by a watch commander or SWAT commander, based on the specific circumstances of a given critical incident. Armored vehicles shall be used only by officers trained in their deployment and in a manner consistent with Department policy and training

d. Lifespan

Lenco Bearcat models G2 and G3, 25 years.

e. Fiscal Impact

Annual maintenance cost of approximately $10,000.

There has been no training cost associated with these vehicles. Maintenance for the vehicles is funded by budgeted Public Works funds for vehicle maintenance.

f. Training

All driver/operators shall attend formalized instruction and be trained in vehicle operations and practical driving instruction.

(2) There have been no complaints or concerns regarding the department's military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought.

g. Legal and Procedural Rules

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Use is established under General Order 580.18. It is the policy of the Department to utilize armored vehicles only for official law enforcement purposes, and pursuant to State and Federal law.

4. **40 MM Launchers and Rounds:** 40MM Launchers are utilized by department personnel as a less lethal tool to launch impact rounds and as a method to deploy chemical agents from a safe distance.

a. Description. quantity. capabilities. and purchase cost

i.DEFENSE TECHNOLOGY, 40MM SINGLE SHOT LAUNCHER, LMT #1425, cost:

$1090, quantity: 7. The 40MM Single Launcher is a tactical single shot launcher. It will launch 40MM less lethal projectiles and 40MM chemical agency projectiles.

ii. PENN ARMS, 40MM LAUNCHER, #GL1-40, cost: $1003, quantity: 8. The 40MM Single Launcher is a tactical single shot launcher. It will launch 40MM less lethal projectiles and 40MM chemical agency projectiles.

iii. PENN ARMS, 40MM MULTI-LAUNCHER, #GL65-40, cost: $3146, quantity: 1. The

40MM Multi-Launcher is a tactical platform capable of holding six projectiles in the launcher. It will launch 40MM less lethal projectiles and 40MM chemical agency projectiles. This platform is more suitable for deploying multi projectiles in a shorter amount of time. This is effective during less lethal and or chemical agent deployments.

iv. Combined Tactical Systems, 40MM Sponge Spin Stabilized Foam Baton, #4557, cost: $21.33, quantity: (Up to 300) A less lethal 40mm lightweight plastic and foam projectile fired from a single or multi-round purpose built 40mm launcher with a rifled barrel at 260 FPS. The 60-gram foam projectile delivers 120 ft/lbs. of energy on impact. The 40mm Exact Impact Sponge Round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 150 feet from the target.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable.

c. Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

i. Self-destructive, dangerous and/or combative individuals. ii. Riot/crowd control and civil unrest incidents.

iii. Circumstances where a tactical advantage can be obtained.

iv. Potentially vicious animals.

v. Training exercises or approved demonstrations.

vi. Barricaded subjects

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d. Training

Sworn members utilizing 40MM less lethal, chemical agents or impact rounds are trained in their use by POST certified less lethal and chemical agent instructors.

e. Lifespan

Defense Technology LMT #1425- 25 years.

Penn Arms #GL1-40- 15 years.

Penn Arms GL65-50-15 years..

Model 6325 Exact Impact Sponge- 5 years.

f. FISCAL IMPACT

Annual maintenance is approximately $50 for each launcher.Training cost is 2 rounds per year per officer, totaling approximately $2,559. During 2024, a re-supply of 40mm baton rounds was purchased for $1,559. Budgeted police funds are used for the training costs of this equipment.

(2) There have been no complaints or concerns regarding the department's military equipment.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought with the exception of additional ammunition needed for training or deployment.

g. LEGAL AND PROCEDURAL RULES

It is the policy of the Yuba City Police Department to utilize the 40mm

for official law enforcement purposes pursuant to State and Federal law, including those regarding the use of force.

5. Less Lethal Shotgun: Less Lethal Shotgun is used to deploy the less lethal 12-gauge Super-Sock Beanbag Round.

a. Description. quantity. capabilities. and purchase cost

i.REMINGTON870 LESS LETHAL SHOTGUN, cost: $946, quantity: 13. The Remington 870 Less Lethal Shotgun is used to deploy the less lethal 12-gauge Super-Sock Beanbag Round up to a distance of 75 feet. The range of the weapon system helps to maintain space between officers and a suspect reducing the immediacy of the threat which is a principle of De-escalation.

ii. 12-GAUGE SUPER-SOCK BEANBAG ROUND, #2581 cost: $6, quantity: (up to

1000). A less lethal 2.4-inch 12-gauge shotgun round firing a ballistic fiber bag filled with

40 grams of lead shot at a velocity of 270-290 feet per second (FPS). CTS Super-Sock rounds are discharged from a dedicated 12-gauge shotgun that is distinguishable by an orange butt stock and fore grip. This round provides accurate and effective performance when fired from the approved

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distance of not fewer than five (5) feet. The maximum effective range of this munition is up to 75 feet from the target. The Model2581 Super- Sock is in its deployed state immediately upon exiting the barrel. It does not require a minimum range to "unfold or "stabilize." The Super-Sock is an aerodynamic projectile. However, accuracy is relative to the shotgun, barrel length, environmental conditions, and the operator. The Super-Sock is very accurate. However, effectiveness depends on many variables, such as distance, clothing, stature, and the point where the projectile impacts.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable.

c. Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

i. Self-destructive, dangerous and/or combative individuals.

ii. Riot/crowd control and civil unrest incidents.

iii. Circumstances where a tactical advantage can be obtained. iv. Potentially vicious animals.

v. Training exercises or approved demonstrations.

d. Lifespan

Remington 870 Less Lethal Shotgun- 25 years.

Super Sock Round- No listed expiration date.

e. Fiscal Impact

Annual maintenance is approximately $50 for each shotgun. Training cost is 5 rounds per year per officer, totaling approximately $1,950. During 2024, a re-supply of less lethal 12-gauge rounds was purchased for $1,852. Budgeted police funds are used for the training costs of this equipment.

f. Training

All officers are trained in the 12 gauge less lethal shotgun as a less lethal option by in-service training. SWAT personnel receive additional training internally when they transfer to the unit.

(2) There have been no complaints or concerns regarding the department military equipment in 2024.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought with the exception of additional ammunition needed for training or deployment.

g. Legal and Procedural Rules

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It is the policy of the YCPD to utilize the less lethal shotgun only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

6. **Combined Systems LC5 40MM Launching Cup:**Cups that attaches to 12 gauge less lethal shotguns which allow officers to launch canisters of chemical agents or smoke.

a.Description. quantity. capabilities. and purchase cost

i. COMBINED SYSTEMS LC5 40MM LAUNCHING CUP, cost: $150, quantity: 1.

The LC5 Launching Cups are designed for the 5200 series grenades.The cups can be attached to virtually any 12ga shotgun and the munition launched with our model 2600 launching cartridge.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable.Allows chemical agents to be deployed from a distance, behind cover and concealment.

c. Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

1.Self-destructive, dangerous and/or combative individuals.

2. Riot/crowd control and civil unrest incidents.

3. Circumstances where a tactical advantage can be obtained. iv. Potentially vicious animals.

4. Training exercises or approved demonstrations.

d. Lifespan

Combined Systems LC5 40MM Launching Cup- 25 years

e. Fiscal Impact

No annual maintenance.

There are no additional training costs for this.

f. Training

Officers utilizing the launching cups are trained by POST certified chemical agent instructors.

(2) There have been no complaints or concerns regarding the department military equipment in 2024.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought.

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g. Legal and Procedural Rules

Use is established under the Standard Operating Procedure and Policy 707. It is the policy of the Yuba City Police Department to utilize the 40mm Launching Cup only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

7. **Distraction Devices:** A device used to distract dangerous people.

a. Description. quantity. capabilities. and purchase cost

i. COMBINED TACTICAL SYSTEMS, 7290-2 FLASH-BANG, cost: $62 ea., quantity: (up to 60).A non-bursting, non-fragmenting multi (2)-bang device that produces a thunderous bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations.

ii. COMBINED TACTICAL SYSTEMS, 7290-9 FLASH-BANG, cost: $139 ea., quantity:(up to 50). A non-bursting, non-fragmenting multi (9)-bang device that produces a thunderous bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations. One of these devices was used in training and one was used during a real-world incident

iii. COMBINED TACTICAL SYSTEMS, 7290M MINI FLASH-BANG, cost: $45 ea.,quantity: (up to 150). The 7290M Flash-Bang exhibits all the same attributes of its larger counterpart but in a smaller and lighter package. Weighing in at just 15 ounces the new 7290M is approximately 30% lighter than the 7290 but still has the same 175db output of the 7290 and produces 6-8 million candelas of light. 8 of these devices were used on real-world incidents and 3 were used during training.

b. Purpose

A distraction device is ideal for distracting dangerous suspects during assaults,hostage rescue, room entry or other high-risk arrest situations. To produce atmospheric overpressure and brilliant white light and, as a result, can cause short-term (6 - 8 seconds) physiological/psychological sensory deprivation to give officers a tactical advantage.

c. Authorized Use

Diversionary Devices shall only be used:

1.By officers who have been trained in their proper use.

2. In hostage and barricaded subject situations.

3.In high risk warrant (search/arrest)services where there may be extreme hazards to officers.

4.During other high-risk situations where their use would enhance officer safety.

5. During training exercises.

d. Lifespan

Until used.

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e. Fiscal Impact

No annual maintenance. There is no training cost outside of normal scheduled SWAT training. The cost of training devices is approximately $1,080 (approximately 2 devices deployed in training per year, per operator). During 2024, $1,645 was spent on replenishing the inventory of distraction devices. Budgeted police funds are used for the replacement costs of this equipment.

f. Training

Prior to use, officers must attend diversionary device training that is conducted by Post certified instructors.

(2) There have been no complaints or concerns regarding the department military equipment in 2024.

(3) The results of any internal audits have revealed no violations of the military equipment use policy, and any actions taken in response.

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment. There is no additional equipment being sought with the exception of additional devices needed to re-supply inventory due to training or deployments.

g. Legal and Procedural Rules

Use is established under General Order 580.16. It is the policy ofthe YCPD to utilize diversion devices only for official law enforcement purposes, and pursuant to State and Federal law regarding the use of force.

8. **Rifles:** Guns ·that are fired from shoulder level, having a long spirally grooved barrel intended to make bullets spin and thereby have greater accuracy over a long distance.

a. Description. quantity. capabilities. and purchase cost

i. GA Precision (AR-10).308 CALIBER RIFLE, MODEL GAP-10, cost: $3,580.00, quantity: 1. The GAP-10 with 18"8arrel, AR-10, is a precision style rifle.This firearm is chambered in.308 Winchester/7.62 NATO and has an 18" barrel.This rifle is primarily used in an over watch capacity to protect the community during large events and Tactical Situations that require Sniper Response.The GAP-10 is no longer being produced.The 2nd Generation GAP-10 retails for $3,724.00.

ii. FNH SCAR-17.308 caliber rifle, cost: $1800 each Quantity: 2. The SCAR with 18" barrel a precession-stylerifle that is more powerful than a standard rifle. The firearm is chambered in a.308 Winchester/7.62 NATO. This rifle is primarily used an over watch capacity to protect the community during large events and Tactical Situations that require Sniper Response.

iii. Hornady.308 Winchester 168 gr ELD-M Tap rifle round cost, $250 per case of 200. Quantity: (up to 40 cases).

b. Purpose

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To be used as precision weapons to address a threat with more precision and/or greater distances than a handgun, if present and feasible.

c. Authorized Use

Only members that are POST certified are authorized to use a rifle.

d. Lifespan

GA Precision GAP-10.308 rifle -15 years

(SCAR INCLUSION) FNH SCAR-17.308 caliber rifle -15 years

(.308 AMMO INCLUSION) Hornady.308 Winchester 168 gr ELD-M Tap rifle round – No expiration

e. Fiscal Impact

Annual maintenance is approximately $50 for each rifle. The associated training cost is for the.308 ammunition. During 2024, $1,063 was spent on.308 ammunition for training. Funds for maintenance and ammunition is from budgeted police equipment funding.

f. Training

Prior to using a rifle, officers must be certified by POST instructors in the operation of the rifle. Additionally, all members that operate any rifle are required to pass a range qualification two times a year.

Audit

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) No additional military equipment is needed in the next year with the exception of replenishing expended rounds used during training and actual deployments.

g. Legal and Procedural Rules

Use is established under the Standard Operating Procedure. It is the policy of the Yuba City Police Department to utilize rifles only for official law enforcement purposes, and pursuant to State and Federal law regarding the use of force.

9. **Chemical Agent and Smoke Canisters:** Canisters that contain chemical agents that are released when deployed.

a. Description. quantity. capabilities. and purchase cost

i. COMBINED TACTICAL SYSTEMS (CTS), Baffled Riot CS Smoke Grenade,#5230B, cost: $39.81, quantity: (Up to 60). This pyrotechnic grenade designed for indoor use delivering a maximum amount of irritant smoke throughout multiple rooms with minimal risk of fire. The munition is to minimize the risks to all parties through pain compliance, temporary discomfort, and/ or incapacitation of potentially violent or dangerous subjects. This canister can be hand thrown or

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launched from a fired delivery system. The canister is 6.2 in. by 2.6 in. and holds an approximately 25 gm. of active agent payload. It has an approximate burn time of 20-40 seconds.

ii. COMBINED TACTICAL SYSTEMS (CTS), 40mm CS Liquid Barricade Projectile,#4330, cost: $26.97, quantity: (Up to 75). The 40mm CS Liquid Barricade Projectile is designed specifically for penetrating intermediate barriers, such as single pane exterior windows, vehicle windows, pressed wood particle doors, 1-2 layers of wallboard, and interior hollow core doors, and deliver irritant agents into an adjacent room(s). This launchable munition is 4.1 in. long and 40mm in diameter and holds approximately 10 gm of active agent.

iii. COMBINED TACTICAL SYSTEMS (CTS), Outdoor Tactical Grenade CS, #8230, cost $25.37, quantity: (Up to 30). The smallest diameter burning grenade that discharges a high volume of smoke and chemical agent through multiple emission ports. Specifically, for outdoor use or in a "Fire safe deployment canister" and it should not be deployed on rooftops, in crawl spaces or indoors due to fire producing capability. Can be hand thrown or launched. This grenade will deliver approximately 30 gm. of agent during its 20-40 seconds burn time. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement and Corrections.

iv. COMBINED TACTICAL SYSTEMS (CTS), White Smoke Canister Grenade, #6210. cost: $31.72, quantity: (Up to 20). White indoor/outdoor smoke grenades are used for obscuring tactical movement and signaling or marking a landing zone. Emits gray-white smoke only for approximately 20 to 40 seconds.It is approximately 6.0 in. in length by 2.34 in. Does not contain chemical agents.

v. COMBINED TACTICAL SYSTEMS (CTS), White Smoke Canister Grenade,#6210HC. cost: $35.50, quantity: (Up to 35). White outdoor smoke grenades are used for obscuring tactical movement and signaling or marking a landing zone. Emits gray-white smoke only for approximately 20 to 40 seconds. It is approximately 6.0 in. in length by 2.34 in. Does not contain chemical agents.

vi. COMBINED TACTICAL SYSTEMS (CTS), OC-CS Vapor Grenade, #6343, cost:$43., quantity: (Up to 10). The OC-CS Vapor Aerosol Grenade is for law enforcement and corrections use to deliver a high concentration of Oleoresin Capsicum (OC) and compound 2-chlorobenzalmalononitrile (CS} in a powerful mist. The grenade is designed for indoor use in confined areas and, once deployed, inflames the mucous membranes and exposed skin resulting in an intense burning sensation. The incapacitating effect of the OC-CS Vapor on the subject is dramatic and requires no personal decontamination. Removing the subject from the affected area to fresh air will resolve respiratory effects within minutes. The OC-CS Vapor Aerosol Grenade is ideal for cell extractions or barricades situations where the use of pyrotechnic, powder ·or liquid devices is not practical or desired. ·The munitions contain 30 gm of active OC-CS chemical agents.

vii. DEFENSE TECHNOLOGY,OC AEROSOL GRENADE 1.3°-k FOGGER, 6 OUNCE, #56854, cost: $24.90, quantity: (Up to 20). The 6 oz. OC Aerosol Grenade will deliver its payload of 1.3% MCo/o OC in 20-25 seconds. This is an anatomized mist which enhances the pungent 1.3°-k OC

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formulation. Ideal for area denial areas like attics, garages, etc. This device has minimum clean up. The canister may also be handheld to direct the spray pattern. This product is designed to provide room clearing ability with minimum clear up requirements.

viii. DEFENSE TECHNOLOGY, OC AEROSOL GRENADE 1.3% FOGGER, 1 OUNCE, #56814, cost: $18.65, quantity: (Up to 20). The 1 oz. OC Aerosol Grenade will deliver its payload of 1.3°-k MC% OC in 20-25 seconds. It is ideal for situations where the use of pyrotechnic, powder, or liquid devices are not practical or desired. The 1.3% Major Capsaicinoids provides sufficient effects in confined areas of up to 6,000 cubic feet such as attics, crawl spaces, garages, and interior rooms. The Aerosol Grenade Fogger was designed as an operator controlled instantaneous initiated aerosol grenade. It is a non- pyrotechnic that contains no CFCs, is not a fire hazard and requires minimal decontamination.

ix. DEFENSE TECHNOLOGY, MUZZLE BANG LAUNCHING CARTRIDGE, 12 gauge. #1210, cost $8.50, quantity (Up to 30). This munition incorporates an opaque shell and utilizes black powder as the propellant. It has the ability to be used alone as a Muzzle Bang for crowd management or for propelling grenades when using the 1370 Launching Cup.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Situations for use of the less lethal weapon systems may include, but are not limited to: Self-destructive individuals and/or combative individuals.

ii. Riot/crowd control and civil unrest incidents.

iii. Circumstances where a tactical advantage can be obtained.

iv. Potentially vicious animals.

v. Training exercises or approved demonstrations.

c. Authorized Use

Only officers who have received POST certification in the use chemical agents are authorized to use chemical agents.

d. Training

Sworn members utilizing chemical agent canisters are certified by POST less lethal and chemical agent instructors.

e. Lifespan

5 years from manufacturing date. Budgeted police funds are used for the training costs of this equipment.

f. Fiscal Impact

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No annual maintenance. **Training cost is the replacement of training and gas used during actual deployments. During 2024, a re-supply of chemical agents cost the following: $754.56 on 40mm CS ferret rounds.**

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) No additional military equipment is needed in the next year with the exception of replenishing expended rounds used during training and actual deployments.

g. Legal and Procedural Rules

Use is established under the Yuba City Police Department Chemical Agent Manual 580."07. It is the policy of the Yuba City Police Department to utilize chemical agents only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

10. **Explosive Breaching Tools:** Tools that are used to conduct an explosive breach.

a. Description. quantity. capabilities. and purchase cost

i. ROYAL REMINGTON 870 EXPRESS BREACHING SHOTGUN, Cost: $500, quantity: 3. This weapon allows for Breachers to safely utilize shotgun breaching rounds in order to destroy deadbolts, locks, and hinges. The stand-off that is attached to the end of the barrel allows for positive placement of the gun into the correct position and vents gases to prevent overpressure. This weapon can also defeat windows and sliding glass doors with a flash bang round. A less lethal 2.4- inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS).

ii. ROYAL ARMS TESAR-1 ORANGE CAP 275 GRAIN COPPER FRANGIBLE BREACHING ROUND, Cost: $8 per round, quantity: (Up to 30). The round is fired from a breaching shotgun and is used to destroy solid wood doors, locks and hinges

iii. ROYAL ARMS TESAR-2 BACK CAP 425 GRAIN COPPER FRANGIBLE BREACHING ROUND, Cost: $8 per round, quantity: (Up to 200). The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.

iv. ROYAL ARMS TESCR#3 GREEN CAP 375 GRAIN CLAYVON FRANGIBLE BREACHING ROUND, Cost: $5 per round, quantity (Up to 30). The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.

v. ROYAL ARMS FB-82H 12-GAUGE 82 GRAIN FLASH BANG HARD BREACHING ROUND, Cost: $6.50 per round, quantity: (Up to 30)The rounds are fired from a breaching shotgun and is used as a diversionary round and can be used to break glass and shot at a velocity of 270-290 feet per second (FPS).

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vi. ROYAL ARMS MB-70S 12 GAUGE MUZZLE BLAST FLASH BANG SOFT BREACHING ROUND, cost: $6.50 per round, quantity: (Up to 30)The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.

vii. ROYAL ARMS TESAR-4 YELLOW CAP 750 GRAIN COPPER FRANGIBLE BREACHING ROUND, cost: $9 per round, quantity: 1 (Up to 30)The round is fired from a breaching shotgun and is used as a diversionary round and can be used to break glass.

b. Items intended to be purchased during 2025

The following list of items would need to be purchased as an initial start-up for an explosive breaching program. Annual costs would just replace items as they run out. Total annual cost of maintenance is listed in the fiscal impact below. The equipment would be purchased utilizing budgeted funds for police equipment.

Energetic Compositions (5 year shelf life)

(a) 18 gr Det Cord 200' (Up to)(est. $200)
    1. Can be used to create precision-based charges
    2. Can create up to 33 linear charges

(b) 25 gr Det Cord 200' (Up to)(est. $200)
    1. Used to +/- N.E.W (net explosive weight) with moderate adjustments
    2. Can create up to 33 linear charges

(c) 50 gr Det Cord 200' (Up to)(est. $200)
    1. The standard composition for Law Enforcement programs
    2. Can create up to 33 linear charges

(d) 100 gr Det Cord 200' (Up to)(est. $200)
    1. Most suitable for commercial and/or security screen doors
    2. Can create up to 33 linear charges

(e) 14 gr Blasting caps (qt 25) with 30' leads (est. $15ea/ $375 total)

Non-consumable Components:

(a) CGS Pandora Firing system x2 (est. $2,200)

(b) Coyote Gordita Energetics equipment bag x2 (est. $200)

(c) Measuring tape x2 (est. $20)

(d) Razor knives x2 (est. $20)

(e) Storage Type 2 Magazine (already possessed)

(f) Storage Type 3 Magazine (1 day box) (est. $1000)

(g) Shock tube cutters (PTFE) x4 (est. $40)

(h) Soileater shocktube container (2) (est. $50)

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Consumable Components:

(a) 209 primers (50-100) (est. $20)

(b) Breachers tape (2 50" rolls 60mil) (est. $114)

(c) Hydrogel tape (1 300' roll) (already possessed)

(d) Duct Tape (5 rolls) (est. $40)

(e) Electrical Tape (5 rolls) (est. $25)

(f) Gaffers Tape (5 rolls) (est. $50)

(g) Double-sided Tape (generic 2 rolls) (est. $25)

(h) K-Clips (50 pack) (est. $250)

(i) Delivery Hose (free through YCFD/LFD)

(j) 330B 8" rubber plates x4 (est. $50)

(k) Water bags/IV bags (free)

(l) Gel powder ($20)

(m) FRP Trim ¼" x 1-3/8"x96" (8) (est. $40)

(n) Miscellaneous: rubber strips, food containers, pipe insulation, rubber bands, otter pops, hot glue gun, etc. (est. $75)

c. Purpose

To safely gain entry into a structure. The following items would be purchased in 2024 and are intended to give the SWAT Team the capability to utilize explosive breaching. Explosive breaching is a fast, effective, and safe way to gain quick entry into a dwelling or structure during high-risk situations.

d. Authorized Use

Explosive breaching may only occur after authorization by the Incident Commander or SWAT Commander in the field, and during training exercises. Use of explosive breaching equipment requires officers to be trained in the application of equipment.

e. Lifespan

(a) Breaching Shotgun- 25 years

(b) Royal Arms Tesar-1 orange cap 275 grain copper breaching round- 5 years

(c) Royal Arms Tesar-2 black cap 425 grain copper breaching round- 5 years

(d) Royal Arms Tesar-3 green cap 375 grain clayvon frangible breaching round- 5 years

(e) Royal Arms FB-82H 12-gauge 82 grain flash bang hard core breaching round- 5

(f) Royal Arms MB-70S 12-gauge muzzle blast flash bang soft breaching round- 5 years

(g) Royal Arms Tesar-4 yellow cap 750 grain copper frangible breaching round- 5 years **(Initially excluded lifespan information)**

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(h) Energetic Compositions- 5 years

(i) Non-Consumable Components- Varies an excess of 5 years

(j) Consumable Components- 2-3 years depending on the product

f. Fiscal Impact

Annual maintenance is approximately $500 for 12 gauge shotgun rounds. The initial startup for the explosive breaching program is $5,414, which is a shared cost with the Yuba County Sheriff's Department ($2,707 is the YCPD portion). Estimated replacement cost of items associated with explosive charge breaching is up to $950. This is a split cost with the Yuba County Sheriff's Department.Training cost is the actual cost of any replacement rounds for shotgun breaching. Training costs for explosive breaching is an average of $2,000 per year. This is based on a total of 4 trained operators attending a course every 3 years to stay current on breaching. There were no additional replacement 12 gauge rounds during 2024. Budgeted police funds are used for the replacement costs of this equipment.

f. Training

Shotgun breaching or explosive breaching shall be limited to SWAT personnel who have attended a Shotgun Breaching or explosive breaching course or received documented training.

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) Replacement rounds for 12-gauge breaching rounds may be sought if needed. The above listed items are being sought for purchase during 2024.

g. Legal and Procedural Rules

It is the policy of the Yuba City Police Department to utilize breaching tools only for official law enforcement purposes, and pursuant to State and Federal law.

