AGENDA

FEBRUARY 17, 2026

REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND CITY COUNCIL CITY OF YUBA CITY

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

MAYOR	• Marc Boomgaarden
VICE-MAYOR	• Michael Pasquale
COUNCILMEMBER	• Toni Cole
COUNCILMEMBER	• Wade Kirchner
COUNCILMEMBER	• Dave Shaw
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 OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND
CITY COUNCIL - CITY OF YUBA CITY
FEBRUARY 17, 2026

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

Materials related to an item on this Agenda submitted to the Successory Agency to the Redevelopment Agency and City 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_MAoMrnJUTlynQ8HYAQIoWQ. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the Successory Agency to the Redevelopment Agency and 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.

Regular Meeting

Call to Order

Roll Call

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

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 February 3, 2026, Special Meeting of the City Council and Minutes of the February 3, 2026, Regular Meeting of the City Council

Recommendation: Approve the Minutes of the February 3, 2026, Regular Meeting and Special Meeting of the City Council

3. Dispatch AT&T Annual Maintenance—Supplemental Appropriation

Recommendation: Adopt a Resolution to authorize the Finance Director to make a supplemental appropriation of $47,732.15 from account 100-4420 to account 2170-62701

4. Annual Community Facilities District Report Pursuant to Government Code Section 53411

Recommendation: Note and file

5. 2026 Appointments to the City of Yuba City Senior Commission

Recommendation: Approve the Recommendations for Re-Appointment of Three (3) Members to the Senior Commission

6. 2026 Wastewater Collections Improvement Project - Contract Award

Recommendation: Adopt a Resolution to:

A. Award the construction contract to North Star Construction and Engineering, Inc. of Yuba City, CA in the amount of their total bid of $723,480 and authorize the City manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney

B. Finds that CEQA was previously assessed for the Project, a categorical exemption (Class 1) was adopted, approval of this contract is within the scope of the previously approved Project, and no further environmental review is required under CEQA

C. Award a Professional Services Agreement to Inferrera Construction Management Group, LLC. Of Shingle Springs, CA for Inspection Services in the amount of $87,150 and authorize

the City Manager to execute the contract on behalf of the City, Subject to material terms, subject to review and approvals as to legal form by the City Attorney, and with the finding that it is in the best interest of the City

7. Yuba City Planning Commissioner Appointment to the Sutter County Planning Commission

Recommendation: Appoint District 3 Yuba City Planning Commissioner Scott Blankenship to the Sutter County Planning Commission

8. Disclosure of Sales or Transactions Use Tax Records by HdL Companies to authorized City Officials

Recommendation: Adopt a Resolution Authorizing Certain City Officials Access to HdL Companies Sales and Use Tax Data

9. 442 B Street Environmental Assessment - Professional Service Agreement Amendment No. 1

Recommendation: Adopt a Joint Resolution authorizing Amendment No. 1 to the existing contract with EKI Environment & Water (EKI) for the 442 B Street Environmental Assessment, with the finding that it is in the best interest of the Successor Agency and the City

10. Permanent Local Housing Allocation Grant - 2021 Allocation Subrecipient Agreements

Recommendation: A. Adopt a Resolution to approve two (2) subrecipient agreements, and one (1) amendment for the City's 2021 Permanent Local Housing Allocation (PLHA) funding from the California Department of Housing and Community Development (HCD), and;

B. Authorize the Finance Director to make a supplemental appropriation of $270,298.58 to account 6048-65305 for program expenditures

11. WWTF Outfall Replacement Project - SRF Loan Reimbursement Resolution

Recommendation: Adopt an updated Resolution stating the City's intent to comply with all conditions of the State Water Resources Control Board's Clean Water State Revolving Fund Loan Program Reimbursement Resolution requirements for the WWTF Effluent Outfall Diffuser Relocation Project

12. City Water Service Connection for 1360 Richland Road (APN # 20-054-013)

Recommendation: Adopt a Resolution authorizing the City Manager to execute an extraterritorial service agreement with the property owner of 1360 Richland Road, Timothy Denney and Lori Denney, Trustees of the Denney Family Trust, under declaration of trust executed June 20, 2018, for connection to City water service following approval as to legal form by the City Attorney

13. California Municipal Finance Authority Check Budget Adjustment

Recommendation: Authorize the Finance Director to make a budget adjustment of $16,250 to Account 100-44115 to receive funds from the California Municipal Finance Authority (CMFA) for the work that the Planning division completed on the Tax Equity and Fiscal Responsibility Act (TEFRA)

14. Development Services Department Recruitment Request – Code Enforcement Officer I/II

Recommendation: Authorize the Human Resources Department to conduct an open recruitment for a full-time permanent Code Enforcement Officer I/II to fill a recent vacancy in the Development Services Department

15. Presentation of Investment Report – Quarter Ended December 31, 2025

Recommendation: Note & File Quarterly Investment Report

Business Items

16. Yuba-Sutter Economic Development District 2025 CEDS Annual Performance Report, Appendix 1 Public Works Projects, and the 2026 Annual Update of the 2025-2030 CEDS Document

Recommendation: Adopt a Resolution approving the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025 Annual Performance Report, updated Appendix I Public Works Projects, and 2026 Annual Update to the 2025-2030 CEDS document and authorize its submittal to the United States Department of Commerce, Economic Development Administration

17. Community Sponsorship Request - Shri Guru Ravidass Temple (Hayne Avenue Parade)

Recommendation: Consider a Community Sponsorship request; and if approved, Adopt a Resolution approving an $1,800.00 monetary sponsorship for the Shir Guru Ravidass Temple to support the 5th Annual Hayne Avenue Parade

18. Adoption of Yuba City's Strategic Plan

Recommendation: Receive a presentation and after consideration; approve the City's Strategic Plan - Vision 2026-2029

Future Agenda Items

19. 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

20. City Manager's Report

21. 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: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: Minutes of the February 3, 2026, Special Meeting of the City Council and Minutes of the February 3, 2026, Regular Meeting of the City Council

Recommendation: Approve the Minutes of the February 3, 2026, Regular Meeting and Special Meeting of the City Council

Fiscal Impact: None

Attachments:
1. 02-03-2026 Budget Workshop Minutes (DRAFT)
2. 02-03-2026 Regular Meeting Minutes (DRAFT)

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

MINUTES (DRAFT)
BUDGET WORKSHOP
FEBRUARY 3, 2026
3:00 P.M. SPECIAL MEETING
COUNCIL CHAMBERS/VIRTUAL

Special Workshop

The Special Meeting of the City Council was called to order by Mayor Boomgaarden at 3:00 PM

Roll Call:

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

Absent: Councilmember Kirchner

Pledge of Allegiance to the Flag

Pledge was led by Shannon Chaffin, City Attorney

General Items

1 **Mid-Year Budget Review for Fiscal Year 2025-2026 and Budget Outlook for Fiscal Year 2026-2027**

Note & File Mid-Year Budget Review for Fiscal Year 2025-26 and Budget Outlook FY 2026-27

Adjournment

Mayor Boomgaarden adjourned the Special Meeting Budget Workshop of the City Council at 4:19 PM

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

ATTACHMENT 2

MINUTES (DRAFT)

REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY

FEBRUARY 3, 2026

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

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

Closed Session

Call to Order

The Closed Session Meeting of the City Council was called to order by Mayor Boomgaarden at 5:31 PM

Roll Call:

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

Absent: Councilmember Kirchner

Closed Session

A. Workers' Compensation Claim:
Claimant: John Criswell, Claim numbers: 0596610386 & 0396610361

B. Liability Claim:
Claimant: Michael Hernandez, Claim 26-02 Agency Claimed Against: City of Yuba City

No public comment received

Regular Meeting

Call to Order

The Regular Meeting of the City Council was called to order by Mayor Boomgaarden at 6:00 PM

Roll Call:

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

Absent: Councilmember Kirchner

Invocation/Inspiration

Jeff Poppinga, Worship Pastor, Adventure Church of Yuba City

Pledge of Allegiance to the Flag

Councilmember Shaw

City Attorney's Report on Closed Session Items

Shannon Chaffin, City Attorney:

Item B – Hernandez (Claim 26-02): Authorized Notice of Rejection by Operation of Law

Agenda Modifications

None

Public Communication

1. Appearance of Interested Citizens

Tony Farley spoke
Stuart Bunstock spoke

Consent Calendar

Councilmember Shaw moved and Councilmember Cole seconded the motion to approve Consent Calendar items 2-5:

2. Minutes of the January 6, and January 20, 2026, Regular Meetings of the City Council

Approve the Minutes of the January 6, and January 20, 2026, Regular Meetings of the City Council

3. Finance Department Request to Fill Vacancy – Customer Service Representative I/II

Authorize the Finance Department to fill one (1) vacant full-time permanent Customer Service Representative I/II position using the current Certification List

4. WTP Filter Blower Addition Project

Adopt a Resolution awarding the purchase of a Hoffman and Lamson model 815 ADOO Conventional Air Filter Blower System, to McKenna Engineering and Equipment Co. Inc, of Fairfield, CA in the amount of $135,232.28 for the Conventional Filter Blower Upgrade Project, finding that the action is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities) and that the award is in the best interest of the City

5. Approve the 2026 Feather River Air Quality Management District (FRAQMD) Board of Directors

Approve the Member Jurisdiction Appointments to the FRAQMD Board of Directors for 2026

The motion was passed with 4 votes [Kirchner absent]

Business Items

6. Appointments to the City of Yuba City Youth Commission

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

> Approve the Recommendations for Appointments to the Youth Commission

The motion was passed with 4 votes [Kirchner absent]

7. Appeal of the Planning Commission's approval of Use Permit 24-04, Tentative Parcel Map 24-01, Variance 24-01, and Environmental Assessment 24-06 located at 590 Colusa Avenue

Mayor Boomgaarden opened a Public Hearing

> Karen Barton spoke
> Bridgit Barnes spoke

Mayor Boomgaarden closed the Public Hearing

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

> Adopt a Resolution of the City Council of the City of Yuba City denying the appeal of, and affirming the decision of, the Planning Commission's approval of Use Permit 24-04, Tentative Parcel Map 24-01, Variance 24-01, and Environmental Assessment 24-06 (a mitigated negative declaration), and independently approving and adopting Environmental Assessment 24-06, Use Permit 24-04, Tentative Parcel Map 24-01 and Variance 24-01

The motion was passed with 4 votes [Kirchner absent]

Future Agenda Items

8. Future Agenda Items

No suggestions were made

Reports and Communications

9. City Manager's Report

10. City Council Reports

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

Adjournment

Mayor Boomgaarden adjourned the Regular Meeting of the City Council at 6:37 PM

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Police Department
Presentation By: James Runyen, Police Chief

Summary

Subject: Dispatch AT&T Annual Maintenance—Supplemental Appropriation

Recommendation: Adopt a Resolution to authorize the Finance Director to make a supplemental appropriation of $47,732.15 from account 100-4420 to account 2170-62701

Fiscal Impact: A total of $47,732.15 is needed for supplemental appropriation until the Police Department is reimbursed by the California Office of Emergency Services

---

Purpose:

To maintain required service coverage and vendor support for the City's existing 911 phone system.

Council's Strategic Goal:

This maintenance contract renewal addresses Council's goals of fiscal responsibility and technology.

Background:

This expense was not included in the 25/26 adopted budget based on the anticipation of the new ATE/Next Generation 911 system upgrade would be implemented during this period, thereby eliminating the need for ongoing maintenance coverage for the legacy system. The Next Generation 911 has been put on hold by the state until further notice, thus compelling us to stay with our current systems.

Analysis:

Cal OES has placed the Next Generation 911 implementation on hold until further notice, and as a result, the Police Department is required to continue operating and supporting the current 911 sytem to ensure uninterpreted emergency call delivery and answering services. This maintenance cost is reimbursable through the California Office of Emergency Services(Cal OES), which administers reimbursement funding for liable Public Safety Answering Point (PSAP) equipment and services through the State Emergency Telephone Number Account (SETNA) pursuant to the Emergency Telephone Users Surcharge Act. The department will submit the invoice for reimbursement and expects reimbursement for the full amount once approved. Approval of this supplemental appropriation in the amount of $47,732.15 is necessary to fund the expenditures not anticipated at the time of budget adoption. This action aligns with the current operational needs and maintains fiscal

accountability while ensuring uninterrupted service delivery.

Fiscal Impact:

If approved, the supplemental appropriation will make available $47,732.15 to continue maintenance service with AT&T.

Alternatives:

Do not approve the appropriation of funds at this time and provide direction to staff on how to proceed to fund the ongoing maintenance of the 911 operating system.

Recommendation:

Adopt a Resolution to authorize the Finance Director to make a supplemental appropriation of $47,732.15 from account 100-4420 to account 2170-62701.

Attachments:

1. Resolution - AT&T Dispatch Annual Maintenance
2. 11122025_AT&T (1)

Prepared By:
Kim Slade
Police Commander

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING A SUPPLEMENTAL BUDGET APPROPRIATION FOR AT&T MAINTENANCE SERVICES

WHEREAS, The City Council of Yuba City adopts an annual budget to provide for operation and maintenance of essential services; and

WHEREAS, AT&T provides critical telecommunications and maintenance services necessary for the continued operation of yuba city's police department 911 operating system; and

WHEREAS, sufficient funds are available and it is necessary to authorize a supplemental budget appropriation to ensure timely payment and uninterrupted service;

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

(1) A supplemental budget appropriation in the amount of $47,732.15 is hereby approved for the purpose of covering AT&T maintenance services.

(2) Funds shall be appropriated from 100-4420 and allocated to 2170-62701

(3) The City Council further authorizes the Finance Director to process payment to AT&T for maintenance service for the 911 operating system

The forgoing 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 17th day of February 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

Support Agreement Quote

DATE **11/12/2025** **Yuba City PD**

Support Agreement

AT&T Contact **Jeff Reeve**
Phone (714) 227-1268
Email ju7072@att.com
Address 1452 Edinger Ave.
Tustin, CA 92780

5 Position VIPER

AT&T

9-1-1 CPE BASIC TURN-KEY STAND-ALONE SYSTEM

Turn-key System

	12 Months Maintenance	$ 47,732.15

Support Agreement Term: 11/7/25 to 11/6/2026

Backroom UPS Replacement Quantity		
Position UPS Replacement Quantity		

AT&T will continue to provide Service under the Support Plan for as long as parts are available on a commercially reasonable basis.

In the event repair parts are not readily available:

AT&T will advise customer and customer will have the option to replace the Equipment with a similar product.

In the event the customer declines to authorize such replacement, AT&T will cease providing Service for such Equipment.

SYSTEM SUPPORT PLAN TOTAL	**$ 47,732.15**
TOTAL	**$ 47,732.15**

This Quote Valid until 1/12/2025

STATE OF CALIFORNIA
CALIFORNIA GOVERNORS OFFICE OF EMERGENCY SERVICES
COMMITMENT TO FUND 9-1-1 EQUIPMENT AND SERVICES
OES-PSC-288 (Rev. 09-2025)

LOGISTICS MANAGEMENT
PUBLIC SAFETY COMMUNICATIONS

This Form To Be Completed By The State 9-1-1 Office Only

Public Agency:	**Yuba PD**	**Contractor Name:**	**AT&T**
Address:	1545 Poole blvd.	Mailing Address:	PO Box 5025
City, State, Zip:	Yuba City, CA 95993	City, State, Zip:	Carol Stream, IL 60197
PSAP Manager:	Deidra Geddis	Representative:	Jeff Reeve
E-mail Address:	dgeddis@yubacity.net	E-Mail Address:	ju7072@att.com
Phone Number:	(530) 822-4797	Phone Number:	
ALT Phone:		ALT Contact/Phone:	

Type of Funding Request:

( ) 9-1-1 Equipment	( ) 9-1-1 Network	( ) Training
( ) 9-1-1 Education	( ) County Coordinator Expense	( ) 7-Digit Phone Lines
(x) Maintenance	( ) Other: CPE RESIDUALS	

Description of Equipment and Services to be funded: AT&T to maintain **[Power911-Viper]** CPE system per established quote/service-period. PSAP may cancel with 30-days notice to vendor, this upon acceptance of subsequent CPE replacement. NOTE TO PSAP: Payment must be made by your agency directly to vendor. Reimbursement request to state to be submitted in arrears of payment; complete/sign the CALOES TD290-Reimbursement Claim form, include TD288 number assignment and submit to advisor with copy of vendor invoicing and agency proof-of-payment (copy of canceled check and/or detailed account ledger may be accepted). **PAYMENT ROUTE: PSAP REIMBURSEMENT**

Purchase/Service Information: Include equipment or service description, quantity, part number, unit cost, installation cost, monthly cost, total months covered under maintenance, tax and total cost. Attach contractors quote or PSAP purchase order, where applicable.

Description	Quantity	Service/ Eqmt. ID#	Unit Cost	Installation	Monthly Cost	# Months (Maintenance)	Total Recurring Cost	Total Non-Recurring Cost
[CPE] MAINTENANCE								
Maintenance Year - **[8]**	1		$47,732.15					$47,732.15

NOTES:
12 month maintenance for 911 system

Subtotal	$0.00	$47,732.15
Tax and Surcharge		
TOTAL APPROVED		47,732.15

TD-288 expiration date: N/A
All invoices shall refer to tracking number: 29000

Fiscal Year: 2025/2026
Account Name: 5102 / 702.14

The State of California's monetary obligation under this agreement in subsequent fiscal years is subject to, and contingent upon, availability of funds in the State Emergency Telephone Account. Please be advised that this commitment to fund does not constitute a binding purchase order agreement.

RECOMMENDED APPROVAL BY	TELEPHONE	APPROVED BY	DATE
Signed by: JOHN DIAZ 50C9E4EC1FEBE4A5...	(916) 894-5176	DocuSigned by: Janee Dabrowski JANEE DABROWSKI	2/3/2026

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Diona Pope, Director of Finance

Summary

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

Purpose:

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

Council's Strategic Goal:

This item satisfies the City Council strategic goal of fiscal responsibility.

Background:

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

Analysis:

The report must address the following items:

Sunsweet Boulevard, established 2004

1. The amount of funds collected and expended – On May 12, 2005, the City issued $3,250,000 in Community Facilities District Bonds. Of this amount, $2,705,904 was placed into the project fund and the remainder was used for cost of issuance and to establish a reserve fund. The entire $2,705,904 has been expended on the project. On July 19, 2016, the outstanding bonds, $2,437,327, were refunded and are referred to as special tax refunding bonds, series 2016. Special tax assessments were placed on the properties within the district and the amount collected for fiscal year 2024-25, as of June 30, was $215,778 in assessments. These funds

were primarily used to pay debt service and the City can expect about the same amount in FY 2025-26.

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

Valencia Estates, established 2017 & CFD 2021-1

1. The amount of funds collected and expended – during FY 2024-25, the City collected $119,651 in special assessments from the district property owners and staff anticipates a similar amount for FY 2025-26.

2. The status of the project required or authorized to be funded – the City expended $6,451 for district administration on behalf of the district with the remainder to fund Police protection services; Fire protection and suppression services; maintenance of parks, parkways, streets and roads, and open space; flood and storm protection services, among other less common services.

Fiscal Impact:

Information item only.

Recommendation:

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

Attachments:
None

Prepared By:
Diona Pope
Finance Director

Submitted By:
Robert Bendorf
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Marc Boomgaarden, Mayor

Summary

Subject: 2026 Appointments to the City of Yuba City Senior Commission
Recommendation: Approve the Recommendations for Re-Appointment of Three (3) Members to the Senior Commission
Fiscal Impact: None

Purpose:

To fill scheduled vacancies on the Yuba City Senior Commission.

Background:

The Senior Commission acts in an advisory capacity to the City Council, City Manager, and Community Services Department in all general matters related to the planning and implementation of City programs and services designed to address the needs of the aged population in Yuba City.

The Senior Commission consists of five (5) Commissioners confirmed by the City Council, each serving four (4) year terms. On February 27, 2026, the terms for three (3) incumbent Commissioners will expire (Boyer, Epley, and McFarlane). The City advertised the anticipated vacancies and accepted applications for a period of 10 days - Interested incumbents were required to reapply. All applications were evaluated and the selection process for the Senior Commission is now complete. At this time, the following re-appointments are recommended:

Commission	Name	Term Ending
Senior Commission	John Boyer	2/27/2030
Senior Commission	Pam Epley	2/27/2030
Senior Commission	Michael McFarlane	2/27/2030

Fiscal Impact:
None

Recommendation:

Approve the re-appointment recommendations of John Boyer, Pam Epley, and Michael McFarlane, to

the Senior Commission.

Attachments:
None

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: 2026 Wastewater Collections Improvement Project - Contract Award

Recommendation: Adopt a Resolution to:

A. Award the construction contract to North Star Construction and Engineering, Inc. of Yuba City, CA in the amount of their total bid of $723,480 and authorize the City manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney

B. Finds that CEQA was previously assessed for the Project, a categorical exemption (Class 1) was adopted, approval of this contract is within the scope of the previously approved Project, and no further environmental review is required under CEQA

C. Award a Professional Services Agreement to Inferrera Construction Management Group, LLC. Of Shingle Springs, CA for Inspection Services in the amount of $87,150 and authorize the City Manager to execute the contract on behalf of the City, Subject to material terms, subject to review and approvals as to legal form by the City Attorney, and with the finding that it is in the best interest of the City

Fiscal Impact: $973,413 – Total Project Cost - Account No. 981104 (Recurring Collection or Rehabilitation System Projects)
$723,480 - Contract Award Amount
$144,696 - Contingency (20%)
$87,150 - Inspection Services (12%)
$18,087 - City Administration (2.5%)

Purpose:Purpose:

To maintain the City's wastewater collection system operational effectiveness through proactive rehabilitation and major maintenance.

Council's Strategic Goal:

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

Background:

The existing wastewater collections system in Yuba City is aging. In some cases, pipelines are beyond their service life and at or near failure. In an ongoing effort to replace failing sewer pipelines, a list of priority locations has been developed and maintained. This list combines pipeline segments highlighted in the 2020 Wastewater Master Plan and pipe segments actively monitored by the City's maintenance crews.

The list prioritizes pipelines based on likelihood of failure and consequences of failure. Wastewater pipelines in this project contain sections of pipe that are missing, cracked, sagging, and/or deteriorated to a point that has led to pipe failure.

Based on these metrics, the sewer pipeline locations included in this proposed project are:

- Lift Station 2 (LS 2) 15-inch Influent Pipeline, adjacent Market St behind baseball fields. This pipe segment collects sewer flows from northern Yuba City and discharges into LS 2.
- 8-inch Sewer Pipeline on Burns Drive. This segment collects Valley Fine Food flows and discharges into the City's Wastewater Treatment Facility.

The aforementioned pipeline segments are vital to the operation of the City's wastewater collections and conveyance operations. To avoid catastrophic service disruptions, staff recommends immediate rehabilitation of both pipeline segments.

Analysis:

Construction Contract:

The Wastewater Collections Improvement Project was advertised for bids beginning January 22, 2026. Plans and specifications were posted on publicpurchase.com and provided to local builder/contractor exchanges. On February 9, 2026, 1 bid was received and opened by the City Clerk. A list of the bid received, and the Engineer's Estimate are shown below.

Company	Total Bid
North Star Construction and Engineering, Inc.	**$723,480**
Engineer's Estimate	*$850,000*

North Star Construction and Engineering, Inc. of Yuba City, CA is the low, responsible, and responsive bidder. Additionally, North Star Construction and Engineering, Inc meets the following minimum project and personnel experience requirements:

- Minimum of 25,000 linear feet of CIPP installed in the U.S.
- Minimum of five (5) years of active experience in the commercial installation of CIPP.
- Minimum of three (3) successfully completed projects totaling at least 15,000 linear feet of CIPP installation with a minimum pipe diameter of 8-inches.
- Field Superintendent shall have at least three (3) successfully completed projects with Cure-in-place pipe supervisory.

Inspection:

Rehabilitation of the two major wastewater collection pipelines and operation of a bypass system to divert large amounts of sewage flow will require full-time inspection to ensure compliance with the City's specifications, minimize operational disruptions, and represent the City against potential construction claims. The inspection needs of this project exceed City staffing levels, especially considering all the other planned capital improvement, development projects, and encroachment permits.

On January 28, 2026, staff requested a proposal from Inferrera Construction Management Group, Inc. (ICM) to provide inspection services for the Wastewater Collections Improvement Project. On February 11, 2026, ICM submitted their proposal for review. ICM is highly qualified and has a proven track record of providing construction management and inspection services on large and complex municipal wastewater projects, including the City's Wastewater Treatment Facility's Improvement Project, Garden Highway Trunk Line Rehabilitation Project, and Bogue Road Sewer Extension Project. Additionally, ICM is extremely familiar with the City's wastewater infrastructure, has been the selected consultant through traditionally request for proposal process in the past, and billing rates are competitive with the industry.

Staff recommends entering into a Professional Services Agreement with ICM in the amount of $87,150. The City will be billed for costs.

Contract administration will be performed by Public Works Department staff.

Project Construction is expected to begin Summer 2026.

Fiscal Impact:

The estimated total project cost is approximately $973,413. This estimate includes 20% contingency and 12% inspection costs. Account No. 981104 (Recurring Collection or Rehabilitation System Projects) has approximately $1,293,335.97. Detailed fiscal impacts and any appropriate transfers of funds will be presented to Council at the time of award based on actual bid amounts.

Construction Contract	$ 723,480
Construction Change Order Contingency (20%)	$ 144,696
Inspection (12%)	$ 87,150
City Administration (2.5%)	$ 18,087
Total Project Cost	**$ 973,413**

Staff is proposing a $144,696 construction contingency which equates to approximately 20% in contingency funds. To divert all the sewage flow necessary to rehabilitate the pipelines, a bypass system will be required to operate continuously in order to prevent a lapse in wastewater services to a large portion of the population. The complicated nature of the bypass system and its operation present the risk of unforeseen construction conditions

Alternatives:

1. Reject the bids and delay/cancel the project.
2. Delaying/canceling the project may result in the failure of the existing pipelines and cause catastrophic service disruptions.

Recommendation: Adopt a Resolution which takes the following actions:

A. Award the construction contract to North Star Construction and Engineering, Inc. of Yuba City, CA in

the amount of their total Bid of $723,480 and authorize the City manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney.

B. Finds that CEQA was previously assessed for the Project, a categorical exemption (Class 1) was adopted, approval of this contract is within the scope of the previously approved Project, and no further environmental review is required under CEQA.

C. Award a Professional Services Agreement to Inferrera Construction Management Group, LLC. Of Shingle Springs, CA for Inspection Services in the amount of $87,150 and authorize the City Manager to execute the contract on behalf of the City, Subject to material terms, subject to review and approvals as to legal form by the City Attorney, and with the finding that it is in the best interest of the City.

Attachments:

1. RESOLUTION - Wastewater Collections Improvement
2. Exhibit A - (Draft) Ageement Contract No. 23-08
3. Exhibit B - (Draft) Professional Services Agreement - ICM

Prepared By:
Leticia Villalobos
Assistant Civil Engineer

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AWARDING A CONSTRUCTION CONTRACT TO NORTH STAR CONSTRUCTION AND ENGINEERING, INC IN THE AMOUNT OF THEIR TOTAL BID OF $723,480, AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY, SUBJECT TO REVIEW AND APPROVAL AS TO LEGAL FORM BY THE CITY ATTORNEY, AWARDING A PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES TO INFERRERA CONSTRUCTION MANAGEMENT GROUP, INC. IN THE AMOUNT OF $87,150, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY, SUBJECT TO REVIEW AND APPROVAL AS TO LEGAL FORM BY THE CITY ATTORNEY

WHEREAS, the City of Yuba City (City) advertised for bids for the City's Wastewater Collections Improvement Project (Project); and,

WHEREAS, in response to the advertisement, the City received one (1) bids for the Project in the following bid amount:

North Star Construction and Engineering, Inc. $723,480; and

WHEREAS, the City Public Works Department reviewed the one (1) bid, and examined North Star Construction and Engineering, Inc. and its bid response, found it to be both the lowest qualified responsive and responsible bidder, and has recommended it for award of this project; and,

WHEREAS, the City desires to award the bid to North Star Construction and Engineering, Inc. of Yuba City, CA and enter into an agreement with North Star Construction and Engineering, Inc. to construct the Project; and,

WHEREAS, Inferrera Construction Management Group, Inc. (ICM) is highly qualified, with proven track record of providing excellent construction management and inspection services on large and complex City wastewater projects at competitive rates; and

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

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

2. The City Council of the City of Yuba City finds that CEQA was previously assessed for the project, a categorical exemption (Class 1) was adopted, approval of this contract is within the scope of the previously approved project, and no further environmental review is required under CEQA.

3. The City Council of the City of Yuba City does hereby accept the 1 (one) bid received as noted above, finds that North Start Construction and Engineering, Inc. is the lowest responsive and responsible bidder, and awards the construction

contract to North Start Construction and Engineering, Inc, in the total amount bid of $723,480 for the Wastewater Collections Improvement Project. Said contract agreement shall substantially comply with the terms and conditions presented in the draft agreement attached to this Resolution, shall be subjected to review and approval as to legal form by the City Attorney, and the City Manager shall be authorized to execute the same on behalf of the City of Yuba City.

4. The City Council of the City of Yuba City awards a professional services agreement for construction and inspection services to Inferrera Construction Management Group, Inc. of Shingle Springs, CA in the amount of $87,150. Said agreement shall substantially comply with the terms and conditions presented in the draft agreement attached to this Resolution, shall be subjected to review and approval as to legal form by the City Attorney, and the City Manager shall be authorized to execute the same on behalf of the City of Yuba City.

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 17th day of February 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit(s):

A. (Draft) Agreement – Contract No. 23-08

B. (Draft) Professional Services Agreement – Inferrera Construction Management Group

EXHIBIT A

CITY OF YUBA CITY

DEPARTMENT OF PUBLIC WORKS

CONTRACT AGREEMENT

2026 WASTEWATER COLLECTIONS IMPROVEMENTS PROJECT

CONTRACT NO. 23-08

THIS AGREEMENT, made and concluded this ____ day of _____ 2026, between the City of Yuba City, party of the first part, and North Star Construction and Engineering, Inc, Contractor, party of the second part.

ARTICLE I. – WITNESSETH, that for and in consideration of the payments and agreements hereinafter mentioned to be made and performed by the said party of the first part under the conditions expressed in the two bonds bearing even date with these presents and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the Department of Public Works, construction on various roads, all in accordance with the Special Provisions hereto annexed and also in accordance with the 2018 Standard Specifications, Revised Standard Specifications (10/15/21), the Standard Plans dated May 2018, the "Labor Surcharge" and "Equipment Rental Rates" in effect on the date the work is accomplished, and the "General Prevailing Wage Rates" of the State of California Department of Transportation, which said Special Provisions, Standard Plans, Standard Specifications are hereby specially referred to and by such reference made a part hereof.

The Special Provisions and the project plans for the work to be done are entitled:

2026 WASTEWATER COLLECTIONS IMPROVEMENTS PROJECT

CONTRACT NO. 23-08

Which are hereby made part of this contract.

ARTICLE II. – The said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and

embraced in this Agreement; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Yuba City and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications and the requirements of the Engineer under them, to wit.

ARTICLE III. – The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the prices hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV. – By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V. – It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.22

ARTICLE VI. – The City of Yuba City hereby employs Contractor to provide material and to do the work according to the terms and conditions herein contained and referred to for the following prices to be paid at the time, in the manner and upon the conditions hereinafter set forth.

ARTICLE VII. – The improvement contemplated in the performance of this contract is an improvement over which the City of Yuba City shall exercise general supervision.

ARTICLE VIII. – The statement of prevailing wages appearing in the General Prevailing Wage Rates is hereby specifically referred to and by this reference is made a part of this contract. It is further expressly agreed, by and between the terms of this instrument and the bid or proposal of said Contractor, that this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

2026 WASTEWATER COLLECTIONS IMPROVEMENTS PROJECT

CONTRACT NO. 23-08

Item No.	Item Description	Unit of Measure	Est. Qty.	Item Price	Total Amount
BID SCHEEDULE A (LIFT STATION 2 15-INCH INFLUENT CIPP)					
1	Mobilization/Demobilization	LS	1	$40,000.00	$40,000.00
2	15” Sanitary Sewer Cleaning	LF	1	$16,000.00	$16,000.00
3	Cured-In-Place-Pipe (CIPP) Rehabilitation of 15” Concrete Sanitary Sewer (Includes Furnish & Install)	LF	306	$470.00	$143,820.00
4	Pre-CIPP Rehabilitation CCTV Inspection	LF	306	$30.00	$9,180.00
5	Post-CIPP Rehabilitation CCTV Inspection	LF	306	$30.00	$9,180.00
6	Sanitary Sewer Bypass	LS	1	$162,000.00	$162,000.00
7	4-Inch Lateral Reinstatement (Includes remote internal cutting & top hat installation)	LS	1	$8,000.00	$8,000.00
8	CIPP Testing	LS	1	$8,000.00	$8,000.00
9	Misc. Site Restoration (Includes Asphalt, Concrete, Fencing, & Landscaping)	LS	1	$15,000.00	$15,000.00
10	Pipe Repair Allowance (Includes host pipe repairs, stabilization, replacement, over-excavation, shoring, dewatering, and associated bypass pumping as required)	LS	1	$125,000.00	$125,000.00
TOTAL BID SCHEDULE A = $536,180					
Item No.	**Item Description**	**Unit of Measure**	**Est. Qty.**	**Item Price**	**Total Amount**
BID SCHEDULE B (BURNS DRIVE 8-INCH)					

1	Mobilization/Demobilization	LS	1	$18,000.00	$18,000.00
2	Traffic Control	LS	1	$32,000.00	$32,000.00
3	Trench Sheeting, Shoring, & Bracing, as required by Section 6706 of the California Labor Code	LS	1	$42,000.00	$42,000.00
4	8-Inch VCP or SDR 26 Sanitary Sewer (Furnish & Install)	LF	116	$225.00	$26,100.00
5	MH Reconnection	EA	2	$500.00	$1,000.00
6	Type “A” Trench Restoration (Includes all necessary saw cutting, removal, disposal, and fill)	LF	116	$200.00	$23,200.00
7	Sanitary Sewer Bypass	LS	1	$38,000.00	$38,000.00
8	Post Construction CCTV	LS	1	$7,000.00	$7,000.00
TOTAL BID SCHEDULE B = $187,300					
TOTAL BID SCHEDULE A + B = $723,480					

Approved as to form:

_____

City Attorney
City of Yuba City

CITY OF YUBA CITY

_____

Robert Bendorf
City Manager

_____

Date

CONTRACTOR

_____

Company Name

_____

By and Title (signature)

_____

Date

_____

By and Title (printed)

_____

Address

_____

Telephone Number

EXHIBIT B

DRAFT
PROFESSIONAL SERVICES AGREEMENT
Bogue Road Sewer Extension Project – Construction Inspection & Testing Services

This Agreement is made and entered into as of _____, 2026, by and between the City of Yuba City, a municipal corporation ("City") and Inferrera Construction Management Group, Inc. (ICM) ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein; and

C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

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

See Attached Scope of Services
(Exhibit A)

2. Time of Performance. The services of Consultant are to commence upon execution of this Agreement and shall continue until all authorized work is completed and approved by the City. Finalization shall be completed at the direction of the City of Yuba City.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule of Charges set forth in Exhibit A, which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation exceed **Eighty-Seven Thousand One Hundred Fifty Dollars and Zero Cents ($87,150.00)** without additional written authorization from the City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's invoices shall include a brief description of the services performed, the date the services were

performed, the number of hours spent and by whom, and a description of any reimbursable expenses. City shall pay Consultant not later than 30 days after approval of the monthly invoice by City staff. When payments made by the City equal 90% of the maximum fee provided for in this Agreement, no further payments shall be made until the final work under this Agreement has been accepted by City.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City.

6. Termination. This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination. Such compensation is subject to the conditions of Section 4 of this agreement.

7. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon request.

* Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regards to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the services under this Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the services under this Agreement. Nothing furnished to Consultant, which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs relating to project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

8. Consultant's Books and Records:

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

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

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

   a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and

   b. Possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(B)(2).)

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

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

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

13. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required of Consultant to practice its profession. Consultant

represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of Yuba City business license.

14. Indemnity. Consultant agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs, including attorney fees and expenses in connection therein), arising out of the performance of this Agreement in whole or in part by any negligent act or omission of the Consultant, or anyone directly or indirectly employed by the Consultant or anyone for whose acts the Consultant may be liable, or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the sole negligence or willful misconduct of the City, its officers, agents, employees or volunteers.

15. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, necessary insurance policies as described in Exhibit B.

16. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City	Josh Wolffe Public Works Director City of Yuba City 1201 Civic Center Blvd Yuba City, CA 95993 (530) 822-4626
If to Consultant:	Jeffrey Inferrera Principal Inferrera Construction Management Group, Inc. 7040 Settlers Trail Shingle Springs, CA 95682 (916) 792-9871

17. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

18. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

19. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under the Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

20. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

21. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

22. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sutter.

23. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

24. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear

the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

25. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

26. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

27. Prohibited Interest. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising there from.

28. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non- discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

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

CITY OF YUBA CITY: **CONSULTANT:**

By:_____ By:_____

Robert Bendorf
City Manager

Jeffrey Inferrera
Principal
Inferrera Construction Management Group, Inc.

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

Exhibit A
Scope of Services

ICM

February 11, 2026 Revision 1

Ms. Leticia Villalobos Melendez
City of Yuba City
Public Works Department
1201 Civic Center Blvd.
Yuba City, CA 95993

RE: Proposal for Inspection Services - 2026 Wastewater Collections Improvements Project

Dear Ms. Villalobos,

Thank you for the opportunity to present this proposal for inspection services for the City's 2026 Wastewater Collections Improvements Project (Project). Inferrera Construction Management Group, Inc. (ICM) has worked with the City for several years on numerous pipeline projects including CIPP work on Burns Road. We are currently providing the City with inspection services for the Bogue Road Pump Station and Pipeline Project, and we are excited at the opportunity to be working on this important new Project.

Project Understanding and Approach

ICM reviewed the Project plans and specifications. We understand the primary objectives of this Project are the following:

- Rehabilitation of 306 LF of 15" concrete sewer pipeline by the Cured-In-Place-Pipe (CIPP) method. This work will be near Lift Station 2.
- Replacement of 116 LF of 8" concrete sewer pipe by the open trench method. This work will be in Burns Drive.
- Sewer bypass.

The design was completed by the City. The Contract Time for Completion is 60 working days (Paragraph 2.05, Notice Inviting Bids). The estimated cost is $850,000 (Notice to Contractors). The Notice To Proceed (NTP) is expected to be issued in the Summer of 2026.

The City has asked for support with inspection services that can mesh seamlessly into the City's project team. Our team is experienced with Procore and Virtual PM; we are familiar with City staff, City facilities; and we are ready to start immediately. Our work on the multiple city pipeline projects gives our inspector, Paul Lopez, intimate knowledge on exactly how the City wants this Project to be constructed.

For this Project, we propose Paul Lopez as inspector. We have also listed two qualified backup inspectors.

Paul Lopez

Experience: Paul has 30 years of experience as a public works construction inspector. He has performed inspections on water and wastewater treatment and distribution projects including pump stations, pipelines, and treatment facilities. His work includes wells, electrical equipment and ductbanks, reinforced concrete and masonry structures, mechanical equipment, force mains, gravity lines, trenching, jack and bore, instrumentation, working in streets and working with the public. He is known for successfully completing projects with a team approach.

Mr. Lopez will be your main point of contact. His responsibility is to keep City staff informed of the Project progress and manage the expeditious resolution of issues, verify and document that the work is completed in accordance with the plans, specifications, standards, and regulations.

The backup inspectors will assist on an as needed basis:

Akil Barris, ICC

Experience: Akil Barris has more than 16 years of experience in the construction industry as a construction and ICC certified electrical inspector on a wide variety of public works projects.

Matt Livingston, ICC

Experience: Matt Livingston has over 20 years of experience as a construction inspector. His experience includes site civil work, pipelines, force mains, gravity lines, trenching, working in streets and working with the public.

Scope of Services

ICM's proposed scope of services are as follows:

1. Full-time/part-time inspection services, as needed.
2. Assist in the evaluation of change orders.
3. Assist in reviewing payment applications.
4. Field inspector's as-built drawings.
5. Punchlist assistance.

The following is a list of tasks excluded from ICM's scope of services:

a) Costs associated with using ProCore or VPM.
b) Material testing.
c) Surveying and survey stakeout.
d) ICM is not responsible for Contractor's safety or safety program.
e) ICM is not responsible for Contractor's schedule.
f) Engineering services during construction such as RFI and submittal review.
g) Inspector apprentice, if required by State DIR or other entity.

We budgeted for full-time inspection for 60 working days. Our proposed project budget is $87,150, which includes labor and expenses. Our Fee Schedule is attached. Please note that we assume an 8-hour work day and have not budgeted for overtime.

This proposal is based on a time and materials contract. This cost proposal is only an estimate; actual labor effort will be dependent on the contractor's schedule. Budgeted hours and cost proposal may change based on the actual project schedule. ICM reserves the right to transfer budgeted hours between tasks and subtasks.

Thank you for your consideration of our proposal. We look forward to working with the City on this important Project. If you have questions, please call me at 530-683-4038.

Sincerely,
Inferrera Construction Management Group, Inc.

Jeffrey Inferrera
President

Attachment:
ICM Fee Schedule

Inferrera Construction Management Group, Inc.
Fee Schedule
For City of Yuba City
2026 Wastewater Collections Improvements Project
February 9, 2026

Labor Hourly Rates by Position

Construction Manager	$215
Construction Inspector	$175
Electrical Inspector	$195
Administrator	$90

Expense Rates

Vehicle	Note 3
Field Computer, Monthly	$100
Field Phone/Internet, Monthly	$150
Other ODCs billed separately	

Administrative Fees

Expenses	0%
Subconsultants	5%

Notes:

1. Minimum 4-hour onsite charge per site or off-site visits.
2. Overtime will be charged 1.5 times the hourly rate for time worked over eight hours a day and Saturdays. Sundays, Holidays, and time worked over twelve hours a day are charged at 2 times the hourly rate. Second shift work performed between 5 p.m. and 5 a.m. will be charged an additional $20 per hour.
3. Travel will be charged in accordance with prevailing wage requirements which include IRS mileage rate and travel time over 50 miles one way, plus a minimum of $40 per day. Business driving will be charged at the IRS mileage rate. Maximum vehicle charge is $1,800 per month.
4. This Rate Schedule is valid until December 31, 2026. After December 31, 2026, rates subject to 4% adjustment per year.

ICM

Exhibit B
Professional Services Agreement
Insurance Requirements

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

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

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

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

V. **Endorsements**. Each general liability and automobile liability insurance policy shall be with insurers possessing a current A.M. Best's rating of no less than A:VII and shall be endorsed with the following specific language or equivalent:

A. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations. Conforms to ISO CG 2009 and CG 2037 10 01. Both are required.

B. This policy shall be considered primary insurance as respects to the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

C. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

D. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.

E. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

F. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage except after thirty (30) days written notice has been received by the City.

VI. **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retention's.

VII. **Certificates of Insurance**. Consultant shall provide certificates of insurance with original endorsements to City, as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Yuba City Planning Commissioner Appointment to the Sutter County Planning Commission

Recommendation: Appoint District 3 Yuba City Planning Commissioner Scott Blankenship to the Sutter County Planning Commission

Fiscal Impact: None

Purpose:

To appoint Yuba City Planning Commissioner Scott Blankenship to the Sutter County Planning Commission for 2026.

Council's Strategic Goal:

This item does not directly meet one of the Council's strategic goals but is necessary to comply with Municipal Code Section 8-1.02 and Sutter County Ordinance Code Chapter 72.

Background:

Traditionally, Yuba City and Sutter County codes required that a Planning Commissioner from each jurisdiction sit on each other's Planning Commission. This changed in 2025 as part of Yuba City's transition to district-based representation. As a result of this transition, it was necessary for the Sutter County position to transition to a non-voting liaison position.

Sutter County Ordinance Chapter 72 still provides for a City Planning Commissioner to sit on the Sutter County Planning Commission. It is beneficial for the community when the City and County governmental bodies cooperate on various projects that impact both jurisdictions. Having a member of the Yuba City Planning Commission serving as a representative on the Sutter County Planning Commission and a member of the Sutter County Planning Commission serving as a liaison on the Yuba City Planning Commission ensures that the interests, perspectives, and priorities of each jurisdiction are voiced and considered, thus resulting in more informed decision-making. These projects may include regional environmental analysis, the expansion of infrastructure, the conversion of agricultural land to urban uses, and the distribution of natural resources.

Analysis:

Municipal Code Section 8-1.01(f) provides for the Yuba City Planning Commission to nominate a member to serve on the Sutter County Planning Commission. On January 28, 2026, the Yuba City Planning Commission unanimously selected District 3 Planning Commissioner Scott Blankenship for this role in 2026.

If this appointment is confirmed by the City Council, it will be forwarded to the Sutter County Board of Supervisors for confirmation. The term will end one year after the appointment, on February 17, 2027.

Fiscal Impact:

None.

Alternatives:

Do not confirm the appointment; however, the Council should provide direction of how it desires to proceed.

Recommendation:

Appoint District 3 Yuba City Planning Commissioner Scott Blankenship to the Sutter County Planning Commission.

Attachments:
None

Prepared By:
Doug Libby, AICP
Director of Development Services

Submitted By:
Robert Bendorf
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Robert Bendorf, City Manager

Summary

Subject: Disclosure of Sales or Transactions Use Tax Records by HdL Companies to authorized City Officials

Recommendation: Adopt a Resolution Authorizing Certain City Officials Access to HdL Companies Sales and Use Tax Data

Fiscal Impact: None

Background:

The City of Yuba City has a long-standing contract with HdL Companies (Hinderliter, de Llamas & Associates) for sales tax consulting services. The services include revenue analysis and forecasting which assists City staff in managing sales tax revenue, analyze economic trends, and develop policies to support economic development.

HdL Companies receives confidential sales or transactions and use tax data from the California Department of Tax and Fee Administration (CDTFA). Section 7056(b)(1) of the California Revenue and Taxation Code stipulates that such information may only be disclosed to City officials authorized by Resolution of the City Council.

Analysis:

To comply with state law, the City must identify City officials authorized to review sales tax data, and update the list periodically to ensure that current City officials are identified.

The Resolution will authorize the following City officials access to these records and supersedes all previous authorizations:

City Manager
Assistant/Deputy City Manager
Management Analyst
Administrative Analyst
Finance Director
Assistant Finance Director
Accounting Manager
Development Services Director

In addition, the Resolution will allow the City Manager to edit the list of authorized positions in the future by submitting a designation letter to CDTFA.

HdL Companies will be permitted to disclose information contained in, or derived from, sales or

transactions and use tax records only to the City officials named in this Resolution. This ensures compliance with state regulations while maintaining confidentiality and security of sensitive financial data.

Fiscal Impact:

There is no fiscal impact associated with adoption of this Resolution.

Alternatives:

There are no alternatives recommended for this request.

Recommendation:

Adopt a Resolution Authorizing Certain City Officials Access to HdL Companies Sales and Use Tax Data.

Attachments:
1. Resolution - Sales Tax Data

Prepared By:
Grace Mull
Management Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING ACCESS TO SALES AND USE TAX RECORDS PURSUANT TO REVENUE AND TAXATION CODE SECTION 7056

WHEREAS, The City of Yuba City has a long-standing contract with HdL Companies for Sales tax consulting services. The services include revenue analysis and forecasting which assists City staff in managing sales tax revenue, analyze economic trends, and develop policies to support economic development; and

WHEREAS, HdL Companies receives confidential sales or transactions and use tax data from the California Department of Tax and Fee Administration (CDTFA). Section 7056(b)(1) of the California Revenue and Taxation Code stipulates that such information may only be disclosed to City officials authorized by resolution of the city Council; and

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

SECTION 1. The following City Officials are hereby authorized to receive and review sales and use tax allocation records from the State Board of Equalization:

City Manager	Finance Director
Assistant/Deputy City Manager	Assistant Finance Director
Management Analyst	Accounting Manager
Administrative Analyst	Development Services Director

SECTION 2. The following independent contractor for the City of Yuba City is hereby also authorized to receive and review sales and use tax records from the California Department of Tax and Fee Administration:

HdL Companies (Hinderliter, de Llamas & Associates)

SECTION 3. The City of Yuba City hereby certifies that HdL Companies:

A. Has a current confidentiality contract with the City to receive sales and use tax records; and
B. Is required by that contract to disclose information contained in, or derived from, those sales and use tax records only to an officer or employee of the City who is authorized by this resolution to examine the information; and
C. Is prohibited by that contract from performing consulting service for a retailer during the term of that contract; and
D. Is prohibited by that contract from retaining the information contained in, or derived from those sales tax records, after that contract has expired.

SECTION 4. Information obtained by examination of Board records shall be used only for purposes related to the collection of local sales and use taxes by the Board for municipal revenue forecasting and verification.

SECTION 5. The City Manager is authorized to edit the list of authorized City officials in the future by submitting a designation letter to the CDTFA.

SECTION 6. This resolution supersedes all previous authorizations.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution and serve a copy to:

California Department of Tax and Fee Administration
Anh Huang
Local Revenue Branch
450 N Street, MIC 27
Sacramento CA 95814

The forgoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 17th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

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

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Kevin Bradford, Deputy Public Works Director - Engineering

---

Summary

Subject: 442 B Street Environmental Assessment - Professional Service Agreement Amendment No. 1

Recommendation: Adopt a Joint Resolution authorizing Amendment No. 1 to the existing contract with EKI Environment & Water (EKI) for the 442 B Street Environmental Assessment, with the finding that it is in the best interest of the Successor Agency and the City

Fiscal Impact: $536,900 in unused grant funds – Account No. 951334 (Clean Up 442 B Street)

Purpose:

To amend the City's contract with EKI Environment & Water for the site investigation and cleanup workplan development for the property at 442 B Street. This will allow for the full grant amount to be utilized.

Council's Strategic Goal:

This item addresses Council's Strategic Goals of Fiscal Responsibility, Public Safety, and Infrastructure by utilizing grant funding to provide an environmental assessment and cleanup workplan for a property planned for redevelopment.

Background:

On October 3, 2023, Council authorized the City Manager to execute all necessary documents to submit an application for Round 2 of the Equitable Community Revitalization Grant (ECRG) from the California Department of Toxic Substances Control (DTSC) Office of Brownfields. This application was for a Site-Specific Investigation to perform a Phase II ESA, supplemental work to evaluate different cleanup methods, and preparation of a cleanup plan for the property of 442 B Street, located between Town Square Road and Wilbur Avenue (Site). That application was successful and on March 20, 2024, the City signed an award letter totaling $2,086,000 in ECRG funding.

On July 2, 2024, Council awarded a professional services contract to EKI Environment & Water of Davis, CA (EKI) to perform site investigation and cleanup workplan development services on behalf of the City, in the amount of $1,575,000, which included $485,000 in optional tasks that Council authorized the City Manager to approve as needed. In November 2024, Council authorized a contingency of $157,500 to EKI's contract. Despite the earlier authorizations, the current modified contract amount is equal to $1,346,600.

Analysis:

In September 2025, the City applied for an available extension of the ECRG grant. This extension was approved, and the grant term was extended from March 2026 to October 2027. This extension allows the City and EKI to more effectively develop the final product of the grant, an approved cleanup plan for the Site, to improve the environment and help provide interest in the Site for future developers. To facilitate this improved work product, staff and EKI desire to amend the current consultant contract tasks as follows:

1. Cleanup Plan - EKI has prepared a draft cleanup plan for the site, which was submitted to the Central Valley Regional Water Quality Control Board (Water Board), which provides regulatory oversight for this project, at the end of August 2025, and has expended the City-approved budget for this task. The budget augmentation for this task covers remaining potential services related to the cleanup plan that may be required to gain Water Board approval, which includes formally responding to Water Board comments to incorporate associated changes, potential additional sampling or evaluation, public notification, and negotiation with the Water Board or other stakeholders.
2. Scoping and Budgeting for Cleanup – this task is for the preparation of contract documents for use in contractor selection for future remedy implementation. This existing grant-eligible task can include development of implementation plans, supporting the City in interactions with potential developers, and review of developer submittals.
3. Community Outreach – additional community outreach will be needed for the extended grant term. The Water Board also indicated that the cleanup plan will require a public notification and comment period as part of the approval process.

In order for the City to utilize the grant extension most effectively, staff requests authorization to amend the EKI contract in an amount that will not exceed the available grant funding.

Fiscal Impact:

The ECRG grant allocates a maximum amount of $1,883,500 for EKI's scope of work. This is the total ECRG amount ($2,086,000), less the amounts budgeted for Grant Project Management ($97,000) and Regulatory Oversight ($105,500). To date, the City Manager has authorized $256,600 in optional tasks, bringing the current EKI contract amount to $1,346,600. Staff is requesting authorization to amend EKI's contract to utilize the additional $536,900 in available ECRG grant funding, resulting in a not-to-exceed contract amount of $1,883,500. The ECRG grant provides sufficient funding ($2,086,000) to cover these costs and is already budgeted in Account 951334 (Clean Up 442 B Street).

Alternatives:

Council could choose to delay amending the contract at this time, and direct staff to bring the item back at a later date, or choose not to spend all available grant funding on refining the cleanup plan and direct staff to produce a clean up plan that fits within the current authorized amount.

Recommendation:

Adopt a Joint Resolution authorizing Amendment No. 1 to the existing contract with EKI for the 442 B Street Environmental Assessment, with the finding that it is in the best interest of the Successor Agency and the City.

Attachments:
1. Resolution - Amendment No. 1

2. Exhibit A - Amendment 1

Prepared By:
Shannon Sardo
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

JOINT RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF YUBA CITY, AND THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING AMENDMENT NO. 1 TO THE EXISTING CONTRACT WITH EKI ENVIRONMENT & WATER FOR THE 442 B STREET ENVIRONMENTAL ASSESSMENT

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Yuba City owns an infill property located at 442 B Street (Site); and

WHEREAS, in March 2024, the California Department of Toxic Substances Control's Office of Brownfields awarded the City an Equitable Revitalization Community Grant in the amount of $2,0860,000 for a Site-Specific Investigation to perform a Phase II ESA, supplemental work to evaluate different cleanup methods, and preparation of a cleanup plan for the Site; and

WHEREAS, on July 2, 2024, the Board of Directors of the Successor Agency and City Council of the City of Yuba City jointly awarded EKI Environment & Water of Davis, CA, (EKI) a contract for the 442 B Street Environmental Assessment in the amount of $1,575,000, including $485,000 in optional tasks; and

WHEREAS, on November 19, 2024, the Board of Directors of the Successor Agency and City Council of the City of Yuba City jointly authorized a contingency of $157,500; and

WHEREAS, the City has received a grant extension from the California Department of Toxic Substances Control extending the project through October 2027; and

WHEREAS, the grant deadline extension affords an opportunity to further develop the cleanup plan, advance implementation of the plan, and perform additional community outreach; and

WHEREAS, sufficient grant funding remains to provide the aforementioned additional services within the extended grant deadline.

NOW, THEREFORE, the Board of Directors of the Successor Agency to the Redevelop Agency of the City of Yuba City, and the City Council of the City of Yuba City, do hereby jointly resolve as follows:

1. The Recitals are incorporated herein as if set forth in full.
2. The City Manager is authorized to enter into Amendment No. 1 to the Professional Services Agreement with EKI Environment & Water of Davis, CA for the 442 B Street Environmental Assessment, attached to this Resolution as Exhibit A, subject to material terms and with the finding that approval of such amendment is in the best interest of the Successor Agency and the City.
3. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 17th Day of February 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Chair of
Successor Agency & Mayor

ATTEST:

Ciara Wakefield, City Clerk &
Clerk of Successor Agency

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney & General
Counsel for Successor Agency
Aleshire & Wynder, LLP

EXHIBIT A – Amendment No. 1

EXHIBIT A

AMENDMENT NO. 1 TO THE AGREEMENT FOR PROFESSIONAL SERVICES
EKI ENVIRONMENT & WATER

EKI Environment & Water
2001 Junipero Serra Blvd. Ste 300
Daly City, CA 94014

SUBJECT: Amendment No. 1 to Contract for 442 B Street Environmental Assessment

This Amendment to the Agreement for Professional Services dated July 8, 2024 ("First Amendment") is made and entered into as of the ___ day of _____, 2026 by and between the City of Yuba City ("City") EKI Environment & Water Inc (EKI) ("Consultant").

Recitals

Whereas, by Professional Services Agreement dated July 8, 2024 ("Prime Agreement"), City entered into an agreement with Consultant for Professional Services for site investigation and cleanup workplan development for the property at 442 B Street in the amount of $1,575,000, utilizing grant award funds from the City's Equitable Community Revitalization Grant (ECRG) from the California Department of Toxic Substances Control (DTSC).

Whereas, the City has received a grant extension from the DTSC extending the project through October 2027, which affords an opportunity to further develop the cleanup plan, advance implementation of the plan, and perform additional community outreach; and

Whereas, the Parties desire to amend the Prime Agreement for a first time to provide for construction management and inspection services through completion of the Project.

Agreement

In consideration of the foregoing Recitals and for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the City and Consultant agree as set forth herein.

1. Section 1, Scope of Services, is hereby amended to include both the Project Scope included in the Prime Agreement and Exhibit B attached hereto.

2. Section 3, Compensation, first and second sentence of the Prime Agreement is replaced in its entirety with the following:

   Compensation to be paid to Consultant shall be in accordance with the Schedule of Charges set forth in Exhibit A of the Prime Agreement and Exhibit B attached hereto. In no event shall Consultant's compensation exceed $1,883,500.00 without additional written authorization from the City.

3. A copy of the Prime Agreement is attached hereto as Exhibit "A" and, except as otherwise amended by this First Amendment, the Prime Agreement is incorporated as though set forth in full herein.

4. A copy of the Change Order Request from EKI is attached hereto as Exhibit "B".

5. Except as amended in this First Amendment, the terms and conditions of the Prime Agreement shall remain the same and shall be in full force and effect. This First Amendment is not effective until approved and executed by the authorized City representative.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first written above.

CITY:

CITY OF YUBA CITY, a municipal corporation

_____

Robert Bendorf, City Manager

CONSULTANT:
EKI Environment & Water

_____

Name:_____

Title:_____

Kindly execute the original and two (2) copies and return to City Hall at 1201 Civic Center Boulevard, Yuba City, CA 95993; the City will return a fully-executed copy to you via mail for your files.

Attachments:
Exhibit A: Prime Agreement
Exhibit B: Change Order Request (December 3, 2025)

Exhibit A
Prime Agreement

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of **July 8, 2024** by and between the City of Yuba City, a municipal corporation ("City") and **EKI Environment & Water, Inc.** ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein; and

C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

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

See Attached Project Scope
(Exhibit A)

2. Time of Performance. The services of Consultant are to commence upon execution of this Agreement and shall continue until all authorized work is completed and approved by the City. Finalization shall be completed at the direction of the City of Yuba City.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule of Charges set forth in Exhibit A, which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation exceed **$1,575,000.00** without additional written authorization from the City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's invoices shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and a description of any reimbursable expenses. City shall pay Consultant not later than 30 days after approval of the monthly invoice by City staff.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which is not included in Exhibit A. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City.

6. Termination. This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days written notice of termination. This Agreement may be terminated by Consultant for cause upon fifteen days written notice. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination. Such compensation is subject to the conditions of Section 4 of this agreement.

7. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon request.

8. Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regards to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

9. Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior

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

10. Consultant's Books and Records:

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

11. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which

accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

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

a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and

b. Possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(B)(2).)

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

13. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall perform its services consistent with and limited to the professional skill and care ordinarily provided by other consultants providing similar services and practicing in the same or similar locality under the same or similar circumstances ("standard of care") and subject to the standard of care applicable to Consultant's services in accordance with applicable legal requirements.

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

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

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

16. Indemnity. Consultant agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs, including reasonable attorney fees and expenses in connection therein) to the extent arising out of any willful misconduct or by any negligent act or omission of the Consultant, or anyone directly or indirectly employed by the Consultant or anyone for whose acts the Consultant may be liable, or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the negligence or willful misconduct of the City, its officers, agents, employees or volunteers.

17. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, necessary insurance policies as described in Exhibit C.

18. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City	**Kevin Bradford** **Deputy Public Works Director - Engineering** **City of Yuba City** **1201 Civic Center Blvd** **Yuba City, CA 95993** **(530) 822-4786** **kbradfor@yubacity.net**
If to Consultant:	**Deepa Gandhi** **Principal Engineer** **EKI Environment & Water** **2001 Junipero Serra Blvd, Suite 300** **Daly City, CA 94014** **(650) 292-9100** **dgandhi@ekiconsult.com**

19. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

20. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

21. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under the Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law. The City shall not assign this Agreement without the prior written consent of the Consultant, which consent shall not be unreasonably withheld.

22. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

23. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

24. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sutter.

25. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

26. Mediation. The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five

mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

27. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

28. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

29. Prohibited Interest. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising there from.

30. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer, and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non- discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

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

CITY OF YUBA CITY:	CONSULTANT:
By: Diana Langley	By:
Diana Langley **City Manager**	**Michelle K. King** **President**

Attachments: Exhibit A – Scope of Services
Exhibit B – EKI Additional Terms and Conditions
Exhibit C – Insurance Requirements

Scope of Services for ECRG for 442 B Street, Yuba City

This scope of services provides a description of the EKI proposed tasks (Tasks 1 through 7) and additional optional tasks (Tasks 8 and 9), for the California Department of Toxic Substances Control (DTSC) Equitable Community Revitalization Grant (ECRG) for the 3.85-acre property located at 442 B Street, Yuba City, California (the Site).

Each of the tasks described below includes coordination with Central Valley Regional Water Quality Control Board (Water Board) staff throughout the project to coordinate regulatory oversight of the project.

Each of the tasks described below also include project management services. EKI will coordinate with the City staff throughout implementation of the project, including regular status updates on tasks and schedules, providing invoices and budget updates monthly, and responding to requests for information as they are received. EKI's invoices will be consistent with the DTSC's ECRG requirements. More specifically, for each quarterly ECRG reporting period and as required in DTSC's Fluxx system, EKI will provide the City with a listing of tasks in progress or completed, number of meetings with the Water Board, any difficulty with Water Board timeliness, community outreach performed by Craig Communications, and photographs of investigation and outreach activities, when available. EKI has assumed that the City will be performing the invoice uploads and quarterly reporting into DTSC's Fluxx system.

Task 1. Conceptual Site Model and Remedial Investigation Work Plan

Task 1a – Prepare Conceptual Site Model and Remedial Investigation Work Plan

EKI will prepare a written combined Conceptual Site Model and Remedial Investigation Work Plan (CSM/RIWP) for submittal to Central Valley Regional Water Quality Control Board (Water Board) that will describe the current Site conditions and planned subsurface investigation at the Site.

The CSM/RIWP will contain: (1) a description of the Site, the setting, and what is known about the proposed redevelopment concept; (2) a summary of known environmental conditions at the Site (based on the prior Phase I/II ESAs and other available information) and review of the historical data in context with current screening criteria;[1] (3) a preliminary evaluation of potential exposure and migration pathways for chemicals of concern at the Site sufficient to provide context for the investigation design; (4) a description of the identified data gaps and overview of the investigation design and approach; (5) pre-field planning activities, including acquisition of a drilling permit from Sutter County Development Services Department of Environmental Health (the County); and (6) a description of the proposed sampling activities and methods, including numbers of boreholes, soil

[1] EKI will work with the Water Board to select appropriate screening criteria for the Site, which may include San Francisco Bay Regional Water Quality Control Board ESLs, DTSC Human and Ecological Risk Office (HERO) Note 3 screening levels, and/or the United States Environmental Protection Agency (U.S. EPA) Regional Screening Levels (RSLs).

vapor probes, as well as numbers of soil, soil vapor, and groundwater samples collected and proposed laboratory analyses, with rationale provided.

The CSM/RIWP will contain figures showing the locations of the previous sample locations, as well as the proposed sample locations. A schedule for completion of the field work, laboratory analysis, and reporting will be included in the CSM/RIWP. The CSM/RIWP appendices will contain supporting information, including EKI's Standard Operating Procedures (SOPs) for the various field sample collection techniques. If required by the Water Board, a Site-specific Health & Safety Plan (HSP) will be included as an appendix to the CSM/RIWP.[2]

A Draft of the CSM/RIWP will be provided to the City for review and comment. Following receipt of comments from the City on the Draft CSM/RIWP, a Final signed CSM/RIWP, stamped by a California Registered Professional geologist or engineer, will be submitted to the Water Board via GeoTracker upload. EKI will be available to discuss the CSM/RIWP with the Water Board and will respond to Water Board comments on the CSM/RIWP, if any. The proposed budget for this task assumes that EKI will participate in one virtual meeting with Water Board staff and submit one revised Final CSM/RIWP to the Water Board, based on comments received. If the level of effort to respond to Water Board comments exceeds EKI's assumption for this activity, EKI will discuss with the City.

This task includes agency communications and project management as described above.

Optional Task 1b – Phase I ESA

If requested by the City or recommended by the Water Board or DTSC, EKI will perform a Phase I ESA of the Site in conformance with the scope and limitations of ASTM E1527-21 and the requirements issued by the USEPA in 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule, dated 1 November 2005 (Final EPA AAI Rule). If completed as part of the project kickoff, the Phase I ESA will allow for EKI to observe the Site as well as provide additional information to assist with preparation of the subsurface investigation Work Plan (Task 1a). The ASTM E1527-21 standard and the Final EPA AAI Rule similarly prescribe accepted reasonable efforts to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the Site, e.g., RECs. ASTM E1527-21 also prescribes measures to identify historical RECs, controlled RECs, Business Environmental Risks, and de minimis conditions at a property. Tasks associated with the performance of a Phase I ESA are listed below.

- Obtain and review readily available historical land use information for the Site and vicinity (e.g., historical aerials and topographic maps, Sanborn maps, and historical City Directory reports typically obtained through Environmental Data Resources, Inc. (EDR), as well as other available online sources of historical information).
- Obtain and review an environmental regulatory database search report, e.g., EDR Radius Map Report, for the Site and vicinity.
- Obtain and review the results of a search for Environmental Liens and Activity and Use Limitations for the Site.

[2] If not required by the Water Board, EKI will prepare a HSP as part of Task 3a – Preparation for Field Investigation.

- Review potentially relevant documents for the Site, e.g., past Phase I ESAs and Phase II report, provided by the City.[3]
- Provide to the City a User Questionnaire consistent with ASTM E1527-21 and review the results of the completed Questionnaire.
- Provide to the City, as current Owner of the Site, a Phase I ESA Questionnaire to be completed.
- Search publicly available environmental regulatory agency websites, e.g., GeoTracker in California, for the Site or potentially relevant adjoining or nearby properties.
- Request, obtain, and review environmental regulatory agency files for the Site or nearby sites of potential interest. Such agencies will include the Water Board, DTSC, the County, and the Feather River Air Quality Management District (FRAQMD).
- Conduct a visual walk-through survey of readily accessible and observable areas of the Site and vicinity, and interview key site persons reportedly knowledgeable of the Site, if identified by the City and if contact information is provided by the City.
- Prepare a written Draft and Final Phase I ESA report for the Site with key figures and supporting documentation attached. The City will review and comment on the Draft Phase I ESA report. EKI can provide the Final Phase I ESA report to the Water Board through GeoTracker upload, if needed.

Task 2. Bench-Scale Testing

Task 2a – Bench-Scale Testing Work Plan

EKI proposes to prepare a written bench-scale testing work plan (Bench-Scale WP) for submittal to Water Board that will describe a bench-scale study of in-situ remedial techniques that could be utilized to treat chemicals of concern at the Site. The Bench-Scale WP will contain the following primary elements: (1) a description of Site conditions (Site geology, in-situ conditions, chemicals of concern), summarized from the CSM/RIWP; (2) a remediation technology screening matrix to identify up to four bench-scale remedial technologies; and (3) a work plan describing the procedures required to collect Site soil and conduct a bench-scale test.

A Draft of the Bench-Scale WP will be submitted to the City for review and comment. Following receipt of comments from the City on the Draft Bench-Scale WP, a Final, signed Bench-Scale WP, stamped by a California Registered Professional geologist or engineer, will be submitted to the Water Board via Geotracker upload. EKI will be available to discuss the Bench-Scale WP with the Water Board, and will respond to comments on the Bench-Scale WP, if any, from the Water Board. The proposed budget for this task assumes that EKI will participate in one virtual meeting with Water Board staff and submit one revised Final Bench-Scale WP to the Water Board, based on comments

[3] Prior to the start of our work, EKI has assumed that the City will provide to EKI all documents and information regarding the site that is reasonably necessary for EKI to provide its services. EKI shall be entitled to rely upon the adequacy and accuracy of documents and information provided by the City, the City's other consultants and contractors, and other third-parties (collectively "City Information") in performing the services. EKI assumes no responsibility or liability for the accuracy or completeness of City Information; however, EKI will advise the City if it becomes aware of an error or omission in the City Information. City Information will remain the property of the City; however, EKI may keep a copy of all City Information for the completion of its records.

received. If the level of effort to respond to Water Board comments exceeds EKI's assumption for this activity, EKI will discuss with the City.

To compress the overall project schedule, the Bench-Scale WP will be prepared concurrently with Task 1a (Conceptual Site Model and Remedial Investigation Work Plan), and may be submitted as an appendix to the CSM/RIWP.

This task includes agency communications and project management as described above.

Task 2b. Bench-Scale Testing Implementation

EKI proposes to conduct bench-scale testing of selected in-situ remedial technologies to evaluate their efficacy of treating chemicals of concern and their ability to meet cleanup goals at the Site. Based on Site information currently available, the primary chemicals of concern expected to be present at the Site at elevated concentrations are metals (arsenic and lead) and organochlorine pesticides (dieldrin, DDD, DDE, and DDT).

Specific bench-scale testing methods will be determined during preparation of the Bench-Scale WP. Based on the perliminary Site information provided, EKI expects to test the efficacy of the following technologies to meet cleanup goals: soil washing and/or or soil stabilization remedial technologies to address metal contamination and in-situ oxidation and/or reduction remedial technologies to address organochlorine pesticides. These technologies are alternatives to the proven and presumptive technologies typically employed for the Site COCs, and this approach is consistent with DTSC's recommned ECRG best practices.

To compress the overall project schedule, the bench-scale testing will be conducted concurrently with Task 3 (Remedial Investigation). EKI will collect samples of soil from the Site to be submitted to a subcontracted remediation bench-scale testing laboratory (Prima Environmental in Rancho Cordova, California) for evaluation during remedial investigation activities. These soil samples will first be evaluated using U.S. EPA Method 1340 to measure bioavailability of metals in soil; EKI will coordinate with Prima Environmental to identify which remedial technologies would be suitable for treating metals in Site soil based on these results. Following selection of appropriate remedial technologies, Prima Environmental will conduct a one-month bench-scale testing of the soil. EKI will present the results of bench-scale testing in the Remedial Investigation and Bench-Scale Testing Combined Report, described in Task 4 below.

This task includes agency communications and project management as described above.

Task 3. Remedial Investigation Implementation

Following CSM/RIWP approval by the Water Board,[4] EKI will implement the subsurface investigations at the Site, as described below. The primary objectives of the subsurface investigations are to: (1) provide further characterization of the extent of chemicals of potential concern in the subsurface to inform on potential remedial and/or mitigative options, and (2) attempt to identify and locate the source or sources for the on-Site contamination (e.g., potential former USTs that may site still exist in the subsurface), and (3) evaluate potential exposure and migration pathways for potential

[4] Water Board review is assumed to require 60 days.

chemicals of concern at the Site. It should be noted that numbers and/or locations of samples, as well as proposed analyses, may change based on comments received from the Water Board on the CSM/RIWP, with accompanying budget adjustments.

This task includes agency communications and project management as described above.

Task 3a – Preparation for Field Investigation

Prior to conducting on-site field work and sample collection, EKI will perform the following activities:

- Prepare a Site-specific Health & Safety Plan (if not prepared as part of Task 1a)
- Coordinate with the City regarding the planned sampling activities, schedule, and timing of work;
- Assess what scope components require permitting (e.g., permits are only needed for boreholes deeper than 5 feet), submit to the County a drilling permit application and fee, and coordinate with the County for permit approval;
- Conduct a site visit with the City personnel to scope and mark planned sampling locations, and mark for Underground Services Alert (USA);
- Contact USA at least 3 days prior to sampling;
- Prepare a work authorization for the drilling subcontractor and obtain certificates of insurance;
- Coordinate with a private utility locator to screen the planned borehole locations for the presence of subsurface utilities or other buried structures. Review previous geophysical survey results with locator and conduct additional geophysical survey in one work day;
- Coordinate with a licensed professional land surveyor to record coordinates of installed soil vapor probes; and
- Coordinate with the analytical laboratory to obtain the appropriate soil, soil vapor, and groundwater sample containers.