11. PepperBall Launcher: A device that discharges irritant projectiles.

a. Description. quantity. capabilities. and purchase cost

i. PepperBall VKS CARBINE, cost: $1300, quantity 4. The Variable Kinetic System (VKS) is a compressed-air powered launcher designed to fire non-lethal PepperBall projectiles. The PepperBall VKS Carbine features a Dual Feed System that offers the ability to quickly switch between Hopper mode and Magazine mode for optimum versatility.

ii. PepperBall FTC PRO Launcher, cost $700, quantity 2. The FTC Launcher is a compressed air powered launcher designed to fire non-lethal PepperBall projectiles. The PepperBall FTC is a hopper fed semi-auto system.

iii. PepperBall LIVE PROJECTILE, cost: $2 per projectile, quantity 50 (up to 500). The basic PepperBall projectile contains 2% PAVA pepper powder, and is designed for direct impact and

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area saturation, especially in confined, interior spaces. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 0.5% PAVA Powder.

iv. PepperBall LIVE-X PROJECTILE, cost: $3 per projectile, quantity 100 (up to 200)

The Live Projectile contains a concentrated amount of PAVA pepper powder. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 5% PAVA Powder.

v. PepperBall LIVE MAXX PROJECTILE, cost $6 per projectile, quantity 50 (up to 100). The Live Maxx projectile contains a concentrated amount of PAVA pepper powder. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 5%MAXSAICINPAVA Powder.

vi. PepperBall INERT PROJECTILE, cost: $.80 per projectile, quantity 950 (up to 1500). The VXR Inert Projectile is a non-lethal round. The projectile contains approximately no PAVA powder. This projectile is best for direct impact with no PAVA powder. Discharged from a PepperBall Launcher, the projectile has a velocity of 280-350 FPS. The projectile has a direct impact of 60ft and an area of saturation of 150+ft. The projectile contains 0.0% PAVA powder.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Situations for use of the less lethal weapon systems may include but, are not limited to:

i. Self-destructive,· dangerous and/or combative individuals.

ii. Riot/crowd control and civil unrest incidents.

iii. Circumstances where a tactical advantage can be obtained.

iv. Potentially vicious animals.

v. Training exercises or approved demonstrations.

c. Authorized Use

Only those officers who have been trained in the use of PepperBall launchers are authorized to use the PepperBall launchers.

d. Training

Sworn members utilizing PepperBall launchers and projectiles are trained in their use by POST certified less lethal and chemical agents instructors.

e. Lifespan

i. PepperBall VKS Carbine- 20 years

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ii. PepperBall FTC PRO Launcher- 20 years

iii. PepperBall Live Projectile- 3 years

iv. PepperBall Live-X Projectile- 3 years

v. PepperBall Live MAXX Projectile- 3 years

vi. PepperBall Inert Projectile- 3 years

vii. PepperBall VXR Inert projectiles - 3 years

f. Fiscal impact

Annual maintenance is approximately $50 for each PepperBall launcher. During 2024, $1,542 in Pepperball rounds was purchased to re-supply rounds used during training and deployments. Budgeted police funds are used for the replacement costs of this equipment.

(2) There have been no complaints or concerns regarding the military equipment in 2024.

(3) There have been no violations of the military equipment use policy, or any actions taken in response.

(6) No additional military equipment is needed in the next year with the exception of replenishing expended rounds used during training and actual deployments.

g. Legal and Procedural Rules

Use is established under Yuba City Police Department policy 303. It is the policy of the Yuba City Police Department to utilize PepperBall only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

I. MAINTENANCE OF MILITARY USE SUPPLY LEVELS

When stocks of military equipment have reached significantly low levels or have been exhausted, the Department may order up to 10% of stock in a calendar year without city council approval to maintain essential availability for the Department's needs. Yuba City Police Department is authorized to acquire additional stock of items listed here from other law enforcement agencies of CalCES in the event of an emergency when approved by the COP or designee.

707.5 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

(a) Requesting military equipment made available pursuant to 10 USC § 2576a.

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(b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

(c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.

(d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.

(e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.

(f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.

(g) Acquiring military equipment through any means not provided above.

707.6 MILITARY EQUIPMENT USE CONSIDERATIONS

The military equipment acquired and authorized by the Department is:

a. Necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.

b. Reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.

Military equipment shall only be used by a Department employee only after applicable training, including any course required by the Commission on Peace Officer Standards and Training, has been completed, unless exigent circumstances arise.

Military equipment used by any member of this jurisdiction shall be approved for use and in accordance with this Department policy.Military equipmentused by other jurisdictions that are providing mutual aid or law enforcement related services to this jurisdiction shall comply with their respective military equipment use policies in rendering mutual aid and/or assistance.

707.7 MILITARY EQUIPMENT REPORTING CONSIDERATIONS

The Department shall submit an annual military equipment report to City Council that addresses each type of military equipment possessed by the Department.

The Department shall also make each annual military equipment report publicly available on its internet website for as long as the military equipment is available for use.

The annual military equipment report shall, at a minimum, include the following information for the immediately preceding calendar year for each type of military equipment:

a.A summary of how the military equipment was used and the purpose of its use.

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b.A summary of any complaints or concerns received concerning the military equipment.

c. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.

d. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.

e. The quantity possessed for each type of military equipment.

f. If YCPD intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

g. Within 30 days of submitting and publicly releasing an annual military equipment report, YCPD shall hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and YCPD's funding, acquisition, or use of military equipment.This shall occur as a part of YCPD's presentation to the governing body.

CATALOGING OF MILITARY USE EQUIPMENT

All military use equipment kept and maintained by the Yuba City Police Department shall be cataloged in a way which addresses each of the following requirements:

1.The manufacturer's description of the equipment.

2. The capabilities of the equipment.

3. The purposes and authorized uses for which the Department proposes to use the equipment.

4. The expected lifespan of the equipment.

5. The fiscal impact of the equipment, both initially and for on-going maintenance.

6. The quantity of the equipment, whether maintained or sought.

COMPLIANCE

1.The Field Operations Division Commander will ensure that all Department members comply with this policy. The Commander will conduct an annual audit with the assistance of Patrol Division Lieutenants. The Chief of Police or designee will be notified of any policy violations and, if needed, the violation(s) will be referred to the Investigation Division Commander and handled in accordance with YCPD policy. All instances of non-compliance will be reported to City Council via the annual military equipment report.

2.Any member of the public can register a question or concern regarding military use equipment by contacting the Yuba City Police Department's Records Unit via email at policerecords@yubacity.net. A response to the question or concern shall be completed by the Department in a timely manner.

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3.Any member of the public can submit a complaint to any member of the Department and in any form (i.e. in person, telephone, email, etc.). Once the complaint is received, it should be routed to the Patrol Division Commander.

FUNDING

The Department shall seek council approval for military equipment, including, but not limited to, applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

1.The Department has authority to apply for funding prior to obtaining council approval and utilizing newly acquired equipment in the case of exigent circumstances.The Department shall obtain council approval as soon as practicable.

707.8 COORDINATION WITH OTHER JURISDICTIONS

Military equipment should not be used by any other law enforcement agency or member in this jurisdiction unless the military equipment is approved for use in accordance with this policy.

707.9 ANNUAL REPORT

Upon approval of a military equipment policy, the Chief of Police or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Chief of Police or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

707.10 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

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Exhibit D

Autel EVO MAX 4T (XE) Bundle • 1x Autel EVO Max 4 Aircraft • 1x Autel EVO Max 4T XE Camera/Gimbal • 1x Autel EVO Max 4 Series Intelligent Flight Battery • 1x Autel EVO Max 4 Series Gimbal Cover • 1x Autel EVO Max 4 Series Battery Charger & Power Cable • 3x Autel EVO Max 4 Series Propellers (Pair) x3 (3-CW/3-CCW) • 1x Autel Smart Controller V3 • 1x Autel Smart Controller Lanyard • 1x Autel Smart Controller Cover • 1x Autel Smart Controller Joysticks (Spare Pair) x1 • 1x Autel RC Charger • 1x Autel RC Charging Cable • 1x Autel EVO Max 4 Series Rugged Case • 1x 64GB MicroSD Card • 1x Screwdriver • 1x Data Cable • 1x Manual • 1x Quick Start Guide • 1x Packing List • 1x Limited 1-Year Manufacturer Warranty S-AR-MAX4T-XE-BUN	$8,999.00	2	S-AR-MAX4T-XE-BUN	$17,998.00

OPTIONAL ACCESSORIES
(Optional items will not reflect in total unless selected)

Autel EVO Max battery	$319.00	6	S-AR-MAX-BAT	$1,914.00
Autel EVO MAX Multi Charger Autel EVO MAX Multi Charger S-AR-MAX-MULTICH	$145.00	2	S-AR-MAX-MULTICH	$290.00
Autel EVO Max Backpack	$169.00	2	S-AR-MAX-BP	$338.00
Autel EVO MAX Speaker and Spotlight Autel EVO MAX Speaker and Spotlight S-AR-MAX-SPKR	$979.00	2	S-AR-MAX-SPKR	$1,958.00

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☑ DSLRPROS 27" Mobile Display Suitcase • 1x DSLRPros 27" Mobile Display Suitcase • 1x 1.5 meters AC Cable • 1x 0.8 meters Bluetooth Remote Control • 1x USB-C Cable • 1x User Manual S-27DISSUIT-CASE	$999.00	2	S-27DISSUIT-CASE	$1,998.00

OPTIONAL SERVICES (Optional items will not reflect in total unless selected)				
☑ FREE Lifetime Customer Care & Technical Support Via Phone, Email & Chat	$0.00	1	B-LC-TS	$0.00
☑ Airdata Fleet Management + Streaming Bundle - 1 Drone (Free Trial) AirData is a fleet management and drone data platform that provides flight intelligence, advanced analytics, and maintenance recommendations to commercial pilots and drone program managers. This Airdata + Streaming bundle covers up to 1 drone and includes 20 hours of streaming capabilities. This service is only for 1 month, but can be renewed for an additional fee. $84.00 Value V-AD-EELS-120	$0.00	1	V-AD-EELS-120-FREE	$0.00

SHIPPING & HANDLING				
Ground Shipping	$0.00	1	V-NB-SHIP	$0.00

***** Sales Tax applicable if shipping inside US *****

Subtotal	**$24,496.00**
Tax	**$1,775.96**
Total	**$26,271.96**

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_____	_____
Name	Title

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CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Brian Hansen, IT Manager

Summary

Subject: Citywide Network Switch Upgrade

Recommendation: Adopt a Resolution awarding the purchase to ePlus Technology, Inc. for the procurement of HPE/Aruba network switches and Wi-Fi access points in the amount of $211,593 utilizing the NCPA contract #01-170 with the finding that it is in the best interest of the City

Fiscal Impact: $211,593 - Account No. 6630-69201 (Technology Replacement-ISF, Equipment)

Purpose:

To purchase and deploy new network switches and Wi-Fi access points for departments throughout the City.

Council's Strategic Goal:

This item addresses City Council's Strategic Goals of fiscal responsibility, infrastructure and Public Safety. This item addresses these goals by creating a secure and reliable city network that allows employees to work at peak efficiency to provide critical services to the public.

Background:

The Information Technology Division maintains a metropolitan area network connecting all city facilities. The backbone of this network are the switches and Wi-Fi access points that connect all computers throughout the city. The city employs HPE/Aruba network switches and Wi-Fi access points to achieve this. These devices connect over both fiber and wireless technologies to connect all sites in a secure and reliable network. Network switches and Wi-Fi access points are replaced every eight years as part of the city's technology replacement plan. Funds are collected as part of the Information Technology Internal Service Fund (ISF) and appropriated during the city's yearly budget process.

Analysis:

Staff have identified the equipment due for replacement and worked with ePlus Technology, Inc. out of Herndon, Virginia to identify models of equipment best suited for the city's applications. Due to city staff's deep knowledge and experience with HPE/Aruba networking equipment, it was determined the best option was to stay with HPE/Aruba networking equipment and replace the aging equipment with

models similar to ones already in use by the city. With the make and models identified, staff determined that the most cost-effective means for acquiring the equipment was to utilize the National Cooperative Purchasing Alliance (NCPA) Contract #01-170 - Advanced Technology Solutions Aggregator. ePlus Technology is an approved and authorized vendor of SYNNEX Corporation, and has a long and trusted history of working with the city. Equipment being replaced will be sold on the city's online auction site, GovDeals.com with proceeds going to replenish the Technology Replacement ISF.

Cities may purchase goods or services through “piggybacking,” which allows them to use pricing and terms from contracts already competitively bid and awarded, as permitted under Section 9-8 of the City’s Purchasing Policies and Procedures.

The HPE/Aruba networking equipment has been competitively solicited by NCPA, and negotiated prices for equipment are reasonable and on par with previous projects of a similar size undertaken by other public agencies. Staff’s recommendation is to “piggyback” on NCPA’s Contract #01-170, as is allowed under the City’s Purchasing Policies and Procedures, to capitalize on the cost savings of the nationwide contract.

Note that the NCPA Contract #01-170 is located at: https://www.omniapartners.com/suppliers/td-synnex/public-sector/contract-documents#contract-1957

Fiscal Impact:

Additional appropriations are not being requested nor are they necessary. Sufficient budget funds are currently available as requested as part of FY 2025/2026 adopted budget. Costs will come out of account 6630-69201, Technology Replacement ISF, Equipment.

Alternatives:

1. Direct staff to prepare a formal request for quotes and open up the purchase to all vendors and resellers.
2. Do nothing, continue to use existing equipment.

Recommendation:

Adopt a Resolution awarding the purchase to ePlus Technology, Inc. for the procurement of HPE/Aruba network switches and Wi-Fi access points in the amount of $211,593 utilizing the NCPA contract #01-170 with the finding that it is in the best interest of the City

Attachments:

1. Citywide Network Switch Upgrade - Resolution

Prepared By:
Brian Hansen
Information Technology Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AWARDING THE PURCHASE TO EPLUS TECHNOLOGY, INC. FOR THE PROCUREMENT OF HPE/ARUBA NETWORK SWITCHES AND WI-FI ACCESS POINTS IN THE AMOUNT OF $211,593 UTILIZING THE NCPA CONTRACT #01-170

WHEREAS, the City of Yuba City desires to purchase and deploy new network switches and Wi-Fi access points for departments throughout the City; and

WHEREAS, the existing equipment is due for replacement as per the technology replacement plan; and

WHEREAS, cities may contract with certain suppliers, without engaging in further competitive bidding, where all pricing, products and/or services offered have been previously bid and awarded through the competitive bidding process, and the provider will offer to provide products and/or services at prices based on the approved contract to cities (referred to as "piggybacking"), which is authorized by Section 9-8 of the City's Purchasing Policies and Procedures; and

WHEREAS, the National Cooperative Purchasing Alliance (NCPA) has engaged in the competitive bidding process with TD SYNNEX Corporation, and awarded contract 01-170, which allows for piggybacking; and

WHEREAS, ePlus Technology, Inc. of Herndon, VA, is and approved and authorized vendor of TD SYNNEX Corporation, who is bound by the contract and competitive bidding pricing; and

WHEREAS, the City desires to award the purchase to ePlus Technology, Inc. for the procurement of network switches and Wi-Fi access points in the amount of $211,593 utilizing the contract #01-170 for a total project cost of $211,593 with the finding that it is in the best interest of the City.

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

1. The City Council hereby awards, in the amount of $211,593 to ePlus Technology, Inc. of Herndon, VA for the purchase of network switches and Wi-Fi access points utilizing the National Cooperative Purchasing Alliance (NCPA), and finds that the award is in the best interest of the City. The City Council further authorizes the City Manager, or designee, to enter into an agreement with ePlus Technology, Inc. for the purchase of network switches and Wi-Fi access points as set forth in this Resolution and the proposal attached, and subject to approval of the agreement as to legal form by the City Attorney.

2. This Resolution shall become effective 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 2nd day of September, 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. Proposal from ePlus Technology, Inc.

EXHIBIT A

Customer Name: CITY OF YUBA CITY
Quote No: 23361289
Quote Name: City of Yuba - Aruba CX Switches + APs
Quotation Date: 07/24/2025

Sales Support Contact: BRITTANI NEFF
Sales Support Phone: 916-897-4667
Sales Support Email: TEAM-BRITTANI-NEFF@EPLUS.COM
Account Executive: Brittani Neff
Account Executive Phone: 9168974667
Account Executive Email: brneff@eplus.com

Customer PO No:
Order No:
Expiration Date: 08/21/2025

ePlus Technology inc, 13595 Dulles Technology Drive, Herndon, VA, 20171

External Notes:NCPA Contract# 01-170

Line No.	Part Number	MFG	Description/Line Notes	QTY	List Price	Ext List Price	Unit Price	Tax / VAT	Ext Price
ARUBA CX 6400									
001	R0X27C	HPE	ARUBA CX 6400 SWITCH SERIES - MANAGEMENT MODULE: **Line Note:** Quad Core ARM Cortex A72 1.8GHz - 16GB DDR4 ECC memory, 32GB eMMC Flash memory Line card: Dual Core ARM Cortex A72 1.8GHz - 4GB DDR4 memory Line card: 8MB shared packet buffer memory(R0X38A, R0X39A, R0X40A, R0X41A, R0X42A, R0X43A), 32MB shared packet buffer memory (R0X44A, R0X45A) - 110-127 / 200-240 VAC (power supplies sold separately) Contr: $28,933.44	1	30,139.00	30,139.00	15,790.09	1144.79 (7.25%)	15,790.09
002	HR7U3E	HPE	HPE ARUBA NETWORKING 3 YEAR FOUNDATIONAL CARE NBD EXCHANGE HW ONLY 6410 SWITCH SERVICE **Line Note:** Foundation Care - Hardware Exchange - 3 Year(s) - Next Business Day Hardware Response - Service level (coverage): 8 x 5 - In Warranty Contr: $1,311.36	1	1,366.00	1,366.00	1,251.91	0.00 (0.00%)	1,251.91
003	R0X35A#B2E	HPE	ARUBA 6400 1800W PS/C16 ACCESSORY L6-20 220V-NA **Line Note:** Contr: $3,388.80	4	3,530.00	14,120.00	1,849.40	536.33 (7.25%)	7,397.60
004	R0X31A	HPE	ARUBA 6400 MANAGEMENT MODULE **Line Note:** Contr: $11,077.44	1	11,539.00	11,539.00	6,045.39	438.29 (7.25%)	6,045.39
005	R0X43C	HPE	GIGABIT ETHERNET - SFP+ - SFP+ - GIGABIT ETHERNET	2	32,069.00	64,138.00	16,801.24	2436.18 (7.25%)	33,602.48

			Line Note: Contr: $30,786.24						
006	R0X42C	HPE	HPE R0X42C ARUBA NETWORKING CX 6400 24PORT 10GBASE T AND 4PORT SFP56 V2 MODULE - LIMITED LIFETIME WAR RANTY **Line Note:** Contr: $16,011.84	1	16,679.00	16,679.00	8,738.28	633.53 (7.25%)	8,738.28
007	R0X38C	HPE	HPE ARUBA NETWORKING CX 6400 48PORT 1GBE CLASS 4 P OE V2 MODULE - R0X38C **Line Note:** High availability with industry-leading VSX and redundant power supplies and fans Contr: $11,087.04	1	11,549.00	11,549.00	6,050.63	438.67 (7.25%)	6,050.63
008	J9150D	HPE	HPE ARUBA NETWORKING 10G SFP+ LC SR 300M OM3 MMF T RANSCEIVER **Line Note:** Data Transfer Rate:10 Gbps- Dimensions:1.5 x 5.6 x 1.3 cm (0.6 x 2.2 x 0.5 in) - Weight:20 gm (0.1 lb) Contr: $1,395.84	6	1,454.00	8,724.00	571.32	248.53 (7.25%)	3,427.92
009	J9151E	HPE	HPE ARUBA NETWORKING 10G SFP+ LC LR 10KM SMF TRANS CEIVER **Line Note:** J9151E - Type: SFP+ - Transfer speed: 10 Gb - Maximum distance: 10 km - Weight: 20 gm (0.1 lb) - Dimensions: 1.5 x 5.6 x 1.3 cm (0.6 x 2.2 x 0.5 in) Contr: $3,914.88	18	4,078.00	73,404.00	1,602.37	2091.09 (7.25%)	28,842.66
								Sub-Total (USD)	111,146.96
			ARUBA AP's						
010	R4W44A	HPE	ARUBA 560 SERIES OUTDOOR ACCESS POINTS **Line Note:** 2.4 GHz;5 GHz - Dual Radio - Outdoor - Wireless - WLAN Access Points - (1) 10/100/1000BASE-T RJ-45 port, auto-sensing link speed and MDI/MDX - IEEE 802.3at PoE, or direct DC power (via optional power supply) - 15.6W - Limited lifetime warranty Contr: $1686.72	5	1,757.00	8,785.00	920.51	317.44 (6.90%)	4,602.55
011	HU4T0E	HPE	ARUBA 3 YEAR FOUNDATION CARE NEXT BUSINESS DAY EXC HANGE HARDWARE ONLY AP-565 OUTDOOR SERVICE **Line Note:** Foundation Care - Hardware Exchange - 3 Year(s) - Next Business Day Hardware Response - Service level (coverage): 8 x 5 - In	5	41.00	205.00	37.58	12.96 (6.90%)	187.90

			Warranty Contr: $39.36						
012	R7J50A	HPE	ARUBA 615 CAMPUS ACCESS POINTS - - LIMITED LIFETIM E WARRANTY **Line Note:** 2.4 GHz;5 GHz;6 GHz - 2x2 MIMO - Wireless - WLAN Access Points - E0, E1: Two Ethernet wired network ports (RJ-45); DC power interface; USB 2.0 host interface (Type A connector); Kensington security slot - POE-PD: 48Vdc, DC power interface: 12Vdc - 12.5W Contr: $955.20	2	995.00	1,990.00	521.29	71.91 (6.90%)	1,042.58
013	H62E6E	HPE	HPE ARUBA NETWORKING 3 YEAR FOUNDATIONAL CARE NBD EXCHANGE HW ONLY AP-615 CAMPUS SERVICE - **Line Note:** Foundation Care - Hardware Exchange - 3 Year(s) - Next Business Day Hardware Response - Service level (coverage): 8 x 5 - In Warranty Contr: $27.84	2	29.00	58.00	26.58	3.67 (6.90%)	53.16
014	S4K79A	HPE	HPE ARUBA NETWORKING AP-MNT-U CAMPUS ACCESS POINT TYPE U UNIVERSAL MOUNT BRACKET KIT **Line Note:** Contr: $62.40	2	65.00	130.00	34.05	4.70 (6.90%)	68.10
015	Q9Y59AAE	HPE	ARUBA CENTRAL AP FOUNDATION 3 YEAR SUBSCRIPTION E- STU **Line Note:** Contr: $340.80	3	355.00	1,065.00	185.99	38.48 (6.90%)	557.97
								Sub-Total (USD)	6,512.26
Aruba CX 6200									
016	JL728B#ABA	HPE	HPE ARUBA NETWORKING CX 6200 SWITCH SERIES **Line Note:** Quad Core ARM Cortex A72 1.8 GHz - 48x ports 10/100/1000BASE-T Class 4 PoE Ports, supporting up to 30W per port 4x 100M/1/10G SFP+ ports Supports PoE Standards IEEE 802.3af, 802.3at 1x USB-C Console Port 1x RJ- Contr: $10,875.84	12	11,329.00	135,948.00	5,935.37	5163.76 (7.25%)	71,224.44
017	H81Y2E	HPE	ARUBA 3 YEAR FOUNDATION CARE NEXT BUSINESS DAY EXC HANGE HARDWARE ONLY 6200F 48G POE SFP+ 740W SVC - FOUNDATION CARE **Line Note:** Hardware Exchange - 3 Year(s) - Next Business	12	421.00	5,052.00	385.84	0.00 (0.00%)	4,630.08

			Day Hardware Response - Service level (coverage): 8 x 5 - In Warranty Contr: $404.16						
018	J9281D	HPE	HPE ARUBA NETWORKING 10G SFP+ TO SFP+ 1M DIRECT AT TACH COPPER CABLE - SFP+ RIGHT CONNECTOR - SFP+ LE FT CONNECTOR **Line Note:** 1M Length - Limited Lifetime Warranty Contr: $157.44	3	164.00	492.00	64.44	14.02 (7.25%)	193.32
019	J4859D	HPE	HPE ARUBA NETWORKING 1G SFP LC LX 10KM SMF TRANSCE IVER - J4859D **Line Note:** Type: SFP - Transfer speed: 1 Gb - Maximum distance:10 km - Weight: 20 gm (0.1 lb) - Dimensions: 1.5 x 5.6 x 1.3 cm (0.6 x 2.2 x 0.5 in) Contr: $975.36	2	1,016.00	2,032.00	397.02	57.56 (7.25%)	794.04
020	Q9Y74AAE	HPE	ARUBA CENTRAL 62XX OR 29XX SWITCH FOUNDATION 3 YEA R SUBSCRIPTION E-STU **Line Note:** Contr: $907.20	4	945.00	3,780.00	859.88	0.00 (0.00%)	3,439.52
								Sub-Total (USD)	80,281.40
Totals						391,195.00			197,940.62

Shipping:	**Sub Total (USD):**	**197,940.62**
Packing:	**Est. Tax (USD):**	**13,651.91**
	Shp&Hnd (USD):	**0.00**
	Total (USD):	**211,592.53**

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PLEASE NOTE: Recent supply chain disruption and tariffs on certain imports are causing price increases for many IT products, with little or no notice, and beyond ePlus' control. As a result, this quote is subject to change without notice, even before the expiration date reflected above. Related manufacturer policy changes may result in orders being non-cancelable and products non-returnable except in accordance with the manufacturer warranty. Please confirm pricing and other restrictions prior to order placement. Unless freight amount is indicated, or is zero, freight will be added to the invoice. Unless Bill-To company is exempt from Sales Tax, it will be added to the invoice. Recognizing that the global pandemic has disrupted operations for many organizations, ePlus will ship products for delivery in accordance with customer's written ship-to instructions and products will be deemed delivered notwithstanding any failure of customer personnel to sign for receipt due to facility closing or otherwise. Supply chain disruption and tariffs on certain imports in accordance with applicable law may cause price increases for many IT products, with little or no notice, and beyond [SELLER'S] control. When such increases occur, this quote is subject to change without notice, even before the expiration date reflected above.

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Customer Acceptance	Bill To	Ship To
Signature: _____	CITY OF YUBA CITY	CITY OF YUBA CITY
Name: _____	1201 CIVIC CTR BLVD	1201 CIVIC CTR BLVD
Title: _____		YUBA CITY CA 95993-3005
Date: _____	YUBA CITY CA 95993	UNITED STATES
Customer PO #: _____	UNITED STATES	Brian Hansen
	ATTN BRIAN HANSEN	

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*NGDC P1 4.2.2.9

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Community Services Department
Presentation By: Ernesto Hernandez, Parks & Grounds Superintendent

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Summary

Subject: Lighting & Landscape Maintenance District No. 2 Zone A Budget Allocation

Recommendation: Adopt a Resolution authorizing the Finance Director to appropriate $26,840 from available reserves to Lighting and Landscape No. 2, Zone A (Fund 242), Account No. 6130-63684 (Spec O&M Landscape)

Fiscal Impact: There is no fiscal impact to the general fund

Purpose:

To allocate funds in order to provide tree trimming to the area of Plumas Blvd, B St, and Percy Ave.