Task 3b – X-Ray Fluorescence (XRF) Investigation

Given the Site use history and undocumented material handling and disposal practices for chemicals at the Site, EKI proposes a Sitewide investigation to evaluate metals contamination (i.e., arsenic and lead) in shallow soil using a field portable XRF device. The XRF device provides real-time multi-metal field analyses of in-situ soil and sediments relatively quickly (approximately 5 minutes for each analysis). This approach allows for the identification of potential source areas since it is likely that elevated metals in shallow soil are co-located with other contaminants known to be used and/or stored on-Site. The XRF field screening tool will be used in two tasks: (1) to define the horizontal extent of arsenic and lead contamination (and thereby other contaminants) Sitewide screening of surface soils (this Task 3b), and (2) during subsequent drilling investigations to delineate the vertical extent of metals contamination encountered in drill cuttings generated from hand augering (Task 3c) and in soil cores from direct-push drilling (Task 3d).

A brief overview of the proposed XRF investigation is outlined below; more details appropriate for regulatory submittal to describe these components will be provided in the Work Plan (Task 1 above).

- Conduct a Sitewide scan at the ground surface to understand the distribution of arsenic and lead in surficial soil. The Site will be divided into 15- to 20-feet grids, with a sampling location at each grid node.

- At each sampling location, an XRF reading will be recorded in accordance with EPA Method 6200. Up to 650 nodes may be assessed as part of this survey (up to three days of work by a two-person crew, with each person collecting XRF measurements). The detected concentrations of arsenic and lead will be documented at each node. For field quality assurance and quality control (QA/QC) purposes, the XRF will be checked using a calibration standard before sample analysis begins on each working day and approximately every 20 readings, consistent with U.S. EPA Method 6200.
- In accordance with U.S. EPA Method 6200, splits of up to 10% of samples field-tested by XRF will be submitted to a state-certified laboratory for arsenic and lead analysis using U.S. EPA Method 6020 (up to 70 soil samples).

The results of XRF screening for horizontal delineation will be used to guide locations of boreholes that will subsequently be completed as described below. The XRF will then be used during these activities to provide real-time data for guiding soil sampling depths.

Task 3c – Collection and Analysis of Shallow Soil and Soil Vapor Samples

EKI proposes to advance up to a total of 29 boreholes at the Site to collect soil samples. Following soil sampling, 20 of the 29 boreholes will be converted to soil vapor probes (SVPs). An additional 18 boreholes will be advanced for collection of shallow groundwater samples and deeper soil samples (see Task 3d below).

An overview of the sampling rationale is presented below, and areas of concern (i.e., RECs) previously identified in the prior Phase I ESA report are italicized.

Area	Description/Sampling Rationale	Number of Proposed Locations[1]	
		Soil Boreholes[2]	Soil Vapor Probes
Former *Rinsewater Collection Sump #1 and Dry Well Area* (2011 test pits TP-9B and TP-10, and borehole B-3)	▪ Water disposed within sumps during FMC operations. ▪ Suspected location of abandoned well. ▪ ~150-foot long, 10-inch buried pipe at ~ 2 feet bgs.	4	1
Former *Covered Truck Parking and Loading Dock;* Former *Concrete Drainage Area*[3]	▪ 2011 arsenic and lead in shallow soil exceed residential ESLs. ▪ ~150-foot long, 10-inch buried pipe at ~ 2 feet bgs.	7	2
Former *55-Gallon Drum Storage Area* (2011 test pits TP-3 and TP-4, and borehole B-1)	▪ Spray oil drums were stored; leaking drums historically observed.	2	0
Former *Tank Area* (2011 borehole B-5)	▪ Tank of unknown volume and contents observed historically; fate of tank unknown.	2	0

Area	Description/Sampling Rationale	Number of Proposed Locations[1]	
		Soil Boreholes[2]	Soil Vapor Probes
Former Truck Scale and Storage Shed Area (2011 borehole B-8 and test pit TP-12)	▪ Highest concentrations of lead in 2011, up to 8 feet bgs, associated with discolored soil and buried metal debris and wires.	3	1
Former *Soldering Room Area;* Former *Sun-Maid Raisin Packing Room Area* (2011 boreholes B-3 and B-7 and test pits TP-9a, TP-11, TP-15, TP-16, TP-18, TP-19)	▪ Concentrations of metals (arsenic and lead), SVOCs, and pesticides exceed residential ESLs in shallow soil.	4	2
Former *Shop and Chemical Cart Area* (2011 borehole B-6 and test pits TP-9d, TP-9e, and TP-13)	▪ 40-gallon chemical cart storage; later a shop building for truck repair.	2	2
Former *Spray Chemical Warehouse Area* (2011 borehole B-2)	▪ FMC stored pesticide containers in this area.	2	1
Former *Railroad Spur Area;* Former *Independent Electric Plant (IEP) Area* (2011 test pits TP-17, TP-18, and TP-19)	▪ Elevated arsenic and lead in soil in the *Railroad Spur Area*. ▪ TPH compounds (e.g. Kerosene or Stoddard Solvent) may have been used as fuel sources in the *IEP Area*.	3	1
Additional Locations Within and Outside of REC Areas	▪ To provide spatial coverage.	18[4]	10
Asbestos Sitewide	▪ Evaluate unknown disposal of former building materials that could be asbestos.	composites from above locations[5]	--

NOTES:

1. Additional samples to be collected in Task 3d (see further below) include shallow groundwater sample(s) and deeper soil samples, if needed.
2. The number of proposed boreholes listed will serve as the maximum number of boreholes in each area and is subject to modification based on encountered field conditions. At each location, soil sampling is proposed at three depth intervals: from 1.0-1.5 feet bgs (within fill soils), 3-3.5 feet bgs, and 5-5.5 feet bgs and may be adjusted based on encountered field conditions and field instrument readings.
3. Former *Covered Truck Parking and Loading Dock* and Former *Concrete Drainage Area* are downgradient of Former *Rinsewater Collection Sump #1 and Dry Well Area*.
4. The planned 18 boreholes outside of REC Areas may be adjusted and located within REC Areas if preparatory utility/geophysical scanning results or initial investigations (Task 3b) results indicate it would be favorable to do so. Soil samples may not be collected in the upper 5 feet if shallow soil results dictate that no deeper sampling is required.
5. Up to 3 composite soil samples for asbestos analysis will be collected from boreholes at the above locations and grouped into 3 areas of the Site – northern, central, and southern to reduce analytical

costs. The shallowest soil sample depth at these locations will be used for compositing. Depths may be adjusted based on presence of encountered building materials.

SVP locations will be surveyed by a professional land surveyor as semi-permanent vapor monitoring wells. The remaining borehole locations will not be surveyed but will be measured to nearest prominent landmarks on the Site, e.g., distances from property boundary or street intersections and/or geolocated using a handheld Global Positioning System (GPS) device.

Advancement of Shallow Boreholes and Soil Sampling

As listed in the Table above, each of the 29 boreholes installed for shallow soil and soil vapor sampling will be advanced using a hand auger to approximately 5.5 feet bgs, or until auger refusal. Three (3) soil samples for submittal to the analytical laboratory for chemical analyses will be collected from each of the boreholes at the following depths:

- 1.0-1.5 feet bgs (within fill soils);
- 3-3.5 feet bgs; and
- 5-5.5 feet bgs.

Soil cuttings produced during borehole hand augering will be logged under the supervision of a Professional Geologist licensed in the State of California. An organic vapor meter equipped with a Photoionization Detector (PID) will be used to screen the soil cuttings from the boreholes for VOCs, and an XRF will be used to measure metals concentrations and identify the vertical extent of contamination (as described above in Task 3b). Soil sample depths may change based on the presence of visual staining, odors, or PID/XRF readings. Following completion of drilling and soil sampling, an SVP will be constructed in 20 of the 29 boreholes, as discussed below.

Construction and Sampling of SVPs

The SVPs will be constructed in general accordance with the California-Environmental Protection Agency's (Cal-EPA) July 2015 guidance entitled *Advisory – Active Soil Gas Investigations* and EKI's SOPs. A brief overview of the SVP construction and sampling task description components is outlined below; more details appropriate for regulatory submittal to describe these components will be provided in the Work Plan (Task 1a above).

- SVP construction and backfilling materials and approach (SVPs will be screened between 5-5.5 feet bgs);
- Decontamination approach for reuseable SVP installation equipment;
- SVP purging and sampling procedures, for sampling after at least 48 hours of equilibration time. Two events of soil vapor sampling are proposed, one round during the initial field work mobilization (wet season ending in May) and one approximately six months later (during the dry season, June through September);
- QA/QC sample collection, planned to include leak testing using 1,1-difluoroethane (DFA)(shroud sampling) during collection of each soil vapor sample and collection of two duplicate soil vapor samples, one from an SVP in the former *Shop and Chemical Cart Area* and one from another SVP with the highest observed PID detections during SVP installation;

- Sample packaging and transport to K-Prime, Inc. (K-Prime) of Santa Rosa, California, a State of California-certified environmental testing laboratory under chain-of-custody procedures;[5] and
- Procedures for destroying the 20 SVPs following completion of soil vapor sampling.

The budget for this task assumes that following the second round of soil vapor sampling and Water Board approval of the results, the 20 SVPs will be destroyed in accordance with a permit obtained from the County and will be completed in one workday.

Laboratory Analysis of Shallow Soil and Soil Vapor Samples

Each of the three (3) soil samples collected at the shallower depths from the 29 boreholes (up to 87 total soil samples) will be analyzed on a standard 10-working day turnaround time for the following compounds by Eurofins Calscience (Calscience) of Tustin, California:

- Organochlorine pesticides using U.S. EPA Method 8081;
- Total petroleum hydrocarbons as gasoline, diesel, and motor oil using U.S. EPA Method 8015m;
- VOCs using U.S. EPA Method 8260;
- SVOCs (including PAHs) using U.S. EPA Method 8270;
- Title 22 metals[6] using U.S. EPA Method 6020/7471;
- PCBs using U.S. EPA Method 8082 with microwave extraction by U.S. EPA Method 3546; and
- Percent moisture (for direct comparison of analytical results to environmental regulatory agency screening levels, which are presented in dry weight).

For each round of soil vapor well sampling, up to 20 soil vapor samples and 2 duplicate soil vapor samples will be analyzed by K-Prime for the following:

- VOCs using U.S. EPA Method TO-15 SIM; and
- DFA (leak check compound) using U.S. EPA Method TO-3.

Each of the 20 shroud samples will be analyzed for DFA using U.S. EPA Method TO-3.

The vapor samples will be analyzed on a standard 10-working day turnaround time from receipt of the samples by the laboratory.

Task 3d – Collection and Analysis of Deep Soil and Shallow Groundwater Samples

In addition to the 29 shallow soil and soil vapor sampling boreholes (Task 3c above), EKI proposes to advance 18 additional dedicated boreholes for the purposes of collecting deeper soil samples below approximately 5 feet bgs and up to 11 shallow groundwater samples, including one duplicate.

An overview of the sampling rationale is presented below, and areas of concern (i.e., RECs) previously identified in the Phase I ESA report are italicized.

[5] K-Prime and Calscience are State of California Environmental Laboratory Accreditation Program (ELAP)-certified laboratories.

[6] Title 22 metals include antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc. EKI has assumed up to 10% of soil samples will require the Waste Extraction Test and be analyzed for one metal.

Area[1]	Number of Proposed Locations	
	Deep Soil Boreholes[2]	Grab Groundwater Samples
Former *Rinsewater Collection Sump #1 and Dry Well Area*	4	2[3]
Former *Covered Truck Parking and Loading Dock;* Former *Concrete Drainage Area*[4]	5	3
Former *55-Gallon Drum Storage Area*	1	1
Former *Tank Area*	1	1
Former Truck Scale and Storage Shed Area	2	1
Former *Soldering Room Area;* Former *Sun-Maid Raisin Packing Room Area*	1	0
Additional Locations Outside of REC Areas	4	3

NOTES:

1. Refer to the Table in Task 3c for 2011 investigation locations and REC area description/sampling rationale.
2. The number of proposed boreholes listed will serve as the maximum number of boreholes in each area and is subject to modification based on encountered field conditions. At each location, soil sampling is proposed at three depth intervals: from 8-8.5 feet bgs, 10-10.5 feet bgs, and 15-15.5 feet bgs and may be adjusted based on encountered field conditions and field instrument readings. An additional sample may also be collected from 5.0-5.5 feet bgs if not collected in Task 3c above. Deep soil samples may not be analyzed if shallow soil results dictate that no deeper sampling is required.
3. Includes one duplicate groundwater sample for field QA/QC purposes.
4. Former *Covered Truck Parking and Loading Dock* and Former *Concrete Drainage Area* are downgradient of Former *Rinsewater Collection Sump #1 and Dry Well Area*.

The groundwater/deep soil sampling borehole locations will not be surveyed but will be measured to nearest prominent landmarks on the Site, e.g., distances from property boundary or street intersections and/or geolocated using a handheld GPS device.

Borehole Drilling and Groundwater/Deep Soil Sampling

A brief overview of the groundwater sampling and analysis task description components, consistent with EKI's SOPs, is outlined below; more details appropriate for regulatory submittal to describe these components will be provided in the Work Plan (Task 1a above).

- Direct push technology equipment and methods for borehole advancement to a depth of approximately 20 to 25 feet bgs, the expected depth of the groundwater table, including approaches to prevent cross-contamination;
- Field observations and measurements to be collected during borehole advancement (soil logging under the supervision of a Professional Geologist registered in the State of California and PID readings);
- Groundwater sampling methods, equipment, and materials;
- QA/QC sample collection, planned to consist of one duplicate groundwater sample collected at the location nearest to the former *Rinsewater Collection Sump #1 and Dry Well*. One travel blank will accompany the sample containers to and from the laboratory for field QA/QC procedures;
- Sample packaging and transport to Calscience, a State of California-certified environmental testing laboratory under chain-of-custody procedures; and
- Decontamination procedures for reuseable sampling and downhole drilling equipment; and

- Retraction grouting methods for borehole sealing after sampling, as required by the the County drilling permit.

Up to three (3) soil samples for submittal to the analytical laboratory for chemical analyses will be collected from each of the boreholes at the following depths:

- 5.0-5.5 feet bgs (as needed if not collected in Task 3c above);
- 8-8.5 feet bgs;
- 10-10.5 feet bgs (for potential cost savings, this sample will be held at the laboratory pending analysis of the shallower samples); and
- 15-15.5 feet bgs (for potential cost savings, this sample will be held at the laboratory pending analysis of the shallower samples).

Soil cuttings produced during borehole advancement will be continuously logged under the supervision of a Professional Geologist licensed in the State of California. An organic vapor meter equipped with a PID will be used to screen the soil cuttings from the boreholes for VOCs. Soil sample depths may change based on the presence of visual staining, odors, or PID/XRF readings. Following completion of drilling and soil sampling, the boreholes will be retraction/tremie grouted as required by the County drilling permit.

Laboratory Analysis of Grab Groundwater Samples

Up to 11 grab groundwater samples will be shipped via courier to Calscience, the analytical laboratory. The grab groundwater samples, plus one duplicate sample and one travel blank, will each be analyzed for the following chemical compounds:

- Organochlorine pesticides using U.S. EPA Method 8081;
- TPH as gasoline, diesel fuel and motor oil using U.S. EPA Method 8015;
- SVOCs using U.S. EPA Method 8270; and
- VOCs using U.S. EPA Method 8260.

The groundwater samples will be analyzed on a standard 10-working day turnaround from receipt of the samples at the laboratory.

The first soil sample collected at shallower depths from the 18 boreholes for groundwater/deep soil sample collection (up to 18 total soil samples) will be analyzed for the following compounds:

- Organochlorine pesticides using U.S. EPA Method 8081;
- Total petroleum hydrocarbons as gasoline, diesel, and motor oil using U.S. EPA Method 8015m;
- VOCs using U.S. EPA Method 8260;
- SVOCs (including PAHs) using U.S. EPA Method 8270;
- Title 22 metals using U.S. EPA Method 6020/7471; and
- Percent moisture (for direct comparison of analytical results to environmental regulatory agency screening levels, which are presented in dry weight).

For purposes of preparing a project analytical budget, with a focus on cost savings, EKI has assumed that the soil sample collected from the shallowest depth will be submitted for analysis on an accelerated 5-working day turnaround, such that if the results indicate that some or all of the deeper soil samples should be analyzed, the soil samples can be analyzed within the designated laboratory

hold times. The proposed budget assumes the 30 remaining deeper soil samples placed on hold will be subsequently analyzed for at least two chemicals of concern that may exceed Water Board residential ESLs.

Task 3e – Management of Investigation-Derived Wastes (IDW)

Soil cuttings resulting from soil, SVP, and grab groundwater borehole drilling operations, as well as groundwater purge water or decontamination wastewater, will be placed in 55-gallon metal drums that will be sealed, labeled, and stored at the Site in a secure location determined via communication with the City until the waste can be characterized and disposed of at an off-site permitted waste management facility (typically six to eight weeks of storage are needed). Three samples (two composite soil samples and one water sample) of the IDW will be analyzed for the following chemical constituents:

- Organochlorine pesticides using U.S. EPA Method 8081;
- TPH as gasoline, diesel, and motor oil using U.S. EPA Method 8015m;
- VOCs using U.S. EPA Method 8260;
- SVOCs (including PAHs) using U.S. EPA Method 8270;
- Title 22 metals[7] using U.S. EPA Method 6020/7471; and
- PCBs using U.S. EPA Method 8082.

EKI will assist the City with disposal of the IDW. EKI will make one visit to the Site either during or shortly following the removal of the IDW containers to confirm that the IDW containers have been removed from the Site. The proposed budget for this task assumes up to six 55-gallon drums can be disposed of as non-hazardous waste and one 55-gallon drum will be disposed of as non-RCRA California hazardous waste.

In providing environmental services associated with IDW, the City understands and agrees that EKI is not, and has no responsibility as, a generator, operator, treater, storer, arranger, transporter, or disposer of hazardous or toxic substances found or identified at the Site, including IDW. If wastes are characterized or otherwise determined to be RCRA-hazardous wastes, the budget and scope for removal and disposal of the IDW will be discussed with the City.

Task 4. Investigation Report

Task 4a. Remedial Investigation and Bench-Scale Testing Combined Report

EKI will present the results from the remedial investigation conducted in Task 3 and the bench-scale remedial technology testing in Task 2b in a Remedial Investigation and Bench-Scale Testing Combined Report (Combined Report) for submittal to Water Board.

The Combined Report will contain the following primary elements: (1) a description of the remedial investigation conducted at the Site, including any deviations or modifications from the CSM/RIWP; (2) a summary of the analytical data collected during the remedial investigation, including tables and figures showing investigation results; (3) a description of bench-scale testing, including remedial technologies tested, and methods used by Prima Environmental; (4) a summary of bench-scale

[7] EKI has assumed up to 10% of soil samples will require the Waste Extraction Test and be analyzed for one metal.

testing results; and (5) recommended next step (i.e., the Cleanup Plan in Task 5 or a pilot test in Optional Tasks 8 and 9). The Combined Report appendices will contain supporting information, including field notes, borehole logs, laboratory analytical reports, and bench-scale testing reports.

Soil vapor sampling during the remedial investigation described in Task 3c above includes collection of soil vapor samples during both the wet and dry seasons. EKI's schedule and approach assumes that soil vapor sampling during the wet season will be conducted during the first mobilization, along with the soil and groundwater sampling, with an additional round of soil vapor sampling conducted separately in the summer dry season. The Combined Report will include available soil vapor data from the wet season, with the results from the follow-up dry season sampling to be provided to the Water Board in an addendum.

Drafts of the documents prepared as part of this Task will be submitted to the City for review and comment. Following receipt of comments from the City on the draft, a Final, signed document, stamped by a California Registered Professional geologist or engineer, will be submitted to the Water Board via GeoTracker upload. EKI will be available to discuss the documents with the Water Board, and will respond to comments on them, if any, from the Water Board. The proposed budget for this task assumes that EKI will participate in one virtual meeting with Water Board staff and submit one revision of each report to the Water Board, based on comments received. If the level of effort to respond to Water Board comments exceeds EKI's assumption for this activity, EKI will discuss with the City.

This task includes agency communications and project management as described above.

Optional Task 4b. Baseline Human Health Risk Assessment

Following receipt of remedial investigation data, and if needed/required by the Water Board, EKI will prepare a screening level Human Health Risk Assessment (HHRA) for the Site. The screening level risk evaluation will include an evaluation of potentially exposed human populations, potentially complete exposure pathways, toxicity values for COCs present at the Site, and the use of ESLs, DTSC HERO Note 3 screening levels, and/or U.S. EPA Regional Screening Levels (RSLs). This evaluation will be based on the available soil, groundwater, and soil vapor data for the Site and will include the calculation of lifetime cumulative risks for potentially exposed populations (residential and maintenance worker scenarios) based on representative concentrations in soil and maximum detected concentrations in soil vapor. As part of this work, the arsenic background value established for the Site previously of 8.8 mg/kg, will be updated, if appropriate, and other relevant background values will be proposed.

This task includes agency communications and project management as described above.

Task 5. Cleanup Plan

Following the completion of the remedial investigation, bench-scale testing, and any other tasks, such as pilot testing, conducted at the Site (see Optional Tasks 8 and 9 below), EKI will prepare a Draft Cleanup Plan for the Site.

The contents of the Cleanup Plan will be based on the results of the Site investigation, bench-scale tests, pilot tests (if any), community engagement efforts, and regulatory input throughout the process. Depending on the results of these activities and after determination by the Water Board,

the Cleanup Plan may take the form of a Corrective Action Plan (CAP) or a Remedial Action Plan (RAP). A RAP is a more detailed technology evaluation and comparison document than a CAP, the format used for Leaking Underground Storage Tank (LUST) sites, which this Site was originally.

As described by DTSC,[8] a RAP has the following objectives:

- Presents and evaluates the existing site conditions based on the investigative work;
- Establishes appropriate cleanup goals – for the Site, the goals will be to fully cleanup the site such that its use does not require restriction, consistent with ECRG best practices;
- Evaluate alternatives – the summary results and recommendations of the bench-scale and, if performed, pilot testing will feed into this evaluation; and
- Identify recommended alternative that is protective of human health and the environment.

The components of a CAP/RAP vary based on project-specific considerations and will follow regulatory guidance. EKI will provide the Draft Cleanup Plan to the City for review and will be available to discuss the document with the City. Following the City's review and incorporation of any comments into the document, as appropriate, EKI will prepare the Draft Cleanup Plan that will be submitted to the Water Board via GeoTracker upload. EKI will be available to discuss the document with the Water Board and will respond to comments, if any, from the Water Board. The proposed budget for this task assumes that EKI will submit a revised Draft Final Cleanup Plan to the Water Board, based on comments received. The Draft Final Cleanup Plan will be circulated for public comment as part of Task 7D, below. If the level of effort to respond to Water Board comments exceeds EKI's assumption for this activity, EKI will discuss with the City.

This task includes agency communications and project management as described above.

Task 6. Scoping and Budgeting for Cleanup

EKI will prepare a preliminary scope and budget to implement the Cleanup Plan prepared in Task 5. This task includes preparation of plans, specifications, and budgetary cost estimates in preparation for contractor selection for remedial implementation as presented in the Cleanup Plan and approved by the Water Board. EKI understands that the information provided as part of this optional task could be used to facilitate cleanup under Water Board oversight that would allow for reuse of the Site.

This task includes agency communications and project management as described above.

Task 7. Community Engagement

EKI proposes to retain the services of Craig Communications, a small, certified women-owned business based in Emeryville to provide community engagement services as part of the proposed project. EKI services for this task will include coordination with Craig Communications, providing technical information to fulfill community outreach information requests, and associated project management.

Craig Communications manages Alameda County Department of Public Health's public participation program for the cleanup of contaminated sites; EPA Brownfields Assessment grant

[8] https://dtsc.ca.gov/removal-action-work-plan-raw-quick-reference-guide/

projects in Eureka, Oroville, and South Gate; and numerous Brownfield DTSC ECRG grant projects, several of which are positioned for housing. Tracy Craig, the founder, worked for 10 years at DTSC and is one of the authors of the DTSC's public participation program.

To ensure the community is informed and can provide feedback on both the new uses of the property (proposed mixed-use, mixed-income development) and environmental investigation/cleanup activities, Craig Communications will work with the City and EKI team members to conduct the activities described in the following sections.

This task includes agency communications and project management as described above.

Task 7a – Prepare Community Outreach Plan/Collateral Materials

- **Stakeholder/Demographic Research: I**n coordination with City representatives, conduct demographic research and compile a project key contact list. Information would be incorporated into the community outreach plan and help design outreach tactics.
- **Community Outreach Plan:** Develop an outreach plan that provides an overview of the environmental work and the City's desired redevelopment goals for the property; describes the surrounding community, their environmental justice concerns and their redevelopment goals; identifies the community's communication preferences; describes the ECRG grant and associated community engagement commitments; and provides a range of outreach tactics and timing that will be used to inform and engage the public. The outreach plan would be prepared and approved by August/September 2024.
- **Project Fact Sheet:** Develop a project fact sheet to inform the community of the need to investigate and cleanup the property to support future redevelopment, the next steps that will be taken in the investigation/cleanup and development processes, and how the community can provide input throughout the project. The fact sheet will be updated as needed to reflect changes in the project and include a call-out box to announce any upcoming community meetings. Fact sheets would be disseminated by the City via email, social media and posted in community spaces.
- **Community Survey:** Develop a community survey designed to gain an understanding of the community's interest in the project, what they would like to prioritize for future site reuse planning so as to develop supporting cleanup goals, and how best to keep them informed as the project moves forward. Craig Communications would develop these materials for the City to disseminate via mail, email and social media channels. Both paper and electronic surveys would be available to increase the breadth of survey respondents. The survey would be disseminated in fall/winter 2024 and then Craig Communications would tally and summarize survey responses in early 2025.

Task 7b – Online/Media Outreach

- **Press Releases:** Develop two press releases for the City to distribute to the Appeal Democrat providing an overview of the project and an upcoming community meetings. The first press release would be distributed in advance of the first community meeting in Q4 2024/Q1 2025 and the second press release in advance of the second community meeting in Q3/Q4 2025. Craig Communications would prepare the release and work with the City's Public Information Officer to distribute the release and ensure coverage.
- **Webpage:** Prepare a project-specific webpage on the City's website that provides an overview of the property and need for environmental investigation cleanup work to occur to support future redevelopment, shares the City's vision for future reuse planning, details the

investigation/cleanup and development processes, provides a schedule with next steps and identifies engagement opportunities. The webpage would also include a point-of-contact for questions and act as an online repository for community meeting recordings and project-related information. Craig Communications would draft webpage text in fall 2024 and make revisions as needed throughout the grant lifecycle. Craig Communications would coordinate with City staff to have the information uploaded to their website.

- **Social Media:** Working closely with the City's Public Information Officer, Craig Communications would develop a social media calendar in fall 2024 and posts would be developed in line with project milestones throughout the remainder of the grant reporting period for the City to use to announce the project, circulate the community survey, announce upcoming community meetings, provide project updates and other relevant information. The City would disseminate posts through their Facebook, Instagram and X (formerly Twitter) social media accounts and Craig Communications would be on-call to help respond to social media conversations, as needed.

Task 7c – Briefings/Meetings/Events

- **Stakeholder Briefings:** Hold key stakeholder briefings with community/environmental/business association groups to inform them of the project and gain their input. Craig Communications would assist with scheduling briefings, developing meeting agendas and presentations and follow-up requests. The City would facilitate all meetings with technical assistance from EKI. This task assumes support for 10 briefings throughout the project. Craig Communications would schedule briefings at organizations' pre-existing meetings wherever possible to help save on costs.
- **Community Events:** City staff would set up information tables at community events to share information on the project with a broader section of the community. Examples of these events may include farmer's markets, community bicycle rodeos, holiday celebrations, etc. Craig Communications would assist with logistics when needed, including preparing flyers or posters for community events. It is assumed that assistance would be needed for up to five events.
- **Community Meetings:** Hold two community meetings on the project. The first meeting would occur in Q4 2024/Q1 2025, after the development of the Community Outreach Plan, to provide community members with an overview of the project, an understanding of the environmental issues and the investigation/cleanup process, a discussion of possible future land uses for the site, areas where the community can provide input and how to stay involved. The second meeting would occur near the end of the ECRG Grant (Q3/Q4 2025) reporting period and provide an update on how community design feedback for a future development proposal was considered and will be used, how the environmental investigation results have informed the development of the proposed cleanup plan, and next steps for the project. Craig Communications would help with meeting logistics, preparing meeting collateral (e.g., sign-in sheets, flyers, presentations, talking points, poster boards), and attending meetings to take notes. The City would disseminate meeting invites, facilitate and lead the presentations, and be the main point-of-contact to respond to community questions with EKI and Craig Communications assistance. Meetings would be announced via press releases, social media posts and flyers placed at key locations throughout the community.

Task 7d – Water Board Required Outreach

- **Water Board Fact Sheet/Comment Period:** To support agency approval of the proposed Draft Cleanup Plan for the site, Craig Communications would prepare a Water Board fact sheet that

provides an overview of the site, environmental impacts, the proposed cleanup plan, and schedule. The fact sheet would include Water Board Case Manager information to provide comments. The City would mail the fact sheet to the Water Board-required 500-foot radius mailing list and project key contact list. Craig Communications would work closely with the Case Manager to track comments during a 30-day public comment period and prepare a Response to Comments that provides a response to all comments received. These would be distributed to those who commented via email after approval of the Response to Comments document.

Task 7e – Other/Project Management

- **City Council/Planning Commission Updates:** City staff will provide updates to City Council and Planning Commission members at key project milestones. This will serve as another avenue to keep the larger City public informed on the project as these meetings are open to the public. Craig Communications will assist in preparing briefing packets and presentations for use at up to four Council and Planning Commission meetings.
- **Contact Log:** Craig Communications will assist in responses to project questions and maintain a project contact log that tracks all interactions received.

All communications will be provided in English, Spanish, and Punjabi given area demographics. Interpreters would be available in Spanish and Punjabi at community meetings and available on request for individual stakeholder briefings. This proposal assumes that the City would handle dissemination of collateral via US Mail when needed.

Optional Task 8. Pilot Test Work Plan

Based on the results of the Site investigation and bench-scale testing and other project considerations, it may be beneficial to perform a pilot test at the Site. In that case, EKI will prepare a work plan for a pilot test of a selected in-situ remediation technology at the Site (Pilot Test Work Plan). The Pilot Test will evaluate a specified remediation technology for implementation at the Site.

Given the current uncertainty regarding potential remedial technologies and site conditions, the specific remedial technology to be tested at the Site cannot yet be specified, but may include one of the following:

- Phytoremediation to address arsenic and lead in shallow Site soil;
- In-situ chemical oxidation or reduction to break down organochlorine pesticides and VOCs in Site soil; or
- In-situ stabilization of arsenic and lead in shallow Site soil to reduce bioavailability.

The scope and nature of the proposed remedial technology will depend on Site information and may change based on the results of the remedial investigation conducted in Task 3 and bench-scale testing in Task 2. EKI will work with appropriate experienced subcontractors for phytoremediation (Intrinsyx Environmental) and in-situ chemical oxidation, reduction, or stabilization (Prima Environmental) to assist with development of the Pilot Test Work Plan, depending on the selected remedial technology. This Optional Task 8 includes scope to prepare a Pilot Test Work Plan which will include:

- Pilot test objectives;
- Permitting and notification requirements, if any;

- Pilot test description and figures;
- Pilot test operations and monitoring procedures;
- A proposed implementation schedule; and
- Pilot test data analysis and reporting.

EKI will provide the draft Pilot Test Work Plan to the City for review and will be available to discuss the content with the City. Following the City's review and incorporation of the City's comments into the document, as appropriate, EKI will prepare a final version that will be submitted to the Water Board via GeoTracker upload. EKI will be available to discuss the document with the Water Board (one virtual meeting is assumed), and will respond to comments on the document, if any, from the Water Board. The proposed budget for this task assumes that EKI will submit one revised document to the Water Board, based on comments received. If the level of effort to respond to Water Board comments exceeds EKI's assumption for this activity, EKI will discuss with the City.

This task includes agency communications and project management as described above.

Optional Task 9. Pilot Test Implementation and Reporting

Following Pilot Test Work Plan approval by the Water Board,[9] EKI will perform a pilot test to evaluate the selected remedial technology to reduce the concentration or bioavailability of chemicals of concern in in soil at the Site. As described in Task 8 above, the specific remedial technology to be tested at the Site cannot yet be specified, but may include one of the following:

- Phytoremediation to address arsenic and lead in shallow Site soil;
- In-situ chemical oxidation or reduction to break down organochlorine pesticides and VOCs in Site soil; or
- In-situ stabilization of arsenic and lead in shallow Site soil to reduce bioavailability.

Pilot test implementation schedule, scope, and timeframe will depend on the specific remedial technology selected for the pilot test. For example, phytoremediation to remove arsenic and lead from shallow soil would be conducted over the course of a single growing season, i.e., approximately January-February 2025 to September-October 2025. In-situ chemical oxidation/reduction or in-situ stabilization pilot tests would be conducted over a shorter timeframe.

Following the completion of the pilot test, EKI will prepare a draft Pilot Test Report for the Site. The Pilot Test Report will describe activities conducted during the pilot test, including operational data, analytical results, and other relevant operational and monitoring parameters for the pilot test. The report will evaluate the effectiveness of the remedial technology selected for the pilot test, and provide recommendations for full-scale implementation, if warranted.

EKI will provide the draft Pilot Test Report to the City for review and will be available to discuss the document with the City. Following the City's review and incorporation of the City's comments into the document, as appropriate, EKI will prepare the Pilot Test Report that will be submitted to the Water Board via GeoTracker upload. EKI will be available to discuss the document with the Water Board and will respond to comments, if any, from the Water Board. The proposed budget for this task assumes that EKI will submit one revised Final Pilot Test Report to the Water Board, based on

[9] We have assumed that Water Board review will require 90 days.

comments received. If the level of effort to respond to Water Board comments exceeds EKI's assumption for this activity, EKI will discuss with the City.

This task includes agency communications and project management as described above.

Budget for Scope of Services[1]

Task	Proposed Budget[2]
Task 1: Conceptual Site Model and Remedial Investigation Work Plan	**$90,000/$105,000**
Task 1a: Prepare CSM & RI WP	$90,000
Optional Task 1b. Phase I ESA	*$15,000*
Task 2: Bench-Scale Testing	**$110,000**
Task 2a: Bench-Scale Work Plan[3]	$30,000
Task 2b: Bench-Scale Testing Implementation[3]	$80,000
Task 3: Remedial Investigation Implementation	**$410,000**
3a. Preparation for Field Investigation[4]	$40,000
3b. XRF Investigation[5]	$70,000
3c. Collection and Analysis of Shallow Soil and Soil Vapor Samples[6,7]	$215,000
3d. Collection and Analysis of Deep Soil and Shallow Groundwater Samples[8,9]	$75,000
3e. Management of Investigation-Derived Waste[10,11]	$10,000
Task 4: Investigation Report	**$130,000/$165,000**
4a. Preparation of Remedial Investigation and Bench-Scale Testing Combined Report	$130,000
Optional Task 4b. Baseline Human Health Risk Assessment	*$35,000*
Task 5: Cleanup Plan	**$125,000**
Task 6. Scoping and Budgeting for Cleanup	**$100,000**
Task 7: Community Engagement[12]	**$125,000**
Optional Task 8. Pilot Test Work Plan	*$60,000*
Optional Task 9. Pilot Test Implementation and Reporting[13]	*$375,000*
Total Budget Without Optional Tasks	**$1,090,000**
Total Budget With Optional Tasks	***$1,575,000***

NOTES:

1. Assumes budget can be allocated among tasks to complete the Scope of Services. Optional tasks are shown in italics.
2. Subconsultant fees include a 10% markup. Where two numbers are shown in a subtotal, the second cost includes the proposed budget for the optional task.
3. Includes Prima Environmental services.
4. Expenses include: drilling permit fees, underground utility clearance and geophysical survey, surveying, field equipment and supplies, and EKI field vehicle.
5. Expenses include: XRF rental fees, field equipment and supplies, and EKI field vehicle.
6. Expenses include: XRF rental fees, components for twenty soil vapor probes (screen, valve, tubing, etc.), field equipment and supplies, soil vapor sampling equipment for two rounds of sampling, and EKI field vehicle.
7. Includes Penecore Drilling fees and analytical costs. Analytical costs (Eurofins Calscience and K-Prime, Inc. fees) include: analyses for soil vapor samples, shallow soil samples, and IDW samples. Assumes two sampling rounds for soil vapor and up to 90 shallow soil samples: 3 composites samples for asbestos analysis and 87 discrete samples for analysis of remaining COCs.
8. Expenses include: field equipment rental fees, field supplies, laboratory courier fees, and EKI field vehicle.
9. Includes Penecore Drilling fees and analytical costs. Analytical costs (Calscience fees) include: analyses for 11 groundwater samples and up to 24 deep soil samples.
10. Expenses include: EKI field vehicle for Site visit.
11. Costera Waste & Environmental fees. Costs include applicable fees and assumes transportation and disposal of up to six non-hazardous water and soil drums and one non-RCRA California hazardous soil drum.
12. Includes Craig Communications fees.
13. Whether or not a pilot test will be beneficial for the project and which remedial technologies could be evaluated at the Site are yet to be determined and will depend on the results of the Remedial Investigation. If pursued, actual costs for pilot testing will be provided to the City as part of preparation of the Pilot Test Work Plan, and are expected to be within the proposed budget. If conducted, pilot testing costs would include subcontractor costs, such as Intrinsyx Environmental costs, and will depend on the remedial technologies selected.

ADDITIONAL TERMS AND CONDITIONS

31. EXISTING CONDITIONS

(a) HAZARDOUS MATERIALS

City shall furnish, or cause to be furnished to Consultant, all documents and information known to City that relate to the identity, location, quantity, nature, or characteristics of any asbestos, PCBs, or any other hazardous materials, substances or waste at, on, under, or near the site. In addition, City will furnish or cause to be furnished such reports, data, studies, plans, specifications, documents and other information on surface or subsurface site conditions, e.g., underground tanks, pipelines and buried utilities, required for proper performance of Consultant's Services.

City acknowledges that Consultant and its subconsultants and subcontractors have played no part in the creation of any hazardous waste or materials, pollution sources, nuisance, or chemical or industrial disposal problems that may exist at or near the project site, and that Consultant shall have no liability for such preexisting conditions. City acknowledges that Consultant has been retained for the sole purpose of assisting the City in assessing any problem which may exist at the site, and in assisting the City in formulating a remedial program, if such is within the Scope of Services that Consultant has assumed. City recognizes that while necessary for investigations, commonly used exploration methods, such as drilling borings or installation of monitoring wells, involve an inherent risk. These exploration methods may penetrate through contaminated material and serve as a connecting passageway between the contaminated material and an uncontaminated aquifer or groundwater, possibly inducing cross contamination. While back-filling with grout, or other means, according to currently accepted practices, is intended to provide a seal against such passageway, it is recognized that such a seal may be imperfect and that there is an inherent risk in drilling borings or performing other exploration methods at a hazardous waste site. Therefore, City agrees that Consultant shall have no liability for claims of cross contamination arising out of any investigation of problems at or near the project site.

The City recognizes and agrees that Consultant has assumed responsibility only for making the investigations, reports and recommendations to the City included within the Scope of Services. The responsibility for making any disclosures or reports to any third party and for the taking of corrective, remedial, or mitigation action shall be solely that of the City.

(b) UTILITIES AND SUBSURFACE CONFLICTS

Prior to initiation of subsurface investigations, including but not limited to boreholes, probes, trenches, or subsurface sample collection, City will provide Consultant with available information, drawings, and maps regarding potential underground utilities, other potential subsurface conflicts, and overhead conflicts in the proposed areas of investigation. If City is not the property owner, City will contact the property owner and request such information. Consultant will clear the proposed investigation locations for buried utilities by obtaining the services of a utility locating company. Consultant will make reasonable efforts to identify and to avoid damage to disclosed or visually-identified utilities that may exist within the areas of investigation. Consultant, its subconsultants and subcontractors shall have no liability for damages to persons or property, including the cost to repair, which occur during investigative activities performed by Consultant, its subconsultants and subcontractors, and arise out of, or relate to, undisclosed, unknown, or inaccurately specified utilities or other structures.

32. DISPOSAL OF CONTAMINATED MATERIAL

City understands and agrees that Consultant is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or toxic substances found or identified at or near the project site, including investigation-derived waste. City shall undertake or arrange for handling, removal, treatment, storage, transportation, and disposal or reuse of such materials. Arrangements and final decisions regarding disposal and/or treatment of hazardous material shall be the sole responsibility of City. Consultant's responsibilities shall be limited to assisting City with its appropriate arrangements, if authorized by City.

33. THIRD PARTIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the City or Consultant.

Exhibit C
Professional Services Agreement
Insurance Requirements

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

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

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

IV. **Professional Liability Coverage**. Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees. The amount of this insurance shall not be less than one million dollars

($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

V. **Endorsements**. Each general liability and automobile liability insurance policy shall be with insurers possessing a current A.M. Best's rating of no less than A:VII and shall be endorsed with the following specific language or equivalent:

A. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations. Conforms to ISO CG 2009 and CG 2037 10 01. Both are required.

B. This policy shall be considered primary insurance as respects to the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

C. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

D. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.

E. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

F. The insurance provided by this policy shall not be canceled except after thirty (30) days written notice has been received by the City.

VI. **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retention's.

VII. **Certificates of Insurance**. Consultant shall provide certificates of insurance with original endorsements to City, as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

Yuba City - EKI - ECRG Agreement and Exhibits_EKI signed

Final Audit Report 2024-07-08

Created:	2024-07-04
By:	Shannon Sardo (ssardo@yubacity.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG9z7Bq2216tcxPI7327w3ChliRK0zCzj

"Yuba City - EKI - ECRG Agreement and Exhibits_EKI signed" History

Document created by Shannon Sardo (ssardo@yubacity.net)
2024-07-04 - 0:07:00 AM GMT

Document emailed to Diana Langley (dlangley@yubacity.net) for signature
2024-07-04 - 0:07:07 AM GMT

Email viewed by Diana Langley (dlangley@yubacity.net)
2024-07-08 - 4:08:41 PM GMT

Document e-signed by Diana Langley (dlangley@yubacity.net)
Signature Date: 2024-07-08 - 4:08:56 PM GMT - Time Source: server

Agreement completed.
2024-07-08 - 4:08:56 PM GMT

Exhibit B
Change Order Request

Corporate Office
2001 Junipero Serra Boulevard, Suite 300
Daly City, CA 94014
(650) 292-9100
ekiconsult.com

3 December 2025

Kevin Bradford and Shannon Sardo
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

Subject: Change Order Request
442 B Street, Yuba City, California
(EKI C40126.01)

Dear Mr. Bradford and Ms. Sardo:

EKI Environment & Water, Inc. (EKI) is performing work for the 442 B Street, Yuba City property (the site) in accordance with our executed contract with the City of Yuba City (the City) dated 8 July 2024 (Contract), as modified with approval by the City on 16 September 2024 and 27 January 2025 (Modified Contract). The tasks and associated budgets approved by the City under the Modified Contract are summarized in the table below.

Task No.	Task Description	Modified Contract Budget
T1a	Investigation Work Plan	$ 90,000
T1c	Arsenic Background Calculation	$ 10,500
T1d	Investigation Rescoping	$ 8,500
T1e	Import WSP Data	$ 10,600
T1f	Additional Coordination with Water Board[1]	$ 87,000
T2a	Bench-Scale Testing Work Plan	$ 30,000
T2b	Bench-Scale Testing	$ 80,000
T3a	Preparation for Field Investigation	$ 40,000
T3b	XRF Investigation	$ 70,000
T3c	Shallow Soil and Soil Vapor Sample Collection	$ 260,000
T3d	Deep Soil and Shallow Groundwater Sample Collection	$ 75,000
T3e	Investigation-Derived Waste	$ 10,000
T4a	Investigation Report	$ 130,000
T4b	Baseline Human Health Risk Assessment	$ 35,000
T5	Cleanup Work Plan	$ 125,000
T6	Scoping and Budgeting for Cleanup	$ 100,000

[1] Regional Water Quality Control Board, Central Valley Region.

Task No.	Task Description	Modified Contract Budget
T7	Community Outreach	$ 125,000
T8	Pilot Test Work Plan	$ 60,000
	TOTAL BUDGET	**$ 1,346,600**

BUDGET UNDERSTANDING

EKI's understanding of EKI's City-approved budgets, City Council authorized budget limits gleaned from publicly available documents, and funds available from the Equitable Community Revitalization Grant (ECRG) is provided in the table below. ECRG funds were recently reallocated when the Department of Toxic Substances Control (DTSC) approved an extension of the ECRG to 7 October 2027.

Description	Amount
(a) Modified Contract budget	$ 1,346,600
(b) EKI budget limit authorized by City Council	$ 1,732,500
(c) ECRG funds allocated to EKI	$ 1,883,500*
(d) Unapproved funds authorized by City Council for EKI (b - a)	$ 385,900
(e) Unapproved funds available in ECRG allocated to EKI (c - a)	$ 536,900

*This amount was calculated via this formula, using rounded numbers: Total ECRG amount ($2,086,000) - Regulatory Oversight ($105,500) - Grant Project Management Labor/Travel ($97,000)

CHANGE ORDER REQUEST (COR)

Based on the progress of the work to date, EKI has prepared this request to change the Modified Contract as follows:

- The Modified Contract allows EKI to reallocate budget among tasks to perform the work. The amount allocated in the ECRG for EKI services is a total of $1,883,500. To date, $1,732,500 has been authorized by the City Council for EKI. EKI requests an increase in our contract amount to $1,883,500 for expected services associated with EKI Tasks 5, 6, and 7, among others, for potential additional scope related to those tasks described below. Given that the full scope of EKI services is unknown at this time, work will be completed with City verbal or written approval if remaining funds in the ECRG are available.
    - **Task 5. Cleanup Plan:** EKI has prepared a draft cleanup plan for the site, which was submitted to the Central Valley Regional Water Quality Control Board (Water Board) in the form of Draft Feasibility/Remedial Action Plan (FS/RAP) at the end of August 2025, and has expended the City-approved budget for this task. The budget augmentation for Task 5 in this COR covers remaining potential EKI services related to the FS/RAP that may be required to gain Water Board approval.

      Although the full scope of EKI services that may be required are unknown at this time pending Water Board and other stakeholder input, potential EKI services may include receiving and formally responding to Water Board and public comments via response-to-comments documents and revising the Draft FS/RAP two times or more to incorporate associated changes. Other activities may include, among others, additional sampling or

evaluations to respond to Water Board requests; supporting the FS/RAP public notification process (see also Task 7); and negotiation with the Water Board and other stakeholders.

- **Task 6. Scoping and Budgeting for Cleanup:** This task is for the preparation of contract documents (plans and specifications) for use in contractor selection for future remedy implementation. To date, limited work on this task has been initiated. Based on the progress of the project since 2024, EKI is requesting additional scope and budget related to other potential cleanup preparation activities that may be needed for the project, requested by the City, and are ECRG-eligible as determined by DTSC, including EKI services for, among others, development of implementation plan(s) for review and approval by the Water Board; supporting the City with interactions with potential developers, developer selection (as appropriate), and review of developer submittals to the City regarding the cleanup and measures to be used during construction; and other redevelopment coordination activities.
- **Task 7. Community Outreach:** The Water Board indicated for the first time in a September 2025 meeting that a public notification and comment period will be required as part of the Water Board approval process for the FS/RAP. The budget augmentation requested for Task 7 covers this new scope, along with other community outreach activities that will run alongside the above-described Tasks 5 and 6 over the course of the grant period now ending in October 2027.

The scope of services for the above tasks includes associated EKI support services, such as project management; project administration associated with City and ECRG requirements; status and planning meetings internal to EKI, with our subcontractors, with the City, and other project stakeholders; regulatory interaction; and other ECRG-eligible EKI services performed at the request of the City. Because the cost of these EKI support services depend on the length of the project, this COR includes budget to extend these EKI services from March 2026 to October 2027, the new end of the grant period recently approved by DTSC.

- To provide the above services, EKI requests approval of a change order in the amount of $536,900 for Tasks 5, 6, and 7. A breakdown of the requested amount by task is shown in following table, compared to the Modified Contract budget. The work will be conducted in accordance with the terms and conditions of the Contract and the Schedule of Charges in effect at the time the work is performed, which will be updated in 2026 to the attached Schedule of Charges.

Task No.	Task Description	Modified Contract Budget	Change Order Amount
T1a	Investigation Work Plan	$ 90,000	
T1c	Arsenic Background Calculation	$ 10,500	
T1d	Investigation Rescoping	$ 8,500	
T1e	Import WSP Data	$ 10,600	
T1f	Additional Coordination with Water Board	$ 87,000	
T2a	Bench-Scale Testing Work Plan	$ 30,000	
T2b	Bench-Scale Testing	$ 80,000	
T3a	Preparation for Field Investigation	$ 40,000	
T3b	XRF Investigation	$ 70,000	
T3c	Shallow Soil and Soil Vapor Sample Collection	$ 260,000	

Task No.	Task Description	Modified Contract Budget	Change Order Amount
T3d	Deep Soil and Shallow Groundwater Sample Collection	$ 75,000	
T3e	Investigation-Derived Waste	$ 10,000	
T4a	Investigation Report	$ 130,000	
T4b	Baseline Human Health Risk Assessment	$ 35,000	
T5	Cleanup Work Plan	$ 125,000	$ 180,000
T6	Scoping and Budgeting for Cleanup	$ 100,000	$ 336,900
T7	Community Outreach	$ 125,000	$ 20,000
T8	Pilot Test Work Plan	$ 60,000	$
	Subtotals	*$ 1,346,600*	*$ 536,900*
	TOTAL BUDGET WITH CHANGE ORDER	**$ 1,883,500**	

CLOSING

We appreciate the opportunity to continue working with you on this important project. To indicate your approval of this change order request, please sign below and return the executed change order to me.

Very truly yours,

EKI ENVIRONMENT & WATER, INC.

Deepa Gandhi, PE
Principal Engineer

AUTHORIZATION
CITY OF YUBA CITY (CLIENT)

Signed _____

Printed Name _____

Title _____

Date _____

cc: Kenneth Ng, EKI

Attachment
Schedule of Charges, 1 January 2026

Client/Address: **City of Yuba City**
1201 Civic Center Blvd.
Yuba City, CA 95993

Proposal/Agreement Date: 3 December 2025

EKI Proposal/Project # C40126.01

SCHEDULE OF CHARGES FOR EKI ENVIRONMENT & WATER, INC. **1 January 2026**

Personnel Classification	Hourly Rate
Officer and Chief Engineer-Scientist	366
Principal Engineer-Scientist	353
Supervising I, Engineer-Scientist	343
Supervising II, Engineer-Scientist	329
Senior I, Engineer-Scientist	315
Senior II, Engineer-Scientist	304
Associate I, Engineer-Scientist	291
Associate II, Engineer-Scientist	275
Engineer-Scientist, Grade 1	255
Engineer-Scientist, Grade 2	241
Engineer-Scientist, Grade 3	221
Engineer-Scientist, Grade 4	199
Engineer-Scientist, Grade 5	175
Engineer-Scientist, Grade 6	152
Project Assistant	143
Technician	137
Senior GIS / Database Analyst	180
CADD Operator / GIS Analyst	157
Senior Administrative Assistant	172
Administrative Assistant	136
Secretary	114

Direct Expenses

Reimbursement for direct expenses, as listed below, incurred in connection with the work will be at cost plus fifteen percent (15%) for items such as:

a. Maps, photographs, reproductions, printing, equipment rental, and special supplies related to the work.
b. Consultants, soils engineers, surveyors, drillers, laboratories, and contractors.
c. Rented vehicles, local public transportation and taxis, travel, and subsistence.
d. Special fees, insurance, permits, and licenses applicable to the work.
e. Outside computer processing, computation, and proprietary programs purchased for the work.

A Communication charge for e-mail access, web conferencing, cellphone calls, messaging and data access, file sharing, local and long distance telephone calls and conferences, facsimile transmittals, standard delivery U.S. postage, and incidental in-house copying will be charged at a rate of 4% of labor charges. Large volume copying of project documents, e.g., bound reports for distribution or project-specific reference files, will be charged as a project expense as described above.

Reimbursement for company-owned automobiles, except trucks and four-wheel drive vehicles, used in connection with the work will be at the rate of sixty cents ($0.60) per mile. The rate for company-owned trucks and four-wheel drive vehicles will be seventy-five cents ($0.75) per mile. There will be an additional charge of thirty dollars ($30.00) per day for vehicles used for field work. Reimbursement for use of personal vehicles will be at the federally allowed rate plus fifteen percent (15%).

CADD and other specialized software computer time will be charged at twenty dollars ($20.00) per hour. In-house material and equipment charges will be in accordance with the current rate schedule or special quotation. Excise taxes, if any, will be added as a direct expense.

Rate for professional staff for legal proceedings or as expert witnesses will be at a rate of one and one-half times the Hourly Rates specified above.

The foregoing Schedule of Charges is incorporated into the Agreement for the Services of EKI Environment & Water, Inc. and may be updated annually.

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Permanent Local Housing Allocation Grant - 2021 Allocation Subrecipient Agreements

Recommendation: A. Adopt a Resolution to approve two (2) subrecipient agreements, and one (1) amendment for the City's 2021 Permanent Local Housing Allocation (PLHA) funding from the California Department of Housing and Community Development (HCD), and;
B. Authorize the Finance Director to make a supplemental appropriation of $270,298.58 to account 6048-65305 for program expenditures

Fiscal Impact: The City will receive $270,298.58 from the 2021 allocation, to be distributed as follows:
- $126,396.31 for the Regional Emergency Shelter Team (REST)
- $126,396.31 for Hands of Hope
- $17,505.95 for Habitat for Humanity – Merriment Village

Purpose:

To Approve two subrecipient agreements and one amendment for the City's 2021 Permanent Local Housing Allocation (PLHA) funding from the California Department of Housing and Community Development (HCD)

Council's Strategic Goal:
This project addresses Council's goals of fiscal responsibility, public safety, and infrastructure.

Background:
The City was approved for a five-year allocation of PLHA funding on October 21, 2021. This included funding from the 2019 PLHA allocation. On August 29, 2024, the City was awarded additional PLHA funding from the 2020-2022 allocation, totaling $1,433,096. The City's approved PLHA plan included 5% of each years' allocation for City Administration, then 50% for Activity 1, and 50% for Activity 6.
Activity 1 eligibility is for *the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.* **Activity 6** is for *assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.*

In February 2025, Council approved the award of and subrecipient agreement for:

- $465,000 in funding for the construction of Merriment Village, with the agreement drawing $229,173.33 from the 2020 allocation (the total committed to Activity 1 from the 2020 allocation), and $235,286.67 from the 2021 PLHA allocation.

This leaves $17,505.95 available for Activity 1 and $252,792.63 available for Activity 6, from the 2021 PLHA allocation.

Analysis:
The City's 2021 PLHA allocation, in the amount of $270,298.58, will be expiring in April 2026, and City staff must submit a Request for Funds to HCD by March 1, 2026. This request requires that the city have a contract or agreement established for the funding plan. The Draft Subrecipient Agreements utilize the same template as the subrecipient agreements for the 2020 allocation, which received approval from HCD. City staff is recommending approval of these agreements and amendment to move forward with drawing the 2021 funding from HCD.

The Draft Subrecipient Agreements qualify under the Activity 6 criteria. Each subrecipient agreement is for half of the available activity 6 funding from the 2021 allocation, for a total of $126,396.31 each.

The Agreement with Hands of Hope would help the organization fund operational costs of the new Life Advancement Center, once construction is completed. This center will serve as a much-needed emergency shelter for those experiencing homelessness.

The second Draft Subrecipient Agreement is with REST and the PLHA funding will also help to fund operational costs of the REST, as well as for supplies and rents. REST provides emergency shelter during the winter months, and due to increasing need, have recently been asked to extend their operations for additional months.

Staff is also recommending an Amendment to the PLHA subrecipient agreement with Habitat for Humanity for the Merriment Village project, dated February 18, 2025, to award the remaining $17,505.95 from the 2021 allocation that is eligible under Activity 1, prior to the funding expiration date.

These agreements require subrecipients to provide quarterly reports and invoicing for reimbursement and will expire on March 31, 2030. The Amendment will maintain all requirements of the 2025 Subrecipient Agreement with Habitat for Humanity.

Fiscal Impact:
The City will receive $270,298.58 from the 2021 allocation, to be distributed as follows:
- $126,396.31 for the Regional Emergency Shelter Team (REST)
- $126,396.31 for Hands of Hope
- $17,505.95 for Habitat for Humanity – Merriment Village

Alternatives:
Provide direction to staff on modifying the Subrecipient Agreements to meet the March 1st Request for Funds deadline with HCD.

Attachments:
1. Attachment 1 - Resolution to Approve 2021 PLHA Subrecipient Agreements
2. Attachment 2 - Draft PLHA Subrecipient Agreement with Hands of Hope
3. Attachment 3 - Draft PLHA Subrecipient Agreement with REST

Prepared By:
Shannon Sardo
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING SUBRECIPIENT AGREEMENTS WITH HANDS OF HOPE AND REGIONAL EMERGENCY SHELTER TEAM (REST) AND AN AMENDMENT TO THE 2025 SUBRECIPIENT AGREMEENT WITH HABITAT FOR HUMANITY YUBA-SUTTER FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING

WHEREAS, the California Department of Housing and Community Development (HCD) has awarded the City $1,433,096 in PLHA funding from the 2019-2022 allocations, to increase the City's affordable housing stock and provide homeless services; and

WHEREAS, the City's approved PLHA plan includes funding for Activities 1 and 6 of the eligibilities identified by HCD for PLHA funding; and

WHEREAS, Merriment Village is eligible for PLHA funding under Activity 1; and

WHEREAS, the services provided by Hands of Hope and REST qualify for PLHA funding under Activity 6; and

WHEREAS, The City desires to award PLHA funding to Hands of Hope and REST, and amend the 2025 PLHA Subrecipient agreement with Habitat for Humanity to include the remaining activity 6 funds from the City's 2021 PLHA allocation.

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

(1) The City Council hereby approves the two subrecipient agreements and one amendment for the City's 2021 Permanent Local Housing Allocation funding, subject to approval as to legal form by the City Attorney; and

(2) The City Council hereby authorizes the City Manager, or designee to enter into the two subrecipient agreements and one amendment for the Permanent Local Housing Allocation funding, subject to approval as to legal form by the City Attorney; and

(3) The City Council further hereby authorizes the Finance Director to provide budget appropriation to receive grant funds, a supplemental appropriation for program expenditures as related to the Permanent Local Housing Allocation funding.

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 17th day of February 2026.

AYES:

NOES:

ABSENT:

ATTEST:

_____
Marc Boomgaarden, Mayor

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

AGREEMENT BETWEEN

CITY OF CITY YUBA

AND

HANDS OF HOPE

FOR PEMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING

THIS AGREEMENT, entered this ___day of _____ 2026___by and between the City of Yuba City, California (GRANTEE) and Hands of Hope (SUBRECIPIENT).

WHEREAS, the California Department of Housing and Community Development, hereinafter "HCD", is authorized Pursuant to Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470) Statutes of 2017 (SB 2, Atkins), which created the Building Homes and Jobs Trust Fund and the Permanent Local Housing Allocation ("PLHA") Program ("Program"), to provide funding Pursuant to Health and Safety Code, Section 50470 (b), the California Department of Housing and Community Development (referred to herein as "HCD" or "Department") under a Notice of Funding Availability (the "NOFA"), dated February 26, 2020, to govern administration of the fund and carry out the Program.

WHEREAS, GRANTEE is a recipient of PLHA funding for use in funding eligible activities to benefit its low and moderate income residents as defined in the Act; and

WHEREAS, GRANTEE in accordance with City Resolution No. 26-___, desires to provide PLHA funds to SUBRECIPIENT, for activities and services, as more fully described in Exhibit A, Scope of Services, upon the terms and conditions in this Agreement; and

WHEREAS, pursuant to City Resolution No. 26-, the City Manager is authorized to execute PLHA Agreement, on behalf of GRANTEE, that are within available allocated PLHA funding and in a standard form approved by the City Attorney.

NOW, THEREFORE, it is agreed between the parties hereto that:

1. TERM

The term of this Agreement shall commence on February __, 2026 unless terminated earlier pursuant to the terms of this Agreement, shall continue until March 31, 2030 The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which SUBRECIPIENT remains in control of PLHA funds or other PLHA assets, including Program Income.

2. SCOPE OF WORK

SUBRECIPIENT will be responsible for administering services in a manner satisfactory to GRANTEE and consistent with any standards required as a condition of providing these funds. GRANTEE will also perform the services set forth in Exhibit "A" entitled "Scope of Work" attached hereto and incorporated by reference herein and made a part hereof.

SUBRECIPIENT shall administer the Program for the whole of the term of the Agreement. SUBRECIPIENT shall administer the Program in compliance with the PLHA requirements and in a manner that meets the statewide goals.

GRANTEE will monitor the performance of SUBRECIPIENT against goals and performance standards as stated above. Substandard performance as determined by GRANTEE will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by SUBRECIPIENT within a reasonable amount of time after being notified by GRANTEE, contract suspension or termination procedures will be initiated.

3. RECORDS AND REPORTS

On a quarterly basis, SUBRECIPIENT shall submit to GRANTEE, in a form acceptable to GRANTEE, a performance report summarizing the number of unduplicated persons served, including race, ethnicity, and income data. The performance report shall be submitted within thirty days of the close of each quarter.

SUBRECIPIENT shall ensure the PLHA grant funds provided by GRANTEE are clearly identified as subawards and include the following information:

- SUBRECIPIENT NAME:
- Subrecipient ID(DUNS):
- State Award Identification Number: (PLHA Grant#)
- State Award Date:
- Period of Performance:
- State Funds Obligated by this Agreement:
- State Award project description:

SUBRECIPIENT shall maintain all records required by the State October 2019 PLHA Final Guidelines specified in Section 500 and 501 that are pertinent to the activities funded under this Agreement. Such records shall include but not be limited to:

a) A full description of each activity undertaken;
b) Records demonstrating each activity undertaken meets one of the PLHA program eligible activities;

c) Records required to determine the eligibility of activities;
d) Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with PLHA assistance;
e) Records documenting compliance with the Housing First practices in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8255(b)(8);
f) Financial records as required by HSC Section 50470, subdivision (d). Reference cited: HSC Section 50470, subdivision (b)(2)(B)(ii)(III) and subdivision (b)(2)(B)(IV) and subdivision (b)(3), and
g) Other records necessary to document compliance in accordance with HSC Section 50470, subdivision (d). Reference cited: HSC Section 50470, subdivision (b)(2)(B)(ii)(IV) and subdivision (b)(3)

SUBRECIPIENT shall retain all project files, financial records, and any other documents related to the Program for a period of five years from the date of the close out of this Agreement, except in the following cases:

- If any litigation, claim, or audit is started before the expiration of the three-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken.
- When the SUBRECIPIENT is notified in writing by the GRANTEE to extend the retention period.
- Records for real property and equipment acquired with Federal funds must be retained for three years after final disposition.

GRANTEE shall monitor and evaluate SUBRECIPIENT's performance under this Agreement to determine compliance with this Agreement and PLHA requirements. SUBRECIPIENT shall cooperate with GRANTEE and any federal or state auditors authorized by GRANTEE and shall make available all information, documents, and records reasonably requested and shall provide GRANTEE the reasonable right of access to both records and personnel during normal business hours for the purpose of assuring compliance with this Agreement and evaluating performance hereunder. The rights of access in this section are not limited to the required retention period but last as long as the records are retained.

4. METHOD OF PAYMENT

Grant funds shall be disbursed to reimburse SUBRECIPIENT in accordance with an approved Proposed Budget by City and to be attached hereto as Exhibit "B" and incorporated herein. SUBRECIPIENT's sole source of compensation hereunder will be in the form of a grant of PLHA funds as described herein. It is expressly agreed and understood that the total amount to be paid by GRANTEE under this Agreement shall not exceed One hundred twenty-six thousand, three hundred ninety-six dollars and 32/100 ($126,396.32).

SUBRECIPIENT shall submit to GRANTEE a request for payment, in a form

acceptable to GRANTEE, on a quarterly basis for the term of the Agreement. Said request shall be accompanied with supporting documentation, including but not limited to paid receipts, invoices and timesheets, to allow GRANTEE to determine compliance with applicable federal regulations, including cost allowability.

GRANTEE shall pay all approved requests for payment pursuant to this Agreement within the normal course of business, typically within forty-five days of receipt. If GRANTEE disallows any cost submitted by SUBRECIPIENT, within thirty business days GRANTEE will provide written notification to SUBRECIPIENT of the disallowance, including any corrective action necessary to process payment.

All funds are paid contingent upon SUBRECIPIENT's continuous compliance with all applicable, uniform administrative requirements, program regulations, and recapture and reversion requirements set out in the Act. Any unearned or recaptured PLHA funding shall be returned to GRANTEE within thirty days of the earlier of termination of this Agreement or notice by GRANTEE. Any interest earned or received by SUBRECIPIENT thereon shall be remitted to the GRANTEE.

An authorized official for SUBRECIPIENT must provide a signed certification with each request that states the following: "By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the State award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812)."

SUBRECIPIENT understands and agrees the availability of PLHA funds is subject to the control HCD, or other state agencies and should the PLHA funds be encumbered, withdrawn or otherwise made unavailable to GRANTEE, whether earned by or promised to SUBRECIPIENT, and/or should GRANTEE in any fiscal year hereunder fail to allocate PLHA funds, GRANTEE shall not provide said funds unless and until they are made available for payment to GRANTEE by HCD and GRANTEE receives and allocates said funds. No other funds owned or controlled by GRANTEE shall be obligated under this Agreement to the Project(s).

5. PROGRAM INCOME

Any income generated by SUBRECIPIENT from the use of PLHA funds governed by this Agreement shall be considered PLHA program income. All PLHA program income shall be retained by SUBRECIPIENT for the term of this Agreement. The use of all PLHA program income is reserved specifically for services outlined in the Reuse Plan and is subject to the terms of this Agreement.

6. UNIFORM ADMINISTRATIVE REQUIREMENTS

SUBRECIPIENT shall adhere to and follow the Uniform Administrative Requirements found in the U.S. federal regulations at 2 CFR Part 200.

SUBRECIPIENT shall establish and maintain effective internal control over PLHA funds made available through this Agreement to provide reasonable assurance that the Program is administered in compliance with applicable state guidelines and the terms and conditions of this Agreement. This includes evaluation and internal monitoring of the Program and prompt, appropriate action when instances of noncompliance are identified.

SUBRECIPIENT shall follow a written procurement policy that allows for full and open competition that meets the minimum standards of the U.S. federal regulations at 2 CFR 200.317 through 200.326.

SUBRECIPIENT shall take reasonable measures to safeguard protected personally identifiable information and other information GRANTEE designates as sensitive consistent with applicable Federal, state and local laws regarding privacy and obligations of confidentiality.

SUBRECIPIENT will use its best efforts to afford small businesses, minority business enterprises, and women 's business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least 51% owned and controlled by minority group members or women.

SUBRECIPIENT may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

SUBRECIPIENT is prohibited from using PLHA funds or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

SUBRECIPIENT shall comply with the requirements of the state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement.

SUBRECIPIENT agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities.

SUBRECIPIENT shall maintain a financial management system that identifies all state awards received and expended and the state programs under which they were received, including:

- The Program title and number,
- State award identification number and year,
- Name of the State agency, and
- Name of the pass-through entity, if any.

SUBRECIPIENT shall follow written financial management policies and procedures that, at a minimum, provide for:

- Determination of allowable costs in accordance with the terms and conditions of this Agreement and the federal cost principles published in the U.S. federal regulations at 2 CFR 200 Subpart E;
- Effective control over, and accountability for, all funds, property, and other assets to ensure all assets are safeguarded and they are used solely for authorized purposes; and
- Accurate financial reporting on federal awards, authorizations, obligations, unobligated balances, assets, expenditures, income and interest and be supported by source documentation.

7. AUDIT REQUIREMENTS

Within thirty days of the close of SUBRECIPIENT's fiscal year, SUBRECIPIENT shall provide to GRANTEE a certification stating the total amount of federal awards expended in the fiscal year. The certification shall be signed by an authorized official.

SUBRECIPIENT agrees to have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200 Subpart F if SUBRECIPIENT expends $750,000 or more in federal awards during any fiscal year that overlaps with the term of this Agreement. SUBRECIPIENT shall submit a copy of the audit to GRANTEE and the Federal Audit Clearinghouse (FAC) within thirty calendar days after receipt of the auditor's report(s). SUBRECIPIENT shall make copies of the audit available for public inspection for three years from the date of submission to the FAC.

GRANTEE shall issue a management decision for audit findings that relate to this Agreement within six months of acceptance of the audit report by the FAC.

8. USE AND REVERSION OF ASSETS

SUBRECIPIENT shall transfer to GRANTEE any PLHA funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

9. CONFLICT OF INTEREST

SUBRECIPIENT shall maintain written standards of conduct covering conflicts of interest and governing the performance of its employees engaged in the selection, award and administration of contracts. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of SUBRECIPIENT. If SUBRECIPIENT has a

parent, affiliate, or subsidiary organization, the standards of conduct must cover organizational conflicts of interest to ensure SUBRECIPIENT is able to be impartial in conducting a procurement action involving a related organization.

At a minimum, the standards of conduct shall include any person who is an employee, agent, consultant, officer, or elected official or appointed official of SUBRECIPIENT. No covered persons who exercise or have exercised any functions or responsibilities with respect to PLHA activities assisted under this part, or who are in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a PLHA-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a PLHA-assisted activity, or with respect to the proceeds of the PLHA-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Both SUBRECIPIENT and any subcontractors shall complete a Disclosure of Conflict of Interest From included as Exhibit "D ". Upon written request, GRANTEE may grant an exception to the conflict of interest provisions on a case-by-case basis.

10. OTHER PROGRAM REQUIREMENTS

SUBRECIPIENT agrees to administer the services in compliance with all applicable City/County, State, and Federal guidelines including, but not limited to the following federal program requirements as now in effect and as may be amended from time to time:

Section 109 of the Housing and Community Development Act of 1974 requires that no person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance made available pursuant to the Act. Section 109 also directs that the prohibitions against discrimination on the basis of age under the Age Discrimination Act and the prohibitions against discrimination on the basis of disability under Section 504 shall apply to programs or activities receiving Federal financial assistance under Title I programs.

Equal Opportunity requirements as described in Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107.

Equal Protection of the Laws for Faith-Based and Community Organizations as described in Executive Order 13279 and the implementing regulations at 41 CFR chapter 60.

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135.

The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, and R of this part apply.

Exclusion of Debarred and Suspended Contractor requirements as described in 2 CFR Part 180.

Certain newly legalized aliens, as described in 24 CFR part 49, are not eligible to apply for CDBG benefits, including financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities made available with CDBG. Benefits do not include relocation services and payments to which persons displaced are entitled by law (24 CFR §570.613).

A building or facility designed, constructed, or altered with CDBG funds governed by this Agreement that meets the definition of "residential structure" as defined in 24 CFR 40.2 or the definition of "building" as defined in 41 CFR 101-19.602(a) is subject to the requirements of the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) and shall comply with the Uniform Federal Accessibility Standards (appendix A to 24 CFR part 40 for residential structures, and appendix A to 41 CFR part 101-19, subpart 101-19.6, for general type buildings).

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225) (ADA) provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and telecommunications.

The contract provisions for non-federal entity contract under federal awards as set forth in Exhibit "E".

11. CLOSEOUT AND REVERSION OF ASSETS

GRANTEE will close out this Agreement when it determines that all applicable administrative actions and all required work of the Agreement have been completed by SUBRECIPIENT .

Unless provided an extension through written notification by GRANTEE, SUBRECIPIENT shall complete the following actions no later than thirty calendar days after the end date of the term of this Agreement:

- Submit, all financial, performance, and other reports as required by the terms of this Agreement;
- Liquidate all obligations incurred under the Agreement; and
- Transfer to GRANTEE any accounts receivable attributable to the use of PLHA funds, including PLHA program income.

Notwithstanding the expiration or earlier termination of this Agreement, SUBRECIPIENT's obligations to GRANTEE shall not terminate until all closeout requirements are completed. The following obligations of SUBRECIPIENT shall survive the termination of this Agreement:

- SUBRECIPIENT'S indemnity obligations;
- the obligation to cause audits to be performed relating to SUBRECIPIENT'S activities and costs under this Agreement;
- the obligation to repay to GRANTEE any PLHA proceeds improperly disbursed to SUBRECIPIENT or disbursed for ineligible expenditures;

- any other obligations which cannot by their nature be performed until after the expiration of the Agreement such as the submittal of final payment request and performance reports.