Council's Strategic Goal:

This addresses the City Council's Strategic Goal of improving and maintaining the City's Infrastructure.

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 Landscape and Lighting Maintenance District No. 2 Zone A. If the total budget is not used within the year, it is transferred to a reserve fund where it is held until needed.

Analysis:

The trees on Plumas Blvd, B St, and Percy Ave are within Landscape and Lighting Maintenance District No. 2 Zone A and require a Class Two pruning. Class Two pruning is done to maintain a tree's structure, health, and appearance, especially in areas where trees interact with people, property, and infrastructure. It's broader than fine pruning and includes removal of: dead, diseased, or broken branches, branches that interfere with structures or traffic, crossing or rubbing branches as well as some live branches to improve structure or clearance. Staff will use the City's current tree maintenance service contractor, Richard's Tree Service, for this project.

Fiscal Impact:

The Landscape Maintenance District Budget Analysis shows a projection of the FY 25/26 Operating

Reserve for Landscape and Lighting Maintenance District No. 2 Zone A to be $57,702. This will give us the amount we need for the trimming and still have funding left in our operating reserves. There is no fiscal impact to the general fund.

Total - $26,840
$24,440 - Quote to trim 61 trees
$2,440 - 10% contigency

Alternatives:

1. Direct staff not to use the reserves and fund the project with other funds.
2. Direct staff not to proceed with tree trimming.
3. Direct Staff to void the City's citywide tree maintenance service contract with Richard's Tree Service and proceed with an informal bid process for additional quotes.

Recommendation:

Adopt a Resolution authorizing the Finance Director to appropriate $26,840 from available reserves to Lighting and Landscape No. 2, Zone A (Fund 242), Account No. 6130-63684 (Spec O&M Landscape)

Attachments:
1. Resolution

Prepared By:
Maddy Laffond
Community Services Administrative Assistant

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING THE FINANCE DIRECTOR TO APPROPRIATE $26,840 FROM AVAILABLE RESERVES TO LIGHTING AND LANDSCAPE NO. 2, ZONE A (FUND 242), ACCOUNT NO. 6130-63684 (SPEC O&M LANDSCAPE)

WHEREAS, the City recognizes the importance of improving and maintaining the City's Infrastructure; and

WHEREAS, 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 Landscape and Lighting Maintenance District No. 2, Zone A; and

WHEREAS, to continue to promote healthy growth and safety, it is appropriate for the trees on Plumas Blvd, B St, and Percy Ave to undergo a class two pruning at this time;

WHEREAS, the cost of a class two pruning for these 61 trees is $26,840;

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

Adopt a Resolution authorizing the Finance Director to appropriate $26,840 from available reserves to Lighting and Landscape No. 2, Zone A (Fund 242), Account No. 6130-63684 (Spec O&M Landscape)

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 2nd day of September 2025.

AYES:

NOES:

ABSENT:

_____
Dave Shaw, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

Exhibit A – Map
Exhibit B – Photos
Exhibit C - Quote

EXHIBIT A

B St
Percy Ave
S Social Security
dministration
ARJUN S SANDHU
Franklin Ave
Franklin Ave

EXHIBIT B

EXHIBIT C

RICHARD'S TREE SERVICE, INC.

Industrial - Commercial - Residential
FULLY INSURED
Lic. #608859
Tree Removing - Cabling - Trimming - Clearing
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Over 65 Years of Service

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PHONE: (530) 673-7993 • FAX: (530) 674-5069
www.richardstree.com • richtree@jps.net

Phone No. (530) 822-7565 Date 7/29/25
Name Yuba City
Address 1201 Civic Center Bl. City Yuba City
Job Location

Job Description	Amount	
Trim 61 Trees as shown on map provided by City located on Plumas st., B. st., C. st., Franklin Ave, Perry Ave.		
Raise, clear buildings and street lights, Class 2 pruning		
* clean up brush + wood		

CONTRACTOR NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES OR SPRINKLER SYSTEMS.

VISA DISCOVER AMERICAN EXPRESS **CREDIT CARD** *Convenience Fee 3% (min. fee $2.00)*

Customer's Signature TOTAL 24,400 00

X

Date Started Date Completed

Foreman:

THANK YOU!
"If You are Pleased Tell Others - if not, tell us!"

PAYABLE ON RECEIPT. INTEREST AT 1½% PER MONTH (18% PER ANNUM) ON ACCOUNTS OVER 30 DAYS OLD.

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: City Welcome Signs Final Design, Fabrication, and Installation (Contingency Increase)

Recommendation: Adopt a Resolution authorizing an increase in the contingency of $31,949.82 with a finding that it is in the best interest of the City

Fiscal Impact: None at this time. There are sufficient funds within CIP Account No. 1294 (City Entrance Signs) to fund this request.

Purpose:

To modify the existing contract providing for the installation of new City Welcome Signs.

Council Strategic Goal:

This item supports the City Council's overall Strategic Goal to enhance the Quality of Life for the City.

Background:

Yuba City has two welcome signs, one located at the southwest intersection of Township Road / State Route 20 and the other approximately 1,100 feet southeast of the Bogue Road / State Route 99 intersection. Due to disrepair, the current signage was removed from their base foundations.

In 2023, Yuba City obtained a Community Design Grant from the Sacramento Area Council of Governments (SACOG) in the amount of $100,000 to enhance the signs.

In December 2023, a Call for Artists was distributed in coordination with the Yuba Sutter Arts Council, Yuba Sutter Chamber of Commerce, and Yuba City Unified School District resulting in ten (10) design concept submissions being received.

In February 2024, the City Council established an Ad Hoc Committee to review the submissions and select finalists. The Ad Hoc Committee was steered by Councilmember Kirchner and Councilmember Pasquale with representatives from the Planning Commission (Justine Gill), Senior Commission (Michael McFarlane), Parks & Recreation Commission (Staci Howell), and the Youth Commission (Maya Sangha). In April 2024, the Ad Hoc Committee met to review the submissions based on creativity, alignment with City branding and guidelines, aesthetic appeal, relevance to the community, feasibility of implementation, and overall impression. Three finalists were moved forward in the selection process. On May 21, 2024, the City Council selected a winning design concept with the winner, Raveena Sroya, being recognized at the July 2, 2024,

City Council meeting.

The City issued a Request for Proposals for Final Design, Fabrication, and Installation of the City Welcome Signs in August 2024, resulting in three proposals being received. A review committee consisting of staff from Public Works Engineering, Development Services Planning, and Administration selected Square Signs LLC, dba Front Signs of Burbank, CA (Front Signs) as the top-rated proposal. On November 5, 2024, Council awarded a Professional Services Agreement to Front Signs for the final design, fabrication and installation of the City Welcome Signs.

Analysis:

The agreement with Front Signs calls for the Welcome Signs to be designed, fabricated, and installed based on the requirements described in the request for proposals and the proposal submitted by Front Signs. Through the design process, the City requested the following changes to the project:

- Fully route out the sky in the sign design
- Back-illuminate "WELCOME" letters
- Back-illuminate raceway
- Modify decorative stone to resemble existing signs
- Relocate the south sign approximately 800 feet south
- Install new footing and demolish/dispose of existing footing
- Adjust thickness of new footing to accommodate revised grades and improve visibility

The changes described above are extra work and Front Signs is entitled to additional compensation for incorporating the City's desired changes. Front Signs has submitted change order requests and staff have verified that the amounts being requested are reasonable based on industry standards.

Council previously authorized a contract amount of $80,882.70, plus a contingency of $20,220.68 (25%), for a total of $101,103.38. The total cost of the aforementioned change orders is $52,170.50, creating a $31,949.82 shortfall between the Council-authorized contract and contingency amounts. In order to execute the necessary change orders, Council must authorize a contingency increase in the amount of $31,949.82

Fiscal Impact:

None at this time. There are sufficient funds within CIP Account No. 1294 (City Entrance Signs) to fund this request.

Alternatives:

A. Council could direct staff to construct the project as originally proposed, resulting in less aesthetically pleasing signs that will be in conflict with future development.
B. Council could abandon the project, compensating Front Signs for their design activities to-date and foregoing the SACOG grant funds.

Recommendation:

Adopt a Resolution authorizing an increase in the contingency of $31,949.82 with a finding that it is in the best interest of the City.

Attachments:
1. Resolution - City Welcome Sign - Contingency Increase

Prepared By: Submitted By:

Jasmine Solano
Assistant Civil Engineer

Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING AN INCREASE IN CONTINGENCY FOR THE CITY WELCOME SIGN PROJECT

WHEREAS, in 2023, the City of Yuba City (City) obtained a Community Design Grant from the Sacramento Area Council of Governments (SACOG) in the amount of $100,000 for the City Welcome Signs Project (Project); and

WHEREAS, on November 5, 2024, the City awarded a Professional Service Agreement to Square Signs, LLC, dba Front Signs (Front Signs), in the total amount of $80,882.70 for the Project, with the finding that it is in the best interest of the City; and

WHEREAS, with the award of said agreement the City authorized a contingency of $20,220.68; and

WHEREAS, upon commencing design, the City requested several changes to the scope of work, including back-illumination of lettering, relocation of the south sign several hundred feet, installation of new footings, demolition/disposal of existing footings, and grade changes; and

WHEREAS, staff have reviewed Front Signs' contract change order requests and verified that the amounts are reasonable based on industry standards; and

WHEREAS, staff have determined that additional contingency funds are required to complete the revised Project.

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

1. The City Council finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. The City Council hereby authorizes an increase in the contingency of $31,949.82 with a finding that it is in the best interest of the City.

3. This Resolution shall become effective 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 2nd day of September, 2025.

AYES:

NOES:

ABSENT:

_____
Dave Shaw, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: 2024-2025 Grand Jury Report Response
Recommendation: Approve the response to the 2024-2025 Sutter County Grand Jury Final Report regarding school zone safety
Fiscal Impact: Minor staff costs associated with preparing response document

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Purpose:

To respond to the 2024-2025 Sutter County Grand Jury Final Report in accordance with state penal codes.

Council's Strategic Goal:

This item relates to the Council's Strategic Goals of Infrastructure and Public Safety.

Background:

On July 17, 2025, the City received the 2024-2025 Grand Jury Final Report from the Superior Court of California, County of Sutter (Attachment 2). The report summarizes an investigation of traffic congestion affecting three local elementary schools: Bridge Street Elementary, Tierra Buena Elementary, and Franklin Elementary schools. Jurisdictional boundaries and responsible parties for these schools are as follows:

- Bridge Street Elementary - Entirely within City limits and jurisdiction
- Tierra Buena Elementary - Within City limits, some areas north and east of the school zone are in Sutter County limits, and fall under Sutter County Jurisdiction.
- Franklin Elementary - Outside City limits and jurisdiction.

Based upon jurisdictional boundaries, the Grand Jury required the City to provide responses to the following recommendations:

R2: *The Sutter County Grand Jury recommends that the Yuba City Council instruct the Yuba City Police Chief to increase enforcement of traffic and off-street parking violations along Butte House Road and Villa Avenue, bordering Tierra Buena Elementary School to the north and east respectively, that*

occur during the school's drop-off and pick-up times. A warning may be first issued to parents of the school's students but traffic and parking violation enforcement should begin by the beginning of the 2025-2026 school year.

R4: *The Sutter County Grand Jury recommends the Sutter County Board of Supervisors and Yuba City Council adhere to and update relevant local traffic codes to include standardized traffic signage for all schools, including upgrading low-visibility signs to solar-powered warning signs placed for oncoming traffic by January 1, 2026.*

R5: *The Sutter County Grand Jury recommends the Board of Supervisors and the Yuba City Council to direct the Sutter County Development Services and Yuba City Public Works respectively to update maintenance procedures for solar powered school traffic signs to include regular foliage trimming which blocks solar panels used for solar-powered signs by January 1, 2026.*

R7: *The Sutter County Grand Jury recommends that the Sutter County Board of Supervisors and the Yuba City Council direct the Sutter County Development Services and Yuba City Public Works Director, respectively, to conduct and complete "Blue Zone" studies for Yuba City Unified and Sutter County Schools to improve community health surrounding those schools by 2027.*

Analysis:

The Grand Jury made the recommendations above with a requirement for the City to respond within 90 days. Staff has prepared a response for Council consideration and approval (Exhibit A). Per the City response, the City has responded to each of the four (4) recommendations.

Fiscal Impact:

Minor staff costs associated with preparing response document.

Alternatives:

Approve the Grand Jury response with modifications.

Recommendation:

Approve the response to the 2024-2025 Sutter County Grand Jury Final Report regarding traffic congestion at three schools within the community.

Attachments:

1. Attachment 1 - Resolution 2024-2025 Grant Jury Report Response Approval
2. Exhibit A - 2024-2025 Grand Jury Response Letter
3. Attachment 2 - 2024-2025 Grand Jury Report

Prepared By:
Josh Wolffe
Public Works 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 RESPONSE TO THE 2024-2025 GRAND JURY FINAL REPORT FROM THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF SUTTER REGARDING ROAD CONDITIONS AND MAINTENANCE IN THE CITY

WHEREAS, on July 17, 2025, the City received the 2024-2025 Grand Jury Final Report from the Superior Court of the State of California, County of Sutter, which summarized an investigation of traffic congestion affecting three local elementary schools; and,

WHEREAS, of the three subject school areas, one is completely within City jurisdiction, one is partially within City jurisdiction, and one is completely within Sutter County jurisdiction; and,

WHEREAS, based on jurisdictional boundaries, the Grand Jury required the City to provide responses to four of the recommendations listed in the Grand Jury Final Report; and,

WHEREAS, the City was instructed to respond to the recommendations of the Grand Jury Final Report within 90 days of receipt in accordance with state penal codes; and,

WHEREAS, the City has prepared a response for the Sutter County Superior Court as directed for approval and execution by the City Council, the Interim City Manager, the Chief of Police, and Public Works Director, is attached as Exhibit A, and is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yuba City approves the response to the 2024-2025 Grand Jury Final Report from the Superior Court of the State of California, County of Sutter regarding traffic congestion affecting three local elementary schools and will execute the response included as Exhibit A for submission to the Superior Court.

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 2nd day of September, 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:
Exhibit A – 2024-2025 Grand Jury Response Letter

EXHIBIT A

August 20, 2025

David I Ashby, Presiding Judge
Sutter County Superior Court
1175 Civic Center Boulevard
Yuba City, CA 95993

RE: Response to 2024-2025 Sutter County Grand Jury Final Report

Honorable Judge Ashby,

This letter is the official consolidated response of the City of Yuba City (City) regarding the Grand Jury Report entitled, "Safer Streets – Safer Kids."

Grand Jury Recommendations:

R2: *The Sutter County Grand Jury recommends that the Yuba City Council instruct the Yuba City Police Chief to increase enforcement of traffic and off-street parking violations along Butte House Road and Villa Avenue, bordering Tierra Buena Elementary School to the north and east respectively, that occur during the school's drop-off and pick-up times. A warning may be first issued to parents of the school's students, but traffic and parking violation enforcement should begin by the beginning of the 2025-2026 school year.*

City Response:
This recommendation has been implemented. The Yuba City Police Department communicates well with Yuba City Unified School District as well as independent schools to regularly target traffic related problems at all the schools (14 total, excluding preschools) in our jurisdiction. The Yuba City Police Department has two School Resource Officers assigned to the schools that also assist our Traffic and Patrol Units with this effort. The Police Department has a Student Driver Awareness Program that is run early in the school year, which targets student drivers near the High Schools. If a student is stopped and cited for a violation near the school, they have the option to attend an educational class in lieu of the citation going to the courts.

Since the beginning of the 2025-2026 school year, efforts have been put towards Tierra Buena School and the issues surrounding it, as staff time allows with our limited resources. Villa Ave. to the north and Butte House Rd. on the north side of Tierra Buena School lie in the Sutter County Sheriff's Department jurisdiction. City Municipal Codes do not apply in these areas. California Vehicle Code sections violated in these areas, however, can be enforced.

R4: *The Sutter County Grand Jury recommends the Sutter County Board of Supervisors and Yuba City Council adhere to and update relevant local traffic codes to include standardized traffic signage for all schools, including upgrading low-visibility signs to solar-powered warning signs placed for oncoming traffic by January 1, 2026.*

City Response:
This recommendation will not be implemented as it is not warranted. The City does not create local traffic codes for standardized school signage or other locations. The City designs improvement projects based on the most current version of the California Manual on Uniform Traffic Control Devices (CA MUTCD). The CA MUTCD is the State's standard for traffic signs, road markings, and traffic signals. It is developed by the California

Department of Transportation (Caltrans) and is based on the national MUTCD but tailored for California's specific needs.

Further, the City cannot commit to upgrading all standard school signs to solar-powered warning signs by January 1, 2026. The cost of materials is nearly $3,000 per sign (not including design and installation) and the City does not currently have a Capital Improvement Project programmed to fund such improvements. The City can commit to continual pursuit of grants which would provide funding for safety improvements (as warranted) at area schools, and creating upgrades as funding becomes available. Further, the City has multiple grant-funded projects which will create safety improvements in 2025.

The City's "Citywide Sign Audit and Upgrade Project" utilized the City's Systemic Safety Analysis Report (SSAR) to acquire grant funding from the Highway Safety Improvements Program (HSIP) for improvements. This project audited all City-owned signs within City limits in 2024. Through the audit project it was determined that 2,000 signs in City limits are out of compliance with the CA MUTCD. The project will replace the out-of-compliance signs. Construction is anticipated to begin in mid-to-late 2025.

The City's "Pedestrian Safety Crosswalk Upgrades Project" also utilized the City's SSAR to apply for HSIP Funding for improvements. This project will install 1.59 miles of crosswalk striping, 2 miles of traffic striping, and upgrade 42 curb ramps to ADA compliance. Most of these improvements will be in school zones. School areas to receive improvements include April Lane Elementary, King Avenue Elementary, Gray Avenue Middle School, River Valley High School, Park Avenue Elementary, and Yuba City High School.

R5: *The Sutter County Grand Jury recommends the Board of Supervisors and the Yuba City Council to direct the Sutter County Development Services and Yuba City Public Works respectively to update maintenance procedures for solar powered school traffic signs to include regular foliage trimming which blocks solar panels used for solar-powered signs by January 1, 2026.*

<u>City Response</u>:
This recommendation will not be implemented because it is not reasonable. The City has limited maintenance staff for sign and electrical maintenance. Additionally, some of the locations have foliage from private properties covering the subject panels.

The City will provide maintenance and repairs on an as-needed basis, on signs within City right-of-way when staff are available to perform the work. In the cases involving foliage from private properties blocking panels, the City will coordinate with the property owners to have foliage trimmed in a reasonable timeline

R7: *The Sutter County Grand Jury recommends that the Sutter County Board of Supervisors, and the Yuba City Council direct the Sutter County Development Services and Yuba City Public Works Director respectively, to conduct and complete "Blue Zone" studies for Yuba City Unified and Sutter County Schools to improve community health surrounding those schools by 2027.*

<u>City Response</u>:
The recommendation has been implemented. The City of Yuba City's Public Works Department has previously developed multiple plans which have goals of improving community safety, accessibility and promoting active transportation. These plans include: 2011 Bicycle Master Plan, 2012 ADA Transition Plan, 2020 Systemic Safety Analysis Report, 2020 Safe Routes to School Plan, and the 2023 Local Roadway Safety Plan. Further, the City is currently working with a consultant to develop an Active Transportation Plan, which will be a holistic plan that recommends safety and connectivity improvements for pedestrians and cyclists. All the aforementioned plans have been adopted by City Council and have been utilized by City staff to pursue eligible grant funds, construct safety improvements for pedestrians and cyclists, which ultimately would promote healthier and safer travel options for pedestrians, cyclists, and other modes of transportation within the City.

With respect to Blue Zones: In pursuit of the aforementioned grant funds, the City will typically request and receive support letters from Blue Zones. The City has met with Blue Zones and will gladly collaborate with them on their future efforts to further improve health and safety in the City.

The City Council will also direct that a copy of this response be placed on file with the City Clerk.

Respectfully submitted,

Dave Shaw, Mayor District 1	Marc Boomgaarden, Vice Mayor District 2
Michael Pasquale, Councilmember District 3	Wade Kirchner, Councilmember District 4
Toni Cole, Councilmember District 5	Robert Bendorf Interim City Manager
Jim Runyen Chief of Police	Josh Wolffe Public Works Director

ATTACHMENT 2

SUTTER COUNTY

FINAL REPORT OF THE 2024-2025 SUTTER COUNTY GRAND JURY

Donald Petty,
Foreperson

Honorable David I. Ashby,
Presiding Judge

SAFER STREETS – SAFER KIDS

SUTTER COUNTY ELEMENTARY SCHOOLS' SAFETY: TRAFFIC CONGESTION DURING DROP-OFF AND PICK-UP PERIODS

MAY 30, 2025

SUTTER COUNTY GRAND JURY

SUMMARY

In a diligent effort to ensure the safety of elementary school students, the 2024-2025 Sutter County Grand Jury has conducted a thorough investigation into the traffic congestion affecting three local elementary schools during drop-off and pick-up periods.

The investigation focused on Tierra Buena, Bridge Street, and Franklin Elementary Schools. The Sutter County Grand Jury's investigation found that significant population growth and a dramatic increase in both local and through-traffic have heightened safety risks for students at schools situated along growth corridors.

The Sutter County Grand Jury has identified several mitigating actions that could be implemented to reduce these potential threats during peak drop-off and pick-up times ensuring a safer environment for the children of Sutter County.

GLOSSARY

Blue Zone Project.	The Blue Zone Project receives funding through State sources and focuses on making healthy choices the easy choices by improving the environment, policies, and social networks within a community. Yuba-Sutter counties are Blue Zone project recipients.
CPR	Cardio-pulmonary resuscitation
CSPTA	California State Parent/Teachers Association
LAFCO	Local Agency Formation Commission
MUTCD	The Manual on Uniform Traffic Control Devices (2014 Edition; Part 7; Revised January 11, 2024)

Safe Routes to School	Safe Routes to School (SRTS) is a Congressionally authorized and funded program to create safe, convenient and fun opportunities for children to bicycle and walk to and from schools.
Title I	Title I is a federal program under the Elementary and Secondary Education Act, providing supplemental funding to school districts and schools with high percentages of low-income students to improve academic achievement and close achievement gaps.

BACKGROUND

At the request of parents and expressions of concern from local residents of the targeted schools' communities, the 2024-2025 Sutter County Grand Jury initiated an investigation into traffic-related safety issues directly impacting elementary school students attending Tierra Buena, Bridge Street, and Franklin Elementary Schools. Traffic congestion related to elementary school student drop-off and pick-up times during the day have contributed to heightened risks to students and through-traffic drivers during these high-use periods. The situation has become increasingly critical as school enrollments increase, urban sprawl has reached out to once-rural schools without necessary road and related infrastructural improvements, and school busing options, where available, are being largely rebuffed by parents in favor of personal vehicle use. According to the California State Parent/Teachers Association (https://capta.org/focus-areas/community-concerns/safe-routes-to-school/) in 1969, approximately 50 percent of children walked or bicycled to school, with approximately 87 percent of children living within one mile of school walking or bicycling. Further, the CSPTA states that today, fewer than 15 percent of

schoolchildren walk or bicycle to school. As much as 20 percent to 30 percent of morning traffic can be generated by parents driving their children to schools, and traffic-related crashes are the top cause of death and major injury for children ages 1 to 17 in the U.S.

METHODOLOGY

To better understand the issue of traffic flows and how it relates to student safety during drop-off/pick-up periods at Sutter County schools, the members of the 2024-2025 Sutter County Grand Jury scheduled and held a series of meetings/interviews during the Fall and Winter of 2024 with senior school staff at three representative schools within Sutter County -- Tierra Buena Elementary School, Franklin Elementary School, and Bridge Street Elementary School. Interviews were held with staff of the following entities:

- Tierra Buena Elementary School
- Franklin Elementary School
- Bridge Street Elementary School
- Yuba City Public Works
- Yuba City Police Department

The following entities were contacted for information related to our investigation:

- Sutter County Development Services
- Local Agency Formation Commission (LAFCO)
- Sutter County Superintendent of Schools office

Student attendance profiles, law enforcement traffic reports, and traffic studies were provided to the Grand Jury, or found through on-line research, including extensive reference to the California State Manual on Uniform Traffic Control Devices (Part 7; Traffic Controls for School Areas). In addition, the following reports and data were

provided by Sutter County and Yuba City senior staff. Those included, but are not limited to:

- Safe Routes to Schools grant applications (2020-2024)
- Blue Zone Project grant applications (2022-2024)
- Yuba City Police Calls related to Tierra Buena Elementary Schools (2023-2024)
- Local Agency Formation Commission's (LAFCO) Report on the Proposed Tierra Buena Annexation (2003)
- Letter to LAFCO from Sheriff-Coroner Jim Denny (2003)
- Vehicular and Pedestrian Study Conducted for the Township Road/Franklin Road Corridor (December 2022)

Photos were taken by Sutter County Grand Jury members of functional and non-functional school signage at the schools' sites and are included in this report. Inconsistencies in designated Traffic Safety personnel training were noted by the Sutter County Grand Jury, with some personnel being given traffic safety and CPR training annually at one school, and others being provided with minimal traffic safety training and no CPR training at all. At a third school visited by the Sutter County Grand Jury, no traffic safety personnel were hired. School profiles are presented below.

DISCUSSION

Tierra Buena Elementary School has a full-time K-8th grades student enrollment of 627 students, with 70 full-time instructional and auxiliary staff. 68% of its students fall under Title I eligibility. It has an established 24-member Safety Committee, comprised of both school instructional staff and parents, vetted by the school's Site Council. Tierra Buena Elementary School has one (1) operational bus that carries 35-36 students to the morning drop-off at school, and 36-37 students ride the bus home after the pick-up period. As estimated by the school's senior management who deal with student drop-offs and pick-up daily, 10% of all students walk to school (estimated at 63 students). The remaining students, or approximately 524 students, are dropped off and picked up from the school site on a twice-daily basis.