Any real or personal property purchased in whole or in part with PLHA funds provided under this Agreement are subject to the following requirements that shall survive the termination of this Agreement:

- Insurance and reporting requirements regarding real and personal property acquired with federal funds in accordance with the uniform administrative requirements contained in the U.S. federal regulations published at 2 CFR Part 200; and
- For real property under SUBRECIPIENT's control that was acquired or improved in whole or in part with PLHA funds in excess of $25,000, said property shall be used to meet one of the national objectives in 24 CFR 570.208 for five years after close out of this Agreement. If the property is disposed of within five years of the close out of this Agreement, SUBRECIPIENT shall reimburse GRANTEE the a percentage of the current fair market value of the property equal to the percentage of PLHA funds expended to the overall acquisition and improvement cost of the property.

12. SUSPENSION AND TERMINATION

Termination for Convenience. This Agreement may be terminated by either party if SUBRECIPIENT and GRANTEE mutually agree in writing to its termination and upon the termination conditions, including the effective date and in the case of partial termination, the portion to be terminated.

Furthermore, GRANTEE may suspend or terminate this Agreement if SUBRECIPIENT materially fails to comply with any terms of this Agreement.

If, through any cause, the SUBRECIPIENT fails to fulfill in timely and proper manner its obligations under this Agreement, ineffectively or improperly use funds provided under this Agreement, or if SUBRECIPIENT shall violate any of the covenants, agreements, or stipulations of this Agreement, GRANTEE shall thereupon have the right to terminate this Agreement by giving written notice to SUBRECIPIENT of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In such event, all finished or unfinished documents and reports prepared by SUBRECIPIENT under this Agreement shall, at the option of GRANTEE, become its property and SUBRECIPIENT shall be entitled to receive just and equitable payment for any satisfactory work completed subject to the limitations of this Agreement.

13. MANDATORY DISCLOSURES

SUBRECIPIENT shall provide written notice to the GRANTEE within five days of all potential conflicts of interest and violations of criminal law involving fraud, bribery, or gratuity violations potentially affecting this Agreement. Failure to make required disclosures can result in termination of the Agreement and suspension or debarment from future federal awards.

14. FINDINGS CONFIDENTIAL

Any reports, information or data given to or prepared by SUBRECIPIENT concerning GRANTEE under this Agreement shall not be made available to any individual or organization by SUBRECIPIENT without first submitting them to GRANTEE.

15. GENERAL CONDITIONS

SUBRECIPIENT shall implement this Agreement in accordance with applicable Federal, State, County, and City laws, ordinances and codes. Should a Project receive additional funding after the commencement of this Agreement , SUBRECIPIENT shall notify GRANTEE in writing within thirty days of receiving notification from the funding source and submit a cost allocation plan for approval by GRANTEE within forty-five days of said official notification.

SUBRECIPIENT agrees to comply with the requirements of Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470)

SUBRECIPIENT further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

SUBRECIPIENT shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

SUBRECIPIENT shall comply with the bonding and insurance requirements set forth in 2 CFR Part 200. The SUBRECIPIENT shall additionally carry sufficient insurance and bond coverage as set forth in Exhibit "C".

SUBRECIPIENT shall subcontract all work or services through written contract or agreement subject to each provision of this Agreement and applicable City, County, State and Federal guidelines and regulations. Prior to execution of any subcontract hereunder, such subcontracts must be submitted by SUBRECIPIENT to GRANTEE for its review and approval, which will specifically include a determination of compliance. None of the work or services covered by this Agreement, including but not limited to consultant work or services, shall be subcontracted by SUBRECIPIENT or reimbursed by GRANTEE without prior written approval.

16. INDEPENDENT CONTRACTOR

In furnishing the services provided for herein, SUBRECIPIENT is acting solely as an independent contractor. Neither SUBRECIPIENT, nor any of its officers, agents or employees shall be deemed an officer, agent, employee, joint venturer, partner or associate of GRANTEE for any purpose. GRANTEE shall have no right to control or supervise or direct the manner or method by which SUBRECIPIENT shall perform its work and functions. However, GRANTEE shall retain the right to administer this Agreement so as to verify that SUBRECIPIENT is performing its obligations in accordance with the terms and conditions thereof.

This Agreement does not evidence a partnership or joint venture between SUBRECIPIENT and GRANTEE. SUBRECIPIENT shall have no authority to bind GRANTEE absent GRANTEE's express written consent. Except to the extent

otherwise provided in this Agreement, SUBRECIPIENT shall bear its own costs and expenses in pursuit thereof.

Because of its status as an independent contractor, SUBRECIPIENT and its officers, agents and employees shall have absolutely no right to employment rights and benefits available to GRANTEE's employees. SUBRECIPIENT shall be solely liable and responsible for all payroll and tax withholding and for providing to, or on behalf of, its employees all employee benefits including, without limitation, health, welfare and retirement benefits. In addition, together with its other obligations under this Agreement, SUBRECIPIENT shall be solely responsible, indemnify, defend and save GRANTEE harmless from all matters relating to employment and tax withholding for and payment of SUBRECIPIENT's employees, including, without limitation, (i) compliance with Social Security and unemployment insurance withholding, payment of workers compensation benefits, and all other laws and regulations governing matters of employee withholding, taxes and payment; and (ii) any claim of right or interest in GRANTEE employment benefits, entitlements, programs and/or funds offered employees of GRANTEE whether arising by reason of any common law, de facto, leased, or co-employee rights or other theory. It is acknowledged that during the term of this Agreement, SUBRECIPIENT may be providing services to others unrelated to GRANTEE or to this Agreement.

17. INDEMNIFICATION

To the furthest extent allowed by law including California Civil Code section 2782, SUBRECIPIENT shall indemnify, hold harmless and defend GRANTEE and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in Contract, tort or strict liability, including, but not limited to personal injury, death at any time and property damage) incurred by GRANTEE, SUBRECIPIENT or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance of this Agreement. SUBRECIPIENT's obligations under the preceding sentence shall apply regardless of whether GRANTEE or any of its officers, officials, employees, agents or volunteers are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or willful misconduct, of GRANTEE or any of its officers, officials, employees, agents or volunteers.

If SUBRECIPIENT should contract or subcontract all or any portion of the work to be performed under this Agreement, SUBRECIPIENT shall require each SUBRECIPIENT and/or subcontractor to indemnify, hold harmless and defend

GRANTEE and each of its officers, officials, employees, agents, and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Agreement.

18. NOTICES

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this Agreement shall be directed to the following contract representatives:

GRANTEE

City of Yuba City

Doug Libby, Development Services Director

1201 Civic Center Blvd. Yuba City, CA 95991

dlibby@yubacity.net

SUBRECIPIENT

Hands of Hope

Rick Millhollin, Executive Director

[address]

Rick@ychandsofhope.com

GRANTEE or SUBRECIPIENT may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the GRANTEE's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the GRANTEE or SUBRECIPIENT from its obligations under this Agreement.

GRANTEE may, in its discretion, amend this Agreement to conform with State or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both GRANTEE and SUBRECIPIENT.

19. ASSIGNMENT

SUBRECIPIENT shall not assign or transfer any interest in this Agreement without the prior written consent of the GRANTEE.

20. SEVERABILITY

If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining

provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

21. ATTORNEY FEES

If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party will be entitled to recover from the other party its reasonable attorney's fees and legal expenses.

22. BINDING ON ALL SUCCESSORS AND ASSIGNS

Unless otherwise expressly provided in this Agreement, all the terms and provisions of this Agreement shall be binding on and inure to the benefit of the parties hereto, and their respective nominees, heirs, successors, assigns, and legal representatives.

23. COUNTERPARTS

This Agreement may be executed in counterparts, each of which when executed and delivered will be deemed an original, and all of which together will constitute one instrument. The execution of this Agreement by any party hereto will not become effective until counterparts hereof have been executed by all parties hereto.

24. CUMULATIVE REMEDIES

No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity. All powers and remedies given by this Agreement shall be cumulative and in addition to those otherwise provided by law.

25. EFFECTIVE DATE

This Agreement shall be effective upon the Parties' complete execution following City Council approval.

26. ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement of the parties with respect to the subject matter hereof. This Agreement supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified or amended only by written instrument duly authorized and executed by both GRANTEE and SUBRECIPIENT.

27. EXHIBITS

Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.

28. EXPENSES INCURRED UPON EVENT OF DEFAULT

SUBRECIPIENT shall reimburse GRANTEE for all reasonable expenses and costs of collection and enforcement, including reasonable attorney's fees, incurred by GRANTEE as a result of one or more Events of Default by SUBRECIPIENT under this Agreement.

29. GOVERNING LAW AND VENUE

Except to the extent preempted by applicable federal law, the laws of the State of California shall govern all aspects of this Agreement, including execution, interpretation, performance, and enforcement. Venue for filing any action to enforce or interpret this Agreement will be Sutter County, California.

30. HEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

31. INTERPRETATION

This Agreement in its final form is the result of the combined efforts of the parties. Any ambiguity will not be construed in favor or against any party, but rather by construing the terms in accordance with their generally accepted meaning.

32. NO THIRD PARTY BENEFICIARY

The rights, interests, duties and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties other than expressly identified herein. No subcontractor, mechanic, materialman, laborer, vendor, or other person hired or retained by SUBRECIPIENT shall have any rights hereunder and shall look to SUBRECIPIENT as their sole source of recovery if not paid. No third party may enter any claim or bring any such action against GRANTEE under any circumstances. Except as provided by law, or as otherwise agreed to in writing between GRANTEE and such person, each such person shall be deemed to have

waived in writing all right to seek redress from GRANTEE under any circumstances whatsoever. SUBRECIPIENT shall include this paragraph in all contracts/subcontracts.

33. NO WAIVER

Neither failure nor delay on the part of the GRANTEE in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or the exercise of any other right. No waiver of any provision of this Agreement or consent to any departure by the SUBRECIPIENT therefrom shall be effective unless the same shall be in writing, signed on behalf of the GRANTEE by a duly authorized officer thereof, and the same shall be effective only in the specific instance for which it is given. No notice to or demand on the SUBRECIPIENT in any case shall entitle the SUBRECIPIENT to any other or further notices or demands in similar or other circumstances or constitute a waiver of any of the GRANTEE's right to take other or further action in any circumstances without notice or demand.

34. NON-RELIANCE

SUBRECIPIENT hereby acknowledges having obtained such independent legal or other advice as it has deemed necessary and declares that in no manner has it relied on GRANTEE, it agents, employees or attorneys in entering into this Agreement.

35. PRECEDENCE OF DOCUMENTS

In the event of any conflict between the body of this Agreement and any exhibit or attachment hereto, the terms and conditions of the body of this Agreement will control.

36. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

Attachments:

EXHIBIT A: SCOPE OF WORK AND BUDGET

EXHIBIT B: INSURANCE REQUIREMENTS

-SIGNATURE PAGE TO FOLLOW-

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

GRANTEE	**SUBRECIPIENT**
CITY OF YUBA CITY	HANDS OF HOPE
Robert Bendorf, City Manager	Rick Millhollin, Executive Director

EXHIBIT A
Scope of Work and Budget

PLHA GRANT SCOPE OF WORK:
LIFE ADVANCEMENT CENTER SHELTER

Scope of Work

Hands of Hope is respectfully requesting funding from PLHA Funding. Hands of Hope will utilize these funds to cover the costs of 3 FTE for the 44-bed shelter located at **916 Plumas Street, Yuba City, CA., 95991**. This funding will be utilized for the first year of shelter operations once reconstruction at the site is complete. We will be operating in partnership with Habitat for Humanity. These positions are vital for the sustainability of our shelter services. Staff will conduct intakes, assign beds and bedding, hand out shower caddies and laundry necessities. Shelter clients will also be connected to our onsite case managers to assist them in working past the barriers to housing, employment, and medical/behavioral health doctors as needed. The shelter will run 24 hours a day, 7 days a week.

Scope of Work	Description
Hands of Hope	$126,000 3 FT employees plus 10% administrative costs

Pricing

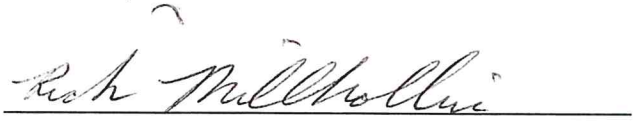
The following costs are for each item, as described below, to cover staffing for overnight shelter at The Life Advancement Center annually. This cost does not reflect entire financial need for staffing to operate shelter 24/7.

Services Cost Staffing/Administrative – Hands of Hope	Price
Staffing	$113,400
Administrative Cost	$12,600
Total	$126,000

QUALIFICATIONS

HANDS OF HOPE has been serving the homeless in our region for 18 years. Our current Executive Director has worked with the homeless population for 20 years and has overseen the day-to-day operations of a 64 bed facility in the past and currently oversees a 25 bed shelter in Marysville. Our case managers are very knowledgeable and connected to local resources that will assist us in connecting clients to needed resources to assist them in returning to permanent housing and employment for those that can and to acquire other forms of income, i.e. social security or disability, as need arises, for those who can't.

Thanks for your consideration.



Rick Millhollin, Executive Director Hands of Hope

EXHIBIT B
Insurance Requirements

ATTACHMENT 3

AGREEMENT BETWEEN

CITY OF CITY YUBA

AND

_____

FOR PEMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING

THIS AGREEMENT, entered this ___day of _____ 2026 ___by and between the City of Yuba City, California, (GRANTEE) and Regional Emergency Shelter Team (REST) (SUBRECIPIENT).

WHEREAS, the California Department of Housing and Community Development, hereinafter "HCD", is authorized Pursuant to Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470) Statutes of 2017 (SB 2, Atkins), which created the Building Homes and Jobs Trust Fund and the Permanent Local Housing Allocation ("PLHA") Program ("Program"), to provide funding Pursuant to Health and Safety Code, Section 50470 (b), the California Department of Housing and Community Development (referred to herein as "HCD" or "Department") under a Notice of Funding Availability (the "NOFA"), dated February 26, 2020, to govern administration of the fund and carry out the Program.

WHEREAS, GRANTEE is a recipient of PLHA funding for use in funding eligible activities to benefit its low and moderate income residents as defined in the Act; and

WHEREAS, GRANTEE in accordance with City Resolution No. 26-___, desires to provide PLHA funds to SUBRECIPIENT, for activities and services, as more fully described in Exhibit A, Scope of Services, upon the terms and conditions in this Agreement; and

WHEREAS, pursuant to City Resolution No. 26-, the City Manager is authorized to execute PLHA Agreement, on behalf of GRANTEE, that are within available allocated PLHA funding and in a standard form approved by the City Attorney.

NOW, THEREFORE, it is agreed between the parties hereto that:

1. TERM

The term of this Agreement shall commence on February __, 2026 unless terminated earlier pursuant to the terms of this Agreement, shall continue until March 31, 2030 The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which SUBRECIPIENT remains in control of PLHA funds or other PLHA assets, including Program Income.

2. SCOPE OF WORK

SUBRECIPIENT will be responsible for administering services in a manner satisfactory to GRANTEE and consistent with any standards required as a condition of providing these funds. GRANTEE will also perform the services set forth in Exhibit "A" entitled "Scope of Work" attached hereto and incorporated by reference herein and made a part hereof.

SUBRECIPIENT shall administer the Program for the whole of the term of the Agreement. SUBRECIPIENT shall administer the Program in compliance with the PLHA requirements and in a manner that meets the statewide goals.

GRANTEE will monitor the performance of SUBRECIPIENT against goals and performance standards as stated above. Substandard performance as determined by GRANTEE will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by SUBRECIPIENT within a reasonable amount of time after being notified by GRANTEE, contract suspension or termination procedures will be initiated.

3. RECORDS AND REPORTS

On a quarterly basis, SUBRECIPIENT shall submit to GRANTEE, in a form acceptable to GRANTEE, a performance report summarizing the number of unduplicated persons served, including race, ethnicity, and income data. The performance report shall be submitted within thirty days of the close of each quarter.

SUBRECIPIENT shall ensure the PLHA grant funds provided by GRANTEE are clearly identified as subawards and include the following information:

- SUBRECIPIENT NAME:
- Subrecipient ID(DUNS):
- State Award Identification Number: (PLHA Grant#)
- State Award Date:
- Period of Performance:
- State Funds Obligated by this Agreement:
- State Award project description:

SUBRECIPIENT shall maintain all records required by the State October 2019 PLHA Final Guidelines specified in Section 500 and 501 that are pertinent to the activities funded under this Agreement. Such records shall include but not be limited to:

a) A full description of each activity undertaken;
b) Records demonstrating each activity undertaken meets one of the PLHA program eligible activities;

c) Records required to determine the eligibility of activities;
d) Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with PLHA assistance;
e) Records documenting compliance with the Housing First practices in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8255(b)(8);
f) Financial records as required by HSC Section 50470, subdivision (d). Reference cited: HSC Section 50470, subdivision (b)(2)(B)(ii)(III) and subdivision (b)(2)(B)(IV) and subdivision (b)(3), and
g) Other records necessary to document compliance in accordance with HSC Section 50470, subdivision (d). Reference cited: HSC Section 50470, subdivision (b)(2)(B)(ii)(IV) and subdivision (b)(3)

SUBRECIPIENT shall retain all project files, financial records, and any other documents related to the Program for a period of five years from the date of the close out of this Agreement, except in the following cases:

- If any litigation, claim, or audit is started before the expiration of the three-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken.
- When the SUBRECIPIENT is notified in writing by the GRANTEE to extend the retention period.
- Records for real property and equipment acquired with Federal funds must be retained for three years after final disposition.

GRANTEE shall monitor and evaluate SUBRECIPIENT's performance under this Agreement to determine compliance with this Agreement and PLHA requirements. SUBRECIPIENT shall cooperate with GRANTEE and any federal or state auditors authorized by GRANTEE and shall make available all information, documents, and records reasonably requested and shall provide GRANTEE the reasonable right of access to both records and personnel during normal business hours for the purpose of assuring compliance with this Agreement and evaluating performance hereunder. The rights of access in this section are not limited to the required retention period but last as long as the records are retained.

4. METHOD OF PAYMENT

Grant funds shall be disbursed to reimburse SUBRECIPIENT in accordance with an approved Proposed Budget by City and to be attached hereto as Exhibit "B" and incorporated herein. SUBRECIPIENT's sole source of compensation hereunder will be in the form of a grant of PLHA funds as described herein. It is expressly agreed and understood that the total amount to be paid by GRANTEE under this Agreement shall not exceed One hundred twenty-six thousand, three hundred ninety-six dollars and 31/100 ($126,396.31).

SUBRECIPIENT shall submit to GRANTEE a request for payment, in a form

acceptable to GRANTEE, on a quarterly basis for the term of the Agreement. Said request shall be accompanied with supporting documentation, including but not limited to paid receipts, invoices and timesheets, to allow GRANTEE to determine compliance with applicable federal regulations, including cost allowability.

GRANTEE shall pay all approved requests for payment pursuant to this Agreement within the normal course of business, typically within forty-five days of receipt. If GRANTEE disallows any cost submitted by SUBRECIPIENT, within thirty business days GRANTEE will provide written notification to SUBRECIPIENT of the disallowance, including any corrective action necessary to process payment.

All funds are paid contingent upon SUBRECIPIENT's continuous compliance with all applicable, uniform administrative requirements, program regulations, and recapture and reversion requirements set out in the Act. Any unearned or recaptured PLHA funding shall be returned to GRANTEE within thirty days of the earlier of termination of this Agreement or notice by GRANTEE. Any interest earned or received by SUBRECIPIENT thereon shall be remitted to the GRANTEE.

An authorized official for SUBRECIPIENT must provide a signed certification with each request that states the following: "By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the State award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812)."

SUBRECIPIENT understands and agrees the availability of PLHA funds is subject to the control HCD, or other state agencies and should the PLHA funds be encumbered, withdrawn or otherwise made unavailable to GRANTEE, whether earned by or promised to SUBRECIPIENT, and/or should GRANTEE in any fiscal year hereunder fail to allocate PLHA funds, GRANTEE shall not provide said funds unless and until they are made available for payment to GRANTEE by HCD and GRANTEE receives and allocates said funds. No other funds owned or controlled by GRANTEE shall be obligated under this Agreement to the Project(s).

5. PROGRAM INCOME

Any income generated by SUBRECIPIENT from the use of PLHA funds governed by this Agreement shall be considered PLHA program income. All PLHA program income shall be retained by SUBRECIPIENT for the term of this Agreement. The use of all PLHA program income is reserved specifically for services outlined in the Reuse Plan and is subject to the terms of this Agreement.

6. UNIFORM ADMINISTRATIVE REQUIREMENTS

SUBRECIPIENT shall adhere to and follow the Uniform Administrative Requirements found in the U.S. federal regulations at 2 CFR Part 200.

SUBRECIPIENT shall establish and maintain effective internal control over PLHA funds made available through this Agreement to provide reasonable assurance that the Program is administered in compliance with applicable state guidelines and the terms and conditions of this Agreement. This includes evaluation and internal monitoring of the Program and prompt, appropriate action when instances of noncompliance are identified.

SUBRECIPIENT shall follow a written procurement policy that allows for full and open competition that meets the minimum standards of the U.S. federal regulations at 2 CFR 200.317 through 200.326.

SUBRECIPIENT shall take reasonable measures to safeguard protected personally identifiable information and other information GRANTEE designates as sensitive consistent with applicable Federal, state and local laws regarding privacy and obligations of confidentiality.

SUBRECIPIENT will use its best efforts to afford small businesses, minority business enterprises, and women 's business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least 51% owned and controlled by minority group members or women.

SUBRECIPIENT may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

SUBRECIPIENT is prohibited from using PLHA funds or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

SUBRECIPIENT shall comply with the requirements of the state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement.

SUBRECIPIENT agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities.

SUBRECIPIENT shall maintain a financial management system that identifies all state awards received and expended and the state programs under which they were received, including:

- The Program title and number,
- State award identification number and year,
- Name of the State agency, and
- Name of the pass-through entity, if any.

SUBRECIPIENT shall follow written financial management policies and procedures that, at a minimum, provide for:

- Determination of allowable costs in accordance with the terms and conditions of this Agreement and the federal cost principles published in the U.S. federal regulations at 2 CFR 200 Subpart E;
- Effective control over, and accountability for, all funds, property, and other assets to ensure all assets are safeguarded and they are used solely for authorized purposes; and
- Accurate financial reporting on federal awards, authorizations, obligations, unobligated balances, assets, expenditures, income and interest and be supported by source documentation.

7. AUDIT REQUIREMENTS

Within thirty days of the close of SUBRECIPIENT's fiscal year, SUBRECIPIENT shall provide to GRANTEE a certification stating the total amount of federal awards expended in the fiscal year. The certification shall be signed by an authorized official.

SUBRECIPIENT agrees to have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200 Subpart F if SUBRECIPIENT expends $750,000 or more in federal awards during any fiscal year that overlaps with the term of this Agreement. SUBRECIPIENT shall submit a copy of the audit to GRANTEE and the Federal Audit Clearinghouse (FAC) within thirty calendar days after receipt of the auditor's report(s). SUBRECIPIENT shall make copies of the audit available for public inspection for three years from the date of submission to the FAC.

GRANTEE shall issue a management decision for audit findings that relate to this Agreement within six months of acceptance of the audit report by the FAC.

8. USE AND REVERSION OF ASSETS

SUBRECIPIENT shall transfer to GRANTEE any PLHA funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

9. CONFLICT OF INTEREST

SUBRECIPIENT shall maintain written standards of conduct covering conflicts of interest and governing the performance of its employees engaged in the selection, award and administration of contracts. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of SUBRECIPIENT. If SUBRECIPIENT has a

parent, affiliate, or subsidiary organization, the standards of conduct must cover organizational conflicts of interest to ensure SUBRECIPIENT is able to be impartial in conducting a procurement action involving a related organization.

At a minimum, the standards of conduct shall include any person who is an employee, agent, consultant, officer, or elected official or appointed official of SUBRECIPIENT. No covered persons who exercise or have exercised any functions or responsibilities with respect to PLHA activities assisted under this part, or who are in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a PLHA-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a PLHA-assisted activity, or with respect to the proceeds of the PLHA-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Both SUBRECIPIENT and any subcontractors shall complete a Disclosure of Conflict of Interest From included as Exhibit "D ". Upon written request, GRANTEE may grant an exception to the conflict of interest provisions on a case-by-case basis.

10. OTHER PROGRAM REQUIREMENTS

SUBRECIPIENT agrees to administer the services in compliance with all applicable City/County, State, and Federal guidelines including, but not limited to the following federal program requirements as now in effect and as may be amended from time to time:

Section 109 of the Housing and Community Development Act of 1974 requires that no person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance made available pursuant to the Act. Section 109 also directs that the prohibitions against discrimination on the basis of age under the Age Discrimination Act and the prohibitions against discrimination on the basis of disability under Section 504 shall apply to programs or activities receiving Federal financial assistance under Title I programs.

Equal Opportunity requirements as described in Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107.

Equal Protection of the Laws for Faith-Based and Community Organizations as described in Executive Order 13279 and the implementing regulations at 41 CFR chapter 60.

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135.

The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, and R of this part apply.

Exclusion of Debarred and Suspended Contractor requirements as described in 2 CFR Part 180.

Certain newly legalized aliens, as described in 24 CFR part 49, are not eligible to apply for CDBG benefits, including financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities made available with CDBG. Benefits do not include relocation services and payments to which persons displaced are entitled by law (24 CFR §570.613).

A building or facility designed, constructed, or altered with CDBG funds governed by this Agreement that meets the definition of "residential structure" as defined in 24 CFR 40.2 or the definition of "building" as defined in 41 CFR 101-19.602(a) is subject to the requirements of the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) and shall comply with the Uniform Federal Accessibility Standards (appendix A to 24 CFR part 40 for residential structures, and appendix A to 41 CFR part 101-19, subpart 101-19.6, for general type buildings).

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225) (ADA) provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and telecommunications.

The contract provisions for non-federal entity contract under federal awards as set forth in Exhibit "E".

11. CLOSEOUT AND REVERSION OF ASSETS

GRANTEE will close out this Agreement when it determines that all applicable administrative actions and all required work of the Agreement have been completed by SUBRECIPIENT .

Unless provided an extension through written notification by GRANTEE, SUBRECIPIENT shall complete the following actions no later than thirty calendar days after the end date of the term of this Agreement:

- Submit, all financial, performance, and other reports as required by the terms of this Agreement;
- Liquidate all obligations incurred under the Agreement; and
- Transfer to GRANTEE any accounts receivable attributable to the use of PLHA funds, including PLHA program income.

Notwithstanding the expiration or earlier termination of this Agreement, SUBRECIPIENT's obligations to GRANTEE shall not terminate until all closeout requirements are completed. The following obligations of SUBRECIPIENT shall survive the termination of this Agreement:

- SUBRECIPIENT'S indemnity obligations;
- the obligation to cause audits to be performed relating to SUBRECIPIENT'S activities and costs under this Agreement;
- the obligation to repay to GRANTEE any PLHA proceeds improperly disbursed to SUBRECIPIENT or disbursed for ineligible expenditures;

- any other obligations which cannot by their nature be performed until after the expiration of the Agreement such as the submittal of final payment request and performance reports.

Any real or personal property purchased in whole or in part with PLHA funds provided under this Agreement are subject to the following requirements that shall survive the termination of this Agreement:

- Insurance and reporting requirements regarding real and personal property acquired with federal funds in accordance with the uniform administrative requirements contained in the U.S. federal regulations published at 2 CFR Part 200; and
- For real property under SUBRECIPIENT's control that was acquired or improved in whole or in part with PLHA funds in excess of $25,000, said property shall be used to meet one of the national objectives in 24 CFR 570.208 for five years after close out of this Agreement. If the property is disposed of within five years of the close out of this Agreement, SUBRECIPIENT shall reimburse GRANTEE the a percentage of the current fair market value of the property equal to the percentage of PLHA funds expended to the overall acquisition and improvement cost of the property.

12. SUSPENSION AND TERMINATION

Termination for Convenience. This Agreement may be terminated by either party if SUBRECIPIENT and GRANTEE mutually agree in writing to its termination and upon the termination conditions, including the effective date and in the case of partial termination, the portion to be terminated.

Furthermore, GRANTEE may suspend or terminate this Agreement if SUBRECIPIENT materially fails to comply with any terms of this Agreement.

If, through any cause, the SUBRECIPIENT fails to fulfill in timely and proper manner its obligations under this Agreement, ineffectively or improperly use funds provided under this Agreement, or if SUBRECIPIENT shall violate any of the covenants, agreements, or stipulations of this Agreement, GRANTEE shall thereupon have the right to terminate this Agreement by giving written notice to SUBRECIPIENT of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In such event, all finished or unfinished documents and reports prepared by SUBRECIPIENT under this Agreement shall, at the option of GRANTEE, become its property and SUBRECIPIENT shall be entitled to receive just and equitable payment for any satisfactory work completed subject to the limitations of this Agreement.

13. MANDATORY DISCLOSURES

SUBRECIPIENT shall provide written notice to the GRANTEE within five days of all potential conflicts of interest and violations of criminal law involving fraud, bribery, or gratuity violations potentially affecting this Agreement. Failure to make required disclosures can result in termination of the Agreement and suspension or debarment from future federal awards.

14. FINDINGS CONFIDENTIAL

Any reports, information or data given to or prepared by SUBRECIPIENT concerning GRANTEE under this Agreement shall not be made available to any individual or organization by SUBRECIPIENT without first submitting them to GRANTEE.

15. GENERAL CONDITIONS

SUBRECIPIENT shall implement this Agreement in accordance with applicable Federal, State, County, and City laws, ordinances and codes. Should a Project receive additional funding after the commencement of this Agreement , SUBRECIPIENT shall notify GRANTEE in writing within thirty days of receiving notification from the funding source and submit a cost allocation plan for approval by GRANTEE within forty-five days of said official notification.

SUBRECIPIENT agrees to comply with the requirements of Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470)

SUBRECIPIENT further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

SUBRECIPIENT shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

SUBRECIPIENT shall comply with the bonding and insurance requirements set forth in 2 CFR Part 200. The SUBRECIPIENT shall additionally carry sufficient insurance and bond coverage as set forth in Exhibit "C".

SUBRECIPIENT shall subcontract all work or services through written contract or agreement subject to each provision of this Agreement and applicable City, County, State and Federal guidelines and regulations. Prior to execution of any subcontract hereunder, such subcontracts must be submitted by SUBRECIPIENT to GRANTEE for its review and approval, which will specifically include a determination of compliance. None of the work or services covered by this Agreement, including but not limited to consultant work or services, shall be subcontracted by SUBRECIPIENT or reimbursed by GRANTEE without prior written approval.

16. INDEPENDENT CONTRACTOR

In furnishing the services provided for herein, SUBRECIPIENT is acting solely as an independent contractor. Neither SUBRECIPIENT, nor any of its officers, agents or employees shall be deemed an officer, agent, employee, joint venturer, partner or associate of GRANTEE for any purpose. GRANTEE shall have no right to control or supervise or direct the manner or method by which SUBRECIPIENT shall perform its work and functions. However, GRANTEE shall retain the right to administer this Agreement so as to verify that SUBRECIPIENT is performing its obligations in accordance with the terms and conditions thereof.

This Agreement does not evidence a partnership or joint venture between SUBRECIPIENT and GRANTEE. SUBRECIPIENT shall have no authority to bind GRANTEE absent GRANTEE's express written consent. Except to the extent

otherwise provided in this Agreement, SUBRECIPIENT shall bear its own costs and expenses in pursuit thereof.

Because of its status as an independent contractor, SUBRECIPIENT and its officers, agents and employees shall have absolutely no right to employment rights and benefits available to GRANTEE's employees. SUBRECIPIENT shall be solely liable and responsible for all payroll and tax withholding and for providing to, or on behalf of, its employees all employee benefits including, without limitation, health, welfare and retirement benefits. In addition, together with its other obligations under this Agreement, SUBRECIPIENT shall be solely responsible, indemnify, defend and save GRANTEE harmless from all matters relating to employment and tax withholding for and payment of SUBRECIPIENT's employees, including, without limitation, (i) compliance with Social Security and unemployment insurance withholding, payment of workers compensation benefits, and all other laws and regulations governing matters of employee withholding, taxes and payment; and (ii) any claim of right or interest in GRANTEE employment benefits, entitlements, programs and/or funds offered employees of GRANTEE whether arising by reason of any common law, de facto, leased, or co-employee rights or other theory. It is acknowledged that during the term of this Agreement, SUBRECIPIENT may be providing services to others unrelated to GRANTEE or to this Agreement.

17. INDEMNIFICATION

To the furthest extent allowed by law including California Civil Code section 2782, SUBRECIPIENT shall indemnify, hold harmless and defend GRANTEE and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in Contract, tort or strict liability, including, but not limited to personal injury, death at any time and property damage) incurred by GRANTEE, SUBRECIPIENT or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance of this Agreement. SUBRECIPIENT's obligations under the preceding sentence shall apply regardless of whether GRANTEE or any of its officers, officials, employees, agents or volunteers are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or willful misconduct, of GRANTEE or any of its officers, officials, employees, agents or volunteers.

If SUBRECIPIENT should contract or subcontract all or any portion of the work to be performed under this Agreement, SUBRECIPIENT shall require each SUBRECIPIENT and/or subcontractor to indemnify, hold harmless and defend

GRANTEE and each of its officers, officials, employees, agents, and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Agreement.

18. NOTICES

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this Agreement shall be directed to the following contract representatives:

GRANTEE

City of Yuba City

Doug Libby, Development Services Director

1201 Civic Center Blvd. Yuba City, CA 95991

dlibby@yubacity.net

SUBRECIPIENT

Regional Emergency Shelter Team (REST)

Rhonda Cameron, President

[address]

Restpresident530@gmail.com

GRANTEE or SUBRECIPIENT may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the GRANTEE's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the GRANTEE or SUBRECIPIENT from its obligations under this Agreement.

GRANTEE may, in its discretion, amend this Agreement to conform with State or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both GRANTEE and SUBRECIPIENT.

19. ASSIGNMENT

SUBRECIPIENT shall not assign or transfer any interest in this Agreement without the prior written consent of the GRANTEE.

20. SEVERABILITY

If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining

provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

21. ATTORNEY FEES

If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party will be entitled to recover from the other party its reasonable attorney's fees and legal expenses.

22. BINDING ON ALL SUCCESSORS AND ASSIGNS

Unless otherwise expressly provided in this Agreement, all the terms and provisions of this Agreement shall be binding on and inure to the benefit of the parties hereto, and their respective nominees, heirs, successors, assigns, and legal representatives.

23. COUNTERPARTS

This Agreement may be executed in counterparts, each of which when executed and delivered will be deemed an original, and all of which together will constitute one instrument. The execution of this Agreement by any party hereto will not become effective until counterparts hereof have been executed by all parties hereto.

24. CUMULATIVE REMEDIES

No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity. All powers and remedies given by this Agreement shall be cumulative and in addition to those otherwise provided by law.

25. EFFECTIVE DATE

This Agreement shall be effective upon the Parties' complete execution following City Council approval.

26. ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement of the parties with respect to the subject matter hereof. This Agreement supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified or amended only by written instrument duly authorized and executed by both GRANTEE and SUBRECIPIENT.

27. EXHIBITS

Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.

28. EXPENSES INCURRED UPON EVENT OF DEFAULT

SUBRECIPIENT shall reimburse GRANTEE for all reasonable expenses and costs of collection and enforcement, including reasonable attorney's fees, incurred by GRANTEE as a result of one or more Events of Default by SUBRECIPIENT under this Agreement.

29. GOVERNING LAW AND VENUE

Except to the extent preempted by applicable federal law, the laws of the State of California shall govern all aspects of this Agreement, including execution, interpretation, performance, and enforcement. Venue for filing any action to enforce or interpret this Agreement will be Sutter County, California.

30. HEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

31. INTERPRETATION

This Agreement in its final form is the result of the combined efforts of the parties. Any ambiguity will not be construed in favor or against any party, but rather by construing the terms in accordance with their generally accepted meaning.

32. NO THIRD PARTY BENEFICIARY

The rights, interests, duties and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties other than expressly identified herein. No subcontractor, mechanic, materialman, laborer, vendor, or other person hired or retained by SUBRECIPIENT shall have any rights hereunder and shall look to SUBRECIPIENT as their sole source of recovery if not paid. No third party may enter any claim or bring any such action against GRANTEE under any circumstances. Except as provided by law, or as otherwise agreed to in writing between GRANTEE and such person, each such person shall be deemed to have

waived in writing all right to seek redress from GRANTEE under any circumstances whatsoever. SUBRECIPIENT shall include this paragraph in all contracts/subcontracts.

33. NO WAIVER

Neither failure nor delay on the part of the GRANTEE in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or the exercise of any other right. No waiver of any provision of this Agreement or consent to any departure by the SUBRECIPIENT therefrom shall be effective unless the same shall be in writing, signed on behalf of the GRANTEE by a duly authorized officer thereof, and the same shall be effective only in the specific instance for which it is given. No notice to or demand on the SUBRECIPIENT in any case shall entitle the SUBRECIPIENT to any other or further notices or demands in similar or other circumstances or constitute a waiver of any of the GRANTEE's right to take other or further action in any circumstances without notice or demand.

34. NON-RELIANCE

SUBRECIPIENT hereby acknowledges having obtained such independent legal or other advice as it has deemed necessary and declares that in no manner has it relied on GRANTEE, it agents, employees or attorneys in entering into this Agreement.

35. PRECEDENCE OF DOCUMENTS

In the event of any conflict between the body of this Agreement and any exhibit or attachment hereto, the terms and conditions of the body of this Agreement will control.

36. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

Attachments:

EXHIBIT A: SCOPE OF WORK AND BUDGET

EXHIBIT B: INSURANCE REQUIREMENTS

-SIGNATURE PAGE TO FOLLOW-

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

GRANTEE	**SUBRECIPIENT**
CITY OF YUBA CITY	REGIONAL EMERGENCY SHELTER TEAM
Robert Bendorf, City Manager	Rhonda Cameron, President

EXHIBIT A
Scope of Work and Budget

Permanent Local Housing Allocation (PLHA) Funding

The Regional Emergency Shelter Team (REST) has been in existence for 16 seasons, providing winter shelter for single women, women with children, families with children, couples, and, as of this year, we have been called upon by the Adventist Health Hospital and other agencies to help to take on cooperative care slots for Men-at-Risk. These men who have come to us would have been released to the streets, with no resources to support them; a couple of them would not be able to get the treatment for their condition if they were not in a shelter situation.

The REST program is a non-profit organization primarily supported by donations and grants to operate throughout the winter seasons. REST currently has 6 paid staff members and works with volunteers who provide the extra support we need to function in the other areas, which include Intake, Morning Portal, and Intake Drivers and Transition Teams.

REST partners with Hands of Hope, Local Churches in Yuba City and Marysville, Be Xtra Community Center, and many other local agencies to provide a rotating shelter program for a week at a time during our 18 Week Season. This year, there is a greater need to support the unhoused, as the Salvation Army Depot is closed as of January 31, 2026; there is no longer 14 Forward. Fewer and fewer resources are available to single women, families, couples, and Men at Risk of not surviving the winter due to their health conditions.

The Function/Process of REST
We provide a safe, warm, comfortable, and nourishing environment for our guests, normally no more than 30 individuals; we have up to 36 guests this season. We intake our guests at Hands of Hope from 5:00 pm to 6:00 pm daily. All guests go through a screening process, even those sent from the hospital. They are checked in the Meagan's Law database and complete our clearance form. We check that only approved items can travel with them to the facility in a small bag. They are transported on our REST van, 8 to 9 passengers. Once all the vans have delivered the guests to the host facility, they are fed between 6:30 pm and 7:30 pm. The guests' complete chores, relax, talk with the volunteers until lights out at 9:00 pm, and come back on at 5:00 am. The van arrives to pick them up at 5:30 am to transport our guests back to Hands of hope where they eat breakfast, complete chores, and depart the premises by 8:00 am. Hands of Hope opens from 8:30 to 4:00 pm. For fifteen (15) hours, our guests are secure, safe, warm, and nourished

Due to the closure of other facilities, REST has been asked to extend operations for a few months past our normal closure date of the season, which is April 4, 2026. This means reaching out to our partners to see if they are willing to take on extra time to extend the season. The other option is to look for a place to be able to do the extended shelter program until June or the beginning of July.

Permanent Local Housing Allocation (PLHA) Funding

Budget Proposal

Description of items	**Cost**
Salary & Wages	$38,000.00
Insurance (workers Comp)	$5800.00
Vehicle Maintenance and Insurance	$6800.00
Supplies for day-to-day operation	$3000.00
Operating Expenses	$2500.00
Renting/Leasing	$30000.00
Estimated Total	**$86,100.00**

EXHIBIT B
Insurance Requirements

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Utilities Department
Presentation By: Phil Marler, Utilities Director

Summary

Subject: WWTF Outfall Replacement Project - SRF Loan Reimbursement Resolution

Recommendation: Adopt an updated Resolution stating the City's intent to comply with all conditions of the State Water Resources Control Board's Clean Water State Revolving Fund Loan Program Reimbursement Resolution requirements for the WWTF Effluent Outfall Diffuser Relocation Project

Fiscal Impact: Staff time managing existing consultant contracts and supporting the application process. The total project cost and funding terms are dependent on the level of funding success through the program, which is yet to be determined

---

Purpose:

To update the documents needed to apply for a low-interest loan fund for construction of the WWTF Effluent Outfall Diffuser Relocation Project. The project is necessary to comply with state requirements for continuous and reliable discharge of treated water from the Wastewater Treatment Facility to the Feather River in compliance with permit requirements.

Council's Strategic Goal:

This project addresses the City Council's goal for infrastructure by identifying and addressing the City's infrastructure financial needs.

Background:

The City of Yuba City Wastewater Treatment Facility (WWTF) treats wastewater from the City's collection system and disposes of the treated effluent. Operation of the WWTF and discharge of treated effluent to the Feather River is regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB) through Waste Discharge Order No. R5-2024-0055 and National Pollutant Discharge Elimination System (NPDES) Permit No. CA0079260.

Historically, the WWTF had two options to dispose of treated effluent: (1) discharge directly into the Feather River via an outfall diffuser pipe located upstream of Shanghai Falls; or (2) discharge into percolation/evaporation ponds located on the east side of the main river channel just downstream of Shanghai Falls.

In 2011, the Feather River scoured the riverbed near the existing outfall diffuser pipe, cutting a deep channel to the east. This redirected a large portion of the river flow to a newly formed channel, leaving the outfall diffuser pipe exposed under normal river flows. The outfall diffuser pipe is currently unavailable for use at river flows of less than approximately 10,000 cubic feet per second (cfs), effectively rendering it unable to meet permit requirements except during high river flows.

The City currently discharges to the Feather River primarily through a temporary pipeline located on the east side of the Feather River, just upstream of the effluent disposal ponds.

The State Water Resources Control Board (SWRCB) provides grant and loan funding to local public agencies for water and wastewater infrastructure projects through the Clean Water State Revolving Fund (SRF).

In 2023, the State placed the City of Yuba City's project on the SRF's eligibility list for an award of a $35 million loan for the City to construct the proposed pipeline and diffuser project. City staff has been working through the application process with the State over the past two years.

In 2025, cost projections were revised upward to $61.8 million. City staff is working with the SWRCB to increase the requested loan amount to $50 million. One option for obtaining additional funding is through the sale of revenue bonds. Staff is working with the Yuba-Sutter Economic Development Corporation to search for additional sources of funding.

Analysis:

The SRF program provides a mechanism for distributing a variety of federal and state funds to local agencies in the form of grants, low-interest loans, and low-interest loans with principal forgiveness.

The City would not be obligated to borrow the full amount approved by the State through the SRF application process. Thus, the City can continue to pursue alternate sources of funding, such as other grant funding, different loan sources, or revenue bonds.

If the financial assistance application is approved, staff will return to Council with the loan terms and request further direction related to acceptance of the financial assistance agreement conditions.

Fiscal Impact:

Staff has been coordinating the preparation and submission of the SRF application to determine possible State funding options. Submitting the application does not commit the City to a financial obligation at this time.

Alternatives:

Do not adopt the recommended Resolution and direct staff to pursue other means of financing.

Recommendation:

Adopt a Resolution stating the City's intent to comply with all conditions of the State Water Resources Control Board's Clean Water State Revolving Fund Loan Program reimbursement resolution requirements for the WWTF Effluent Outfall Diffuser Relocation Project.

Attachments:

1. Resolution Designating Reimbursement - 2-17-2026

Prepared By:
Katherine Willis
Environmental Compliance Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. 26-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY STATING ITS INTENTION TO COMPLY WITH ALL CONDITIONS OF THE STATE WATER RESOURCE CONTROL BOARD'S CLEAN WATER STATE REVOLVING FUND LOAN PROGRAM REIMBURSEMENT RESOLUTION REQUIREMENTS FOR THE WASTEWATER TREATMENT FACILITY EFFLUENT OUTFALL DIFFUSER RELOCATION PROJECT

WHEREAS**,** the City of Yuba City (the "Agency") desires to finance the costs of constructing certain public facilities and improvements relating to its wastewater system, including certain treatment facilities, pipelines and other infrastructure (the "Project"); and

WHEREAS, the Agency intends to finance the construction and/or reconstruction of the Project or portions of the Project with moneys ("Project Funds") provided by the State of California, acting by and through the State Water Resources Control Board (the State Water Board); and

WHEREAS, the State Water Board may fund the Project Funds with proceeds from the sale of obligations the interest upon which is excluded from gross income for federal income tax purposes (the "Obligations"); and

WHEREAS, the Agency has determined that those moneys to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the Agency for the Expenditures from the proceeds of the Obligations.

NOW, THEREFORE, the Agency does hereby resolve, order and determine as follows:

Section 1. The Agency hereby states its intention and reasonably expects to reimburse Expenditures paid prior to the issuance of the Obligations or the approval by the State Water Board of the Project Funds.

Section 2. The reasonably expected maximum principal amount of the Project Cost is $61,800,000.

Section 3. The Agency intends to finance the majority of the Project with $50,000,000 in Project Funds provided by the State of California, acting through the State Water Board.

Section 4. This resolution is being adopted no later than 60 days after the date on which the Agency will expend moneys for the construction portion of the Project costs to be reimbursed with Project Funds.

Section 5. Each Agency expenditure will be of a type properly chargeable to a capital account under general federal income tax principles.

Section 6. To the best of our knowledge, this Agency is not aware of the previous adoption of official intents by the Agency that have been made as a matter of course for the purpose of reimbursing expenditures and for which tax-exempt obligations have not been issued.

Section 7. This resolution is adopted as official intent of the Agency in order to comply with Treasury Regulation §1.150-2 and any other regulations of the internal Revenue Service relating to the qualification for reimbursement of Project costs.

Section 8. All the recitals of this Resolution are true and correct and this agency so finds, determines , and represents.

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 17th day of February, 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
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: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: City Water Service Connection for 1360 Richland Road (APN # 20-054-013)

Recommendation: Adopt a Resolution authorizing the City Manager to execute an extraterritorial service agreement with the property owner of 1360 Richland Road, Timothy Denney and Lori Denney, Trustees of the Denney Family Trust, under declaration of trust executed June 20, 2018, for connection to City water service following approval as to legal form by the City Attorney

Fiscal Impact: Water connection fees payable by the property owner to the City estimated to be $21,641.66, plus monthly water usage fees

---

Purpose:

To provide a Sutter County resident within the City's Sphere of Influence with City water service.

Council's Strategic Goal:

This project addresses the City Council's Strategic Goals of improving the City's Infrastructure and providing services that serve and protect residents.

Background:

On September 9, 2025, the owners of 1360 Richland Road, Timothy Denney and Lori Denney, Trustees of the Denney Family Trust, under declaration of trust executed June 20, 2018, inquired with City staff regarding options to connect to the City's water service. The residents expressed adverse reactions to the water supplied by the well on site, and desired to connect to City water in hopes of avoiding these adverse effects. The owner desires to have the house connected to City water, but keep the existing well active for landscape and irrigation needs.

The property is located outside the current City limits, but is within the City's Sphere of Influence. At the March 5, 2019 City Council meeting, policy was established to allow existing homes within the Sphere of Influence, but outside the City limits, to connect to City services if the parcel is willing to enter into an extraterritorial service agreement.

City staff have consulted with the residents of the property and discussed the process of connecting to the City's water system. The owner was provided a quote for the fees associated with connecting to City water and is willing to pay the full connection fees. The owner is agreeable to signing an

extraterritorial service agreement (Attachment 1, Exhibit A) and will also pay all construction costs to connect to City water. The agreement will establish guidelines for the connection to the City's water system, such as documenting any additional equipment needed for preventing a cross connection, the fees schedule, the terms of the agreement, etc.

Analysis:

The City maintains an existing 10-inch transmission line on Richland Road. It will be the owner's responsibility to connect to the existing transmission line by coordinating with a licensed plumber and through the City, to complete the water service installation from the existing transmission line to a new meter at the property line. All additional plumbing from the meter to the house will also be the owner's responsibility.

The owner has an existing well on the property and will need to install a backflow regulator to ensure there is no cross contamination with the City's water distribution system. The extraterritorial service agreement will require proper equipment to be installed and establish procedures if the area is annexed in the future.

Fiscal Impact:

Water connection fees payable by the property owner to the City are estimated to be $21,641.66, including fees for water service connection, extension, cellular meter, and service fees. The owner will also be assessed monthly usage fees based on the size of the meter installed in accordance with the City's fee schedule.

Alternatives:

1. Do not approve the agreement for a water service connection.
2. Modify the terms of the agreement by providing direction to staff.

Recommendation:

Adopt a Resolution authorizing the City Manager to execute an extraterritorial service agreement with the property owner of 1360 Richland Road, Timothy Denney and Lori Denney, Trustees of the Denney Family Trust, under declaration of trust executed June 20, 2018, for connection to City water service, following approval as to legal form by the City Attorney.

Attachments:

1. Resolution
2. Resolution Exhibit A - Extraterritorial Service Agreement

Prepared By:	Submitted By:
Kevin Bradford	Robert Bendorf
Deputy PW Director – Engineering	City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXTRATERRITORIAL WATER SERVICE AGREEMENT WITH TIMOTHY DENNY AND LORI DENNY, TRUSTEES OF THE DENNY FAMILY TRUST, UNDER DECLARATION OF TRUST EXECUTED JUNE 20, 2018 FOR THE PROPERTY LOCATED AT 1360 RICHLAND ROAD FOR CONNECTION TO CITY WATER SERVICES

WHEREAS, the property owner of 1360 Richland Road has approached the City with a written request to connect to the City's water system; and

WHEREAS, the property is located outside of the current City limits, but within the sphere of influence; and

WHEREAS, at the March 5, 2019 City Council meeting, policy was established, in coordination with Sutter LAFCO authorization, to allow existing homes within the sphere of influence, but outside City limits, to connect to City services if the parcel is willing to enter into an Extraterritorial Water Service Agreement; and

WHEREAS, the property owner is informed of the required connection fees and terms of the Extraterritorial Water Service Agreement (Exhibit A) and agreeable to entering into said agreement.

NOW, THEREFORE, the City Council of the City of Yuba City resolves 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 the City Manager to execute an Extraterritorial Water Service Agreement with Timothy and Lori Denney, Trustees of the Denney Family Trust, under declaration of trust executed June 20, 2018, owner of the property located at 1360 Richland Road, for connection to City water service, following approval as to legal form by the City Attorney.

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 17th day of February, 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit “A” – Extraterritorial Water Service Agreement

EXHIBIT “A”

Recording Requested by and
When Recorded Return to:

City Clerk
City of Yuba City
1201 Civic Center Blvd
Yuba City, CA 95993

NO FEE-Government Code §6103

(Space Above This Line for Recorder's Office Use Only)

EXTRATERRITORIAL WATER SERVICE AGREEMENT

This **EXTRATERRITORIAL WATER SERVICE AGREEMENT** ("Agreement") is made and entered into this _____ day of _____, 2026 (the "Commencement Date"), by and between **TIMOTHY DENNEY AND LORI DENNEY, TRUSTEES OF THE DENNEY FAMILY TRUST, UNDER DECLARATION OF TRUST EXECUTED JUNE 20, 2018** ("Owner"), and the **CITY OF YUBA CITY,** a California Municipal Corporation ("City").

RECITALS

A. Owner represents it has acquired lawful title to property identified by Sutter County Assessor's Parcel Numbers 20-054-013 located at 1360 Richland Road, Sutter County, CA (the "Property"), as more particularly described in **Exhibit "A."**

B. The Property is located outside of the incorporated boundaries of City within Sutter County, and neither Sutter County nor any other public agency currently provides water service to the Property. The Property is located within the City's sphere of influence, but outside the City's existing boundaries.

C. California Government Code § 56133(b) permits a City to provide new or extended services by agreement outside its jurisdictional boundaries but within its sphere of influence, in anticipation of a later change of organization. Sutter Local Agency Formation Commission ("LAFCO"), approved new or extended services outside the City Limits in 2001 through LAFCO file No. 01-02 and LAFCO Resolution No. 2001-01.

D. The City and Owner both agree it is not necessary for the Property to be annexed into the City at this time.

E. City currently owns and operates a water distribution system which conveys potable water originating in its service area through the City's transmission system. This water distribution system includes one 10-inch transmission main along Richland Road for distributing the water to nearby homes and business within City boundaries. In response to a request by Owner, City recently produced a quote of the costs for connecting to the City's water system and Owner would like to connect to water service at Owner's cost. The City's water distribution system is referred to herein as "Distribution System." The City's water service line is referred to herein as

"City Water Service Line." Owner's water service line is referred to herein as "New Water Service Line"

F. Owner has agreed to make payments described herein with respect to the water service for the Property in accordance with the fees and rates set by the City for its users, and to comply with City's Municipal Code as may be amended from time to time, as more fully set forth herein.

G. This Agreement is intended to comply with LAFCO requirements for an extra-territorial water service agreement with City.

H. The City has identified options to provide water supply to Owner to accommodate Owner's water demands at the Property, provided Owner meets certain conditions as set forth below, and

I. The Parties desire to enter into such agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto, agree as follows:

ARTICLE I. RIGHTS AND OBLIGATIONS

1. Recitals Incorporated. The recitals set forth above are true and correct and are hereby incorporated into and made a part of this Agreement.

2. Term, Ownership, and Effectiveness of Agreement: This Agreement shall become effective when executed by both parties hereto. The Agreement shall continue in perpetuity or until such time as the Property is annexed into the corporate boundaries of City. At such time, Owner shall have such rights, privileges, and duties, including fees and rates, as all other City citizens for the then current water service classification. The City and Owner agree that should the City ultimately annex the Property in the future into the City, Owner will not contest annexation. Owner intends that this Agreement shall constitute its written consent to the annexation of the lands described herein and shall bind its heirs, successors, grantees and/or assigns, and all persons having or acquiring any interest subsequent hereto in said lands, and shall constitute by this Agreement a covenant running with the land and binding upon said successors, grantees and/or assigns that they in fact consent to the annexation of said lands to City and shall execute whatever documentation as may be necessary and do all things required of them to effectuate the annexation at such time as City deems annexation to be in its best interest.

3. Location for Connection to City Water Distribution System. Owner and City acknowledge the nearest City municipal water distribution system to serve the Property will be at the Connection Point. The Connection Point is defined as the downstream side of the water meter. Connection to City's Water Distribution System by Owner shall be made at this location.

4. Metered Service Connection. The City will install a meter on Owner's property. Owner will pay for installation, maintenance and repair of the meter, unless damaged by the City. All costs and expenses incident to any connection to the Water Distribution System from private property are to be borne by the property owner or water user, who shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation of water lines or appurtenances thereto.

5. New Water Service Line. Owner, at their sole expense and without reimbursement from the City, shall be required to install a water line as necessary to connect from the City's Water Distribution System to the Property downstream from the meter. Owner shall represent, warrant, and covenant to the City that Owner completed all necessary construction/installation to the Property from the Connection Point ("New Water Service Line") after receiving all respective County of Sutter and City permits and that the New Water Service Line was constructed in accordance with all respective laws and standards.

6. System Facilities, Operation, and Maintenance. Owner shall be responsible for the operation, maintenance and repair of all components of the New Water Service Line downstream from the meter. Under no circumstances shall the City be required to maintain, repair or replace the New Water Service Line unless and until the City, at its sole discretion and option, accepts dedication of the water system or any portion thereof in increments at some future date. Any other water system installed by Owner on the Property connected to a well or other source of water not from the City's Water Distribution System is not part of the New Water Service Line, and shall be private ("Private Water System"). It is the sole responsibility of Owner to repair, maintain, and replace all Private Water System, and City shall have no responsibility or liability for the Private Water System. Owner shall obtain all necessary permits or other approvals necessary for constructing and connecting Owner's Private Water System.

7. Disconnecting of Existing On-Site Private Water System(s). Owner shall disconnect all existing on-site Private Water System(s) on the Property per County standards, and any Private Water System shall be fully separated from and not connected to the City's Water Distribution System and New Water Service Line effective as soon as the City extends the service line from Richland Road to the Connection Point and installs the meter. A backflow regulator shall be installed at Owner's expense to ensure no future connections can contaminate the City's Water Distribution System. Owner will be required to comply with City's Municipal Code as may be amended from time to time, including abandonment of onsite wells in compliance with State of California Well Standards, with sixty (60) days written notice. Owner shall not apply any water obtained from onsite wells to the City's Water Distribution System.

8. No Representation Regarding Water Service, Pressure, Volume, or Quality For Any Private Water System. Owner agrees that there is no guarantee, warranty, or other representation regarding water service, pressure, volume, or quality from the City or associated with water service from the City. This would include no guarantee, warranty or representation that Owner or any other users on the Property will not have allergic or other reactions to the City's water. The City specifically disclaims any kind of representation, warranty, or guaranty, of any private water system.

9. City to Provide Water Services. Upon Owner's full and complete performance of all of Owner's obligations and responsibilities under this Agreement, the City agrees to provide the Property with water services from the City's Water Distribution System and Water Treatment Plant. The City's obligation to provide the Property with water services from the City's Water Distribution System is conditioned upon the City and Owner obtaining the consent of all applicable governmental agencies. As a condition to providing water service, the City shall have the right of access to water meters, including any required irrigation meter(s), whether located on City-owned real property, New Water Service Line, or the Property. Owner shall promptly notify the City of any needed repairs of damaged water meter(s) and/or water meter box(es). The City shall respond to such notifications in a reasonable amount of time.

10. Obligations and Responsibilities of Owner to Pay for Municipal Utility Services Provided by City. Prior to the start of service, Owner agrees to promptly pay to the City any and all statutory and/or customary connection and service fees, adopted by the City for users connecting to the City's water system, and other related items, as well as any cost of construction of a water line to the Connection Point. A detailed quote with current fees can be found in **Exhibit "B"** attached hereto and incorporated by reference. Owner agrees to apply to the City for a municipal utility water account, maintain its water municipal utility water service account with the City in a current status, and comply with – and be subject to – City's Municipal Code, as subsequently updated or amended. Owner acknowledges and agrees that if the water bill is not paid on, or before the 45th day after the bill was sent, service may be discontinued. A delinquency charge will be made and collected prior to renewing service following the discontinuance. Payments must be made prior to 8:30 a.m. on the scheduled discontinuance day. A payment drop box is available at the entrance of City Hall.

11. Inspection. City shall have the right to inspect and examine the Water Distribution System at any time, including during construction and operation of any portion of the New Water Service Line, and have the right to access all water meters.

12. Indemnification of City: To the greatest extent allowed by law, Owner shall indemnify, hold harmless and defend the City and each of its officers, officials, employees, agents or volunteers from any and all loss, liability, fines, penalties, forfeitures, costs, and damages (whether in contract, tort, or strict liability, including but not limited to personal injury, death at any time, and property damage) incurred by the City, Owner or any other person, and from any and all claims, demands, liabilities, damages, and actions in law or equity (including attorney's fees and litigation expenses incurred by the City or held to be the liability of the City, and including plaintiff's attorneys' fees if awarded), arising or alleged to have arisen directly or indirectly out of (a) the making of this Agreement; (b) the performance of this Agreement; (c) the performance of any or all work to be done in and upon the street rights-of-way, upon the Property or premises adjacent thereto pursuant to this Agreement; (d) arising or alleged to have arisen directly or indirectly in any way related to the design, construction, installation, maintenance and operation of the City's Water Distribution System or New Water Service Line by anyone occupying any portion of the Property, including, without limitation, any such claims, causes of action, damages, liabilities, fees, costs, expenses, and attorney fees arising from inadequate flow, blockage, backflow, water quality, etc. Owner's obligations under the preceding sentence shall apply regardless of whether Owner or any of its officers, officials, employees, agents, or volunteers are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs, or damages caused by the active or sole negligence, or the willful misconduct, of the City or any of its officers, officials, employees, agents, or volunteers. This section shall survive termination or expiration of this Agreement.

13. Covenants Running with the Land. Owner acknowledges and agrees all of Owner's covenants, agreements, promises, representations, and warranties, as set forth in this Agreement, are covenants running with Owner's Property as defined in the applicable provisions of Sections 1457 et seq. of the California Civil Code, shall be in favor of and for the benefit of the City and shall be enforceable by the City. Owner's covenants, agreements, promises, representations and warranties as contained in this Agreement, shall run with the Property and shall be binding on Owner and Owner's successors, assigns, lessees and all parties and persons claiming under them. Owner consents to this Agreement being recorded as covenant running with the Property.

14. Successors and Assigns. The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. Owner may not assign its rights and/or obligations under this Agreement without the prior written consent of City, which consent shall not be unreasonably withheld. Any such consent by City shall not, in any way, relieve Owner of its obligations and responsibilities under this Agreement.

15. Notices. Any notice required or intended to be given to either party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if delivered personally, transmitted by facsimile followed by telephone confirmation of receipt, or sent by United States registered or certified mail, with postage prepaid, return receipt requested, addressed to the party to which notice is to be given at the party's address set forth below, or at such other address as the parties may from time to time designate by written notice. Notices served by United States mail in the manner above described shall be deemed sufficiently served or given at the time of the mailing thereof. All notices regarding any new or increased fee or rate increases affecting the applicable fees and rates in this Agreement, shall be provided in the same manner provided to all customers subject to the new or increased fees and charges.

For the City: City Manager
1201 Civic Center Blvd
Yuba City, Ca 95993

For Owner:

(By mail)
Timothy Denney and Lori Denney, Trustees
1360 Richland Road
Yuba City, CA, 95993

(Personnel delivery)
Timothy Denney and Lori Denney, Trustees
1360 Richland Road
Yuba City, CA, 95993

16. Binding. Once this Agreement is signed by all parties, it shall be binding upon, and shall inure to the benefit of, both parties.

17. Compliance with the Law. In providing the services required under this Agreement, Owner shall at all times comply with all applicable laws of the United States, the State of California, and the City, and with all applicable regulations promulgated by federal, state, regional, or local administrative and regulatory agencies, now in force and as they may be enacted, issued, or amended during the term of this Agreement. Owner, not the City, is responsible for determining applicability of and compliance with all Local, State, and Federal laws including, without limitation, the California Labor Code, Public Contract Code, Public Resources Code, Health & Safety Code, Government Code, and the Yuba City Municipal Code. The City makes no representations regarding the applicability of any such laws to this Agreement, the project, or the parties' respective rights or obligations hereunder including, without limitation, payment of prevailing

wages, competitive bidding, subcontractor listing, or other matters. The City shall not be liable or responsible, in law or equity, to any person for Owner's failure to comply with any such laws, whether the City knew or should have known of the need for Owner to comply, or whether the City failed to notify Owner of the need to comply.

18. Waiver. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.

19. Public Health, Safety and Welfare. Nothing contained in this Agreement shall limit the City's authority to exercise its police powers, governmental authority, or take other appropriate actions to address issues of public health, safety, and welfare as deemed appropriate by the City in its sole determination and discretion.

20. Governing Law and Venue. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California, excluding, however, any conflict of laws rule which would apply the law of another jurisdiction. Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Agreement and any rights and duties hereunder shall be Sutter County, California.

21. Headings. The section headings in this Agreement are for convenience and reference only and shall not be construed or held in any way to explain, modify, or add to the interpretation or meaning of the provisions of this Agreement.

22. Severability. The provisions of this Agreement are severable, provided either Party has given Notice as set forth in this Agreement. The invalidity or unenforceability of any one provision in this Agreement shall not affect the other provisions.

23. Interpretation. The parties acknowledge that this Agreement in its final form is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be resolved by construing this Agreement in favor of or against either party, but rather by construing the terms in accordance with their generally accepted meaning.

24. Attorney's Fees. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fees, costs and legal expenses.

25. Exhibits. Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.

26. Precedence of Documents. In the event of any conflict between the body of this Agreement and any exhibit or attachment hereto, the terms and conditions of the body of this Agreement shall control and take precedence over the terms and conditions expressed within the exhibit or attachment. Furthermore, any terms or conditions contained within any exhibit or attachment hereto, which purport to modify the allocation of risk between the parties, provided for within the body of this Agreement shall be null and void.

27. Time of Essence. Time is of the essence in the fulfillment by the parties hereto of their obligations under this Agreement.

28. Amendment, Etc. No amendment or waiver of any provisions of this Agreement, or consent to any departure from its terms, shall be effective unless the same shall be in writing and signed by the parties hereto.

29. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity, except the Owner (i) cannot seek money damages or pursue an action in law; and (ii) is instead limited to bringing a proceeding in the nature of specific performance, injunctive relief or mandamus, or any other action in equity to require good-faith compliance with this Agreement, such as an action to provide Owner's Property with sewer services from City's Water Distribution System.

30. No Third Party Beneficiaries. The rights, interests, duties, and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties.

31. Extent of Agreement. Each party acknowledges that they have read and fully understand the contents of this Agreement. This Agreement represents the entire and integrated agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be modified only by written instrument duly authorized and executed by both the City and Owner.

32. Third Party Approvals. The Parties acknowledge that there may be approvals from third parties (such as those involving public utilities, railroad right-of-way, etc.) that are required to allow the City to provide Owner's Property with water services from the City's Water Distribution System. The approvals are conditions precedent to performance, and to the extent Owner is unable to obtain them, the City shall seek said third-party approvals in good faith at Owner's sole cost and expense.

33. Execution in Counterparts. This Agreement may be executed in counterparts, all of which taken together shall constitute an original hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement on behalf of each representative Party as of the date written below.

CITY:

City of Yuba City,
A California Municipal Corporation

By: _____
Marc Boomgaarden, Mayor

Date: _____

ATTEST:

By: _____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

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

OWNER:

The Denney Family Trust,
Dated June 20, 2018

By:_____
Timothy Denney, as
Trustee for the Denney
Family Trust, Dated June 20,
2018

Date:_____

By:_____
Lori Denney, as
Trustee for the Denney
Family Trust, Dated June 20,
2018

Date:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sutter)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sutter)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT “A”

DESCRIPTION OF PROPERTY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Law Office of Paulla Hyatt-McIntire

950 Tharp Rd., Ste. 701
Yuba City, CA 95993

MAIL TAX STATEMENTS TO:

Timothy and Lori Denney, Trustees
1360 Richland Road
Yuba City, CA 95993

2018-0008461

Recorded
Official Records
County of
Sutter
Donna M. Johnston
Clerk Recorder

08:35AM 26-Jun-2018

REC FEE 19.00
HFE-00 0.00

GG
Page 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 20-054-013

Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A §1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is $-0-. **R & T Code Section 11930 – Transfer to Grantors Revocable Trust**

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ Unincorporated area ☐ City of _____ and

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion;

☒ Transfer to a revocable trust;

☒ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

This real estate instrument is exempt from the fee imposed by Gov't Code 27388.1 and Grantor(s) has (have) checked the applicable exclusion;

☒ Transfer of real property that is a residential dwelling to an owner-occupier.

TIMOTHY E. DENNEY and LORI E. DENNEY, husband and wife as joint tenants,

hereby GRANT(S) to

TIMOTHY DENNEY and LORI DENNEY, Trustees of the Denney Family Trust, under Declaration of Trust executed June 20, 2018, the following described real property in the Unincorporated Area, County of Sutter, State of California:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as 1360 Richland Road.

Dated: June 20, 2018

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Timothy E. Denney
TIMOTHY E. DENNEY

Lori E. Denney
LORI E. DENNEY

State of California
County of Sutter

On June 20, 2018, before me, RACHEL A. TODD, a Notary Public, personally appeared TIMOTHY E. DENNEY and LORI E. DENNEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s), ~~is~~/are subscribed to the within instrument and acknowledged that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS ~~my~~ hand and official seal.

Signature Rachel A. Todd

RACHEL A. TODD
Commission # 2125376
Notary Public - California
Sutter County
My Comm. Expires Aug 29, 2019

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

All those portions of Lots 9 and 10 as shown on that certain Map entitled "Map of Subdivision of Jane Pratt Tract", filed in the office of the County Recorder of Sutter County, California, on July 7, 1908 in Book 1of Surveys, page 67, more particularly described as follows:

Beginning at a point on the Northerly line of said Lot 9, distant 435.40 feet Easterly from the Northwest corner of Lot 9; thence at right angles Southerly, a distance of 230.00 feet; thence at right angles Easterly, a distance of 163.00 feet; thence at right angles Northerly a distance of 230.00 feet to a point on the Northerly line of said Lot 10; thence Westerly along the Northerly line of said Lots 10 and 9, respectively, a distance of 163.00 feet to the point of beginning.

END OF DOCUMENT

EXHIBIT “B”

WATER CONNECTION QUOTE

BLD26-00144 - RESIDENTIAL WATER CONNECTION

A notice was added to this record on 2026-01-30.
Condition: Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Menu Add Delete Void Invoice Invoice & Pay ReCalc Help

Fee Calc. Factor: Job Value(Contractor)$0.00 **Fee Total** $21,641.66

Showing 1-8 of 8

Invoice #	Fee Item	Quantity	Unit	Fees	Status	Balance	Payment Period	Notes	Date Assessed	Fee Co
	Seismic Fee - Residential	1	Valuation	$0.50	NEW	$0.50	PRINT PERMIT		01/30/2026	SEIS_(
	Water Connection - 1" (25 GPM)	1	Each	$9,330.53	NEW	$9,330.53	FINAL INSPECT		01/30/2026	PWW_
	Building Permit Fee	1	Valuation	$268.15	NEW	$268.15	PRINT PERMIT		01/30/2026	BLD_0
	GIS/Technology Fee	1,500	Valuation	$1.43	NEW	$1.43	PRINT PERMIT		01/30/2026	BLD_0
	Green Building Standards Fee	1	Valuation	$1.00	NEW	$1.00	PRINT PERMIT		01/30/2026	BLD_0
	Water Extension - 1-2 Units	163	Lineal Ft	$6,334.18	NEW	$6,334.18	PRINT PERMIT		01/30/2026	PWW_
	Water Meter - 1"	1	Each	$744.87	NEW	$744.87	PRINT PERMIT		01/30/2026	PWW_
	Credit to Acct Code 507-44540	4,961	Neg $ Amt	$4,961.00	NEW	$4,961.00	FINAL	contracto...	01/30/2026	CR_16

Page 1 of 1

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: California Municipal Finance Authority Check Budget Adjustment

Recommendation: Authorize the Finance Director to make a budget adjustment of $16,250 to Account 100-44115 to receive funds from the California Municipal Finance Authority (CMFA) for the work that the Planning division completed on the Tax Equity and Fiscal Responsibility Act (TEFRA)

Fiscal Impact: A total of $16,250 will be received from CMFA and put into account 100-44115

Purpose:
To authorize a budget adjustment so that the City can receive the funds from CMFA.

Council's Strategic Goal:
This project addresses Council's goals of fiscal responsibility and infrastructure.

Background:
The Development Services Department Planning Division completed work on holding a Tax Equity and Fiscal Responsibility Act hearing for the Regional Housing Authority's (RHA) Richland Village Project, so that the public had an opportunity to comment on the proposed project and financing. This hearing was a required component for RHA to be able to access tax-exempt bonds for the funding of the Richland Village Project.

Analysis:
The City received a check in the amount of $16,250 from the California Municipal Finance Authority, which included a letter that states that it is a policy of CMFA to share 25% of the initial bond issuance with the host municipality. To receive this funding as a reimbursement to staff time spent by the Planning Division on the project, a budget adjustment is required.

Fiscal Impact:
This action will increase fee revenue received by the Planning Division of Development Services to offset the department's impact on the General Fund.

Alternatives:
Do not approve the adjustment at this time and provide direction to staff on how to proceed with acceptance of the CMFA check.

Attachments:

1. Resolution - CMFA Check Budget Adjustment

Prepared By:
Shannon Sardo
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY TO APPROVE A BUDGET ADJUSTMENT OF $16,250 TO RECEIVE THE REIMBURSEMENT FROM THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

WHEREAS, in October 2020, the City received a development plan application for the entitlement of a multi-phase, apartment complex from the Regional Housing Authority (RHA) located in the Richland Housing area, adjacent to the airport; and

WHEREAS, the development titled “Richland Village” proposes to construct a 133-unit affordable apartment home community on a 4.9-acre site at 470 Bernard Drive (APN 53-470-091) in Yuba City; and

WHEREAS, the Developer, Sutter County Affordable Homes (SCAH), an affiliate 501(c)(3) public non-profit entity of RHA, was awarded $30 million in funding through the HCD AHSC program, with $8.5 million designated for Yuba-Sutter Transit to construct a new transit facility; and

WHEREAS, the CTCAC has reserved $2,054,800 in low-income housing tax credits for the Richland Village project; and

WHEREAS, the Tax Equity and Fiscal Responsibility Act requires that a hearing is help to allow for public comment on projects where tax-exempt bonds are issued; and

WHEREAS, the City’s Planning Division worked with RHA to hold the required hearing; and

WHEREAS, because the City is the host municipality for this project, the California Municipal Finance Authority awarded a check in the amount of $16,250, or 25% of the initial bond issuance to the City.