There are three crossing guards assigned to the perimeter roads that border Tierra Buena Elementary School on the east (Villa Avenue), west (Hooper Road), and north (Butte House Road). There are no "School Ahead" flashing warning signs on any of these perimeter roads around Tierra Buena Elementary School to warn through and local traffic of the school's presence and possible street/road crossings by students. There is one flashing (solar powered) stop sign on the northeast corner of Butte House and Hooper Roads. It did not function during the early months of our investigation but was operable after mid-February 2025 when the trees shading the solar panel were pruned (see picture).

Neighbors living in rental properties on the north side of Butte House Road, across the street from Tierra Buena Elementary School have had their driveways and access to Butte House Road often blocked by student pick-up/drop-off vehicles, according to both residents and school administration. According to the school's senior staff,

student drop-off/pick-up congestion has led to a minor accident between the school's bus and a private vehicle but was not formally reported to the Yuba City Police Department by Tierra Buena School officials as it occurred within the school's parking lot. A second school-related traffic incident, unrelated to the Tierra Buena Elementary School's on-campus traffic incident, was documented by the Yuba City Police Department. In several cases, reported by senior Tierra Buena School administration personnel, the school's Principal, untrained in traffic mitigation, has had to intervene with parents in autos who are awaiting their students' pick-up who have blocked driveways of residents along Butte House Road, across the road to the north of the school's property. East-west through traffic along Butte House Road is forced to divert into the center lane to avoid the lines of parked drop-off and pick-up vehicles. Currently, Tierra Buena Elementary School's crossing guards, hired on a part-time basis, receive no formal training or certification from the Yuba City Police Department.

Potential traffic and public safety concerns, related to the 2004 Tierra Buena annexation, were reported to LAFCO by the Sutter County Sheriff's Office in their letter to LAFCO and included in the 2004 annexation documents. In a 2004 letter to the LAFCO committee, former Sutter County Sheriff Jim Denny identified "gaps" in patrol responsibilities within the Yuba City/Sutter County interfaces that surround Tierra Buena Elementary School due to the Tierra Buena's proposed annexation plan as being inconsistent and uneven. The urban growth issue was identified by nearly all of our interviewees and was described as creating "urban problems" among once-rural schools. They complained that traffic, and other safety concerns, were not adequately addressed during residential construction in the 1970's and 1980's. Road maintenance, widening, complementary sidewalk construction, lighting, signage, etc. have all remained largely "rural" along the Butte House Road corridor

north of Tierra Buena School, while those areas within the LAFCO-approved Tierra Buena annexation subject to new residential construction have more improved infrastructure (sidewalks, wider streets, better drainage, etc.) consistent with Yuba City's recently developed "urban" areas.

FINDINGS

F-TB1. A minor accident within school boundaries was not reported to the Yuba City Police Department.

F-TB2. Congestion due to pick-up and drop-off causes road blockages requiring untrained professionals to mitigate the conflict between residents and school traffic.

F-TB3. The existing solar-powered stop sign w/ flasher at Butte House and Hooper Roads has become seasonally inoperable due to tree shade on powering solar panels.

F-TB4. Vehicle backups for drop off and pick up at Tierra Buena lead to the unsafe use of the center lane to bypass the congestion.

F-TB5. Crossing guards as Tierra Buena Elementary School would benefit from formal training and certification from the Yuba City Police Department, or a public safety program delivered by Yuba City Unified School District.

F-TB6. Yuba City's haphazard annexation process over the past 30 years has created leapfrog urbanization that assumed once-rural schools into its urban boundaries, without provision of sufficient investment in road and pedestrian infrastructure.

DISCUSSION

Bridge Street Elementary School is a long-standing K-5th grade school, located within the central urban complex of Yuba City, at the crossing of two major thoroughfares – Plumas and Bridge Streets. Bridge Street Elementary currently has an enrollment of 480 students, of which 100% are Title I eligible. Its Site Council, comprised of both credentialed instructional staff and parents, oversees the school's Safety Plan. The school has contracted a private company, ICS4 Schools, to manage its student safety issues, and develop its school emergency response plan.

Yuba City Unified School District guidelines on busing do not require Bridge Street Elementary to provide these services to its students. The absence of a busing option requires all students to walk or use private vehicles to and from the school, increasing the number of vehicles around the school during weekday pick-up and drop-off periods and increasing risk to conflicts with students and drivers. School staff estimate that 30% of enrolled students walk to school, leaving approximately 336 students dependent on daily drop-off and pick-up transportation at the beginning and end of each school day. Students living in residences north of Bridge Street must cross one of Yuba City's busiest intersections (according to a Yuba City Public Works traffic study conducted in April 2019) twice a day to get to school. While Bridge Street Elementary School was initially included in a 2023 "Blue Zone" grant application process, initiated by Yuba City Public Works, no follow-up to the grant submission or application status was reported back to Bridge Street Elementary School's administration. The Blue Zone Project is a health-focused initiative that aims to improve community health by making permanent changes to

streets, schools, and other public spaces. The project includes efforts to make streets safer for pedestrians and cyclists, and to encourage active living.

During daily student drop-off and pick-up times, traffic can stretch to the west far down Bridge Street, overflowing the small parking lot in front of the school's office, with no immediate traffic supervision of this twice-daily traffic load. This creates an immediate traffic hazard potentially impacting upon students. There are few or no other parking options for the school, though an informal parking allowance for staff has been worked out with the adjoining Hmong Church.

School traffic signage along both Bridge Street and Plumas Street is minimal and not consistent with other Sutter County school signage, as directed by the Department of Transportation's Manual on Uniform Traffic Control Devices (*MUTCD, Section 7A.01, "Need for Standards"*). As a model, signage for all Sutter County schools should emulate those used at Nuestro Elementary School (along Broadway and Nuestro roads proximate to school) or those recently installed along Clark Avenue in Yuba City (for the St. Isidore Elementary School crossing and the Morton/Marcia and Clark Avenue Street crossing), which is compliant with MUTCD's guidelines for preferred school signage.

FINDINGS

F-BS1. The lack of "School Ahead" and only one "Students Walking" signage posted on either Plumas or Bridge Streets near the school site is inconsistent with other nearby Yuba City Unified School's signage.

F-BS2. In 2023 the school's senior staff worked with Yuba City Unified School District, Yuba City Public Works, and Yuba City Police Department as collaborators on a "Safe Routes to School" grant application but it wasn't submitted.

F-BS3. While the crossing guards at Bridge Street Elementary School work under its senior staff's supervision they do receive some traffic safety training from Yuba City Unified School District's Office of Student Services. Improvements to crossing guards' training may be realized through a collaboration between Yuba City Unified School District's student safety programs and Yuba City Police Department.

F-BS4. As a result of limited hours and low compensation, there has been a high turnover in trained crossing guards leading to the use of untrained classroom staff or other untrained crossing guards.

F-BS5. While some schools within the Yuba City Unified School District have traffic signage compliant with the higher standards set by the State's Department of Transportation's MUTCD, Bridge Street Elementary school, does not.

F-BS6. A cursory examination of which YCUSD schools have adequate traffic signage and which do not would suggest that those schools with high Title I enrollment could benefit from additional signage and crossing guard training.

DISCUSSION

Franklin Elementary School is one of Sutter County's independent school districts, managed directly by its own elected Board of Directors. Located at the intersection of Township and Franklin roads, Franklin Elementary School is an example of Sutter County's elementary schools serving largely rural populations. As a Sutter County rural school, it falls under the patrol area of the Sutter County Sheriff's Office. There are 503 K-8 students enrolled at Franklin, with 35-38% Title I eligible. Half of the students are enrolled as inter-district transfers. Unlike Bridge Street Elementary and Tierra Buena Elementary schools, Franklin Elementary School has a long waiting list for new enrollments through inter-district transfers.

Approximately 90 students ride Franklin's one bus each day. There are an estimated 425+ students who rely on vehicle drop-off and pick-up. School staff supervise all student drop-off and pick-up during the scheduled morning and after-school times. Unlike Bridge Street School, there is adequate parking space for staff, with more designated parking being included in new construction that will house the school's administrative staff, to be completed by the start of the Fall 2025 semester. This reduces the need for on-street parking by parents dropping off and picking up their attending children. There are no street crossing guards assigned to the Franklin/Township crossroads on which the school is sited. All instructional staff have completed mandated CPR and safety training provided by a private contractor (Keenan & Associates) but none receive traffic safety training from the Sutter County Sheriff's Office.

There are two solar powered "School Ahead" flashing warning signs located north of the school (on Township Road) and west of the school (on Franklin Road). While

the one solar powered sign on Township Road was operable during our visits, the sign located on Franklin Road was inoperable due to the shade from trees and shrubs growing next to it.

Functioning Sign

Inoperable Sign

Following a fatal accident, in 2019, involving a student walking to Franklin Elementary School, a pedestrian and vehicular traffic study was conducted for the Township and Franklin roads corridors that impact upon Franklin Elementary School. It was provided to the school's senior staff by Sutter County's Development Services and indicates higher use of the Township Road north-south corridor during harvest season. It also showed that most vehicles, including heavy farm transport vehicles, travel at greater-than-posted speeds, especially along Township Road's north-south route near the school site.

FINDINGS

F-FE1. A lack of roadside maintenance led to foliage overgrowing the solar arrays for the "School Ahead" flashing sings and the signs not functioning as intended.

F-FE2. An inconsistency with the MUTCD guidelines results in no school-ahead warning signals south of the school's site along Township Road, or east of the school along Franklin Road.

F-FE3. The lack of sidewalks that stretch beyond the immediate boundaries of the school's parking lots discourages student pedestrian use of the roadways along Township and Franklin Roads leading to increased vehicle use at Franklin Elementary.

RECOMMENDATIONS

R1. The Sutter County Grand Jury recommends the Sutter County Superintendent of Schools, the Yuba City Unified School District's Governing Board, and the Franklin School District Board of Directors, adopt a formal and automated traffic incident reporting procedure with reporting automatically sent to and included in Yuba City Police Department's and Sutter County Sheriff's Office's annual traffic incident reports by the start of the 2026-2027 school year.

R2. The Sutter County Grand Jury recommends that the Yuba City Council instruct the Yuba City Police Chief to increase enforcement of traffic and off-street parking violations along Butte House Road and Villa Avenue, bordering Tierra Buena Elementary School to the north and east respectively, that occur during the school's drop-off and pick-up times. A warning may be first issued to parents of the school's students, but traffic and parking violation enforcement should begin by the beginning of the 2025-2026 school year.

R3. The Sutter County Grand Jury recommends the Sutter County Superintendent of Schools, the Yuba City Unified School District's Governing Board, and Franklin Elementary School District's Board of Directors adopt a policy requiring all crossing guard employees, or volunteer crossing guards, undergo and maintain certified training for road crossings, including use of proper high-visibility vests and hand-signage, by the start of the 2025-2026 school year.

R4. The Sutter County Grand Jury recommends the Sutter County Board of Supervisors and Yuba City Council adhere to and update relevant local traffic codes to include standardized traffic signage for all schools, including upgrading low-visibility signs to solar powered flashing warning signs placed for oncoming traffic by January 1, 2026.

R5. The Sutter County Grand Jury recommends the Board of Supervisors and the Yuba City Council to direct the Sutter County Development Services and Yuba City Public Works respectively, to update maintenance procedures for solar powered school traffic signs to include regular foliage trimming which blocks solar panels used for solar powered signs by January 1, 2026.

R6. The Sutter County Grand Jury recommends that the Sutter County Superintendent of Schools and Yuba City Unified School District's Governing Board apply for "Safe Routes to Schools" grant funds to promote student walking and biking commute to their respective schools.

R7. The Sutter County Grand Jury recommends that the Sutter County Board of Supervisors, and the Yuba City Council direct the Sutter County Development Services and Yuba City Public Works' Director respectively, to conduct and complete "Blue Zone" studies for Yuba City Unified and Sutter County schools to improve community health surrounding those schools by January 2027.

REQUIRED RESPONSES

Pursuant to Penal Code Section 933 and 933.05 the Sutter County Grand Jury requests responses from the following:

THE FOLLOWING RESPONSE IS REQUIRED WITHIN 60 DAYS OF RECEIPT:

Sutter County Superintendent of Schools: Respond to Recommendations R1, R3, and R6.

Yuba City Unified School District's Governing Board: Respond to Recommendations R1, R3, and R6.

Franklin Elementary School's Board of Directors: Respond to Recommendations R1 and R3.

THE FOLLOWING RESPONSE IS REQUIRED WITHIN 90 DAYS OF RECEIPT:

Sutter County Board of Supervisors: Respond to Recommendations R4, R5, and R7.

Yuba City – City Council: Respond to Recommendations R2, R4, R5, and R7.

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: Chima Ranch Subdivision (Annexation #9 of property in CFD 2021-1)

Recommendation: Adopt a Resolution annexing a certain area, Chima Ranch Subdivision, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Ninth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter

Fiscal Impact: This CFD annexation will provide $526.14 per single family unit and $383.77 per multi-family residential unit annually, with provisions for inflation

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Purpose:

To include new residential development in a Community Facilities District (CFD) to pay for impacts to City Services.

Council's Strategic Goals:

This item addresses the City Council's Strategic Goal of operating government in a fiscally responsible and responsive manner.

Background:

The City's adopted policy and Project Conditions of Approval for new residential development include a requirement that the development pay for its share of operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. On December 14, 2022, the Planning Commission approved Tentative Map SM 22-07, Chima Ranch, to subdivide 14.98 acres into 82 residential parcels including 2 multi-family parcels located on the west side of Sanborn Road immediately west of the intersection of Pebble Beach Drive and Sanborn Road. Planning Commission Condition of Approval No. 43 contains the requirement to pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs.

The Mello-Roos Community Facilities Act of 1982 (Act) provides a mechanism for cities to form CFDs in order to finance the provision of certain municipal services. The types of services that may be provided by a CFD are as follows:

1. Police
2. Fire
3. Recreation and Library
4. Maintenance of parks, parkways and open space
5. Maintenance of Roadways
6. Flood and storm protection services
7. Hazardous substance removal or remediation

On May 18, 2021, Council adopted Resolution 21-047 establishing policies related to CFDs for services. At this same meeting, Council adopted Resolution 21-048 stating its intention to establish City of Yuba City Community Facilities District 2021-1 (Municipal Services) (CFD 2021-1), authorize the levy of a special tax within the district, and authorize the annexation of future territory into the future annexation area by unanimous written approval.

On July 6, 2021, Council voted the Initial Property (Dunn Ranch Estates – Unit 1 Subdivision [56 residential lots] at the southeast corner of Royo Ranchero Drive and Monroe Drive) to be part of CFD 2021-1 and subject to the special taxes therein. Council also voted to include a Future Annexation Area. The Future Annexation Area consists of several undeveloped, residential zoned properties generally in the western and southern Yuba City Urbanized Area. The Future Annexation Area allows new property owners to annex to the district by unanimous written consent, which streamlines the CFD annexation process.

Analysis:

The Developer of Chima Ranch Subdivision has executed an Unanimous Approval of Annexation to a Community Facilities District (CFD 2021-1) to satisfy this condition. Chima Ranch Subdivision will be the ninth property to annex to CFD 2021-1 (Annexation No. 9), and will be subject to the special taxes therein.

In Resolution 21-048, Council directed the preparation of the Report for CFD 2021-1 to show the services to be provided in CFD 2021-1. The Hearing Report for CFD 2021-1 follows the same methodology used in the formation of CFD 2017-1, which initially established a maximum levy of $425 annually per single family residential unit with an escalation factor equal to the percentage escalation of the City's combined Police and Fire Department budgets, up to a maximum escalation of 4 percent. The current levy in fiscal year 2025/2026 is $526.14 annually per single family residential unit and $383.77 annually per multi-family residential unit, which will be subject to future escalation in accordance with the rate and method of apportionment of the special tax.

A Notice of Special Tax Lein is to be recorded concurrently with the boundary map (Annexation No. 9 – Chima Ranch Subdivision) in the Office of the County Recorder for the County of Sutter, State of California. The lien of the Special Tax is a continuing lien which shall secure each annual levy of the Special Tax within the area of Annexation No. 9 (Chima Ranch Subdivision).

Fiscal Impact:

A total of 82 residential parcels are contained in the Chima Ranch Subdivision resulting in a total current annual levy of $43,626.28, based on fiscal year 2025/2026 rates. The developer is responsible for covering the costs of annexing to the CFD.

Alternatives:

Do not adopt a resolution annexing Chima Ranch Subdivision into CFD No. 2021-1 to fund Municipal Services, and direct staff on other acceptable means of assuring this development contributes its fair share of impacts to services.

Recommendation:

Adopt a Resolution annexing a certain area, Chima Ranch Subdivision, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Ninth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter.

Attachments:
1. Attachment 1 - Resolution
2. Attachment 1 - Exhibits A and B to Resolution
3. Attachment 2 - Ninth Amendment to Notice of Special Tax Lien

Prepared By:
Kevin Bradford
Deputy Public Works Director – Engineering

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT NO. 2021-1 (MUNICIPAL SERVICES) APPROVING ANNEXATION NO. 9 (CHIMA RANCH SUBDIVISION) TO SAID DISTRICT RELATING TO THE PROPERTY LOCATED ON THE WEST SIDE OF SANBORN ROAD IMMEDIATELY WEST OF THE INTERSECTION OF PEBBLE BEACH DRIVE AND SANBORN ROAD.

WHEREAS, on May 18, 2021, this City Council adopted a resolution entitled "A Resolution Of The City Council Of The City Of Yuba City Declaring Its Intention To Establish Yuba City Community Facilities District No. 2021-1 (Municipal Services), To Authorize The Levy Of A Special Tax Therein To Finance Certain Services And To Authorize The Annexation Of Future Territory In The Future Annexation Area To The District By Unanimous Written Approval" (the "Resolution of Intention"), stating its intention to form Yuba City Community Facilities District No. 2021-1 (Municipal Services) (the "CFD"), pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act") and a future annexation area to the CFD ("Future Annexation Area");

WHEREAS, the Resolution of Intention, setting forth a description of the proposed boundaries of the CFD and Future Annexation Area, services to be financed by the CFD ("Services") and Future Annexation Area, including incidental expenses, and the rate and method of apportionment (the "Rate and Method") of the special tax (the "Special Tax") to be levied within the CFD to pay for the Services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein;

WHEREAS, the Resolution of Intention set July 6, 2021, as the date for the joint public hearing on the establishment of the CFD, the extent of the CFD, the Future Annexation Area, the furnishing of the Services within the CFD, and the proposed Rate and Method;

WHEREAS, a notice of the public hearing to be held on July 6, 2021 was published in accordance with the Act;

WHEREAS, on July 6, 2021, this Council held noticed joint public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD and the Future Annexation Area;

WHEREAS, at the hearing all interested persons desiring to be heard for or against the establishment of the CFD, the extent of the CFD, the furnishing of the Services and the Rate and Method and the Future Annexation Area were heard and a full and fair hearing was held;

WHEREAS, at the hearing evidence was presented to this Council on such matters before it, including a special report (the "Hearing Report") as to the Services to be provided through the CFD and the costs;

WHEREAS, following the close of the hearing, written protests with respect to the formation of the CFD, the furnishing of specified types of services and the Rate and Method had not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing

within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special taxes; and

WHEREAS, following the close of the hearing, written protests with respect to the Future Annexation Area, the furnishing of specified types of services and the Rate and Method had not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or Future Annexation Area or property owners of one-half (1/2) or more of the area of land within the CFD or Future Annexation Area and not exempt from the proposed special taxes; and

WHEREAS, on July 6, 2021, the City Council adopted Resolution No. 21-094, which is on file with the City Clerk and incorporated herein by this reference, that ordered the formation of the CFD and Future Annexation Area, defined the public services (the "Services") to be provided by the CFD, authorized the levy of a special tax on property within the CFD, preliminarily established an appropriations limit for the CFD, and approved future qualifying projects the ability to voluntarily annex into the Future Annexation Area by unanimous approval of the property owners, all pursuant to the Act; and

WHEREAS, on July 6, 2021, the City Council adopted Resolution No. 21-095 that called a special election for July 6, 2021, at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD were submitted to the qualified electors within the CFD; and

WHEREAS, on July 6, 2021, the City Council adopted Resolution No. 21-096, that declared the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were in favor of the issue presented, and such measure passed; and

WHEREAS, on July 12, 2021 a notice of special tax lien was recorded with the Office of the County Recorder of the County of Sutter, as Document No. 2021-0012518 the "Notice of Special Tax Lien"), thereby giving notice that the lien to secure payment of the special tax was imposed on the land in the CFD; and

WHEREAS, the owner (the "Property Owner") of the parcels listed in Exhibit A hereto and incorporated herein by this reference, located within the Future Annexation Area (the "Property") has agreed to mitigate certain impacts of the proposed development of the Property by paying for the Services financed by the CFD; and

WHEREAS, pursuant to the Act, the Property Owner has executed a unanimous approval, attached hereto as Exhibit B and incorporated herein by this reference (the "Unanimous Approval"), constituting the Property Owner's unanimous approval and unanimous vote in favor of the annexation of the Property to the CFD and the levy of special taxes on the Property; and

WHEREAS, the City Council now wishes to approve this Annexation No. 9 of the Property pursuant to the simplified process for annexations under Sections 53328.1, 53339.7 and/or 53339.8 of the Act and add Annexation No. 9 (Chima Ranch Subdivision) as part of the CFD.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY, ACTING AS LEGISLATIVE BODY OF THE CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT NO. 2021-1 (MUNICIPAL SERVICES) DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The City Council finds and determines that all the foregoing recitals are true and correct and incorporated herein.

2. Unanimous Approval. The City Council hereby receives and files the Unanimous Approval as Annexation No. 9 (Chima Ranch Subdivision) to the CFD, and hereby further authorizes and directs the officers of the City to do any and all things to execute and delivery all documents they may deem necessary or advisable in order to consummate the transaction described herein and to effectuate the purpose of this Resolution.

3. **Approval of Annexation**. The City Council hereby determines that the Property is added to and part of the CFD with full effect and the City Council approves and confirms the Rate and Method of Apportionment of the Special Tax attached to the Unanimous Approval this reference incorporated herein. The City Council hereby finds that the Property Owner's unanimous written approval is equivalent to an election pursuant to Government Code Section 53339.7(a) of the Act. The Property is added to and part of the existing CFD with full legal effect, and the City Council shall levy any special tax within the annexed territory as specified in the Ordinance No. 005-021 adopted with respect to the CFD pursuant to Government Code Section 53340, any resolution related thereto and, as specified in the Resolution of Intention, and as specified in any other Ordinance, if any, adopted pursuant to Government Code Section 53340.

4. Consolidation of Annexed Map. The City Council hereby determines that the territory described in Exhibit C hereto, and further defined in the map entitled "Annexation Map No. 9 (Chima Ranch Subdivision) of City of Yuba City Community Facilities District No. 2021-1 (Municipal Services), City of Yuba City, County of Sutter, State of California" which is on file with the City Clerk, is added to and part of the CFD with full effect. The City Clerk is hereby authorized and directed to endorse the certificates set forth on the map and to record the map in accordance with the provisions of Sections 3111, 3113 and 3113.5 of the Streets and Highways Code of the State of California.

5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act in connection with the formation, voluntary annexation area and annexation of territory to the CFD, including this Annexation No. 9 (Chima Ranch Subdivision)

6. Amendment to Notice of Special Tax Lien. The City Clerk, or designee, is hereby directed to complete, execute and cause to be recorded in the office of County Recorder of the County of Sutter, an amendment to the Notice of Special Tax Lien, in accordance with the provisions of Sections 3114.5 and 3117.5 of California Streets and Highways Code of the State of California within fifteen (15) days of the adoption of this Resolution, evidencing that the Property is added to the CFD.

7. Effective Date. The City Clerk shall certify the adoption of this Resolution. This Resolution shall take effect upon its adoption.

[SIGNATURES ON FOLLOWING PAGE]

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 2nd day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

_____
Dave Shaw, Mayor

ATTEST

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

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

Exhibits:

A. Assessor parcel Numbers and Owners of Land
B. Unanimous Approval
    a) Exhibit A – Description of Services
    b) Exhibit B – Annexation No. 9, Rate and Method of Apportionment
    c) Exhibit C – Annexation Map No. 9, Chima Ranch Subdivision

EXHIBIT A

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)

ANNEXATION NO. 9 (CHIMA RANCH SUBDIVISION)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

Assessor Parcel No(s)	**Name of Property Owner**
65-020-009 & 65-020-010	LGI Homes – California, LLC, a California Limited Liability Company

That will become 82 parcels, including 2 multi-family parcels, with assessor parcel numbers

065-TBD-TBD

EXHIBIT B

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)

ANNEXATION NO. 9 (CHIMA RANCH SUBDIVISION)

UNANIMOUS APPROVAL

[attached]

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District and Related Matters

City of Yuba City

Community Facilities District No. 2021-1
(Municipal Services)

Annexation No. 9 (Chima Ranch Subdivision)

To the Honorable City Council
City of Yuba City, as legislative body of
Community Facilities District No. 2021-1
(Municipal Services)
1201 Civic Center Boulevard,
Yuba City, California 95993

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of FOR California Development LLC, a Delaware limited liability company the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Sections 53328.1 and/or 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to the annexation of the Property to the "City of Yuba City Community Facilities District No. 2021-1 (Municipal Services)" (the "CFD") and approval of the special taxes to be levied against the Property, and the undersigned hereby states, certifies, agrees and declares under penalty of perjury, as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property. No parties are residing on the Property and therefore there are no registered voters on the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services, which are incorporated herein by this reference (the "Services") described in Exhibit A hereto and made a part hereof. In such connection Property Owner has reviewed the list of the Services and hereby agrees, consents and approves to the Services and the Annexation of the Property to the CFD for the benefit of the City and the CFD.

3. Approval of Special Tax and the Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services. The Special Taxes will be levied according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). In such connection property owner consents and approves of the Rate and Method and understands that such taxes shall be levied against the Property.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit

established for the CFD. The Property Owner hereby approves, consents and agrees to the appropriations limit for the CFD of $1,700,000, pursuant to Article XIIIB of the California Constitution, as adjusted for changes in the cost of living and changes in the population.

5. Waivers and Vote. Resolution No. 21-048 adopted by the City Council on May 18, 2021 and Resolution No. 21-094 adopted by the City Council on July 6, 2021 and Sections 53328.1 and 53339.3 of the Act provide an alternate and independent procedure for annexation to a community facilities district that simplifies the annexation process. Under such process, the Property Owner acknowledges and agrees that by executing this Unanimous Approval, the Property Owner is voluntarily waiving any and all right to an election held in accordance with Sections 53326, 53327, 53327.5, 53328, 53339.7, 53339.8 and other relevant provisions of the Act. The Property Owner hereby confirms that this Unanimous Approval constitutes its unanimous approval and unanimous vote as described herein and as contemplated by Section 53339.3 *et seq*. of the Act and for purposes of the California Constitution Article XIII A and XIII C. In lieu of an approval by public hearing, ballot and election, if any, the Property Owner intends for this Unanimous Approval to constitute its ballot and election and waiver of a public hearing. Further, the Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property in accordance with the rate and method of apportionment and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of Sutter, State of California on July 12, 2021, as Document No. 2021-0012518.

The Property Owner hereby understands and agrees, consents and approves to the City Clerk, or City designee, to execute and cause to be recorded in the office of the County Recorder of the County of Sutter an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions for the annexation of the Property to the CFD and the levy of special taxes within the area of the Property shall not constitute events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City and/or the Act about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified below, and such Property Owner approves, consents and agrees that Property will be subject to the CFD upon recordation of the amendment to the Notice of Special Tax Lien. The Property is located in the Future Annexation Area of the CFD and the map is attached hereto as Exhibit C.

Assessor's Parcel Number(s):

APN	Acreage	Anticipated Units	Property Owner
65-020-009 & 65-020-010	14.98	82 residential parcels, including 2 multi-family units	LGI Homes – California, LLC, a California Limited Liability Company

Acres: 14.98

By executing this Unanimous Approval, the Property Owner agrees, consents, declares and certifies to all of the above.

Annexation No. 9 (Chima Ranch Subdivision)

Property Owner

By: LGI Homes – California, LLC, a California Limited Liability Company

By: _____

Print Name: _____
Title: _____

Notice Address

LGI Homes – California, LLC

2251 Douglas Blvd, Suite 110

Roseville, CA 95661

EXHIBIT A

City of Yuba City
Community Facilities District No. 2021-1
(Municipal Services)

DESCRIPTION OF SERVICES

The Services to be funded by the CFD include the following services and all incidental expenses related to such services, all of which are authorized by the Act:

PUBLIC SERVICES

(a) Police protection services;
(b) Fire protection and suppression services, ambulance and paramedic services;
(c) maintenance of parks, parkways, streets, roads, and open space;
(d) flood and storm protection services, including but not limited to the maintenance of storm drainage systems and sandstorm protection systems,
(e) Services with respect to the removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, subject to the limitations contained in Section 53313 of the Act;
(f) Maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the local agency or by another local agency pursuant to an agreement entered into under Section 53316.2; and
(g) costs incurred by the City and or County in formation of the district, annexation and annual contract administration.

In accordance with Section 53313 of the Act, the additional services may not supplant services available within the territory when the district was created or annexed.

The same types of services which are authorized to be financed by CFD No. 2021-1 are the types of services to be provided in the Future Annexation Area, as properties are annexed.

The services include operational and maintenance costs associated with providing such services.

EXHIBIT B

City of Yuba City

Community Facilities District No. 2021-1
(Municipal Services)

RATE AND METHOD OF APPORTIONMENT

The Special Tax shall be levied in Annexation No. 9 (Chima Ranch Subdivision) in accordance with the Rate and Method of Apportionment of Special Tax for City of Yuba City Community Facilities District No. 2021-1 (Municipal Services) pursuant to the rate set forth in the attachment hereto.

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2021-1 (Municipal Services) [herein "CFD No. 2021-1"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2021-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2021-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD No. 2021-1 as determined by the Finance Director.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Tax Escalation Factor" means an annual increase in the Maximum Special Tax following the Base Year in an amount not to exceed four percent (4%). The Annual Tax Escalation Factor shall be based on the budgeted escalation of the City of Yuba City's combined Police and Fire Departments from the previous fiscal year.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2021-1 as set forth in the documents adopted by the City Council when the CFD No. 2021-1 was formed.

"Base Year" means Fiscal Year 2020-2021.

"City" means the City of Yuba City.

"City Council" means the City Council of the City of Yuba City, acting as the legislative body of CFD No. 2021-1.

"County" means Sutter County, California.

"Developed Residential Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential structure was issued prior to June 30 of the preceding Fiscal Year.

"Finance Director" means the Finance Director for the City or his or her designee or successor.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all units in CFD No. 2021-1 for which a building permit was issued or may be issued for construction of a residential structure with multiple units that share common walls, all of which are offered for rent to the general public.

"Public Property" means any property within the boundaries of CFD No. 2021-1 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Unit(s)" means an individual lot of land for which a building permit could be issued to construct one or more residential dwelling units.

"Residential Property" means all Assessor's Parcels of Taxable Property for which a map has been recorded designating individual Residential Units.

"Non-Residential Property" means all Assessor's Parcels of Taxable Property within the boundaries of CFD No. 2021-1 for which a map has been recorded designating the Assessor's Parcel as a lot for which a building permit could be issued and the Assessor's Parcel cannot be classified as a Residential Property.

"Special Tax" means any tax levied to pay for Authorized Services and Administrative Expenses.

"Single Family Property" means buildings containing one dwelling unit located on a single lot that are individually owned, including attached or detached residences (i.e., townhome unit and/or condominium units).

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2021-1 designated as Developed Residential Property.

"Undeveloped Residential Property" means all Parcels of Residential Property within the boundaries of CFD No. 2021-1 that are not Developed Residential Property, as determined by the Administrator.

"Unit" means an individual single family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

CATEGORIZING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels within CFD No. 2021-1, and each parcel shall be classified as Developed Residential Property, Non-Residential Property, Public Property, or Undeveloped Residential Property, and shall be subject to the levy of annual Special Taxes determined pursuant to Sections C and D below.

B. MAXIMUM SPECIAL TAX RATE

All Taxable Property within the CFD No. 2021-1 shall be subject to a Maximum Special Tax that will be levied each Fiscal Year to pay for Authorized Services. As discussed above, the Administrator shall rely first on the Land Use Designation for a Parcel to determine the appropriate Maximum Special Tax in **Table 1**, below, but, in the absence of an assigned Land Use Designation, the Administrator shall refer to the Zoning Designation and land use to be built on the Parcel. The following Maximum Special Tax rates apply to all Parcels of Developed Property within CFD No. 2021-1:

Each Residential Unit is subject to the Maximum Special Tax shown in **Table 1**, below.

Non- Residential Property, Undeveloped Property, and Public Property is not subject to the Maximum Special Tax.

Table 1

Property Land Use	**Fiscal Year 2020/21 Maximum Special Tax Amount ***
Single Family Property	$467.10 per Single Family Residential Unit
Multi-Family Property	$340.70 per Multi-Family Residential Unit
Undeveloped Residential Property	$0 per Assessor’s Parcel

* Beginning July 1, 2021 and each July 1 thereafter, all of the Maximum Special Taxes shown in **Table 1** above shall be adjusted by applying the Annual Tax Escalation Factor.

C. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall levy the Maximum Special Tax on each Parcel of Developed Property in CFD No. 2021-1. The Special Tax for CFD No. 2021-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes provided, however, that CFD No. 2021-1 may (under the authority of Government Code Section 53340) in any particular case bill the taxes directly to the property owner off the County tax roll, and the Special Tax will be equally subject to foreclosure if delinquent.

D. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property, Non-Residential Property, or Undeveloped Residential Property.

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2021-1 from time to time. The property to be annexed will be assigned to the appropriate Maximum Special Tax rate for the Tract or Tracts when annexed, as pursuant to California Government Code section 53339 et seq.

In certain cases, it may be determined that a potential property to be annexed may require a higher cost to provide City services than other areas of the City (e.g., if it possesses a large quantity of City- owned infrastructure that requires maintenance). As each annexation is proposed, the City may elect to prepare an analysis to determine the annual cost for providing Services, and may incorporate unique zones with varying Maximum Special Tax rates. Such zones may be referred to by reference to a letter or number on the boundary map, and adjust the rates in Table 1 of such annexation to reflect the applicable rates.

The City may adopt a future annexation area in the future and allow for annexation by unanimous written consent.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

G. TERM

The Special Tax shall be collected in perpetuity.

H. APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

EXHIBIT C

City of Yuba City

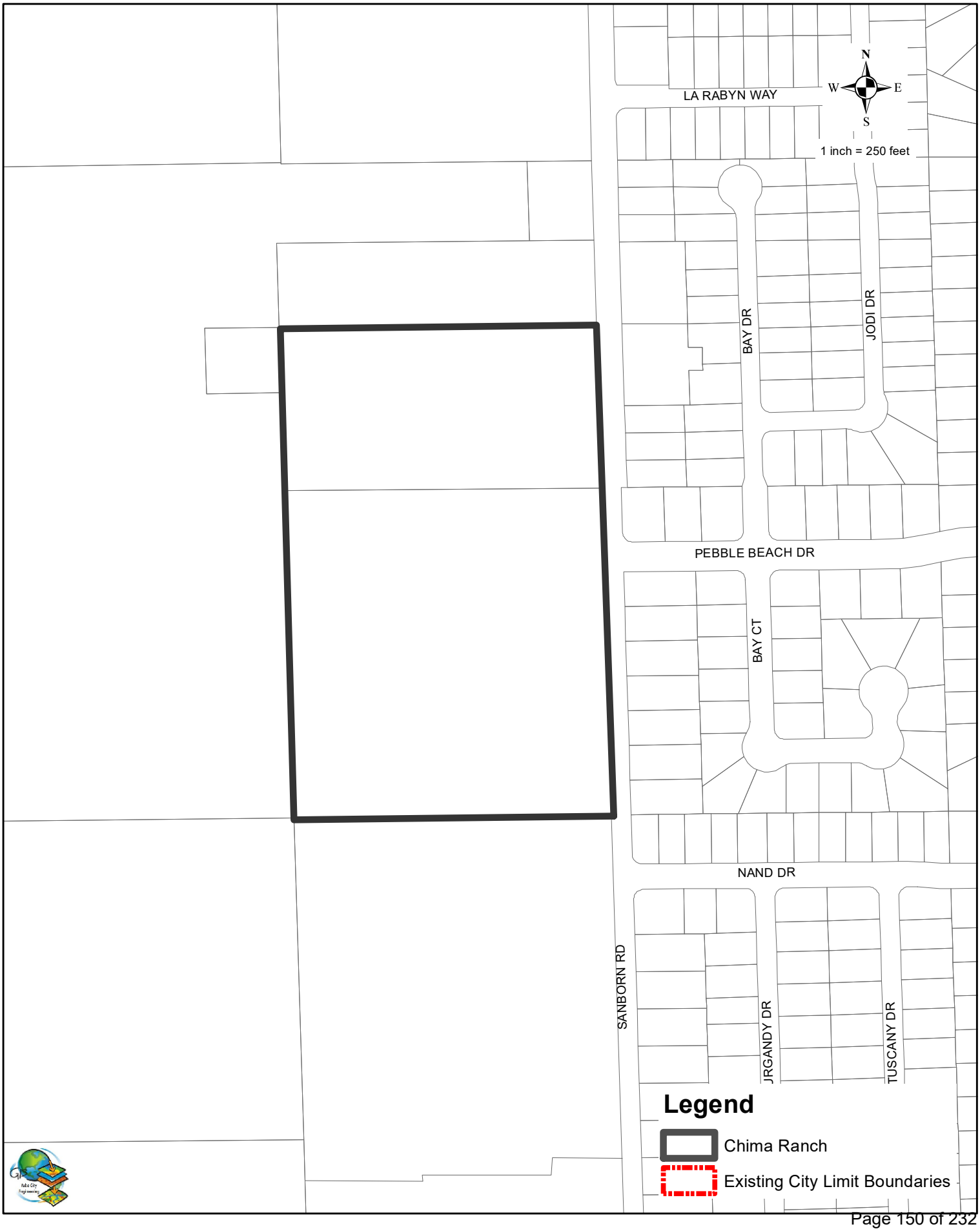
Community Facilities District No. 2021-1
(Municipal Services)

ANNEXATION MAP NO. 9 (CHIMA RANCH SUBDIVISION) OF YUBA CITY COMMUNITY FACILITIES DISTRICT NO. 2021-1

(MUNICIPAL SERVICES), CITY OF YUBA CITY, STATE OF CALIFORNIA

[see attached]

Proposed Boundary Map of CFD No. 2021-1 Annexation No. 9
Chima Ranch Subdivision
City of Yuba City, Sutter County, California



ATTACHMENT 2

NINTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Yuba City
Community Facilities District No. 2021-1
(Municipal Services)
Annexation No. 9 (Chima Ranch Subdivision)

Pursuant to the requirements of Sections 3114.5 and 3117.5 of the Streets and Highways Code and Government Code Section 53311, et seq., the undersigned City Clerk of the City of Yuba City, acting on behalf of City of Yuba City Community Facilities District No. 2021-1 (Municipal Services) (the "CFD"), HEREBY GIVES NOTICE that a lien is hereby imposed on taxable property within the property described herein Annexation No. 9 (Chima Ranch Subdivision), which has been annexed to the CFD to secure payment of a special tax ("Special Tax") which the City Council of the City of Yuba City (the "City"), County of Sutter (the "County"), State of California, is authorized to annually levy for the following purpose of financing the following services:

(a) Police protection services;
(b) Fire protection and suppression services, ambulance and paramedic services;
(c) maintenance of parks, parkways, streets, roads, and open space;
(d) flood and storm protection services, including but not limited to the maintenance of storm drainage systems and sandstorm protection systems,
(e) Services with respect to the removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, subject to the limitations contained in Section 53313 of the Act;
(f) Maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the local agency or by another local agency pursuant to an agreement entered into under Section 53316.2; and
(g) costs incurred by the City and or County in formation of the district, annexation and annual contract administration.

The services include operational and maintenance costs associated with providing such services.

The Special Tax is authorized to be levied within the CFD that has now been officially formed and includes Annexation No. 9 (Chima Ranch Subdivision) and the lien of the Special Tax is a continuing lien which shall secure each annual levy of the Special Tax and which shall continue in force and effect until the special tax obligation is prepaid, if applicable, permanently satisfied, and canceled in accordance with law or until the Special Tax ceases to be levied and a notice of cessation of Special Tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as follows: The rate and method of apportionment of the authorized Special Tax is as shown in the Rate and Method of Apportionment set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Rate and Method"). The Special Tax shall be collected in the same manner as ordinary ad valorem property taxes and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, the CFD may utilize a direct billing procedure for any Special Taxes that cannot be collected on the County tax roll or may elect to collect the Special Taxes at a different time or in a different manner if necessary to meet its financial obligations. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are as follows: The Special Tax is levied perpetually as provided in the Rate and Method and there are no conditions upon which it may be prepaid.

Notice is further given that upon the recording of this notice in the Office of the County Recorder of Sutter County, the obligation to pay the Special Tax levy shall become a lien upon all non-exempt real property within the area of Annexation No. 9 (Chima Ranch Subdivision) in accordance with Sections 3114.5, 3115.5 and 3117.5 of the Streets and Highways Code.

The (a) names of the owner(s) of the real property included within the annexed property to the CFD as they appear on the last secured assessment roll as of the date of recording of this Notice and (b) the Assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included within Annexation No. 9 (Chima Ranch Subdivision) to the CFD and not exempt from the special tax, are as set forth on the attached, referenced and incorporated Exhibit B.

Reference is made to the boundary map of the Annexation No. 9 (Chima Ranch Subdivision) to the CFD recorded concurrently herewith in the Book _____ at Page_____of Maps of Assessment and Community Facilities Districts in the Office of the County Recorder for the County of Sutter, State of California, which map is now the final boundary map of Annexation No. 9 (Chima Ranch Subdivision) to the CFD. The Boundary Map of the original district is Recorded as Document No. 2021-0012517 in Book 3 of Assessment and Community Facilities Districts at Pages 93 through 96, in the Office of the County Recorder of the County of Sutter, State of California.

Reference hereby is made to the Amendment to Notice of Special Tax Lien to the CFD recorded as Document No. 2021-0012518 in the Records of the County Recorder of the County of Sutter.

For further information concerning the current and estimated tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the City of Yuba City, City Hall, Finance Director, 1201 Civic Center Boulevard Yuba City, California 95993, telephone number 530/822-4618

Dated: As of _____, 2025

By: _____
Ciara Wakefield, City Clerk
City of Yuba City

EXHIBIT A

See Rate and Method of Apportionment Attached

(Insert RMA)

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2021-1 (Municipal Services) [herein "CFD No. 2021-1"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2021-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2021-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD No. 2021-1 as determined by the Finance Director.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Tax Escalation Factor" means an annual increase in the Maximum Special Tax following the Base Year in an amount not to exceed four percent (4%). The Annual Tax Escalation Factor shall be based on the budgeted escalation of the City of Yuba City's combined Police and Fire Departments from the previous fiscal year.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2021-1 as set forth in the documents adopted by the City Council when the CFD No. 2021-1 was formed.

"Base Year" means Fiscal Year 2020-2021.

"City" means the City of Yuba City.

"City Council" means the City Council of the City of Yuba City, acting as the legislative body of CFD No. 2021-1.

"County" means Sutter County, California.

"Developed Residential Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential structure was issued prior to June 30 of the preceding Fiscal Year.

"Finance Director" means the Finance Director for the City or his or her designee or successor.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all units in CFD No. 2021-1 for which a building permit was issued or may be issued for construction of a residential structure with multiple units that share common walls, all of which are offered for rent to the general public.

"Public Property" means any property within the boundaries of CFD No. 2021-1 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Unit(s)" means an individual lot of land for which a building permit could be issued to construct one or more residential dwelling units.

"Residential Property" means all Assessor's Parcels of Taxable Property for which a map has been recorded designating individual Residential Units.

"Non-Residential Property" means all Assessor's Parcels of Taxable Property within the boundaries of CFD No. 2021-1 for which a map has been recorded designating the Assessor's Parcel as a lot for which a building permit could be issued and the Assessor's Parcel cannot be classified as a Residential Property.

"Special Tax" means any tax levied to pay for Authorized Services and Administrative Expenses.

"Single Family Property" means buildings containing one dwelling unit located on a single lot that are individually owned, including attached or detached residences (i.e., townhome unit and/or condominium units).

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2021-1 designated as Developed Residential Property.

"Undeveloped Residential Property" means all Parcels of Residential Property within the boundaries of CFD No. 2021-1 that are not Developed Residential Property, as determined by the Administrator.

"Unit" means an individual single family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

CATEGORIZING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels within CFD No. 2021-1, and each parcel shall be classified as Developed Residential Property, Non-Residential Property, Public Property, or Undeveloped Residential Property, and shall be subject to the levy of annual Special Taxes determined pursuant to Sections C and D below.

B. MAXIMUM SPECIAL TAX RATE

All Taxable Property within the CFD No. 2021-1 shall be subject to a Maximum Special Tax that will be levied each Fiscal Year to pay for Authorized Services. As discussed above, the Administrator shall rely first on the Land Use Designation for a Parcel to determine the appropriate Maximum Special Tax in **Table 1**, below, but, in the absence of an assigned Land Use Designation, the Administrator shall refer to the Zoning Designation and land use to be built on the Parcel. The following Maximum Special Tax rates apply to all Parcels of Developed Property within CFD No. 2021-1:

Each Residential Unit is subject to the Maximum Special Tax shown in **Table 1**, below.

Non- Residential Property, Undeveloped Property, and Public Property is not subject to the Maximum Special Tax.

Table 1

Property Land Use	**Fiscal Year 2020/21 Maximum Special Tax Amount ***
Single Family Property	$467.10 per Single Family Residential Unit
Multi-Family Property	$340.70 per Multi-Family Residential Unit
Undeveloped Residential Property	$0 per Assessor’s Parcel

* Beginning July 1, 2021 and each July 1 thereafter, all of the Maximum Special Taxes shown in **Table 1** above shall be adjusted by applying the Annual Tax Escalation Factor.

C. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall levy the Maximum Special Tax on each Parcel of Developed Property in CFD No. 2021-1. The Special Tax for CFD No. 2021-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes provided, however, that CFD No. 2021-1 may (under the authority of Government Code Section 53340) in any particular case bill the taxes directly to the property owner off the County tax roll, and the Special Tax will be equally subject to foreclosure if delinquent.

D. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property, Non-Residential Property, or Undeveloped Residential Property.

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2021-1 from time to time. The property to be annexed will be assigned to the appropriate Maximum Special Tax rate for the Tract or Tracts when annexed, as pursuant to California Government Code section 53339 et seq.

In certain cases, it may be determined that a potential property to be annexed may require a higher cost to provide City services than other areas of the City (e.g., if it possesses a large quantity of City- owned infrastructure that requires maintenance). As each annexation is proposed, the City may elect to prepare an analysis to determine the annual cost for providing Services, and may incorporate unique zones with varying Maximum Special Tax rates. Such zones may be referred to by reference to a letter or number on the boundary map, and adjust the rates in Table 1 of such annexation to reflect the applicable rates.

The City may adopt a future annexation area in the future and allow for annexation by unanimous written consent.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

G. TERM

The Special Tax shall be collected in perpetuity.

H. APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

EXHIBIT B

APN	OWNER
65-020-009 & 65-020-010	LGI Homes – California, LLC, a California Limited Liability Company

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Public Works
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: West Sanborn Unit 2 Subdivision (Annexation #10 of property in CFD 2021-1)

Recommendation: Adopt a Resolution annexing a certain area, West Sanborn Unit 2 Subdivision, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Tenth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter

Fiscal Impact: This CFD annexation will provide $526.14 per single family unit annually, with provisions for inflation

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Purpose:

To include new residential development in a Community Facilities District (CFD) to pay for impacts to City Services.

Council's Strategic Goals:

This item addresses the City Council's Strategic Goal of operating government in a fiscally responsible and responsive manner.

Background:

The City's adopted policy and Project Conditions of Approval for new residential development include a requirement that the development pay for its share of operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. On November 10, 2021, the Planning Commission approved Tentative Map SM 19-02, West Sanborn Unit 2 Subdivision, to subdivide 8.29 acres into 39 residential parcels located located at the northwest corner of Sanborn Road and Bogue Road. Planning Commission Condition of Approval No. 48 contains the requirement to pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs.

The Mello-Roos Community Facilities Act of 1982 (Act) provides a mechanism for cities to form CFDs in order to finance the provision of certain municipal services. The types of services that may

be provided by a CFD are as follows:

1. Police
2. Fire
3. Recreation and Library
4. Maintenance of parks, parkways and open space
5. Maintenance of Roadways
6. Flood and storm protection services
7. Hazardous substance removal or remediation

On May 18, 2021, Council adopted Resolution 21-047 establishing policies related to CFDs for services. At this same meeting, Council adopted Resolution 21-048 stating its intention to establish City of Yuba City Community Facilities District 2021-1 (Municipal Services) (CFD 2021-1), authorize the levy of a special tax within the district, and authorize the annexation of future territory into the future annexation area by unanimous written approval

On July 6, 2021, Council voted the Initial Property (Dunn Ranch Estates – Unit 1 Subdivision [56 residential lots] at the southeast corner of Royo Ranchero Drive and Monroe Drive) to be part of CFD 2021-1 and subject to the special taxes therein. Council also voted to include a Future Annexation Area. The Future Annexation Area consists of several undeveloped, residential zoned properties generally in the western and southern Yuba City Urbanized Area. The Future Annexation Area allows new property owners to annex to the district by unanimous written consent, which streamlines the CFD annexation process.

Analysis:

The Developer of West Sanborn Unit 2 Subdivision has executed an Unanimous Approval of Annexation to a Community Facilities District (CFD 2021-1) to satisfy this condition. West Sanborn Unit 2 Subdivision will be the tenth property to annex to CFD 2021-1 (Annexation No. 10), and will be subject to the special taxes therein.

In Resolution 21-048, Council directed the preparation of the Report for CFD 2021-1 to show the services to be provided in CFD 2021-1. The Hearing Report for CFD 2021-1 follows the same methodology used in the formation of CFD 2017-1, which initially established a maximum levy of $425 annually per single family residential unit with an escalation factor equal to the percentage escalation of the City's combined Police and Fire Department budgets, up to a maximum escalation of 4 percent. The current levy in fiscal year 2025/2026 is $526.14 annually per single family residential unit and $383.77 annually per multi-family residential unit, which will be subject to future escalation in accordance with the rate and method of apportionment of the special tax.

A Notice of Special Tax Lein is to be recorded concurrently with the boundary map (Annexation No. 10 – West Sanborn Unit 2 Subdivision) in the Office of the County Recorder for the County of Sutter, State of California. The lien of the Special Tax is a continuing lien which shall secure each annual levy of the Special Tax within the area of Annexation No. 10 (West Sanborn Unit 2 Subdivision).

Fiscal Impact:

A total of 39 residential parcels are contained in the West Sanborn Unit 2 Subdivision resulting in a total current annual levy of $20,519.46, based on fiscal year 2025/2026 rates.

The developer is responsible for covering the costs of annexing to the CFD.

Alternatives:

Do not adopt a resolution annexing West Sanborn Unit 2 Subdivision into CFD No. 2021-1 to fund Municipal Services, and direct staff on other acceptable means of assuring this development contributes its fair share of impacts to services.

Recommendation:

Adopt a Resolution annexing a certain area, West Sanborn Unit 2 Subdivision, within the City Limits into an existing Community Facilities District (CFD No. 2021-1) to fund municipal services, and filing said Resolution, along with the Tenth Amendment to the Notice of Special Tax Lien, in the office of County Recorder of the County of Sutter.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 1 - Exhibits A and B to Resolution
3. Attachment 2 - Tenth Amendment to Notice of Special Tax Lien

Prepared By:
Kevin Bradford
Deputy Public Works Director – Engineering

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT NO. 2021-1 (MUNICIPAL SERVICES) APPROVING ANNEXATION NO. 10 (WEST SANBORN UNIT 2 SUBDIVISION) TO SAID DISTRICT RELATING TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF SANBORN ROAD AND BOGUE ROAD.