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 of this Resolution are true and correct and incorporated herein.

2. The City Council authorizes the Finance Director or designee to make a budget adjustment of $16,250 to receive the check funds.

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 February 17, 2026 by the following vote:

AYES:

NOES:

ABSENT:

_____

Marc Boomgaarden, Mayor

ATTEST:

_____
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: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Development Services Department Recruitment Request – Code Enforcement Officer I/II

Recommendation: Authorize the Human Resources Department to conduct an open recruitment for a full-time permanent Code Enforcement Officer I/II to fill a recent vacancy in the Development Services Department

Fiscal Impact: This is an existing budgeted and funded General Fund position. Sufficient funding allocated in Account 1910-61210

Purpose:

To seek authorization to recruit for a vacant Code Enforcement Officer I/II position in the Development Services Department.

Council's Strategic Goal:

This request supports the City Council's goal of Public Safety and Business Friendly by ensuring the City can address blight, public safety and substandard property issues in our community.

Background:

Code Enforcement provides for the safety, health, and welfare of the citizens in their communities through the enforcement of building, zoning, housing, fire safety, environmental, and other codes and ordinances.

The Development Services Department has two budgeted and funded code enforcement officer positions. The department recently experienced a vacancy (beginning February 15, 2026) due to a more senior officer accepting a position with a different agency in our region.

The Code Enforcement Officer I position is an entry-level position focused on developing skills under close supervision, with an hourly rate of $28.21 - $34.28. The Code Enforcement Officer II position is a more journey-level position addressing more complex cases, with an hourly rate of $31.02 - $37.71.

Analysis

This recent vacancy results in a significant impact on Code Enforcement's ability to respond to the

community and on our remaining officer. The City's remaining officer began with the City in May 2025 and is still being trained and obtaining certification.

In 2025, the Code Enforcement division of Development Services received 859 citizen complaints, and 409 cases were resolved and closed.

Code Enforcement's responsiveness to the community is significantly impacted until a replacement officer is retained and trained. The department is exploring interim assistance from potential retired annuitants that have a law enforcement background.

The City Manager approved this request on January 29, 2026, making it eligible for City Council consideration due to the City's hiring freeze for General Fund, non-public safety positions.

Fiscal Impact:

This is an existing budgeted and funded General Fund position. Sufficient funding is allocated in Account 1910-61210. There is no additional General Fund impact to recruit for this position. Until filled, the General Fund will benefit from salary savings.

Alternatives:

The following alternatives are available to the City Council:

1. Do not authorize the Human Resources Department to conduct an open recruitment for a full-time permanent Code Enforcement Officer I/II; or

2. Provide the Development Services Department with alternative direction.

Recommendation:

Authorize the Human Resources Department to conduct an open recruitment for a full-time permanent Code Enforcement Officer I/II to fill a recent vacancy in the Development Services Department.

Attachments:
None

Prepared By:
Doug Libby
Director of Development Services

Submitted By:
Robert Bendorf
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Diona Pope, Director of Finance

Summary

Subject: Presentation of Investment Report – Quarter Ended December 31, 2025
Recommendation: Note & File Quarterly Investment Report
Fiscal Impact: Informational item only

Purpose:

To provide information regarding the investment of City funds.

Council's Strategic Goal:

This staff report addresses the City Council's Strategic Goal of fiscal responsibility.

Background:

In accordance with the City's adopted Investment Policies, staff prepared the attached investment report for City Council review for the previous quarter (October, November, and December 2025).

Analysis:

Portfolio Highlights:

- As of December 31, 2025, the City's overall investment portfolio (estimated market value) totaled $141,404,565, a, increase of $1,353,889 from the previous quarter.
- Notable transactions during the quarter that affected cash flow included:
    1. SBFCA project revenue, $3.7 million, offset by expenses, $5.2 million;
    2. Dept. of Water Resources grant revenue, $4.3 million;
    3. Sales tax receipts, $4.0 million;
    4. Debt service payment from various funds, $1.7 million;
    5. Streets and Roads revenues (RMRA, HUTA, & Recology), $1.3 million;
    6. OES grant revenue, $1.2 million

- The portfolio shows a "paper gain" of $2,381,082 as of December 31st. This represents the

amount of value that the City could gain if it were to liquidate its entire portfolio at the end of the reporting period. However, such gains will not be realized if the investments are held until maturity (which is the City's general investment strategy).

- The City's portfolio is slowly replacing higher-yield investments with lower-yield instruments with each maturing investment in this declining rate fixed income market, but the overall portfolio yield is showing well compared to past quarters due to market values of longer-maturity bonds in the portfolio increasing. The portfolio remains positioned for a declining yield environment by keeping the maturity dates of our purchases to a longer position, currently 1.58 weighted average years to maturity, while remaining watchful for signs of an economic shift. For the quarter ending 12/31/25, 18 investments matured, called or sold, partially, overall, with an average yield of 4.31%. Exclude asset-backed securities and six investments that matured or sold with an average yield of 4.29%. These funds were invested in nine instruments with an average yield of 3.81%. The Weighted Average Yield to Maturity of the City's total investment portfolio decreased from 4.00% to 3.85% for the quarter.
- The City's cash flow needs will be met by $45,183,362 million in liquid assets as of December 31st (approximately 32.7% of the City Held Investments portfolio value) currently invested in LAIF, CAMP, First American money management funds, and in the City's Wells Fargo checking account.

Outlook: The Federal Open Market Committee lowered the federal funds rate by 25 basis points while the economy is still growing at its fastest rate in two years, 4.3%. Expect to see continued longer durations and a focus on asset- and agency-backed securities, corporate bonds and US Treasuries over agency bonds due to reduced issuance and talk of privatization in the future.

Summary Overview: The City's investment portfolio remains safe and stable. Each investment complies with state law and the City's formal Investment Policies. Our three primary objectives for the City's portfolio are safety, liquidity, and then yield. Staff continue to conservatively look for opportunities in today's marketplace while remaining focused on our primary objectives.

Fiscal Impact:

Informational Item only.

Recommendation:

Note and file the Quarterly Investment Report for the period ending December 31, 2025.

Attachments:

1. 2Q26 Investment Report

Prepared By:
Diona Pope
City Treasurer

Submitted By:
Diona Pope
City Treasurer

ATTACHMENT 1

City of Yuba City

Treasurer's Quarterly Investment Report

AS PRESCRIBED BY CALIFORNIA GOVERNMENT CODE SECTION 53646

December 31, 2025

City of Yuba City – Month-By-Month Comparison Report
December 31, 2025

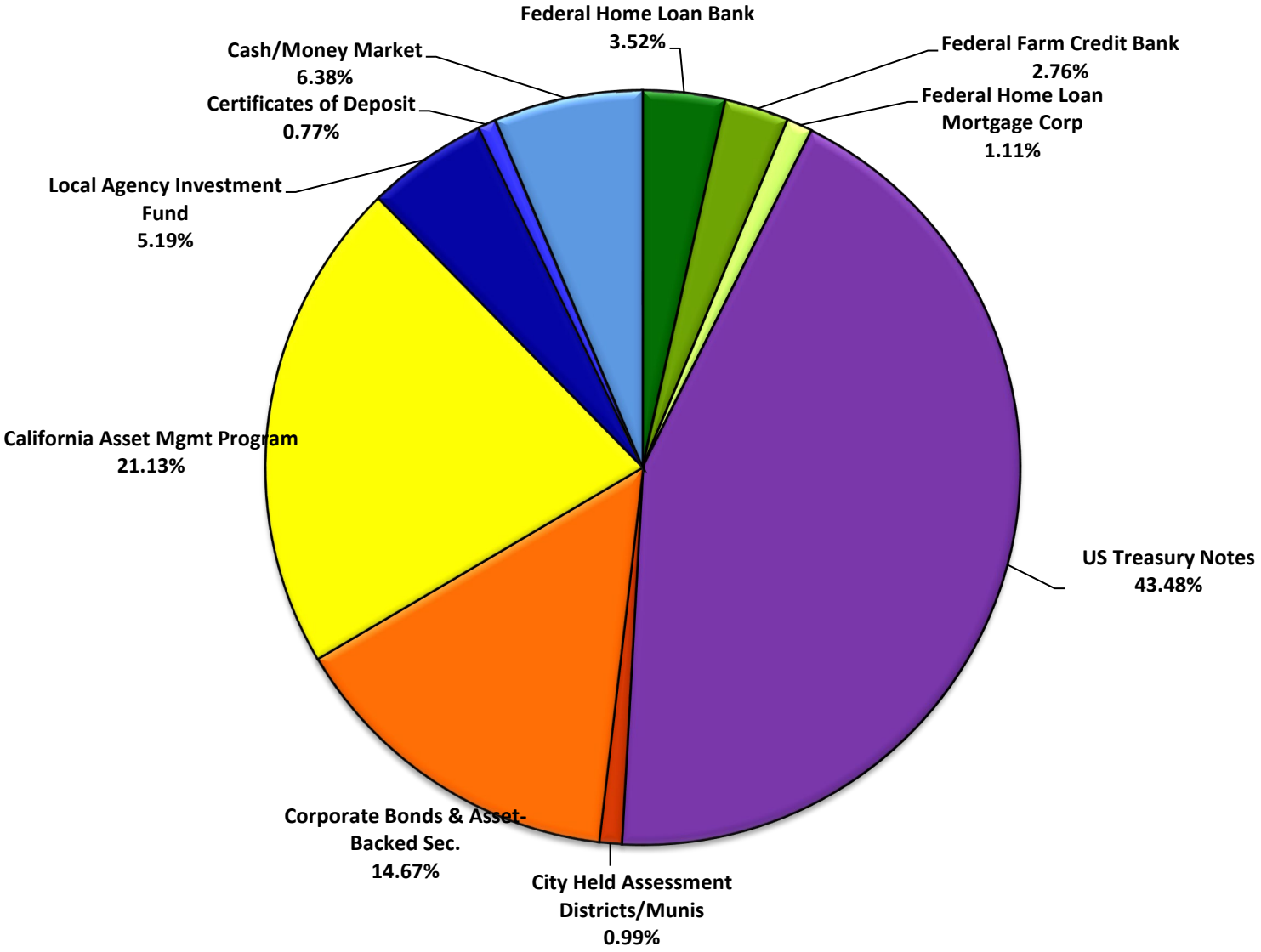
The following table provides a comparison of the portfolio for the quarter ending December, and the previous quarters ending October, November, and December 2025.

Portfolio Comparison				
	3/31/25	6/30/25	9/30/25	**12/31/25**
Cost Basis	$154,146,966	$165,166,083	$137,865,844	**$139,023,483**
Estimated Market Value	155,700,043	167,107,789	140,050,676	**141,404,565**
Unrealized Gains/(Losses) (1)	1,553,077	1,941,696	2,184,832	**2,381,082**
Liquidity	41.74%	45.74%	33.44%	**32.70%**
Weighted Average Years: Maturity of City Held Funds	1.39 years	1.30 years	1.58 years	**1.58 years**
LAIF Interest Rate	4.480%	4.269%	4.340%	**4.200%**
CAMP Interest Rate	4.470%	4.400%	4.360%	**3.950%**
Portfolio: Weighted Average Yield to Maturity at Market	4.03%	4.06%	4.00%	**3.85%**
CPI (Annualized)	2.4%	2.7%	3.0%	**2.7%**

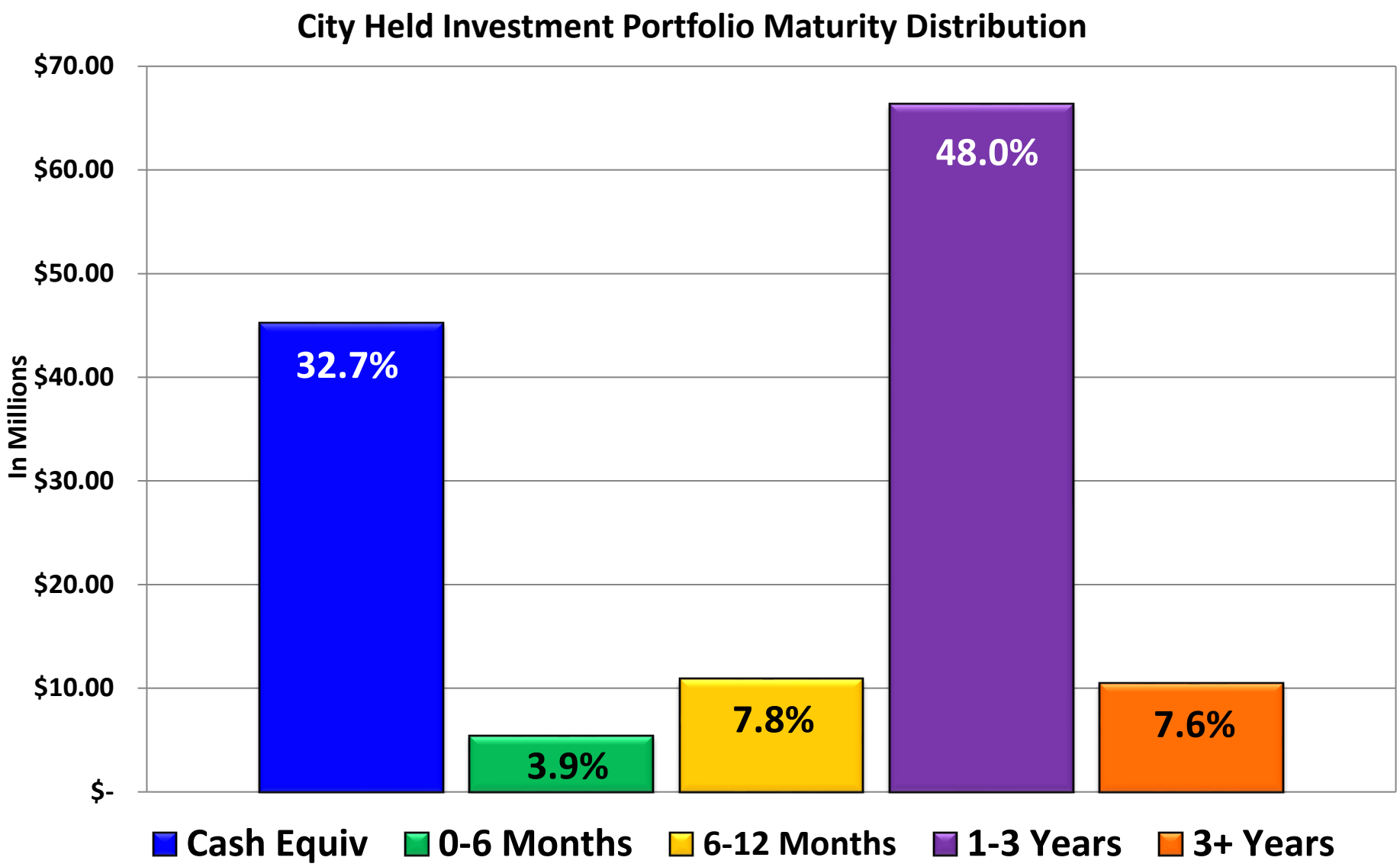
Note: (1) This represents the amount of money that the City would gain (or lose) if it were to liquidate its entire portfolio at the end of the reporting period. However, such gains (or losses) will not be realized if the investments are held until maturity (which is the City's historical investment strategy).

City of Yuba City – Quarterly Investment Report
December 31, 2025

Composition of City Held Investments



City of Yuba City – Quarterly Investment Report
December 31, 2025



City of Yuba City
Monthly Investment Statement
City Held Investments

December 2025

No.	Description of Security	CUSIP NO.	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
	U.S. Consumer Price Index (Inflation)		12/31/25		2.700%			
1	Local Agency Investment Fund (LAIF)	N/A	Daily	4.200%	4.200%	$ 7,156,679	$ 7,172,291	$ 15,612
2	Calif. Asset Management Program (CAMP)	N/A	Daily	3.950%	3.950%	$ 29,196,081	$ 29,196,081	-
3	Wells Fargo Money Market & Checking Accts.	N/A	Daily (Sweep)	3.657%	3.657%	$ 7,075,854	$ 7,075,854	-
4	First American Institutional Prime	26200630S	Daily	4.840%	4.840%	$ 1,739,135	$ 1,739,135	-
5	Morgan Stanley	61746BDZ6	01/27/26	3.875%	1.270%	$ 224,686	$ 199,972	(24,714)
6	US Treasury Notes	91282CGL9	02/15/26	4.000%	4.190%	$ 698,991	$ 700,203	1,212
7	Federal Farm Credit Bank	3133EPCF0	03/02/26	4.500%	5.060%	$ 1,086,581	$ 1,101,650	15,069
8	US Treasury Notes	91282CKH3	03/31/26	4.500%	4.117%	$ 1,453,625	$ 1,453,060	(566)
9	US Treasury Notes	91282CHB0	05/15/26	3.625%	3.730%	$ 672,207	$ 675,182	2,975
10	Toyota Motor Credit Corp	89236TJK2	06/18/26	1.125%	1.204%	$ 224,145	$ 222,269	(1,877)
11	US Treasury Notes	91282CKY6	06/30/26	4.625%	4.160%	$ 1,014,688	$ 1,005,190	(9,498)
12	US Treasury Notes	91282CCP4	07/31/26	0.625%	3.030%	$ 910,781	$ 995,427	84,646
13	US Treasury Notes	91282CCP4	07/31/26	0.625%	3.040%	$ 1,274,984	$ 1,393,478	118,494
14	US Treasury Notes	91282CCP4	07/31/26	0.625%	3.330%	$ 405,545	$ 443,235	37,690
15	US Treasury Notes	91282CCP4	07/31/26	0.625%	3.460%	$ 807,785	$ 882,859	75,074
16	US Treasury Notes	91282CCP4	07/31/26	0.625%	3.930%	$ 1,998,633	$ 2,184,381	185,748
17	Citibank NA Senior Notes	17325FBJ6	08/06/26	4.929%	4.165%	$ 780,611	$ 774,035	(6,576)
18	Federal Home Loan Bank	3130AWTQ3	09/11/26	4.625%	4.750%	$ 647,680	$ 654,479	6,799
19	Plumas Bank CD	269101799	09/17/26	0.000%	0.000%	$ 1,066,512	$ 1,066,512	-
20	US Treasury Notes	91282CJK	11/15/26	4.625%	4.044%	$ 856,179	$ 857,599	1,420
21	US Treasury Notes	912828U24	11/15/26	2.000%	1.939%	$ 857,648	$ 912,781	55,132
22	Federal Home Loan Bank	3130AQF65	12/21/26	1.250%	4.122%	$ 625,591	$ 684,887	59,296
23	John Deere Med Term Notes	24422EXF1	01/08/27	4.500%	4.110%	$ 1,206,168	$ 1,209,084	2,916
24	Federal Farm Credit Bank	3133ERS93	01/13/27	4.250%	4.282%	$ 999,480	$ 1,006,730	7,250
25	Target Corporation Notes	87612EBM7	01/15/27	1.950%	1.990%	$ 39,932	$ 39,281	(651)
26	Microsoft Corp	594918BY9	02/06/27	3.300%	4.360%	$ 673,813	$ 697,291	23,478
27	Berkshire Hathaway Financial Notes	084664CZ2	03/15/27	2.300%	2.690%	$ 417,261	$ 418,306	1,046
28	US Treasury Notes	91282CEF4	03/31/27	2.500%	4.404%	$ 795,716	$ 839,477	43,761
29	CARMAX 2022-3 A3	14318MAD1	04/15/27	0.000%	3.970%	$ 17,670	$ 17,670	(0)
30	US Treasury Notes	91282CEN7	04/30/27	2.750%	3.730%	$ 841,572	$ 866,521	24,949
31	UnitedHealth Group	91324PEG3	05/15/27	3.700%	3.710%	$ 39,978	$ 39,926	(52)
32	NAROT 2022-B A3	65480JAC4	05/17/27	4.460%	4.460%	$ 36,371	$ 36,416	46
33	US Treasury Notes	91282CEW7	06/30/27	3.250%	4.544%	$ 478,810	$ 498,280	19,470
34	US Treasury Notes	91282CFB2	07/31/27	2.750%	3.510%	$ 2,523,016	$ 2,623,022	100,006
35	US Treasury Notes	91282CFB2	07/31/27	2.750%	4.060%	$ 1,663,799	$ 1,729,748	65,949
36	US Treasury Notes	91282CFB2	07/31/27	2.750%	4.150%	$ 2,463,805	$ 2,561,464	97,659
37	US Treasury Notes	91282CFB2	07/31/27	2.750%	4.420%	$ 1,385,751	$ 1,440,679	54,928
38	US Treasury Notes	91282CFB2	07/31/27	2.750%	4.550%	$ 1,568,873	$ 1,631,059	62,186

City of Yuba City
Monthly Investment Statement
City Held Investments

December 2025

No.	Description of Security	CUSIP NO.	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
39	MBART 2022-1 A3	58768PAC8	08/16/27	5.210%	5.210%	$ 62,574	$ 62,771	197
40	Buttes Vista 2002-1 AD, 2013 Refunding		09/02/27	2.730%	2.730%	$ 83,097	$ 83,097	-
41	Apple Inc	037833DB3	09/12/27	2.900%	3.940%	$ 286,863	$ 296,319	9,456
42	Apple Inc	037833DB3	09/12/27	2.900%	4.135%	$ 473,730	$ 493,865	20,135
43	Pepsico	713448DY1	10/15/27	3.000%	4.238%	$ 711,060	$ 742,553	31,493
44	US Treasury Notes	91282CFZ9	11/30/27	3.875%	4.770%	$ 1,063,133	$ 1,084,304	21,171
45	US Treasury Notes	91282CFZ9	11/30/27	3.875%	4.200%	$ 3,755,617	$ 3,830,406	74,789
46	US Treasury Notes	91282CFZ9	11/30/27	3.875%	4.060%	$ 1,440,371	$ 1,469,055	28,684
47	US Treasury Notes	91282CFZ9	11/30/27	3.875%	3.983%	$ 1,887,309	$ 1,924,892	37,584
48	US Treasury Notes	91282CGC9	12/31/27	3.875%	3.983%	$ 747,044	$ 755,595	8,551
49	Federal Farm Credit Bank	3133EN5N6	01/06/28	4.000%	3.891%	$ 433,099	$ 435,103	2,004
50	American Honda Finance	02665WED9	01/12/28	4.700%	4.341%	$ 608,940	$ 608,136	(804)
51	Bristol Myers Squibb	110122DE5	02/20/28	3.900%	4.930%	$ 185,342	$ 194,382	9,040
52	US Treasury Notes	91282CGP0	02/29/28	4.000%	4.480%	$ 687,996	$ 710,229	22,233
53	US Treasury Notes	91282CGP0	02/29/28	4.000%	4.680%	$ 1,196,193	$ 1,234,849	38,655
54	Astrazeneca Finance	04636NAF0	03/03/28	4.875%	4.920%	$ 324,344	$ 332,001	7,657
55	Mastercard	57636QAW4	03/09/28	4.875%	4.900%	$ 324,685	$ 332,391	7,706
56	Federal Home Loan Bank	3130ATS57	03/10/28	4.500%	4.114%	$ 1,017,260	$ 1,020,910	3,650
57	Nestle Holdings, Inc	641062BF0	03/14/28	5.000%	5.010%	$ 674,825	$ 691,632	16,808
58	Home Depot Inc Corporate Notes	437076CE0	03/15/28	0.900%	4.193%	$ 511,974	$ 565,512	53,538
59	JP Morgan Chase & Co	46647PDA1	04/26/28	4.323%	4.800%	$ 466,289	$ 476,933	10,645
60	Merck & Co Inc Corp Notes	58933YBH7	05/17/28	4.050%	4.070%	$ 139,887	$ 141,009	1,123
61	US Treasury Notes	91282CCE9	05/31/28	1.250%	3.991%	$ 1,228,395	$ 1,327,382	98,987
62	DCENT 2023-A2 A	254683CZ6	06/15/28	0.000%	4.930%	$ 349,953	$ 351,768	1,815
63	Target Corporation Notes	87612EBU9	06/15/28	4.350%	2.010%	$ 74,999	$ 75,878	878
64	US Treasury Notes	91282CCH2	06/30/28	1.250%	4.490%	$ 2,026,785	$ 2,131,493	104,708
65	US Treasury Notes	91282CCH2	06/30/28	1.250%	0.800%	$ 773,179	$ 813,123	39,944
66	US Treasury Notes	91282CCH2	06/30/28	1.250%	0.800%	$ 2,982,256	$ 3,136,325	154,070
67	Bank of America Medium Term Notes	06051GKW8	07/22/28	4.985%	4.970%	$ 449,568	$ 456,372	6,804
68	US Bancorp MTNS Bank Notes	91159HJF8	07/22/28	4.548%	4.903%	$ 988,920	$ 1,008,290	19,370
69	US Treasury Notes	912810FE3	08/15/28	5.500%	4.751%	$ 722,504	$ 734,566	12,062
70	US Treasury Notes	91282CNY3	09/15/28	3.375%	3.625%	$ 620,656	$ 622,438	1,781
71	Citibank NA Senior Notes	17325FBB3	09/29/28	5.803%	4.850%	$ 571,522	$ 576,769	5,247
72	US Treasury Notes	91282CJF9	10/31/28	4.875%	4.659%	$ 680,906	$ 698,915	18,009
73	US Treasury Notes	9128285M8	11/15/28	3.125%	4.697%	$ 515,004	$ 543,857	28,853
74	US Treasury Notes	91282CPP0	12/15/28	3.500%	3.779%	$ 699,893	$ 699,181	(712)
75	US Treasury Notes	91282CJR3	12/31/28	3.750%	4.009%	$ 2,757,652	$ 2,820,574	62,922
76	US Treasury Notes	91282CJR3	12/31/28	3.750%	3.704%	$ 1,175,250	$ 1,202,066	26,816
77	John Deere Med Term Notes	24422EXH7	01/16/29	4.500%	4.550%	$ 399,036	$ 406,388	7,352
78	Eli Lilly & Co Bonds	532457CK2	02/09/29	4.500%	4.787%	$ 987,780	$ 1,018,860	31,080
79	State Street Corp	857477CN1	02/20/29	4.530%	4.309%	$ 375,000	$ 379,826	4,826
80	Cisco Systems Inc Bonds	17275RBR2	02/26/29	4.850%	4.862%	$ 999,310	$ 1,026,410	27,100

City of Yuba City
Monthly Investment Statement
City Held Investments

December 2025

No.	Description of Security	CUSIP NO.	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
81	Federal Home Loan Bank	3130AVBD3	03/09/29	4.500%	4.733%	$ 1,484,835	$ 1,541,580	56,745
82	Federal Farm Credit Bank	3133EP5U5	03/20/29	4.125%	4.284%	$ 1,241,138	$ 1,269,088	27,950
83	National Rural Med Term Notes	63743HFS6	06/15/29	5.150%	4.368%	$ 467,576	$ 465,390	(2,186)
84	US Treasury Notes	91282CEV9	06/30/29	3.250%	3.576%	$ 197,165	$ 197,718	553
85	US Treasury Notes	91282CEV9	06/30/29	3.250%	4.010%	$ 1,401,855	$ 1,420,552	18,697
86	US Treasury Notes	91282CEV9	06/30/29	3.250%	3.824%	$ 2,437,891	$ 2,470,405	32,514
87	US Treasury Notes	91282CEV9	06/30/29	3.250%	4.100%	$ 1,347,124	$ 1,365,091	17,967
88	US Treasury Notes	91282CEV9	06/30/29	3.250%	4.100%	$ 1,081,223	$ 1,095,643	14,420
89	Federal Home Loan Bank	3130ATHX8	09/14/29	4.125%	3.930%	$ 957,990	$ 965,951	7,961
90	US Treasury Notes	91282CFL0	09/30/29	3.875%	4.108%	$ 197,969	$ 201,726	3,757
91	US Treasury Notes	91282CMA6	11/30/29	4.125%	3.722%	$ 533,246	$ 534,067	821
92	NAROT 2025-B A3	65481GAD7	12/15/29	4.490%	4.490%	$ 634,878	$ 643,306	8,428
93	Federal Home Loan Mortgage Corp	3134HAW33	12/18/29	4.750%	4.226%	$ 1,005,644	$ 1,003,920	(1,724)
94	US Treasury Notes	91282CMG3	01/31/30	4.250%	3.760%	$ 2,728,813	$ 2,734,465	5,652
95	Honda Auto Receivables Trust 2025-3	43813AQD1	02/21/30	0.000%	0.000%	$ 514,989	$ 517,941	2,951
96	US Treasury Notes	91282CGQ8	02/28/30	4.000%	3.717%	$ 632,131	$ 632,956	825
97	Ally Auto Receivables Trust	02008KAC7	03/15/30	3.960%	3.830%	$ 184,974	$ 185,568	594
98	Toyota Auto Owner Trust 2025C CI A3	89238VAD0	03/15/30	4.110%	4.110%	$ 369,961	$ 372,564	2,603
99	Hyundai Auto Receivables Owner Trust 2025C CI A3	44935JAD8	04/15/30	3.880%	3.880%	$ 429,930	$ 430,899	969
100	Wells Fargo Card Issuance Trust	92970QAJ4	05/15/30	4.340%	4.340%	$ 794,987	$ 805,550	10,563
101	Federal Home Loan Mortgage Corp	3134HBA50	07/23/30	4.740%	4.430%	$ 525,420	$ 524,885	(536)
102	Staple/Ashley/Cornwell AD		09/02/30	6.000%	6.000%	$ 52,299	$ 52,299	-
103	Capital One Multi-asset Execution Trust	14041NGF2	09/16/30	3.820%	3.820%	$ 544,897	$ 545,311	414
104	Pfizer Inc Corp Notes		11/15/30	4.200%	4.060%	$ 1,204,620	$ 1,205,556	936
105	Meta Platforms Inc Corp Notes	30303MAB8	11/15/30	4.200%	4.040%	$ 1,207,428	$ 1,202,532	(4,896)
106	WWTP Solar System (DS, June 30)		06/30/33	4.000%	4.000%	$ 1,231,829	$ 1,231,829	-
								-
								-
	Total City Held Investments					**$ 135,797,643**	**$ 138,178,724**	**$ 2,381,082**

City of Yuba City Investment Report
Investments Held By Trustees
December 2025

No.	Description of Debt Issuance	Account Type	Description of Security	Maturity Date	Coupon Rate	Yield to Maturity	Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)
107	2013 Water Rev COP	Debt Service	Blackrock T-Fund	Daily	3.640%	3.640%	$ 2,086	2,086	-
108		Interest	Blackrock T-Fund	Daily	0.000%	0.000%	0	0	-
109	TABs Refunding - 2015	Debt Service	Blackrock T-Fund	Daily	3.640%	3.640%	2,680	2,680	-
110		Interest	Blackrock T-Fund	Daily	3.640%	3.640%	32,515	32,515	-
111		Interest	Blackrock T-Fund	Daily	0.000%	0.000%	-	-	-
112		Principal	Blackrock T-Fund	Daily	0.000%	0.000%	-	-	-
113		Reserve	Blackrock T-Fund	Daily	4.000%	4.000%	110,223	110,223	-
114		Reserve	Assured Guaranty	Daily	0.200%	0.000%	1,870,568	1,870,568	-
115		Reserve	Blackrock T-Fund	Daily	3.640%	3.640%	484,939	484,939	-
116	Gauche Park Refunding - 2015	Debt Service	Blackrock T-Fund	Daily	3.640%	3.640%	948	948	-
117		Debt Service	Blackrock T-Fund	Daily	0.000%	0.000%	-	-	-
118		Reserve	Assured Guaranty	Daily	0.000%	0.000%	650,031	650,031	-
119	CFD Refund 2015	Debt Service	Blackrock T-Fund	Daily	3.630%	3.630%	231	231	-
120		Reserve	Blackrock T-Fund	Daily	3.640%	3.640%	46,323	46,323	-
121		I-Bank Paymnt	Blackrock T-Fund	Daily	3.640%	3.640%	117	117	-
122	Wastewater Revenue Bonds (CREBS) - 2017	Bond	Blackrock T-Fund	Daily	3.640%	3.640%	664	664	-
123	Authority 2018 Wastewater Revenue Bonds	Bond	Blackrock T-Fund	Daily	0.000%	0.000%	-	-	
124		Bond	Blackrock T-Fund	Daily	0.000%	0.000%	1,813	1,813	
125		Project	First Am Treas Obl	Daily	3.360%	3.360%	22,703	22,703	
	Total Trustee-Held Investments						**$ 3,225,840**	**$ 3,225,840**	**$ -**

TOTAL CITY & TRUSTEE-HELD INVESTMENTS	**$ 139,023,483**	**$ 141,404,565**	**$ 2,381,082**

I certify to the best of my knowledge: (i) That this statement reflecting all City investments is accurate and complete; (ii) That each investment conforms with the City's investment policies, as well as California's Government Code; and (iii) That sufficient cash flow liquidity is available to meet the next six months of estimated disbursements.

Signed: /s/ Diona Pope
Diona Pope, City Treasurer

Date: 2/6/2026

City of Yuba City - Quarterly Investment Transaction Report
December 2025 - Market Value Summary

Account Types	Balance 9/30/2025	Balance 12/31/2025	Period Activity
City Held Investments			
Local Agency Investment Fund	$ 7,859,914	$ 7,172,291	$ (687,622)
California Asset Management Program	28,896,348	29,196,081	299,734
Cash/Money Market	8,996,725	8,814,989	(181,736)
Federal Agency Securities	10,198,663	10,198,663	0
US Treasuries	59,562,953	59,562,953	0
Certificates of Deposit	1,066,512	1,066,512	0
Corporate Bonds and Asset Backed Sec.	18,884,677	18,884,677	0
City-held Assessment Districts & Municipals	1,367,225	1,367,225	0
Supranationals	-	-	0
Total City Held Investments	**$ 136,833,017**	**$ 136,263,392**	**$ (569,625)**
Trustee Held Investments			
Water Refunding 2013	$ 1,767	$ 2,086	$ 319
TABs Refunding - 2015	2,494,541	2,500,925	6,384
Gauche Park Refunding	650,864	650,979	115
Sunsweet CFD Refund	46,195	46,671	476
Wastewater Revenue Bonds - 2017	497	664	167
Wastewater Revenue Bonds - 2018	23,795	24,516	721
Total Trustee Held Investments	**3,217,660**	**3,225,840**	**$ 8,181**
Total	**$ 140,050,676**	**$ 139,489,232**	**$ (561,444)**

Investment Activity
October, November, December 2025

Description of Security	Broker	Settlement Date	Maturity Date	Trade Date	Activity Type	Coupon Rate	Yield to Maturity	Cost Basis
SALES/REDEMPTIONS								
Discover Card (DCENT 2022-A4 A)		10/15/25	10/15/27	10/15/25	Pay Down	5.030%	5.030%	239,969
Carmax Auto Owners Trust		10/15/25	04/15/27	10/15/25	Pay Down	3.970%	3.970%	8,520
Mercedes Benz Auto Receivables Trust		10/15/25	08/16/27	10/15/25	Pay Down	5.210%	5.210%	13,617
Nissan Auto Receivables Owners Trust		10/15/25	05/17/27	10/15/25	Pay Down	4.460%	4.460%	7,496
Toyota Auto Receivables Owners Trust		10/15/25	09/15/26	10/15/25	Pay Down	2.930%	2.930%	3,115
United Health Group Corp Notes		10/15/25	10/15/25	10/15/25	Matured	5.150%	5.150%	69,994
National Rural Med Term Notes		10/30/25	10/30/25	10/30/25	Matured	5.450%	5.500%	64,913
Toyota Auto Receivables Owners Trust		11/17/25	09/15/26	11/17/25	Call	2.931%	2.931%	81
Carmax Auto Owners Trust		11/17/25	04/15/27	11/15/25	Pay Down	3.970%	3.970%	8,372
Mercedes Benz Auto Receivables Trust		11/17/25	08/16/27	11/15/25	Pay Down	5.210%	5.210%	12,665
Nissan Auto Receivables Owners Trust		11/17/25	05/17/27	11/15/25	Pay Down	4.460%	4.460%	6,976
US Treasury Notes		12/31/25	12/31/25	12/31/25	Matured	2.625%	4.834%	526,176
Amazon Com Inc Corp Bonds		12/01/25	12/01/25	12/01/25	Matured	4.600%	4.600%	624,963
Bristol Myers Squibb Corp Bonds		12/04/25	02/20/28	12/04/25	Call	3.900%	4.930%	149,038
Carmax Auto Owners Trust		12/15/25	04/15/27	12/15/25	Pay Down	3.970%	3.970%	7,611
Mercedes Benz Auto Receivables Trust		12/15/25	08/16/27	12/15/25	Pay Down	5.210%	5.210%	10,673
Nissan Auto Receivables Owners Trust		12/15/25	05/17/27	12/15/25	Pay Down	4.460%	4.460%	6,132
US Treasury Notes		12/31/25	12/31/25	12/31/25	Matured	0.375%	0.728%	368,965
Total Sales/Redemptions								**2,129,274**
PURCHASES								
US Treasury Notes	RBS Securities Inc	10/01/25	02/28/30	09/30/25	Buy	4.000%	3.717%	632,131
US Treasury Notes	Morgan Stanley & Co LLC	10/01/25	09/15/28	09/30/25	Buy	3.375%	3.625%	620,656
Ally AutoReceivables Trust	Barclays Capital Inc	10/16/25	03/15/30	10/07/25	Buy	3.960%	3.830%	184,974
US Treasury Notes	JP Morgan Securities LLC	11/07/25	01/31/30	11/05/25	Buy	4.250%	3.760%	2,728,813
US Treasury Notes	BMO Capital Markets	11/07/25	03/31/26	11/05/25	Buy	4.500%	3.980%	1,152,875
Pfizer Inc Senior Notes	Bank of America Securities Inc	11/24/25	11/15/30	11/21/25	Buy	4.200%	4.060%	1,204,620
Meta Platforms Inc	DBSI/Fixed Income	11/24/25	11/15/30	11/21/25	Buy	4.200%	4.040%	1,207,428
US Treasury Notes	BMO Capital Markets	11/24/25	02/29/28	11/21/25	Buy	4.000%	3.480%	2,276,809
US Treasury Notes	Morgan Stanley & Co LLC	12/31/25	12/15/28	12/29/25	Buy	3.500%	3.779%	699,893
Total Purchases								**$ 10,708,199**

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk and Brynda Stranix, YSEDC District Director

---

Summary

Subject: Yuba-Sutter Economic Development District 2025 CEDS Annual Performance Report, Appendix 1 Public Works Projects, and the 2026 Annual Update of the 2025-2030 CEDS Document

Recommendation: Adopt a Resolution approving the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025 Annual Performance Report, updated Appendix I Public Works Projects, and 2026 Annual Update to the 2025-2030 CEDS document and authorize its submittal to the United States Department of Commerce, Economic Development Administration

Fiscal Impact: None

Purpose:

To receive the 2025 CEDS Annual Performance Report, Appendix 1 Public Works Projects, and the 2026 Annual Update of the 2025-2030 CEDS Document.