WHEREAS, on May 18, 2021, this City Council adopted a resolution entitled "A Resolution Of The City Council Of The City Of Yuba City Declaring Its Intention To Establish Yuba City Community Facilities District No. 2021-1 (Municipal Services), To Authorize The Levy Of A Special Tax Therein To Finance Certain Services And To Authorize The Annexation Of Future Territory In The Future Annexation Area To The District By Unanimous Written Approval" (the "Resolution of Intention"), stating its intention to form Yuba City Community Facilities District No. 2021-1 (Municipal Services) (the "CFD"), pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act") and a future annexation area to the CFD ("Future Annexation Area");

WHEREAS, the Resolution of Intention, setting forth a description of the proposed boundaries of the CFD and Future Annexation Area, services to be financed by the CFD ("Services") and Future Annexation Area, including incidental expenses, and the rate and method of apportionment (the "Rate and Method") of the special tax (the "Special Tax") to be levied within the CFD to pay for the Services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein;

WHEREAS, the Resolution of Intention set July 6, 2021, as the date for the joint public hearing on the establishment of the CFD, the extent of the CFD, the Future Annexation Area, the furnishing of the Services within the CFD, and the proposed Rate and Method;

WHEREAS, a notice of the public hearing to be held on July 6, 2021 was published in accordance with the Act;

WHEREAS, on July 6, 2021, this Council held noticed joint public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD and the Future Annexation Area;

WHEREAS, at the hearing all interested persons desiring to be heard for or against the establishment of the CFD, the extent of the CFD, the furnishing of the Services and the Rate and Method and the Future Annexation Area were heard and a full and fair hearing was held;

WHEREAS, at the hearing evidence was presented to this Council on such matters before it, including a special report (the "Hearing Report") as to the Services to be provided through the CFD and the costs;

WHEREAS, following the close of the hearing, written protests with respect to the formation of the CFD, the furnishing of specified types of services and the Rate and Method had not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing

within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special taxes; and

WHEREAS, following the close of the hearing, written protests with respect to the Future Annexation Area, the furnishing of specified types of services and the Rate and Method had not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or Future Annexation Area or property owners of one-half (1/2) or more of the area of land within the CFD or Future Annexation Area and not exempt from the proposed special taxes; and

WHEREAS, on July 6, 2021, the City Council adopted Resolution No. 21-094, which is on file with the City Clerk and incorporated herein by this reference, that ordered the formation of the CFD and Future Annexation Area, defined the public services (the "Services") to be provided by the CFD, authorized the levy of a special tax on property within the CFD, preliminarily established an appropriations limit for the CFD, and approved future qualifying projects the ability to voluntarily annex into the Future Annexation Area by unanimous approval of the property owners, all pursuant to the Act; and

WHEREAS, on July 6, 2021, the City Council adopted Resolution No. 21-095 that called a special election for July 6, 2021, at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD were submitted to the qualified electors within the CFD; and

WHEREAS, on July 6, 2021, the City Council adopted Resolution No. 21-096, that declared the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were in favor of the issue presented, and such measure passed; and

WHEREAS, on July 12, 2021 a notice of special tax lien was recorded with the Office of the County Recorder of the County of Sutter, as Document No. 2021-0012518 the "Notice of Special Tax Lien"), thereby giving notice that the lien to secure payment of the special tax was imposed on the land in the CFD; and

WHEREAS, the owner (the "Property Owner") of the parcels listed in Exhibit A hereto and incorporated herein by this reference, located within the Future Annexation Area (the "Property") has agreed to mitigate certain impacts of the proposed development of the Property by paying for the Services financed by the CFD; and

WHEREAS, pursuant to the Act, the Property Owner has executed a unanimous approval, attached hereto as Exhibit B and incorporated herein by this reference (the "Unanimous Approval"), constituting the Property Owner's unanimous approval and unanimous vote in favor of the annexation of the Property to the CFD and the levy of special taxes on the Property; and

WHEREAS, the City Council now wishes to approve this Annexation No. 10 of the Property pursuant to the simplified process for annexations under Sections 53328.1, 53339.7 and/or 53339.8 of the Act and add Annexation No. 10 (West Sanborn Unit 2 Subdivision) as part of the CFD.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY, ACTING AS LEGISLATIVE BODY OF THE CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT NO. 2021-1 (MUNICIPAL SERVICES) DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The City Council finds and determines that all the foregoing recitals are true and correct and incorporated herein.

2. Unanimous Approval. The City Council hereby receives and files the Unanimous Approval as Annexation No. 10 (West Sanborn Unit 2 Subdivision) to the CFD, and hereby further authorizes and directs the officers of the City to do any and all things to execute and delivery all documents they may deem necessary or advisable in order to consummate the transaction described herein and to effectuate the purpose of this Resolution.

3. **Approval of Annexation**. The City Council hereby determines that the Property is added to and part of the CFD with full effect and the City Council approves and confirms the Rate and Method of Apportionment of the Special Tax attached to the Unanimous Approval this reference incorporated herein. The City Council hereby finds that the Property Owner's unanimous written approval is equivalent to an election pursuant to Government Code Section 53339.7(a) of the Act. The Property is added to and part of the existing CFD with full legal effect, and the City Council shall levy any special tax within the annexed territory as specified in the Ordinance No. 005-021 adopted with respect to the CFD pursuant to Government Code Section 53340, any resolution related thereto and, as specified in the Resolution of Intention, and as specified in any other Ordinance, if any, adopted pursuant to Government Code Section 53340.

4. Consolidation of Annexed Map. The City Council hereby determines that the territory described in Exhibit C hereto, and further defined in the map entitled "Annexation Map No. 10 (West Sanborn Unit 2 Subdivision) of City of Yuba City Community Facilities District No. 2021-1 (Municipal Services), City of Yuba City, County of Sutter, State of California" which is on file with the City Clerk, is added to and part of the CFD with full effect. The City Clerk is hereby authorized and directed to endorse the certificates set forth on the map and to record the map in accordance with the provisions of Sections 3111, 3113 and 3113.5 of the Streets and Highways Code of the State of California.

5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act in connection with the formation, voluntary annexation area and annexation of territory to the CFD, including this Annexation No. 10 (West Sanborn Unit 2 Subdivision)

6. Amendment to Notice of Special Tax Lien. The City Clerk, or designee, is hereby directed to complete, execute and cause to be recorded in the office of County Recorder of the County of Sutter, an amendment to the Notice of Special Tax Lien, in accordance with the provisions of Sections 3114.5 and 3117.5 of California Streets and Highways Code of the State of California within fifteen (15) days of the adoption of this Resolution, evidencing that the Property is added to the CFD.

7. Effective Date. The City Clerk shall certify the adoption of this Resolution. This Resolution shall take effect upon its adoption.

[SIGNATURES ON FOLLOWING PAGE]

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 2nd day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

_____
Dave Shaw, Mayor

ATTEST

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

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

Exhibits:

A. Assessor parcel Numbers and Owners of Land
B. Unanimous Approval
    a) Exhibit A – Description of Services
    b) Exhibit B – Annexation No. 10, Rate and Method of Apportionment
    c) Exhibit C – Annexation Map No. 10 for West Sanborn Unit 2 Subdivision

EXHIBIT A

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)

ANNEXATION NO. 10 (WEST SANBORN UNIT 2 SUBDIVISION)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

Assessor Parcel No(s)	**Name of Property Owner**
65-020-014	FOR California Development LLC, a Delaware limited liability company

That will become 39 parcels with assessor parcel numbers

065-TBD-TBD

EXHIBIT B

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)

ANNEXATION NO. 10 (WEST SANBORN UNIT 2 SUBDIVISION)

UNANIMOUS APPROVAL

[attached]

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District and Related Matters

City of Yuba City

Community Facilities District No. 2021-1
(Municipal Services)

Annexation No. 10 (West Sanborn Unit 2 Subdivision)

To the Honorable City Council
City of Yuba City, as legislative body of
Community Facilities District No. 2021-1
(Municipal Services)
1201 Civic Center Boulevard,
Yuba City, California 95993

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of FOR California Development LLC, a Delaware limited liability company the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Sections 53328.1 and/or 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to the annexation of the Property to the "City of Yuba City Community Facilities District No. 2021-1 (Municipal Services)" (the "CFD") and approval of the special taxes to be levied against the Property, and the undersigned hereby states, certifies, agrees and declares under penalty of perjury, as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property. No parties are residing on the Property and therefore there are no registered voters on the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services, which are incorporated herein by this reference (the "Services") described in Exhibit A hereto and made a part hereof. In such connection Property Owner has reviewed the list of the Services and hereby agrees, consents and approves to the Services and the Annexation of the Property to the CFD for the benefit of the City and the CFD.

3. Approval of Special Tax and the Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services. The Special Taxes will be levied according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). In such connection property owner consents and approves of the Rate and Method and understands that such taxes shall be levied against the Property.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit

established for the CFD. The Property Owner hereby approves, consents and agrees to the appropriations limit for the CFD of $1,700,000, pursuant to Article XIIIB of the California Constitution, as adjusted for changes in the cost of living and changes in the population.

5. Waivers and Vote. Resolution No. 21-048 adopted by the City Council on May 18, 2021 and Resolution No. 21-094 adopted by the City Council on July 6, 2021 and Sections 53328.1 and 53339.3 of the Act provide an alternate and independent procedure for annexation to a community facilities district that simplifies the annexation process. Under such process, the Property Owner acknowledges and agrees that by executing this Unanimous Approval, the Property Owner is voluntarily waiving any and all right to an election held in accordance with Sections 53326, 53327, 53327.5, 53328, 53339.7, 53339.8 and other relevant provisions of the Act. The Property Owner hereby confirms that this Unanimous Approval constitutes its unanimous approval and unanimous vote as described herein and as contemplated by Section 53339.3 *et seq*. of the Act and for purposes of the California Constitution Article XIII A and XIII C. In lieu of an approval by public hearing, ballot and election, if any, the Property Owner intends for this Unanimous Approval to constitute its ballot and election and waiver of a public hearing. Further, the Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property in accordance with the rate and method of apportionment and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of Sutter, State of California on July 12, 2021, as Document No. 2021-0012518.

The Property Owner hereby understands and agrees, consents and approves to the City Clerk, or City designee, to execute and cause to be recorded in the office of the County Recorder of the County of Sutter an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions for the annexation of the Property to the CFD and the levy of special taxes within the area of the Property shall not constitute events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City and/or the Act about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified below, and such Property Owner approves, consents and agrees that Property will be subject to the CFD upon recordation of the amendment to the Notice of Special Tax Lien. The Property is located in the Future Annexation Area of the CFD and the map is attached hereto as Exhibit C.

Assessor's Parcel Number(s):

APN	Acreage	Anticipated Units	Property Owner
65-020-014	8.29	39 residential parcels	FOR California Development LLC, a Delaware limited liability company

Acres: 8.29

By executing this Unanimous Approval, the Property Owner agrees, consents, declares and certifies to all of the above.

Annexation No. 10 (West Sanborn Unit 2 Subdivision)

Property Owner

By: FOR California Development LLC, a Delaware limited liability company

By: _____

Print Name: David Ash Corry
Title: Vice President

Notice Address

FOR California Development LLC, a Delaware limited liability company

3000 Lava Ridge Ct #130

Roseville, CA 95661

EXHIBIT A

City of Yuba City
Community Facilities District No. 2021-1
(Municipal Services)

DESCRIPTION OF SERVICES

The Services to be funded by the CFD include the following services and all incidental expenses related to such services, all of which are authorized by the Act:

PUBLIC SERVICES

(a) Police protection services;
(b) Fire protection and suppression services, ambulance and paramedic services;
(c) maintenance of parks, parkways, streets, roads, and open space;
(d) flood and storm protection services, including but not limited to the maintenance of storm drainage systems and sandstorm protection systems,
(e) Services with respect to the removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, subject to the limitations contained in Section 53313 of the Act;
(f) Maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the local agency or by another local agency pursuant to an agreement entered into under Section 53316.2; and
(g) costs incurred by the City and or County in formation of the district, annexation and annual contract administration.

In accordance with Section 53313 of the Act, the additional services may not supplant services available within the territory when the district was created or annexed.

The same types of services which are authorized to be financed by CFD No. 2021-1 are the types of services to be provided in the Future Annexation Area, as properties are annexed.

The services include operational and maintenance costs associated with providing such services.

EXHIBIT B

City of Yuba City

Community Facilities District No. 2021-1
(Municipal Services)

RATE AND METHOD OF APPORTIONMENT

The Special Tax shall be levied in Annexation No. 10 (West Sanborn Unit 2 Subdivision) in accordance with the Rate and Method of Apportionment of Special Tax for City of Yuba City Community Facilities District No. 2021-1 (Municipal Services) pursuant to the rate set forth in the attachment hereto.

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2021-1 (Municipal Services) [herein "CFD No. 2021-1"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2021-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2021-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD No. 2021-1 as determined by the Finance Director.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Tax Escalation Factor" means an annual increase in the Maximum Special Tax following the Base Year in an amount not to exceed four percent (4%). The Annual Tax Escalation Factor shall be based on the budgeted escalation of the City of Yuba City's combined Police and Fire Departments from the previous fiscal year.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2021-1 as set forth in the documents adopted by the City Council when the CFD No. 2021-1 was formed.

"Base Year" means Fiscal Year 2020-2021.

"City" means the City of Yuba City.

"City Council" means the City Council of the City of Yuba City, acting as the legislative body of CFD No. 2021-1.

"County" means Sutter County, California.

"Developed Residential Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential structure was issued prior to June 30 of the preceding Fiscal Year.

"Finance Director" means the Finance Director for the City or his or her designee or successor.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all units in CFD No. 2021-1 for which a building permit was issued or may be issued for construction of a residential structure with multiple units that share common walls, all of which are offered for rent to the general public.

"Public Property" means any property within the boundaries of CFD No. 2021-1 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Unit(s)" means an individual lot of land for which a building permit could be issued to construct one or more residential dwelling units.

"Residential Property" means all Assessor's Parcels of Taxable Property for which a map has been recorded designating individual Residential Units.

"Non-Residential Property" means all Assessor's Parcels of Taxable Property within the boundaries of CFD No. 2021-1 for which a map has been recorded designating the Assessor's Parcel as a lot for which a building permit could be issued and the Assessor's Parcel cannot be classified as a Residential Property.

"Special Tax" means any tax levied to pay for Authorized Services and Administrative Expenses.

"Single Family Property" means buildings containing one dwelling unit located on a single lot that are individually owned, including attached or detached residences (i.e., townhome unit and/or condominium units).

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2021-1 designated as Developed Residential Property.

"Undeveloped Residential Property" means all Parcels of Residential Property within the boundaries of CFD No. 2021-1 that are not Developed Residential Property, as determined by the Administrator.

"Unit" means an individual single family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

CATEGORIZING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels within CFD No. 2021-1, and each parcel shall be classified as Developed Residential Property, Non-Residential Property, Public Property, or Undeveloped Residential Property, and shall be subject to the levy of annual Special Taxes determined pursuant to Sections C and D below.

B. MAXIMUM SPECIAL TAX RATE

All Taxable Property within the CFD No. 2021-1 shall be subject to a Maximum Special Tax that will be levied each Fiscal Year to pay for Authorized Services. As discussed above, the Administrator shall rely first on the Land Use Designation for a Parcel to determine the appropriate Maximum Special Tax in **Table 1**, below, but, in the absence of an assigned Land Use Designation, the Administrator shall refer to the Zoning Designation and land use to be built on the Parcel. The following Maximum Special Tax rates apply to all Parcels of Developed Property within CFD No. 2021-1:

Each Residential Unit is subject to the Maximum Special Tax shown in **Table 1**, below.

Non- Residential Property, Undeveloped Property, and Public Property is not subject to the Maximum Special Tax.

Table 1

Property Land Use	**Fiscal Year 2020/21 Maximum Special Tax Amount ***
Single Family Property	$467.10 per Single Family Residential Unit
Multi-Family Property	$340.70 per Multi-Family Residential Unit
Undeveloped Residential Property	$0 per Assessor’s Parcel

* Beginning July 1, 2021 and each July 1 thereafter, all of the Maximum Special Taxes shown in **Table 1** above shall be adjusted by applying the Annual Tax Escalation Factor.

C. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall levy the Maximum Special Tax on each Parcel of Developed Property in CFD No. 2021-1. The Special Tax for CFD No. 2021-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes provided, however, that CFD No. 2021-1 may (under the authority of Government Code Section 53340) in any particular case bill the taxes directly to the property owner off the County tax roll, and the Special Tax will be equally subject to foreclosure if delinquent.

D. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property, Non-Residential Property, or Undeveloped Residential Property.

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2021-1 from time to time. The property to be annexed will be assigned to the appropriate Maximum Special Tax rate for the Tract or Tracts when annexed, as pursuant to California Government Code section 53339 et seq.

In certain cases, it may be determined that a potential property to be annexed may require a higher cost to provide City services than other areas of the City (e.g., if it possesses a large quantity of City- owned infrastructure that requires maintenance). As each annexation is proposed, the City may elect to prepare an analysis to determine the annual cost for providing Services, and may incorporate unique zones with varying Maximum Special Tax rates. Such zones may be referred to by reference to a letter or number on the boundary map, and adjust the rates in Table 1 of such annexation to reflect the applicable rates.

The City may adopt a future annexation area in the future and allow for annexation by unanimous written consent.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

G. TERM

The Special Tax shall be collected in perpetuity.

H. APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

EXHIBIT C

City of Yuba City

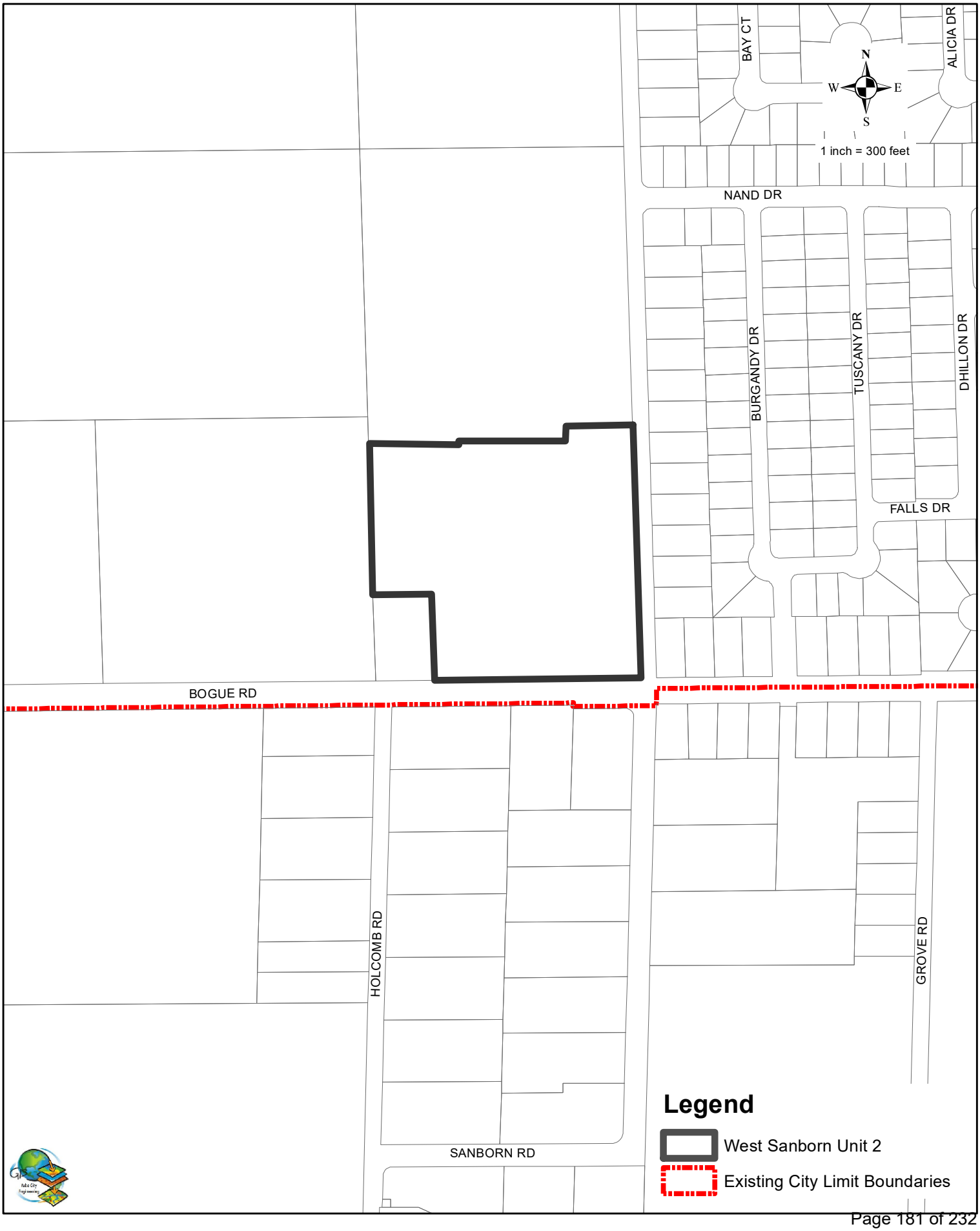
Community Facilities District No. 2021-1
(Municipal Services)

ANNEXATION MAP NO. 10 (WEST SANBORN UNIT 2 SUBDIVISION) OF YUBA CITY COMMUNITY FACILITIES DISTRICT NO. 2021-1

(MUNICIPAL SERVICES), CITY OF YUBA CITY, STATE OF CALIFORNIA

[see attached]

Proposed Boundary Map of CFD No. 2021-1 Annexation No. 10
West Sanborn Unit 2 Subdivision
City of Yuba City, Sutter County, California



ATTACHMENT 2

TENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Yuba City
Community Facilities District No. 2021-1
(Municipal Services)
Annexation No. 10 (West Sanborn Unit 2 Subdivision)

Pursuant to the requirements of Sections 3114.5 and 3117.5 of the Streets and Highways Code and Government Code Section 53311, et seq., the undersigned City Clerk of the City of Yuba City, acting on behalf of City of Yuba City Community Facilities District No. 2021-1 (Municipal Services) (the "CFD"), HEREBY GIVES NOTICE that a lien is hereby imposed on taxable property within the property described herein Annexation No. 10 (West Sanborn Unit 2 Subdivision), which has been annexed to the CFD to secure payment of a special tax ("Special Tax") which the City Council of the City of Yuba City (the "City"), County of Sutter (the "County"), State of California, is authorized to annually levy for the following purpose of financing the following services:

(a) Police protection services;
(b) Fire protection and suppression services, ambulance and paramedic services;
(c) maintenance of parks, parkways, streets, roads, and open space;
(d) flood and storm protection services, including but not limited to the maintenance of storm drainage systems and sandstorm protection systems,
(e) Services with respect to the removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, subject to the limitations contained in Section 53313 of the Act;
(f) Maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the local agency or by another local agency pursuant to an agreement entered into under Section 53316.2; and
(g) costs incurred by the City and or County in formation of the district, annexation and annual contract administration.

The services include operational and maintenance costs associated with providing such services.

The Special Tax is authorized to be levied within the CFD that has now been officially formed and includes Annexation No. 10 (West Sanborn Unit 2 Subdivision) and the lien of the Special Tax is a continuing lien which shall secure each annual levy of the Special Tax and which shall continue in force and effect until the special tax obligation is prepaid, if applicable, permanently satisfied, and canceled in accordance with law or until the Special Tax ceases to be levied and a notice of cessation of Special Tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as follows: The rate and method of apportionment of the authorized Special Tax is as shown in the Rate and Method of Apportionment set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Rate and Method"). The Special Tax shall be collected in the same manner as ordinary ad valorem property taxes and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, the CFD may utilize a direct billing procedure for any Special Taxes that cannot be collected on the County tax roll or may elect to collect the Special Taxes at a different time or in a different manner if necessary to meet its financial obligations. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are as follows: The Special Tax is levied perpetually as provided in the Rate and Method and there are no conditions upon which it may be prepaid.

Notice is further given that upon the recording of this notice in the Office of the County Recorder of Sutter County, the obligation to pay the Special Tax levy shall become a lien upon all non-exempt real property within the area of Annexation No. 10 (West Sanborn Unit 2 Subdivision) in accordance with Sections 3114.5, 3115.5 and 3117.5 of the Streets and Highways Code.

The (a) names of the owner(s) of the real property included within the annexed property to the CFD as they appear on the last secured assessment roll as of the date of recording of this Notice and (b) the Assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included within Annexation No. 10 (West Sanborn Unit 2 Subdivision) to the CFD and not exempt from the special tax, are as set forth on the attached, referenced and incorporated Exhibit B.

Reference is made to the boundary map of the Annexation No. 10 (West Sanborn Unit 2 Subdivision) to the CFD recorded concurrently herewith in the Book _____ at Page_____of Maps of Assessment and Community Facilities Districts in the Office of the County Recorder for the County of Sutter, State of California, which map is now the final boundary map of Annexation No. 10 (West Sanborn Unit 2 Subdivision) to the CFD. The Boundary Map of the original district is Recorded as Document No. 2021-0012517 in Book 3 of Assessment and Community Facilities Districts at Pages 93 through 96, in the Office of the County Recorder of the County of Sutter, State of California.

Reference hereby is made to the Amendment to Notice of Special Tax Lien to the CFD recorded as Document No. 2021-0012518 in the Records of the County Recorder of the County of Sutter.

For further information concerning the current and estimated tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the City of Yuba City, City Hall, Finance Director, 1201 Civic Center Boulevard Yuba City, California 95993, telephone number 530/822-4618

Dated: As of _____, 2025

By: _____
Ciara Wakefield, City Clerk
City of Yuba City

EXHIBIT A

See Rate and Method of Apportionment Attached

(Insert RMA)

CITY OF YUBA CITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MUNICIPAL SERVICES)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2021-1 (Municipal Services) [herein "CFD No. 2021-1"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2021-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2021-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD No. 2021-1 as determined by the Finance Director.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Tax Escalation Factor" means an annual increase in the Maximum Special Tax following the Base Year in an amount not to exceed four percent (4%). The Annual Tax Escalation Factor shall be based on the budgeted escalation of the City of Yuba City's combined Police and Fire Departments from the previous fiscal year.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2021-1 as set forth in the documents adopted by the City Council when the CFD No. 2021-1 was formed.

"Base Year" means Fiscal Year 2020-2021.

"City" means the City of Yuba City.

"City Council" means the City Council of the City of Yuba City, acting as the legislative body of CFD No. 2021-1.

"County" means Sutter County, California.

"Developed Residential Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential structure was issued prior to June 30 of the preceding Fiscal Year.

"Finance Director" means the Finance Director for the City or his or her designee or successor.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all units in CFD No. 2021-1 for which a building permit was issued or may be issued for construction of a residential structure with multiple units that share common walls, all of which are offered for rent to the general public.

"Public Property" means any property within the boundaries of CFD No. 2021-1 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Unit(s)" means an individual lot of land for which a building permit could be issued to construct one or more residential dwelling units.

"Residential Property" means all Assessor's Parcels of Taxable Property for which a map has been recorded designating individual Residential Units.

"Non-Residential Property" means all Assessor's Parcels of Taxable Property within the boundaries of CFD No. 2021-1 for which a map has been recorded designating the Assessor's Parcel as a lot for which a building permit could be issued and the Assessor's Parcel cannot be classified as a Residential Property.

"Special Tax" means any tax levied to pay for Authorized Services and Administrative Expenses.

"Single Family Property" means buildings containing one dwelling unit located on a single lot that are individually owned, including attached or detached residences (i.e., townhome unit and/or condominium units).

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2021-1 designated as Developed Residential Property.

"Undeveloped Residential Property" means all Parcels of Residential Property within the boundaries of CFD No. 2021-1 that are not Developed Residential Property, as determined by the Administrator.

"Unit" means an individual single family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

CATEGORIZING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels within CFD No. 2021-1, and each parcel shall be classified as Developed Residential Property, Non-Residential Property, Public Property, or Undeveloped Residential Property, and shall be subject to the levy of annual Special Taxes determined pursuant to Sections C and D below.

B. MAXIMUM SPECIAL TAX RATE

All Taxable Property within the CFD No. 2021-1 shall be subject to a Maximum Special Tax that will be levied each Fiscal Year to pay for Authorized Services. As discussed above, the Administrator shall rely first on the Land Use Designation for a Parcel to determine the appropriate Maximum Special Tax in **Table 1**, below, but, in the absence of an assigned Land Use Designation, the Administrator shall refer to the Zoning Designation and land use to be built on the Parcel. The following Maximum Special Tax rates apply to all Parcels of Developed Property within CFD No. 2021-1:

Each Residential Unit is subject to the Maximum Special Tax shown in **Table 1**, below.

Non- Residential Property, Undeveloped Property, and Public Property is not subject to the Maximum Special Tax.

Table 1

Property Land Use	**Fiscal Year 2020/21 Maximum Special Tax Amount ***
Single Family Property	$467.10 per Single Family Residential Unit
Multi-Family Property	$340.70 per Multi-Family Residential Unit
Undeveloped Residential Property	$0 per Assessor’s Parcel

* Beginning July 1, 2021 and each July 1 thereafter, all of the Maximum Special Taxes shown in **Table 1** above shall be adjusted by applying the Annual Tax Escalation Factor.

C. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall levy the Maximum Special Tax on each Parcel of Developed Property in CFD No. 2021-1. The Special Tax for CFD No. 2021-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes provided, however, that CFD No. 2021-1 may (under the authority of Government Code Section 53340) in any particular case bill the taxes directly to the property owner off the County tax roll, and the Special Tax will be equally subject to foreclosure if delinquent.

D. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property, Non-Residential Property, or Undeveloped Residential Property.

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2021-1 from time to time. The property to be annexed will be assigned to the appropriate Maximum Special Tax rate for the Tract or Tracts when annexed, as pursuant to California Government Code section 53339 et seq.

In certain cases, it may be determined that a potential property to be annexed may require a higher cost to provide City services than other areas of the City (e.g., if it possesses a large quantity of City- owned infrastructure that requires maintenance). As each annexation is proposed, the City may elect to prepare an analysis to determine the annual cost for providing Services, and may incorporate unique zones with varying Maximum Special Tax rates. Such zones may be referred to by reference to a letter or number on the boundary map, and adjust the rates in Table 1 of such annexation to reflect the applicable rates.

The City may adopt a future annexation area in the future and allow for annexation by unanimous written consent.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

G. TERM

The Special Tax shall be collected in perpetuity.

H. APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the decision of the Administrator requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) to compensate for the overpayment of the Special Tax.

EXHIBIT B

APN	OWNER
65-020-013	FOR California Development LLC, a Delaware limited liability company

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Zoning Code Amendment (ZC) 25-01, Rezoning 25-02; Plumas Street Overlay District

Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City finding that Zoning Code Amendment ZC 25-01 and Rezoning 25- 02 is not subject to environmental review and approving Zoning Code 25-01 and Rezoning 25-02, revising Title 8, Chapter 5, Article 38 of the Municipal Code to provide for Overlay Districts, adoption of an X28 District establishing the Downtown Plumas Street Overlay District, to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 License but excluding a wine tasting business where customers can sample wines that may be paired with food and have the ability to purchase sampled wines, and rezoning certain properties among Plumas Street, Forbes Avenue, Scoot Street and Center Street from Community Commercial District (C-2) Specific Plan to C-2-X28-SP, and waive the second reading

Fiscal Impact: No direct fiscal impact will result from amending the Municipal Code to revise the standards discussed.

Purpose:

To establish a downtown Plumas Street Overlay District to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 license.

Council's Strategic Goal:

This item is consistent with the Council's Public Safety Strategic Goal because restricting certain uses establishing appropriate standards will enhance public safety in the community.

This item is also consistent with the Council's Business Friendly Strategic Goal. Establishing appropriate uses for our downtown business district to promote better health, encourage entertainment, and a family friendly destination is consistent with the Council's Business Friendly Strategic Goal.

Background:

The City has received separate letters from the Downtown Business Association (DBA) and Blue Zones Project requesting the City consider restricting certain uses in the downtown business corridor along Plumas Street from Colusa Avenue (State Hwy 20) to Bridge Street. The basis of the request is to prohibit certain commercial uses to promote better health, entertainment and a family-friendly destination.

The restriction of the following activities is proposed:

- Tobacco and vape product sales – businesses commonly referred to as “smoke shops.”
- Prohibit the retail sale of alcohol for offsite consumption.

If one of these activities occurs today, that business can continue; however, if the use were to cease for a period of one year or more, Municipal Code Section 8-5.7302(d) would prohibit the use from being reestablished.

The intent of prohibiting retail alcohol sales for offsite consumption is not to impact restaurants or bars in the downtown having lawfully established outdoor dining consistent with Municipal Code Title 8, Chapter 5, Article 49 (the City’s Outdoor Dining Ordinance).

On May 25, 2025, the City Council unanimously initiated a Municipal Code Amendment to make these modifications to the Zoning Code and establish an Overlay District in the downtown area.

On July 23, 2025, the Planning Commission conducted a public hearing and unanimously recommended approval of the proposed ordinance to the City Council. Based on public comment provided at the public hearing, there was discussion to consider allowing for wine tasting opportunities that would also allow for the purchase of wine tasted for consumption offsite. Ultimately, the Planning Commission did not make a change to the draft ordinance and recommended approval of the proposal as presented.

On August 19, 2025, the City Council conducted a public hearing and introduced an ordinance of the City Council of the City of Yuba City to revise Title 8, Chapter 5, Article 38 of the Municipal Code to provide for Overlay Districts, establish an X28 District establishing the Downtown Plumas Street Overlay District, to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 License, but excluding a wine tasting business where customers can sample wines that may be paired with food and have the ability to purchase sampled wines, and rezoning certain properties among Plumas Street, Forbes Avenue, Scott and Center Streets from Community Commercial District (C-2) Specific Plan to C-2-X28-SP.

Analysis:

To accommodate this proposal, Zoning Code Article 38, Special Standards Combining District (X) is proposed to be revised to provide for overlay districts.

A map has been prepared identifying those properties subject to the ordinance and change in zoning from C-2-SP to C-2-X_{28}-SP. (See Attachment)

The proposed ordinance (see attachment) includes the necessary Municipal Code revisions, language for the proposed X_{28} District, which will be known as the Downtown Plumas Street Overlay District, and zoning map. Going forward, revisions can be made to this district to expand or modify standards as determined necessary.

To avoid conflicts between permitted outdoor special events or outdoor dining where alcohol may be sold and legally made available, the overlay district was written to prohibit retail stores that sell beer, wine or distilled spirits for consumption off premise consistent with a Type 20 or 21 Alcoholic Beverage Control (ABC) license but excluding a wine tasting business where customers can sample wines that may be paired with food and have the ability to purchase sampled wines. This ordinance does not apply to legally established restaurants, bars, or other facilities that may legally sell alcoholic beverages.

Environmental Considerations:

Staff believe this project is covered by the general rule of the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and has determined with certainty that there is no possibility that the proposed update to the Municipal Code would cause a significant, adverse, effect on the environment. This is because the proposed revisions establishing an X_{28} Overlay District will restrict beyond the existing Community Commercial District (C-2) zoning the range of permitted uses that can occur in the downtown Plumas Business District area by prohibiting new businesses such as smoke and vape shops and retail stores authorized to sell beer, wine and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 license. Since fewer uses will now be allowed to develop within the Overlay District boundary than is normally allowed in the C-2 District, the activity is covered by the general rule exemption that CEQA only applies to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Fiscal Impact:

No additional fiscal impact will result from amending the Municipal Code to establish an overlay district over the downtown Plumas Street area. Existing budgeted monies are paying for staff's time to address this matter.

Alternatives:

The City Council may determine not to introduce the ordinance proposed or may desire to make revisions to the proposal. Depending on the nature of desired revisions, it may necessitate a continuance of the matter.

Recommendations:

Adopt an Ordinance of the City Council of the City of Yuba City finding that Zoning Code Amendment ZC 25-01 and Rezoning 25- 02 is not subject to environmental review and approving Zoning Code 25-01 and Rezoning 25-02, revising Title 8, Chapter 5, Article 38 of the Municipal Code to provide for Overlay Districts, adoption of an X28 District establishing the Downtown Plumas Street Overlay District, to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 License but excluding a wine tasting business where customers can sample wines that may be paired with food and have the ability to purchase sampled wines, and rezoning certain properties among Plumas Street, Forbes Avenue, Scoot Street and Center Street from Community Commercial District (C-2) Specific Plan to C-2-X28-SP, and waive the second reading.

Attachments:

1. Ordinance for Adoption

Prepared By: Submitted By:

Doug Libby, AICP
Director of Development Services

Robert Bendorf
Interim City Manager

ATTACHMENT 1

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY FINDING THAT ZONING CODE AMENDMENT ZC 25-01 AND REZONING 25-02 IS NOT SUBJECT TO ENVIRONMENTAL REVIEW AND APPROVING ZONING CODE AMENDMENT 25-01 AND REZONING 25-02, REVISING TITLE 8, CHAPTER 5, ARTICLE 38 OF THE MUNICIPAL CODE TO PROVIDE FOR OVERLAY DISTRICTS, ADOPTION OF AN X_{28} DISTRICT ESTABLISHING THE DOWNTOWN PLUMAS STREET OVERLAY DISTRICT TO PROHIBIT NEW TOBACCO AND VAPE RETAILERS AS WELL AS RETAIL STORES AUTHORIZED TO SELL BEER, WINE, AND DISTILLED SPIRITS FOR CONSUMPTION OFF PREMISE CONSISTENT WITH A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 20 OR 21 LICENSE BUT EXCLUDING A WINE TASTING BUSINESS WHERE CUSTOMERS CAN SAMPLE WINES THAT MAY BE PAIRED WITH FOOD AND HAVE THE ABILITY TO PURCHASE SAMPLED WINES, AND REZONING CERTAIN PROPERTIES ALONG PLUMAS STREET, FORBES AVENUE, SCOTT STREET AND CENTER STREET FROM COMMUNITY COMMERCIAL DISTRICT (C-2) SPECIFIC PLAN (SP) TO C-2- X_{28}-SP.

WHEREAS, the City of Yuba City is interested in developing a vibrant and family friendly environment in downtown Yuba City; and

WHEREAS, the Downtown Business Association and Blue Zones Project each submitted letters to the City of Yuba City requesting the City consider establishing an overlay district in the downtown, along Plumas Street, from Colusa Avenue (State Highway 20) to Bridge Street, to prohibit new tobacco and vape shop retailers as well as retail stores authorized to sell beer, wine and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 license will promote better health, entertainment, and a family friendly environment; and

WHEREAS, on May 20, 2025, the City Council of the City of Yuba City unanimously initiated an amendment to the Municipal Code to establish an overlay district in the Plumas Street downtown area from Colusa Avenue (Stage Hwy 20) to Bridge Street to prohibit new smoke and vape shops as well as prohibit new businesses that provide for the sale of alcohol for offsite consumption; and

WHEREAS, on July 3, 2025, the City published a legal notice in compliance with State law concerning the Planning Commission's consideration on July 23, 2025 and provided a 20-day written notice to known persons owning property within 300-feet of the boundaries around the land subject to Zoning Code Amendment ZC 25-01 and RZ 25-02; and

WHEREAS, the Planning Commission considered this ordinance at its meeting on July 23, 2025, and made a recommendation to the City Council.

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

1. Recitals. The City Council finds the recitals are true and correct, and incorporates the same herein.

2. CEQA Findings. The City Council finds this project is covered by the general rule of the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), and has

determined with certainty that there is no possibility that the proposed update to the Municipal Code and rezoning of certain properties to the X_{28} Downtown Plumas Street Overlay District will cause a significant, adverse, effect on the environment. This is because the proposed revisions establishing an X_{28} Overlay District will restrict beyond the existing Community Commercial District (C-2) zoning the range of permitted uses that can occur in the downtown Plumas Business District area by prohibiting new businesses such as smoke and vape shops and retail stores authorized to sell beer, wine and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 license. Since fewer uses be allowed to develop within the Overlay District boundary than is normally allowed in the C-2 District, the activity is covered by the general rule exemption that CEQA only applies to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

3. Section 8-5.3801 of Article 38 of Chapter 5 of Title 8 of the Yuba City Municipal Code is repealed in its entirety and replaced to read as follows:

Section 8-5.3801. Purpose.

This district may serve as a combining or overlay district in order to apply specific development criteria or reduce certain uses permitted in a base zone district, as necessary, for the development of one or more parcels but is not relevant on a citywide basis. This district is intended to encourage innovative site design and may be used to modify adopted development standards to support innovative design. Projects utilizing this district must meet or exceed the quality of development expected of projects meeting typical development standards. This district is not intended to be used to circumvent an adopted development standard.

4. Section 8-5.3804 of Article 38 of Chapter 5 of Title 8 of the Yuba City Municipal Code is amended to read in its entirety as follows:

Section 8-5.3804. Establishment of Special Standards Combining or Overlay Districts.

Applications for the establishment of a Special Standards Combining District or Overlay District shall be considered amendments to the Yuba City Zoning Code and shall be processed consistent with Article 72 of this Chapter.

5. Section 8-5.3805 of Article 38 of Chapter 5 of Title 8 of the Yuba City Municipal Code is amended to read in its entirety as follows:

Section 8-5.3805. Application.

Applications for a Special Standards Combing District or Overlay District shall contain information necessary to evaluate and process the proposal as determined necessary by the Development Services Director.

6. Section 8-5.3806 of Article 38 of Chapter 5 of Title 8 of the Yuba City Municipal Code is repealed and replaced to read in its entirety as follows:

Section 8-5.3806. Findings.

In order to approve a Special Standards Combining or Overlay District, the following findings shall be made:

(a) The proposal is consistent with the Yuba City General Plan.
(b) A proposed or amended Special Standards Combining District or Overlay District is compatible with the existing or planned surrounding land uses.
(c) The quality of development resulting from a Special Standards Combining District or Overlay District is equivalent or better than would be accomplished through traditional zoning.

7. Approval of Zoning Code Amendment ZC 25-01 and Rezoning 25-02. Based on the information provided above, the City Council of the City of Yuba City adopts an ordinance approving Zoning Code Amendment ZC 25-01 and Rezoning 25-02 and reclassifies certain properties as shown in Exhibit A from Community Commercial, Central City Specific Plan (C-2-SP) District to Community Commercial, X_{28} Overlay, Central City Specific Plan (C-2-X_{28}-SP) with a description of the X_{28} Overlay District included as Exhibit B to this Ordinance.

8. Severability. If any provision(s) of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

9. Effective Date. This Ordinance shall be effective on the thirty-first day after its adoption.

This Ordinance was introduced on August 19, 2025, and duly adopted by the City Council of the City of Yuba City at its duly regular meeting on September 2, 2025, by the following vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

_____
Dave Shaw, Mayor
City of Yuba City

Attest:

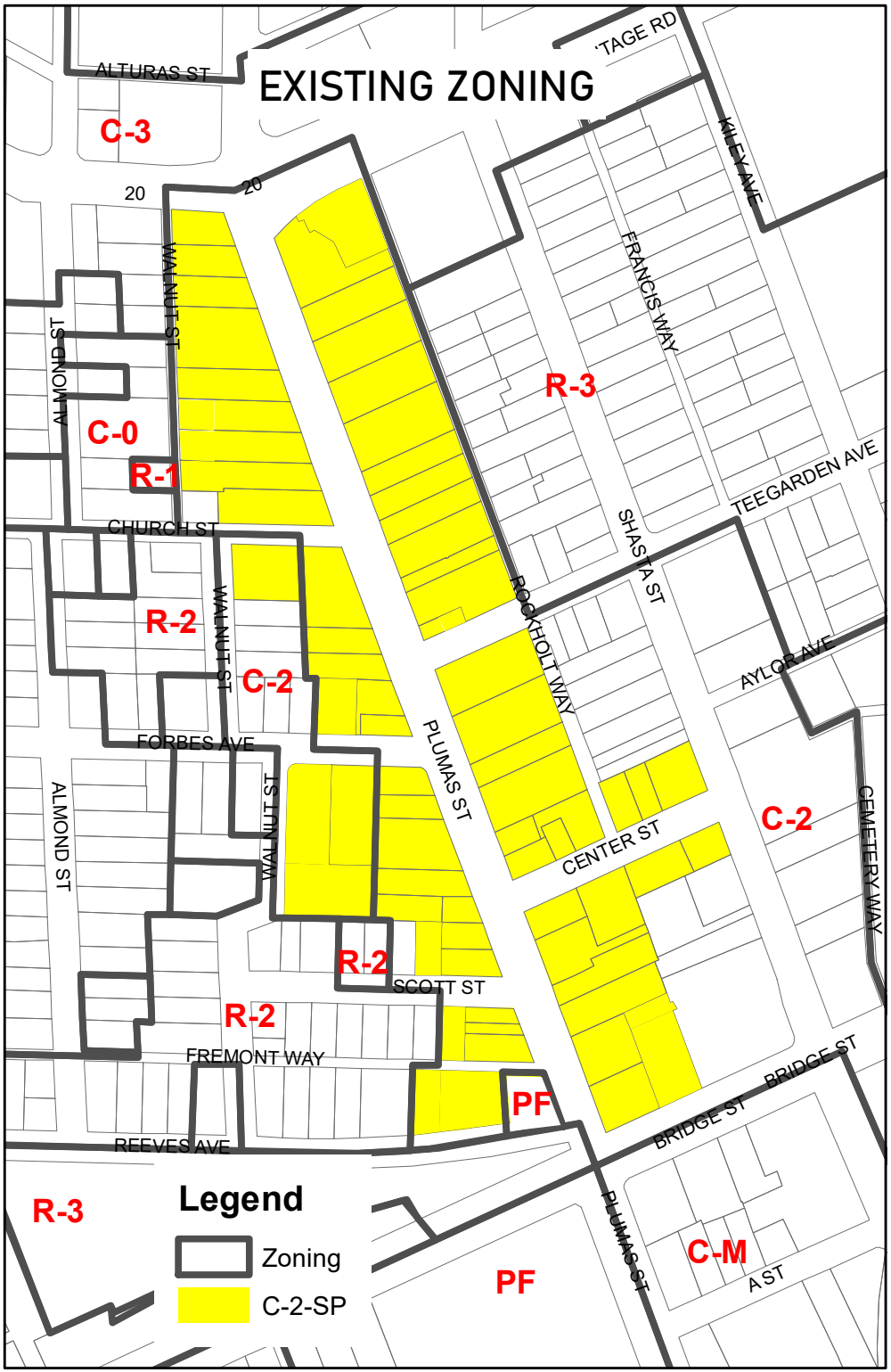
_____
Ciara Wakefield, Deputy City Clerk
City of Yuba City

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit A: Rezone Map, Rezone 25-02
Exhibit B: X_{28} Overlay District Description

Exhibit A
Rezone Map, RZ 25-02


EXISTING ZONING
ALTURAS ST
TAGE RD
KILEY AVE
20
20
WALNUT ST
ALMOND ST
FRANCIS WAY
C-3
C-0
R-1
R-3
CHURCH ST
TEEGARDEN AVE
SHASTA ST
ROCKHOLT WAY
R-2
C-2
AYLOR AVE
FORBES AVE
PLUMAS ST
CENTER ST
CEMETERY WAY
SCOTT ST
FREMONT WAY
BRIDGE ST
PF
REEVES AVE
C-M
A ST
Legend
Zoning
C-2-SP

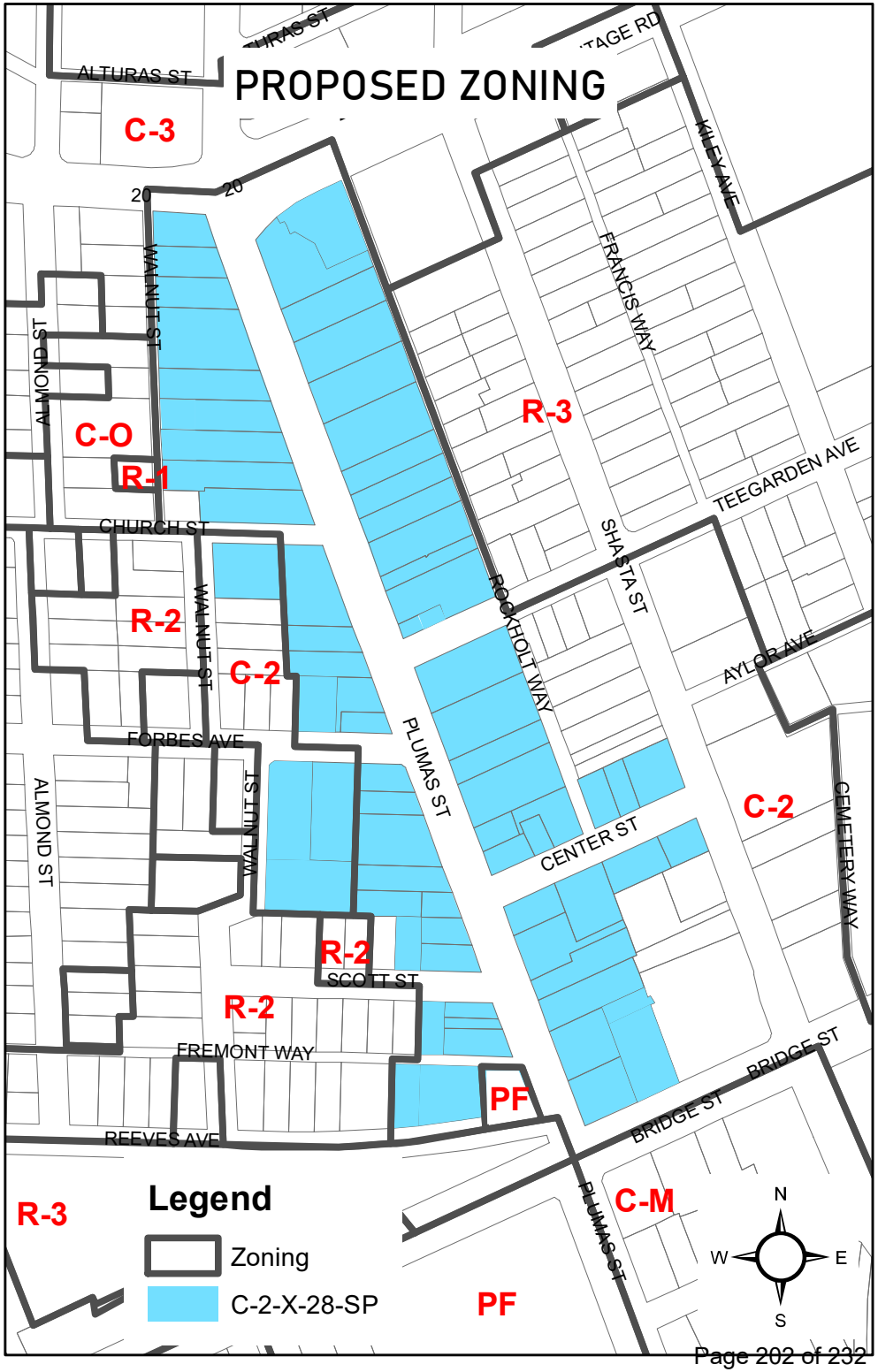

PROPOSED ZONING
ALTURAS ST
TAGE RD
KILEY AVE
20
20
WALNUT ST
ALMOND ST
FRANCIS WAY
C-3
C-O
R-1
R-3
CHURCH ST
TEEGARDEN AVE
SHASTA ST
ROCKHOLT WAY
R-2
C-2
AYLOR AVE
FORBES AVE
PLUMAS ST
CENTER ST
CEMETERY WAY
SCOTT ST
FREMONT WAY
BRIDGE ST
PF
REEVES AVE
C-M
Legend
Zoning
C-2-X-28-SP
N
W
E
S

Exhibit B
X_{28} Overlay District Description

X_{28} Downtown Plumas Street Overlay District

Applicable Area: Those properties within the Downtown Business Improvement District from Colusa Avenue (State Highway 20) to Bridge Street zoned Community Commercial District (C-2) and Community Commercial District, Specific Plan (C-2-SP)

Definitions:

Smoke Shop. Any premises dedicated as a principal business to display, sell, distribute, deliver, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia, including providing an area for smoking tobacco products.

Vape Shop. Any premises dedicated as a principal business to display, sell, distribute, deliver, offering, furnishing or marketing of electronic smoking devices, liquid nicotine containers or other vaporized liquid.

Restrictions: The following uses shall be prohibited within the Downtown Plumas Street Overlay District:

(a) Smoke Shops.
(b) Vape Shops.
(c) Retail stores authorized to sell beer, wine and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 license but not including a wine tasting business where customers can sample wines that may be paired with food and have the ability to purchase sampled wines.

Non-Conforming Uses. Nonconforming structures and uses may continue operation consistent with Article 73 of Chapter 5, Title 8.

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Utilities
Presentation By: Scarlett Harris, Utilities Administrative Manager

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Summary

Subject: Utilities Department Recruitment Request – WWTF Operator III

Recommendation: Authorize the Interim Human Resources Director to conduct an open recruitment for a full-time permanent Wastewater Treatment Facility Operator III to fill a vacancy in the Utilities Department

Fiscal Impact: Sufficient funding allocated in Account No. 8120 (Wastewater Treatment Facility)

Purpose:

To recruit for a vacant Wastewater Treatment Facility Operator III position in the Utilities Department to ensure sufficient 24/7 plant operations staffing.

Council's Strategic Goal:

This item addresses Council's strategic goals of *Public Safety* and *Infrastructure* by maintaining sufficient, certified staffing to support the safe operation of the City's wastewater treatment process and system infrastructure.

Background:

The Yuba City Wastewater Treatment Facility (WWTF) is a highly unique pure oxygen Class IV treatment facility which operates continuously and must always have at least one certified treatment Grade III or higher operator on shift. The complex process and aging equipment require well-trained Grade III operators with strong operational aptitude who can work independently to maintain safe operations, ensure NPDES permit compliance, monitor offsite satellite facilities, and make process adjustments without supervision.

The WWTF is staffed by an operations team of eight (8) flexibly staffed WWTF Operators I/II/III, working primarily in 12-hour shifts and supervised by the WWTF Chief Operator. One WWTF Operator III resigned in August 2025, leaving a vacancy in this critical classification.

Analysis:

City Council has implemented a hard hiring freeze as a budgetary control measure, effective September 1, 2025. In order for the Human Resources Department to conduct a recruitment for a vacancy, both the City Manager and City Council must approve the request from the working

department on a case-by-case basis.

The Utilities Department believes that filling this position is critical to Department operations, delivering wastewater services to City customers and maintaining public health and safety. The Department recommends filling this full-time position with an open external recruitment at the WWTF Operator III level, which is the journey level in the series and has the necessary Grade III certification to independently operate the facility.

The City Manager approved this request from the Department on August 18, 2025, making it eligible for final Council approval.

Fiscal Impact:

This position is fully funded in the Fiscal Year 24/25 WWTF operating budget (Account No. 8120 Salaries & Benefits). As part of the Wastewater Enterprise Fund, this position is directly funded by wastewater customer rates and fees and has no impact on the City's General Fund.

Alternatives:

Direct the Department to leave the position vacant and continue to utilize staff overtime to maintain adequate operations coverage. This is not a sustainable alternative due to the strain on the remaining certified employees and supervisors.

Recommendation:

Authorize the Interim Human Resources Director to conduct a recruitment for a full-time permanent Wastewater Treatment Facility Operator III to fill a vacancy in the Utilities Department.

Attachments:
None

Prepared By:
Scarlett O. Harris
Utilities Administrative Manager

Submitted By:
Robert Bendorf
Interim City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Finance
Presentation By: Ethan Gutierrez, Accounting Manager

Summary

Subject: Downtown Business Assessments

Recommendation: A. Conduct a Public Hearing, and after consideration;
B. Adopt a Resolution for the inclusion of unpaid Downtown Business Assessments 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: $11,912.08 will be collected through the County property tax roll

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Purpose:

To recover unpaid Downtown Business Assessments through the placement of a lien on the secured property tax roll of subject properties.

Council Strategic Goal:

This item supports the Council's quality of life goal through the City's maintenance, improvement, and investment in the City's infrastructure.

Background:

On December 17, 2024, the City Council adopted Ordinance 001-25, updating the City's Downtown Yuba City Business Improvement District Ordinance found at Title 3 (Finance), Chapter 9. Subsection 3-9.050(d) provides that all assessments which remain delinquent relating to the collection of the assessments may be confirmed by the City Council as a special assessment and collected with property taxes or as a judgement lien.

The Finance Department manages the City's collection of Downtown Business Assessments. The Downtown Business Association manages the annual reporting to City Council. When a business, trade, or profession does not pay their assessment, the City will collect delinquent assessments from the property owner of which the business, trade, or profession is located. It should be noted that the placement of a lien on the secured property tax roll is a last resort and are only imposed if a property owner has not paid or set an agreed upon payment plan approved by the Downtown Business Association. That being stated, in efforts of good faith, the Downtown Business Association waived all outstanding assessments prior to 2023 and deemed 2023, 2024, and 2025 to be collectible and due otherwise to be collected as mentioned in the updated ordinance.

Prior to bringing this matter to the City Council, the initial 2025 assessment invoices along with outstanding 2023 & 2024 assessment invoices, together with a copy of the ordinance was mailed to each business in February 2025.

A second reminder of the invoice was mailed to each business owner in April 2025 requesting payment.

A third and final reminder of the invoice was mailed to each business owner and property owner in May 2025 requesting payment. As part of the third 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, as stated above, to each affected property owner for this meeting was provided as required by Municipal Code Section 3-9.050.

On August 27, 2025, the City conducted a prehearing, as required by 3-9.050(d), where the Finance Director and/or designee heard and considered all objections or protests to the report concerning the delinquencies. The items attached represent the resulting outcome.

Analysis:

This item includes fourteen (14) different property locations across the City and twenty-nine (29) Downtown Business Assessments, totaling $11,912.08 and covering assessments from 2024 to 2025.

Municipal Code Section 3-9.050 states that during the City Council meeting the Council shall hear and consider all objections or protests, if any, to the report concerning the delinquencies. Thereafter the City Council may adopt, revise, reduce, or modify any delinquency or overrule any or all objections thereto. The City Council shall then make its determination on each delinquency identified in the report; the City Council's determination shall be final.

Fiscal Impact:

If the proposed resolution is adopted, assessments in the total amount of $11,912.08 will be included on the subject property's taxes. These assessments have a high probability of being collected over time. These assessments levied are used to fund improvements and activities to promote the Downtown Business Improvement District which indirectly impacts sales tax growth in the District.

Alternatives:

As stated above, the City Council can confirm the amount of the assessments, 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 Downtown Business Assessments 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. Attachment 1 - Proposed Resolution-Downtown Business Assessments
2. Attachment 2 - Ordinance 001-25

Prepared By:
Ethan Gutierrez
Accounting Manager

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'S DOWNTOWN BUSINESS IMPROVEMENT DISTRICT WITH UNPAID DOWNTOWN BUSINESS ASSESSMENTS

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, pursuant to California Constitution Article XI, Section 7; and

WHEREAS, on December 17, 2024, the City Council adopted Ordinance 001-25, updating the City's Downtown Yuba City Business Improvement District Ordinance, codified in Title 3, Chapter 9 of the Yuba City Municipal Code, and specifically Subsection 3-9.050(d), which provides that all assessments which remain delinquent may be confirmed by the City Council as a special assessment and collected with property taxes or as a judgment lien; and

WHEREAS, the City finds that, in addition to civil collection actions, the use of special assessments and liens on real property will assist in recovering unpaid Downtown Business Assessments and help fund improvements and activities to promote the Downtown Business Improvement District; 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's Downtown Improvement District; and

WHEREAS, the Property Owners were issued invoices to remit payment for the assessments owed pursuant to the Yuba City Municipal Code; and

WHEREAS, the Property Owners failed to remit payments for assessments owed as listed outlined in the Yuba City Municipal Code; 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:

INVOICE_ NO.	YEAR	BALANCE_ DUE	ADDRESS	APN	OWNER_NAME
24-007	2024	560.00	791 Plumas St	052251020000	Mitchell Miles ADEL ET AL
24-008	2024	385.00	787 Plumas St	052251020000	Mitchell Miles ADEL ET AL
24-010	2024	385.00	621 A Plumas St	052231015000	Ybarra Ronald
24-025	2024	285.00	450 Center St	052231001000	AG Industries California LLC
24-032	2024	385.00	623 Plumas St	052231015000	Ybarra Ronald
24-045	2024	385.00	771 Plumas St	052251021000	Mitchell Miles ADEL ET AL
24-052	2024	560.00	530 Colusa Ave	052164018000	Thiara Mohinderjit K 14 Trust
24-053	2024	385.00	820 Plumas St	052164002000	Dietzel Fam 94 Trust ET
24-054	2024	385.00	629 Plumas St	052231016000	Ybarra Ronald
24-069	2024	385.00	625 Plumas St	052231016000	Ybarra Ronald
24-029	2024	560.00	611 Plumas St	052231013000	AG Industries California LLC
24-078	2024	180.00	439 Center St	052241012000	Woodland Tractor & Equipment Co
25-010	2025	560.00	791 Plumas St	052251020000	Mitchell Miles ADEL ET AL
25-012	2025	385.00	621 A Plumas St	052231015000	Ybarra Ronald
25-027	2025	385.00	770 Plumas St	052164006000	Deruyte Maria G A
25-028	2025	285.00	450 Center St	052231001000	AG Industries California LLC
25-032	2025	180.00	439 Center St	052241012000	Woodland Tractor & Equipment Co
25-033	2025	840.00	628 Plumas St	052226009000	Johal Amardeep S ET AL

25-035	2025	560.00	611 Plumas St	052231013000	AG Industries California LLC
25-039	2025	417.08	787 Plumas St	052251020000	Mitchell Miles ADEL ET AL
25-041	2025	560.00	511 Reeves Ave	052227013000	Wu Can Xiang ET AL
25-051	2025	385.00	771 Plumas St	052251021000	Mitchell Miles ADEL ET AL
25-058	2025	560.00	530 Colusa Ave	052164018000	Thiara Mohinderjit K 14 Trust
25-059	2025	385.00	820 Plumas St	052164002000	Dietzel Fam 94 Trust ET
25-060	2025	385.00	629 Plumas St	052231016000	Ybarra Ronald
25-074	2025	350.00	444 Colusa Ave Ste B	052262007000	Plumas Partners LP
25-076	2025	385.00	625 Plumas St	052231016000	Ybarra Ronald
25-086	2025	180.00	508 Forbes Ave	052225026000	Boblin Investments LLC
25-008	2025	270.00	439 Center St	052241012000	Woodland Tractor & Equipment Co

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 2nd day of September, 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

ORDINANCE NO. 001-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AMENDING MUNICIPAL CODE SECTION 3-9.050 FOR THE COLLECTION OF DELINQUENT ASSESSMENTS

WHEREAS, the Downtown Yuba City Business Improvement District was created in 1998 as a self-initiated business district funded by an annual assessment; and

WHEREAS, Chapter 9 of Title 3 of the Yuba City Municipal Code contains the parameters related to the establishment and implementation of the Downtown Yuba City Business Improvement District; and

WHEREAS, Section 3-9.050, "Collection of assessment and refund" currently identifies that the City will collect assessments, the "District" will collect delinquent assessments, and does not include current tools available to collect delinquent assessments; and

WHEREAS, the Downtown Business Association has requested that the City modify the Ordinance so that the City collects all assessments, current and delinquent; and

WHEREAS, staff concurs with the Downtown Business Association's request and would like to add the ability to collect delinquent assessments from property owners via a lien placed on the property tax roll; and

WHEREAS, the City Council now desires to amend Chapter 9 of Title 3 of the Yuba City Municipal Code.

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

Section 1. The above recitals are incorporated by reference.

Section 2. Section 3-9.050 of Chapter 9 of Title 3 of the Yuba City Municipal Code is amended to read in its entirety as follows:

Sec. 3-9.050. Collection of assessment and refunds.

(a) The City shall bill and collect from all businesses, trades, and professions within the District all assessments authorized by this chapter. Should the business, trade, or profession not pay their assessment, the City will collect delinquent assessments from the property owner of which the business, trade, or profession is located.

(b) The City shall pay any costs the City incurs for the process of billing and/or collecting the non-delinquent assessments for the Business Improvement District.

(c) No refund upon termination of business within the business improvement district. The business assessments under the terms of this chapter are not refundable upon termination of a business or for any unused portion or term of the assessment year.

(d) Collection of delinquent assessments. For delinquent assessments, the City may impose late payment penalties on businesses that fail to timely pay their respective assessments at a rate of 10% per month. If the assessment remains unpaid 60 days after the date of delinquency, the City may commence any action it deems appropriate or necessary to recover the delinquent assessments and late payment penalties. Any business which is delinquent in

payment of its assessment shall be liable for all costs of collection of the delinquent assessment.

All assessments which remain delinquent as of June 30 of each year may be collected in the same manner as the general taxes for the City for the forthcoming fiscal year, as follows:

(1) The City's Finance Department shall prepare a written report, which shall be filed with the City Clerk. The report shall describe each parcel of real property for which there are any assessment delinquencies during the preceding year, and the amount of delinquency.

(2) The City Clerk shall publish notice of the report's filing and of the time and place of hearing on the report, prior to the date set for the hearing. The notice shall be published once a week for two successive weeks prior to the hearing. The Finance Department shall also mail written notice of the report's filing to each property owner whose property or parcel is identified as being subject to delinquent assessment charges.

(3) At the time stated in the notice for the prehearing, the Finance Director and/or designee shall hear and consider all objections or protests, if any, to the report concerning the delinquencies in a "prehearing." Thereafter, the City Finance Director may revise, change, reduce, or modify any delinquency, or overrule any or all objections thereto. The Finance Director shall then make his or her determination on each delinquency identified in the report, and present the list to the City Council for final determination at the public hearing stated in the notice.

(4) At the time stated in the notice, following the prehearing and prior to submission to the County of Sutter, the City Council shall hear and consider all objections or protests, if any, to the report concerning the delinquencies. Thereafter the City Council may adopt, revise, change, reduce or modify any delinquency or overrule any or all objections thereto. The City Council shall then make its determination on each delinquency identified in the report; the City Council's determination shall be final.

(5) Following the hearing, on or before August 10 of each year, the City Clerk shall file with the City's Finance Director a copy of the signed report to submit to the County. The Finance Director will submit a request to the County of Sutter to include the amount of delinquencies on the bills for taxes levied against the properties identified in the report.

SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

PUBLICATION. The City Clerk shall certify the adoption of this Ordinance and cause it to be published, in accordance with Government Code, Section 36933, or as otherwise required by law.

EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the ordinance, or a summary of the ordinance, shall be published once in a newspaper of general circulation.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 17th day of December 2024, and adopted at a regular meeting thereof held on the 21st day of January 2025.

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

NOES: None

ABSENT: None

Dave Shaw, Mayor
City of Yuba City

ATTEST:

Ciara Wakefield, City Clerk

CITY OF YUBA CITY INCORPORATED JAN 23, 1908 SUTTER CO. CALIFORNIA

APPROVED AS TO FORM
COUNSEL FOR YUBACITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: September 2, 2025
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Kristi Morales , Administrative Analyst

Summary

Subject: Community Sponsorship Request - Casa de Esperanza

Recommendation: Consider the sponsorship requests from Casa de Esperanza, and if approved;
A. Adopt a Resolution to approve a monetary sponsorship request from Casa de Esperanza

Fiscal Impact: Monetary sponsorship in the amount of $2,500.00 (Community Event Account number 4220-66015)

Council's Strategic Goal:

The overarching strategic goal of "Quality of Life."

Purpose:

City sponsorships reflect support of specific programs or events by an organization. The intent is that the public will receive some intrinsic cultural, economic, educational, or entertainment value from the program or event.

Background:

On January 18, 2022, the City Council adopted an Amended Community Sponsorship Policy outlining factors for approval, including resources available, alignment with Council goals, community benefit, risk, and insurance requirements.

On October 1, 2024, Council directed staff to update the policy. Amendments adopted January 21, 2025, added a one-year eligibility restriction, clarified quarterly review deadlines, and aligned applications with the City's fiscal schedule.

In August 2025, a sponsorship request was received from Casa de Esperanza.

Casa de Esperanza

Casa de Esperanza has been a lifeline for individuals and families in Yuba, Sutter, and Colusa Counties impacted by domestic violence, sexual assault, child abuse, and human trafficking. With a 24/7 crisis line, emergency shelter, safe housing, counseling, legal advocacy, and prevention education, Casa provides trauma-informed, culturally responsive support at no cost to survivors. Beyond immediate crisis care, Casa also offers long-term housing, children's services, and community outreach, empowering survivors to heal, rebuild, and thrive in safety.

Analysis:

The Amended Community Sponsorship Policy states, "The budget for the Community Sponsorship Program shall be established by City Council each year during the annual budget process," and "applications will be presented to Council quarterly on a first-come, first-served basis." For FY 25-26, City Council budgeted $10,000 for Community Contributions and $10,000 for Community Events. Budgeted funds are to be considered and allocated on a quarterly basis, which provides $2,500 quarterly for Community Contributions and $2,500 quarterly for Community events.

Description	Budget	Q1 July- Sept 2025	Q2 Oct- Dec 2025	Q# Jan- Mar 2026	Q4 April- June 2026	Remaining Balance
Community Contributions 4220-66010	$10,000 ($2,500 Quarterly)					$10,000
Community Events 4220-66015	$10,000 ($2,500 Quarterly)	**Request: $2,500 Casa De Esperanza**				$7,500

Fiscal Impact:

There are sufficient funds in Account No. 4220-66015, Community Events, to cover the $2,500 sponsorship request from Casa de Esperanza.

Recommendation:
Consider the sponsorship request from Casa de Esperanza, and if approved:

A. Adopt a Resolution to approve a monetary sponsorship request from Casa de Esperanza in the amount of $2,500.00.

Attachments:
1. Attachment 1 Resolution - Community Sponsorship Request Case De Esperanza
2. Attachment 2: Community Sponsorship Application
3. Attachment 3: Sponsorship Packet

Prepared By:
Kristi Morales
Administrative Analyst

Submitted By:
Robert Bendorf
Interim City Manager

ATTACHMENT 1

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING A COMMUNITY SPONSORSHIP REQUEST FOR CASA DE ESPERANZA.

WHEREAS, Casa de Esperanza, a 501(c)(3) non-profit organization, provides a safe refuge promoting healing through mentoring, education, and support services for individuals impacted by domestic violence, sexual assault, child abuse, and human trafficking; and,

WHEREAS, Casa de Esperanza has requested community event sponsorship funds to support their efforts in providing critical services and outreach to individuals and families in the Yuba-Sutter community; and,

WHEREAS, WHEREAS, the City Council of the City of Yuba City ("City Council") finds that Casa de Esperanza serves an important public purpose, as its programs positively impact the community by promoting safety, healing, and empowerment for vulnerable populations; and,

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

Section 1. The City Council finds the above recitals true and correct.

Section 2. The City Council finds that Casa de Esperanza's efforts to provide safe shelter, advocacy, and outreach directly benefit Yuba City residents. The requested sponsorship is for a qualified non-profit organization that primarily serves Yuba-Sutter residents and contributes positively to the recognition and image of the City. Accordingly, the City Council approves the community event sponsorship request for $2,500 for Casa de Esperanza.

Section 3. This Resolution shall take effect immediately and the City Clerk shall certify the adoption of this Resolution.

The foregoing Resolution of the City Council of the City of Yuba City is duly introduced, PASSED AND ADOPTED at a regular meeting thereof held on the 2nd day of September,2025 by the following vote:

AYES:

NOES:

ABSENT:

_____
Dave Shaw, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

_____
Shannon L. Chaffin, City Attorney

ATTACHMENT 2

COMMUNITY SPONSORSHIP APPLICATION FORM

Name of Organization Casa De Esperanza Non-Profit ID/ 501 C# 94-2415741

Address 103 D Street, Ste A City/State/Zip Marysville, CA, 95901

Contact Person Michelle Downing Phone 530-674-5400 x. 241 Email Michelle@casaysc.org

Organization Purpose/Mission To help victims and families of abuse, violence, human trafficking, and sexual assault.

Type of Organization:

- ■ Non-Profit (located or primarily serves residents within the City of Yuba City
- ☐ Educational Institution
- ☐ Local business (located within City of Yuba City city limits)

Type of Event:

☐ Local Celebration	☐Athletic	☐Cultural	☐Educational
■ Fundraiser	☐Entertainment	☐Other	

Program or Event Name Casa de Country

Event Location Butte Star Ranch, Sutter

Event Date/Time 9/19/25, 5:00pm

Expected Number of Participants 200

Open to the Public? ■ Yes ☐ No

Please explain how your program or event meets one or more of the sponsorship criteria below:

- Boosts the local Yuba City economy: When we can keep people who access our services in the community by offering shelter and programming, they are able to live in the community and spend their money in the community.
- Provides an opportunity to help build community, foster a sense of pride within our community, and engage our community: We answer many calls in Yuba City on our crisis line. We work with agencies to keep survivors and families safe and our collaboration helps build community and access to other agency for the citizens of Yuba City.
- Contributes positively to the recognition and image of the City of Yuba City: This would be an outstanding opportunity for the City of Yuba City to recognize a vital resource to individuals and families. Casa de Esperanza is the domestic violence shelter and rape crisis center for the city. Contributing to this cause gives back to keep the community safe.

Type of Sponsorship Requested:

☐ In-kind services – Amount requested: _____

Provide a description of the in-kind services requested:_____

_____

_____

☐ Facility Waiver – Amount requested: _____

☒ Monetary Funding – Amount requested:We have tiers to choose from Per Casa Staff $2,500

☒ Fundraiser Gift Basket – Amount requested:$50-$100 basket

Other Considerations:

☐ I understand that if the City agrees to sponsor the event, I will acknowledge the sponsorship on all printed information or advertising related to the event using a message approved by the City and provide any written marketing material to the City before distribution of event materials.

☐ If the City agrees to sponsor the event, I understand that appropriate ADA accessibility and other permit requirements will be provided.

☒ I understand that sponsorship is optional, and the City can deny this sponsorship application.

Signature of Applicant Michelle Downing Date 08/06/2025

Print Name of Applicant Michelle Downing

ATTACHMENT 3

July 31, 2025

Dear Supporter

Would you consider joining us as a sponsor? Our 2nd annual Casa de Country fundraiser, September 19, 2025, is a special evening benefiting survivors and families impacted by domestic violence, sexual assault, human trafficking, child abuse, and elder abuse in Yuba, Sutter, and Colusa Counties. Our services reach over 50% of low to moderate-income individuals and families in these communities.

As the designated Domestic Violence and Rape Crisis Center of Record for the region, Casa de Esperanza has stood as a refuge of safety, healing, and empowerment for nearly five decades. In April 2024, we expanded our services by launching the ***Hope Haven Counseling and Support Center, an extension of Casa de Esperanza.*** Hope Haven is a public access point where individuals and families can receive comprehensive therapeutic services, support coordination, crisis intervention, and education on healing and healthy relationships.

Every year, we:

- Respond to over 1,000 crisis calls, with half originating from first-time callers.
- Offer more than 6,000 nights of safe refuge to adults and children escaping violence.
- Deliver over 2,000 hours of confidential therapy services to individuals aged five and up.
- Conduct 60 educational workshops focused on healing and promoting healthy relationships.

Our services are trauma-informed, culturally responsive, and rooted in the belief that everyone deserves to live in safety and dignity. With your help, we can continue to meet the growing demand in our tri-county region, where over 550 domestic violence-related arrests occurred in the last year alone—and where an estimated 24,000 women and 10,000 men have experienced intimate partner violence in their lifetime.

Casa de Country will be a lively honky-tonk evening that raises vital funds to strengthen community health and relationships through expanded therapy, education, and prevention services.

We are currently seeking sponsors who want to be part of the solution. In return for your generosity, you will receive recognition before, during, and after the event—including visibility in our outreach materials, social media, and on-site signage. Sponsorship levels and benefits are enclosed. We are also seeking raffle donations to provide exciting prizes for attendees and help make this event a success.

With Deepest Gratitude,

Michelle Downing, Executive Director
(530) 812-7497

Cyndi Rachel, Committee Chair
(661) 400-2019

Casa de Esperanza is a 501(c)(3) nonprofit Organization, 94-2415741. Donations are tax-deductible to the extent allowed by law. No goods or services were exchanged for charitable contributions.

CASA DE ESPERANZA PRESENTS…

CASA DE COUNTRY

SPONSORSHIP LEVELS

HOEDOWN HEADLINER: $5,000

2-premier tables with 8 seats each, 2- bottles of wine, 8 raffle sheets per table (16), VIP parking with golf cart escort for convenience, Recognition as Headliner sponsor during the event, Acknowledgment in press releases as the headline sponsor, Company banner prominently displayed on stage, Logo placement on all event materials, Featured social media post across multiple Facebook groups, Company logo/link placement on Casa website, Personalized acknowledgment during event.

RODEO ROYALTY: $2,500

1-premier table with 8 seats, 1-bottle of wine, 8 raffle sheets, Company banner displayed at event, Recognition as Rodeo Royalty sponsor during the event, Logo placement on all event materials, Featured social media post.

STOMPIN SHOWSTOPPER: $1,000

6 reserved seats, 6 raffle sheets, Company banner displayed at venue, Recognition as Stompin Showstopper Sponsor during event, social media before event, and Acknowledgement during event.

RED SOLO CUP: $500

2-Reserved Seats, 2 raffle sheets, Company banner displayed at venue, social media before event, Acknowledgement during event.

Individual Event Ticket $100

Purchase Sponsorships & Tickets:
https://casaysc.kindful.com/e/casa-de-country-2025

Casa de Esperanza is a 501(c)(3) nonprofit Organization, 94-2415741. Donations are tax-deductible to the extent allowed by law. No goods or services were exchanged for charitable contributions.

CASA DE COUNTRY

SPONSORSHIP ORDER FORM

FRIDAY, SEPTEMBER 19, 2025, 5:30 PM
BUTTE STAR RANCH, 18807 S BUTTE ROAD, SUTTER

NAME: _____ PHONE: _____

EMAIL: _____

BUSINESS NAME: _____

ADDRESS: _____

HOEDOWN HEADLINER	**$5,000**	_____
RODEO ROYALTY	**$2,500**	_____
STOMPIN SHOWSTOPPER	**$1,000**	_____
RED SOLO CUP	**$500**	_____

◯ I want to donate a raffle item. Value $50 or more.

Payment Method

Credit Card # _____ Exp: _____ Security Code: ____

Name on Card: _____

Signature: _____ Date: _____

Paying by check? Make checks payable to: Casa de Esperanza Inc., 103 D Street, Marysville, CA 95901

Casa de Esperanza is a 501(c)(3) nonprofit Organization, 94-2415741. Donations are tax-deductible to the extent allowed by law. No goods or services were exchanged for charitable contributions.

Future Agenda Items

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

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

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