Council's Strategic Goal:

This item aligns with the City Council's strategic goal of being business-friendly.

Background:

This Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process helps create jobs, foster a more stable and diverse economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

An annual CEDS Performance Report and an annual update to CEDS 5-Year document are required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs.

These documents represents the goals and objectives of the Yuba-Sutter Economic Development District which is comprised of Yuba and Sutter Counties and the cities of Marysville, Live Oak, Wheatland, and Yuba City.

Analysis:

The CEDS process is a continuing economic development planning process, developed with broad-based and diverse community participation. Included in the packet is the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025 Annual Performance Report, updated Appendix I Public Works Projects, and 2026 Annual Update to the 2025-2030 CEDS document:

- Listing of CEDS Committee Members and Staff

- Adjustment to the Strategy and comparative review of regional performance in labor force, unemployment, per capita personal income, average wages, number of establishments and gross domestic product.

- A performance metrics comparison 2024 versus 2025 in employment/workforce, economic performance and education attainment.

- Evaluation of progress on goals and tactics as identified in the CEDS document.

- A report on economic development activities of YSEDC

- Also provided are the following updates to the following appendices:

1. Appendix I, Public Works Projects: This list of projects identifies needs of the region and reflects the goals of the CEDS.

The 2025 CEDS Annual Performance Report reflects how the specific challenges and opportunities of the Yuba-Sutter Economic Development District were addressed and assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the progress made toward achieving regional vitality and sustainability.

Data and information for the 2025 CEDS Annual Performance Report was collected from a variety of sources which included a survey to 86 community implementation partners from both public and private sectors, U.S. Census Bureau, U.S. Bureau of Labor Statistics, California Employment Development Department and American Community Survey.

The report shows a positive forward progress to achieving the Yuba-Sutter regional vision to foster a vibrant, prosperous and Growing Yuba—Sutter region through exceptional leadership and involvement of the community.

The 2025-2030 Comprehensive Economic Development Strategy and appendices are available for review at: https://www.chooseyubasutter.com/strategy

Fiscal Impact:

None

Alternatives:

Do not approve the 2025 CEDS Annual Performance Report, updated Appendix I Public Works Projects, or the Annual Update to the 2025-2030 CEDS document.

Recommendation:

Adopt a Resolution approving the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025 Annual Performance Report, updated Appendix I Public Works Projects, and 2026 Annual Update to the 2025-2030 CEDS document and authorize its submittal to the United States Department of Commerce, Economic Development Administration.

Attachments:

1. YSEDC 2025 CEDS Resolution
2. 2025 CEDS Performance and Update Report
3. Appendix I Yuba Sutter Public Works Projects 2025
4. 2026 CEDS Document Annual Update

Prepared By:
Brynda Stranix
YSEDC District Director

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING THE YUBA-SUTTER COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) 2025 ANNUAL PERFORMANCE REPORT, UPDATED APPENDIX I PUBLIC WORKS PROJECTS, AND 2026 ANNUAL UPDATE TO THE 2025-2030 CEDS DOCUMENT AND AUTHORIZE ITS SUBMITTAL TO THE UNITED STATES DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION

WHEREAS, U.S. Department of Commerce, Economic Development Administration (EDA) requires the preparation and adoption of a Comprehensive Economic Development Strategy (CEDS) by the local Comprehensive Economic Development Strategy Committee to contain public works projects approved by County of Sutter, the CEDS Committee, Yuba-Sutter Economic Development District and EDA prior to consideration of federal funding of said public works projects; and

WHEREAS, the CEDS Committee began preparation of the required 2025 CEDS Annual Performance Report in September 2025, approved and adopted said document October 27, 2025; and

WHEREAS, the CEDS Committee began preparation of the required 2025-2026 CEDS Appendix I Public Works Projects update in September 2025, and approved and adopted said document October 27, 2025; and

WHEREAS, the CEDS Committee began preparation of the required 2025-2030 CEDS Document in November 2025, approved and adopted said document January 8, 2026; and

WHEREAS, said action also directed the CEDS 2025 Annual Performance Report, and updates of Appendix I Public Works Projects, and the 2025-2030 CEDS document annual update be submitted to Sutter County Board of Supervisors for its review and action;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Yuba City, after reviewing said documents, hereby approves the CEDS 2025 Annual Performance Report, and updates of Appendix I Public Works Projects, and the 2026 Annual Update to the 2025-2030 CEDS document and authorizes its submittal to the Economic Development Administration.

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 February 17, 2026 by the following vote:

AYES:

NOES:

ABSENT:

_____

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

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

ATTACHMENT 2

YUBA-SUTTER ECONOMIC DEVELOPMENT DISTRICT

2025 ANNUAL PROGRESS PERFORMANCE REPORT

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

ABSTRACT

The Annual Progress Performance Report for 2025 analyzes the Yuba-Sutter region's current economic conditions and serves as an update on the region's progress toward reaching regional goals and objectives. This report covers a period from January 1 through September, 2025

2025 Annual Progress Performance Report

EDA Investment #22SEAOGO151

Introduction

Yuba-Sutter Economic Development Corporation (YSEDC), established in 1994 to support economic development efforts, is organized as a nonprofit private corporation governed by a 23-member board of directors. The corporation represents business interests of both public and private sectors within the Yuba City Metropolitan Statistical Area.

The corporation was designated as an Economic Development District (EDD) by the U.S. Department of Commerce, Economic Development Administration (EDA) in 1996. Yuba-Sutter Economic Development District (YSEDD) is synonymous with Yuba-Sutter Economic Development Corporation (YSEDC). The district comprises the counties of Sutter and Yuba and the cities of Live Oak, Marysville, Wheatland, and Yuba City. The region is referred to as the Yuba City Metropolitan Statistical Area (MSA) as defined by U.S. Office of Management and Budget and used by the U.S. Census Bureau and other U.S. government agencies for statistical purposes. The U.S. Department of Commerce Economic Development Administration provides financial assistance to designated districts for the purpose of developing an Economic Development Strategy and provides funding, in part, for community development planning designed to assist in alleviating economic distress and unemployment.

The Comprehensive Economic Development Strategy (CEDS) document is a significant component of remaining a designated EDD. YSEDC updates the region's CEDS and submits a performance report annually. The CEDS document and appendices can be found on YSEDC's website: https://www.chooseyubasutter.com/strategy

Yuba-Sutter Economic Development Corporation is pleased to submit its 2025 CEDS Progress Performance Report to the EDA.

Table of Contents

Introduction i

2025 Annual Performance Report 1

Executive Summary 1

CEDS Committee 3

Adjustment to Strategy 4

Regional Overview 5

Regional Labor Force 2016-2025 5

Unemployment 5

Per Capita Personal Income 5

Average Wages 6

Establishments 6

Cost-of-Living Index 6

Gross Domestic Product 7

Performance Measures 7

Performance Metrics 7

Evaluation of Progress on Goals and Tactics 8

Vision 8

Goals and Accomplishments in 2025 8

Goal 1 – Innovation & Economic Development 9

Goal 2 – Workforce and Education 10

Goal 4 – Quality of Life and Place 16

Economic Disaster, Recovery and Resiliency 21

Report on Economic Development Activities 22

Schedule of Goals - YSEDC 25

Schedule of Goals - Region 25

2025 Annual Performance Report

Executive Summary

This report analyzes the Yuba-Sutter region's current economic conditions and provides an update on the progress toward achieving regional goals and objectives as well as implementing the region's plan of action.

The Yuba-Sutter Economic Development District (YSEDD), administered by the Yuba-Sutter Economic Development Corporation (YSEDC), is pleased to submit its 2025 Comprehensive Economic Development Strategy (CEDS) Performance and Update Report to the U.S. Department of Commerce, Economic Development Administration (EDA). This annual report summarizes the region's progress in implementing the 2020–2025 CEDS, details key accomplishments from January through September 2025, and introduces the updated 2025–2030 CEDS, approved by EDA on March 17, 2025.

Regional Overview

The Yuba-Sutter region, encompassing Yuba and Sutter counties and the cities of Live Oak, Marysville, Wheatland, and Yuba City, continues to demonstrate gradual economic recovery and moderate growth. The regional labor force increased by 0.63% (from 79,900 to 80,400), while average annual wages rose 2.88% to $59,942. The regional annual average unemployment rate as of August 2025 remains above state and national averages (7.89% vs. 5.4% CA and 4.2% U.S.), reflecting ongoing workforce participation and skills challenges. The regional GDP grew 4.9% in 2024, with Health Care, Retail Trade, and Public Administration leading total output valued at $8.3 billion.

Performance Highlights by Goal

Goal 1 – Innovation & Economic Development

- Business Attraction and Cluster Development: 18 industry inquiries representing $2.46 billion in potential investment and 3,248 prospective jobs were recorded. Primary siting barriers remain water and wastewater infrastructure capacity.
- Small Business and Entrepreneurship Support: YSEDC and partners assisted 2,452 businesses, conducted 3 QuickBooks Online training series, and delivered 2,000+ technical assistance services to 3,880 businesses. Three new loans totaling $133,689 leveraged an additional $97,805 in capital infusion and created/retained 71 jobs.
- Consortium Outreach: Over 60 business networking events engaged 2,460 local business representatives, and the May 2025 Business Walk reached 32 firms in Sutter County.

Goal 2 – Workforce and Education

- Workforce Alignment: Yuba College is launching a new AgTech faculty position to link training with regional employer needs and has achieved national "Caring Campus" Silver Certification for student success. YSEDC convened local employers to develop the program.
- Training and Employment Outcomes: Sutter and Yuba One Stops served 13,654 individuals, made 436 employment placements, and facilitated 12 job fairs resulting in 383 jobs.
- Education and Recognition: Yuba College's Advanced Manufacturing Program captured the national championship at ProjectMFG Clash of Trades 2025, earning a $100,000 award.

Goal 3 – Infrastructure Modernization

- Regional Infrastructure Development: Major multi-agency projects advanced in 2025 totaling over $1 billion in combined investment, including:

- South Yuba County Regional Water/Wastewater Project ($200 million, Phase 1 funded at $75 million SWRCB + $80 million YWA loan).
- Marysville Ring Levee and Feather River West Levee Projects (Phase 2 completion by 2026).
- Beale Air Force Base capital improvements exceeding $700 million in MILCON and O&M projects (five completed in 2025).
- Yuba-Sutter Transit Facility Replacement Project ($71.5 million; $52 million secured to date).

- Appendix I provides a full inventory of completed, ongoing, and planned infrastructure projects through 2030.

Goal 4 – Quality of Life and Place

- Continued expansion of parks, trails, arts, and tourism programming through partners such as the Sutter County Museum, Yuba-Sutter Regional Arts Council, and Sutter Buttes Land Trust. Local jurisdictions advanced housing and revitalization initiatives to improve community resilience, including North Beale Road Revitalization (Phases I–III) and downtown enhancements in Marysville and Wheatland.

Organizational and Committee Updates

The 2025–2026 CEDS Committee, comprising over 60 representatives from business, education, government, and nonprofit sectors, maintains balanced private–public participation. Minor CEDS committee adjustments occurred due to leadership changes, but there were no staff or capacity reductions within YSEDC/YSEDD.

Adjustments to Strategy

In 2025, YSEDC completed the five-year CEDS update, informed by a community-wide SWOT analysis and stakeholder survey. The updated strategy refines focus areas around innovation clusters, infrastructure investment, housing alignment, and inclusive workforce development to strengthen regional resilience and competitiveness.

Schedule of Goals – 2026 Outlook

The upcoming year's priorities include:

1. Advancing construction of the Wheatland–OPUD regional wastewater connection.
2. Completing Yuba-Sutter Transit facility design and financing.
3. Expanding business technical assistance to 4,000+ firms and securing $250,000+ in new lending capital.
4. Launching regional workforce–industry forums to align AgTech, health, and manufacturing training pipelines.
5. Supporting quality-of-life initiatives that enhance downtowns, tourism, and cultural assets.

Summary Statement

The Yuba-Sutter Economic Development District continues to demonstrate strong regional collaboration, measurable economic outcomes, and strategic leadership in advancing infrastructure, workforce, and business development. Despite persistent challenges in housing and infrastructure capacity, the region's coordinated efforts, project pipeline, and data-driven planning align squarely with EDA's goals for resilience, equity, and sustainable economic growth.

CEDS Committee

The CEDS committee completed the process of the 2025-2030 five-year update of the CEDS on March 8, 2025, and it was approved by the Department of Commerce Economic Development Administration on March 17, 2025. The 2025-2026 CEDS committee composition consists of the following members representing both the private and public sectors. There are no changes to the YSEDD staff or its capacity to support the development or implementation of the CEDS. There were minor changes to the CEDS committee as one jurisdiction experienced leadership changes in 2025.

Private Sector			
Name	**Company/Organization**	**Position**	**Interest Group**
Camille Benner	Habitat Housing Projects	Director of Family Services	Housing/low income
Arun Bhardwaj	US Bank	Assistant Vice President	Banking
Mark Birtha	Hard Rock Hotel and Casino Sacramento	CEO	Hospitality
Brandon Black	PG &E	Public Affairs	Utilities
Molly Bloom	Sutter County Museum	Museum Director/Curator	Arts/Culture
Johnny Burke	Sutter Yuba Homeless Consortium	Director	Faith-Based/Homeless
George Carpenter	Sutter Pointe	Vice President	Private Sector
Laurie Dutra	Y.S. Farm Bureau	Executive Director	Agriculture, Workforce
Thomas Engler	Marysville Flood Protection	P.E., CFM	Engineer
Rachel Farrell	Harmony Health	CEO	Health
Chuck Ferguson	The Work Hub	Owner	Coworking/Makerspace
Matt Goody	UA Local Union 228	Business Manager	Construction, Education, Training
Beth Hammes	Local Union 228	Training Coordinator	Construction, Education, Training
Bob Harlan	Resident	Executive Director	Concerned Citizen
Cathy LeBlanc	Camptonville Community Partnership	Executive Director	Energy
Alyssa Lindman	Sutter Buttes Regional Land Trust	Executive Director	Tourism
Larry Carmichael	The Salvation Army Yuba Sutter Corps	Corps Officer	Homeless/nonprofit
John Nicoletti	Habitat for Humanity Yuba Sutter	Chief Operating Officer	Nonprofit
Joe Pacheco	Northrop Grumman	BAFB Lead Executive	Aeronautics Systems Sector
David Read	Yuba-Sutter Regional Arts Council	CEO	Arts/Culture
Cynthia Roderick	YSEDC/YSEDD	Grant Specialist	Econ Dev
Marni Sanders	Blue Zones Project	Executive Director, Yuba Sutter	Health
Brynda Stranix	YSEDC/YSEDD	President/COO	Econ Dev
Brynda Stranix	Yuba Sutter Chamber of Commerce	Managing Director	Business Assistance
Stephanie William	Camptonville Community Partnership	Incoming Executive Director	Energy

Public Sector			
Name	**Name**	**Name**	**Name**
Blaze Baker	Beale AFB	Installation Management Flight Chief	Government, Military
Gustavo Becerra	Regional Housing Projects	CEO	Housing/low income
Robert Bendorf	Yuba City	Interim City Manager	Government, City
Swarnjit Boyal	OPUD	Manager	Government, District
Michael Bessette	Sutter Butte Flood Control Agency	Executive Director	Government, JPA
Samuel Bunton	Yuba County	Public Works Director	Government, County
Purnia Burke	Yuba County One Stop	Workforce Development	Government, Workforce
Terri Daly	Yuba Water Agency	Assistant General Manager	Government, Special District
Brian Davis	Linda County Water District	General Manager	Government, Special District
Tawny Dotson	Yuba College	President	Education
Araceli Gonzales	Sutter County One Stop	CEO	Government, County
Dan Flores	City of Marysville	Community And Economic Development	Government, City
Neal Hay	Sutter County	Director Development Services	Government, County
Brennan Howell	Beale AFB	Lt. Col., USAF Commander	Government, Military
Suki Johal	Caltrans	Associate Transportation Planner - North Branch District 3	Government, State
Jason Kopping	Yuba County Airport Projects	Y.C. Airport CEO	Government, County
Lance Landon	Beale AFB	Deputy Base Civil Engineer	Government, Military
Mike Lee	Yuba County	Community Development & Services Agency Director	Government, County
Doug Libby	Director of Development Services	Public Works Director	Government, City
Creig Marcus	Enterprise Rancheria Estom Yumeka Maidu	Tibal Administrator	Government, Native American
Phil Marler	City of Yuba City	Director of Utilities	Government, City
Kimberly Matta	Yuba County Airport Projects	Y.C. Airport Administrator	Government, County
Mathew Mauk	Yuba Sutter Transit	Executive Director	Government, District
Patrick Meagher	RD 784	Reclamation District Manager	Government, County
Ben Moody	City of Live Oak	City Manager	Government, City
Kyle Morgado	Yuba County TRLIA	Operations Manager	Government, County
Rachel Olson	Yuba County	Project Manager, Community Development & Services Agency	Government, County
Ashley Potocnik	Yuba County	Business Engagement Manager	Government, County
Emily Rary	Beale AFB	Community Engagement Specialist	Government, Military
Jim Schaad	City of Marysville	City Manager	Government, City
John Tillotson, PE	OPUD	Director of Public Works	Government, Special District
Josh Wolffe	City of Yuba City	Director of Public Works	Government, City
Bill Zenoni	City of Wheatland	City Manager	Government, City

Adjustment to Strategy

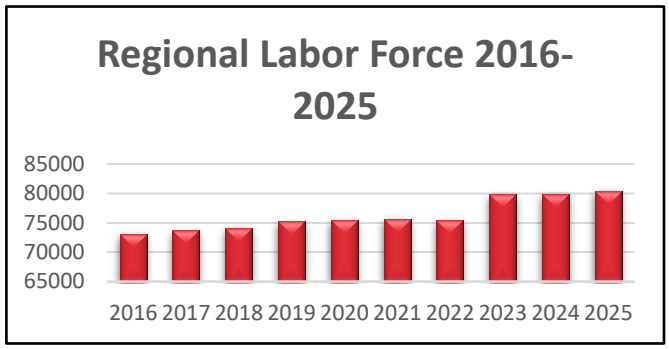
In 2025, YSEDD/YSEDC completed its 2025-2030 five-year update of the Comprehensive Economic Development Strategy. The process began in January of 2025, was completed and submitted on March 10, 2025. A comprehensive community-wide SWOT analysis and survey was conducted, analyzed, reviewed and new regional

goals and tactics were set or strengthened. The five-year update was approved by the Department of Commerce Economic Development Administration representative, Jeffery Hays on March 17, 2025.

Regional Overview

Regional Labor Force 2016-2025

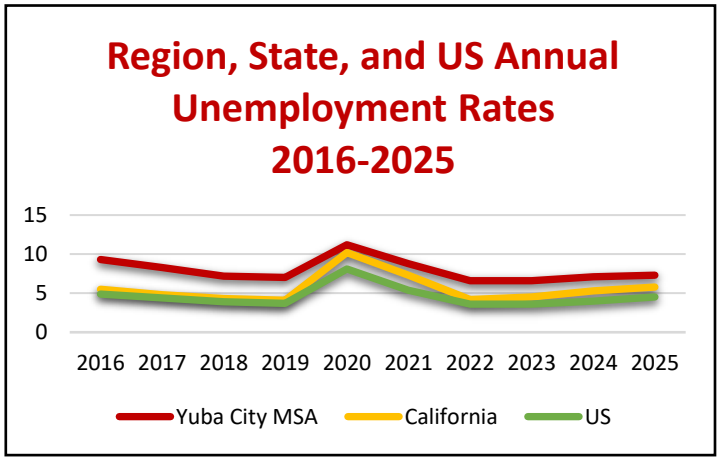
The region's economic activity and well-being are reflected to a large degree by the number and types of jobs available. Between September 2024 and September 2025, the region's annual labor force increased from 79,900 to 80,400 which is a 0.63 percent increase over the year. Between 2016 and 2025, the number of individuals counted as part of the labor force increased by 7,300, or 9.99 percent over the 10 years. The region has a 59 percent participation rate. For purposes of comparison, California has 63.7 percent, and the nation has 63.3 percent. The region is currently experiencing an abundance of jobs but is lacking an experienced/trained workforce to fill these jobs. Source: State of California Employment Development Department – Labor Market Information



Unemployment

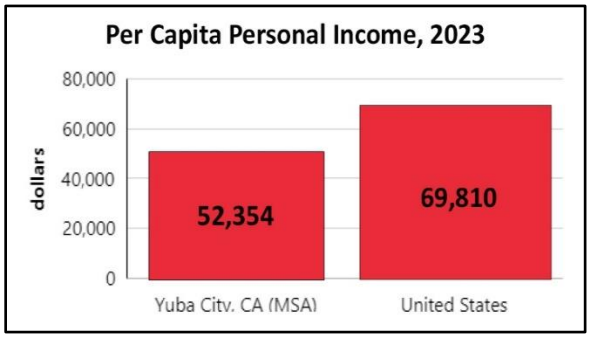
The region's 2025 annual average unemployment rate (7.89 percent) was 183.3 percent higher than the national average (4.2 percent) and 147 percent higher than the state's (5.4 percent). Rates are not seasonally adjusted. Since the Yuba Sutter Economic Development District was formed, the gap between the regional and national annual average unemployment rates has been closing. In 1996, the annual average unemployment rate for the region was 15.3 percent and the national rate 5.5 percent.

Source: State of California Employment Development Department – Labor Market Information & Bureau of Labor Statistics



Per Capita Personal Income

Per capita personal income is widely used as an indicator of the economic well-being of the residents in an area. Changes in these figures provide evidence that regions are becoming wealthier as compared to a national benchmark. It is a measure of all income sources, wages and salaries, assets, income and transfer payments divided by the total population. In 2023, Yuba City, CA (MSA) had a per capita personal income (PCPI) of $52,354. This PCPI ranked 295th in the United States and was 75 percent of the national average of $69,810. The 2022 PCPI reflected an increase of 4.3 percent from 2022. The 2022–2023 national change was 5.4 percent. In 2013, the PCPI of Yuba City, CA (MSA) was $35,158 and ranked 276th in the United States. The 2013–2023 compound annual growth rate of PCPI was 4.1 percent. The compound annual growth rate for the nation was 4.6 percent.

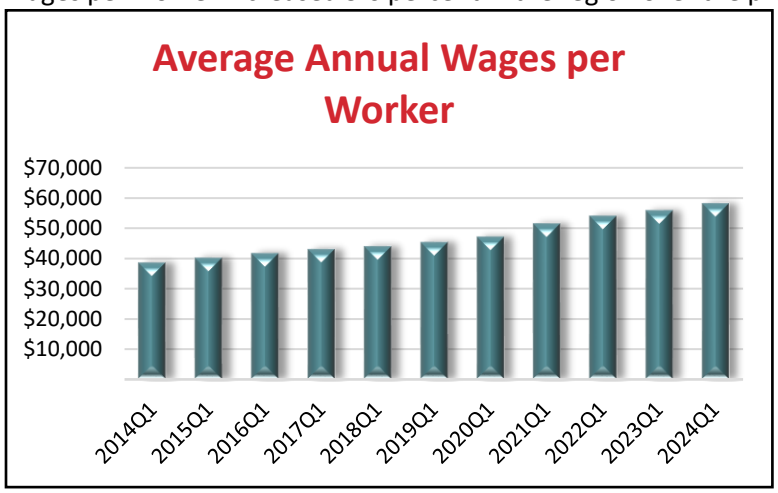


In 2023, Yuba City, CA (MSA) had a personal income of $9,615,788. This personal income ranked 255th in the United States. In 2013, the personal income of Yuba City, CA (MSA) was $5,941,020 and ranked 256th in the United States. (Source: U.S Department of Commerce Bureau of Economic Analysis).

**Personal income estimates are in thousands of dollars, not adjusted for inflation.*

Average Wages

The average worker in the Yuba City MSA earned annual average wages of $59,942 as of 2025Q1. Average annual wages per worker increased 3.6 percent in the region over the preceding four quarters. For comparison purposes, national annual average wages were $72,405 for the same period. The lower wages are generally attributed to the fact that the region is predominately rural with the most significant industry sectors being Agriculture, Forestry, Fishing and Hunting, and Retail Trade.

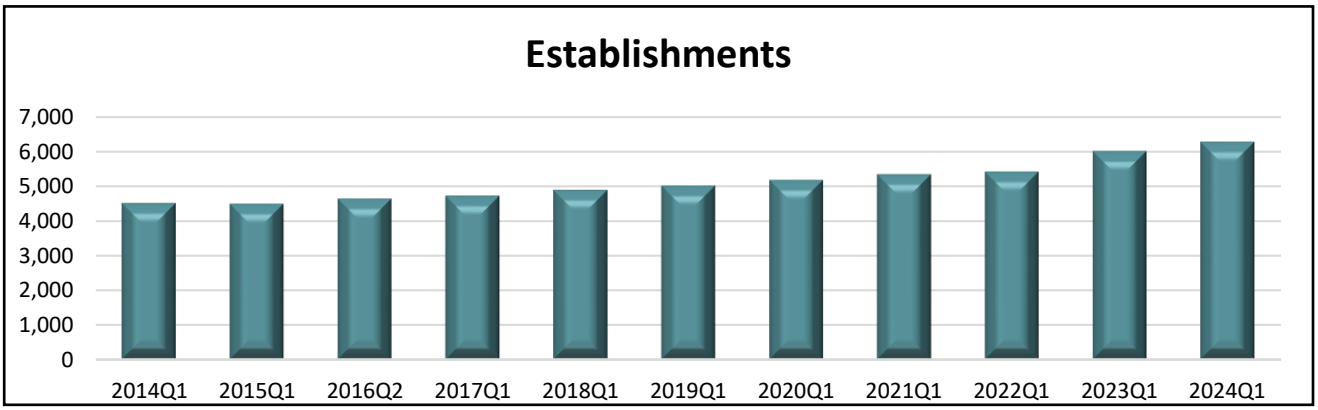


Sectors in Yuba City, CA MSA with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction ($120,773), Utilities ($98,763), and Finance and Insurance ($93,410). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+1,033 jobs), Transportation and Warehousing (+988), and Educational Services (+533).

Over the next year, employment in Yuba City, CA MSA is projected to expand by 383 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.6% year-over-year rate of growth. The strongest forecast for the number of jobs over this period is expected for Health Care and Social Assistance (+154 jobs), Accommodation and Food Services (+45), and Public Administration (+41).

Establishments

Establishment counts represent the number of locations with paid employees at any time during the year. Growth in the number of establishments can reflect increased tax base and jobs. In 2024Q1, Yuba City MSA had 6,265 establishments, a 7.04 percent increase from 5,853 in 2023Q1. Source: JobsEQ

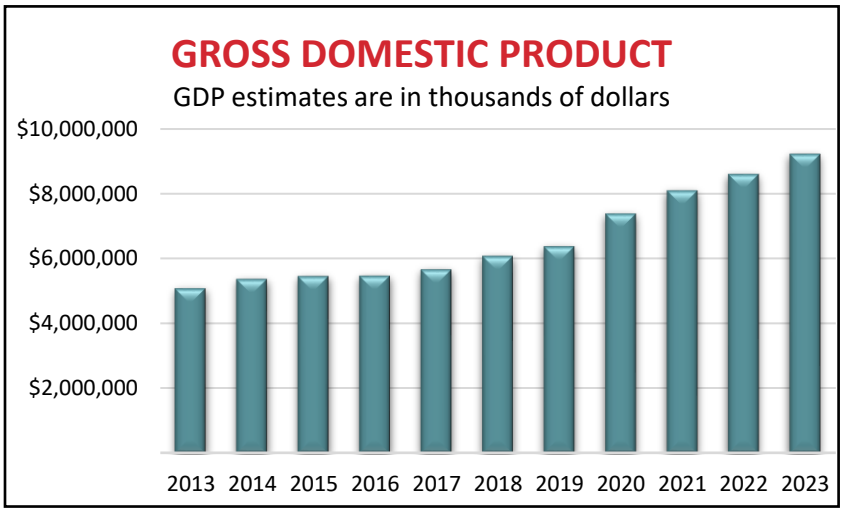


Cost-of-Living Index

The Cost-of-Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 14.4% higher in Yuba City, MSA than the U.S. average. For comparison purposes the cost of living in California is 41.2% higher than the U.S. average.

Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by the region. In 2024, nominal GDP in Yuba City, CA MSA expanded 4.9%. This follows growth of 4.2% in 2023. As of 2024, the total GDP in Yuba City, CA MSA was $8,300,617,000.



Industry Composition: Goods-and services-producing industries and government comprise the total GDP. Industry statistics reflect the value of goods and services produced by each of those industries located in Yuba City MSA. Of the sectors in the Yuba City, CA MSA, Health Care and Social Assistance contributed the most significant portion of GDP in 2024, $865,334,000 The next-largest contributions came from Retail Trade ($785,936,000); Public Administration ($785,143,000); and Unclassified ($779,843,000). (Source: U.S Department of Commerce Bureau of Economic Analysis).

Performance Measures

An evaluation framework serves as a mechanism to gauge progress on the implementation of the overall CEDS. It is a crucial element of the ongoing planning process and should answer the questions “How are we doing?” and “What can we do better?”

The following performance measures help to provide a framework for evaluating if the progress of activities in achieving the vision, goals, and objectives of the CEDS is making a difference in the local economy. The metrics are broad measures of progress. Improvement in the metrics may be attributed to external factors other than those causally related to the economic and workforce development efforts underway in the region.

Performance Metrics

1. **Wealth Creation** Gross Domestic Product (GDP) – Has real GDP increased in the region compared to the previous 12 months?

2. **Employment Growth** – Has employment increased in the Yuba-Sutter region compared to the previous 12 months?

3. **Job Earnings** – Has the percentage of job earnings in the region increased compared to the previous 12 months?

4. **Poverty Rate** – Is the percentage of individuals in the region below the national level?
5. **Education** – What is the percentage of educational attainment as compared to the national level?
6. **Unemployment Rate** – Has the unemployment rate decreased compared to the previous 12 months?

Performance Metrics Comparison 2024 versus 2025

Employment/Workforce - Yuba City MSA

	2024	2025	Trend
Industry Employment (Annual)	58,449	59,942	↑ **2.55%**
Labor Force	79,900	80,399	↑ **.63%**
Unemployment (Annual Not Adjusted)	7.1%	7.89%	↑ **6.9%**
Annual Wages (Q)	$58,262	$59,942	↑ **2.88%**

Economic - Yuba City MSA/USA

	Yuba City MSA 2024	Yuba City MSA 2025	USA 2025	Trend
Poverty Levels	14.3%	15%	12.4%	↑ **4.9%**
Median Household Income	$73,693	$74,472	$78,538	↑**1.1%**
	Yuba City MSA 2022	Yuba City MSA 2023		
Wealth Creation (Gross Domestic Product) **2022 vs 2023**	$8,608,166,000.	$9,225,272,000		↑ **7.2%**

Education Attainment - Yuba City MSA/USA

	Yuba City MSA 2024	Yuba City MSA 2025	USA 2024	Trend
No High School Diploma	17.8%	17.8%	10.1%	↓
High School Graduate	25%	25.08%	25.1%	↑
Some College, No Degree	27.5%	25.95%	19.7%	↓
Associate degree	10.5%	10.91%	9.2%	↑
Bachelor's degree	13.1%	13.41%	22.4%	↑
Postgraduate Degree	6.0%	6.79%	13.4%	↑

Evaluation of Progress on Goals and Tactics

This section presents the vision and goals for the Yuba-Sutter region. It also identifies actions that support the identified pillars and goals for the area. The CEDS will inspire and guide the community, its leaders, and the Yuba-Sutter Economic Development District in creating a dynamic region. The strategy focuses on economic resiliency and recovery while building regional capacity and collaboration resulting in a vibrant and prosperous community.

Vision

Together we will build a thriving community through innovation, investment in infrastructure, and a strong commitment to economic growth, creating unparalleled opportunities and exceptional quality of life.

Goals and Accomplishments in 2025

Data for this section was provided by implementation partners for the region responding to an evaluation questionnaire or providing direct outcomes to YSEDC. The implementation partners represented both public and private sectors.

Goal 1 – Innovation & Economic Development

Building and strengthening industry clusters is pivotal for fostering regional economic resilience and competitive advantage. Clusters enhance productivity, stimulate innovation, and foster collaboration across sectors. By strengthening current clusters in agriculture, healthcare, manufacturing, aerospace, and government services, the region can attract complementary industries and suppliers, creating a robust ecosystem that supports growth and diversification.

Regional cluster development is anticipated to produce significant employment ripple effects, improving the wage base and expanding the local tax base. However, tackling challenges such as housing affordability, homelessness, and healthcare accessibility will be necessary to ensure that economic growth is inclusive and beneficial to all community members.

Implementation Partners: Yuba-Sutter Economic Development Corporation (YSEDC); Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City; Yuba and Sutter County Superintendents of Schools, Yuba-Sutter Chamber of Commerce; Sutter and Yuba One Stops; and Yuba College.

Objective 1 – Attract more industries to the region

Tactic 1 – Business Attraction. Both Yuba and Sutter counties worked diligently to improve the region to attract more industries by continuing to develop infrastructure projects. In 2025, there were 18 project inquiries for the region which had the potential for private investment of $2.466 billion and the creation of over 3,248 jobs. Unfortunately, the region was unable to site any of these businesses mainly due to lack of water and wastewater infrastructure.

Tactic 2 – Strengthen and Grow Agriculture. The two counties continue to support their largest employers, Beale Air Force Base and agriculture. Increases in crop values and harvest acreage improved the gross value of agricultural production. Yuba County's agriculture's 2023 gross value increased by 4 percent from the 2022 values and Sutter County increased approximately 35.7 percent. The 2024 crop reports do not come out until December 2025. YSEDC assisted the City of Wheatland in promoting the National Pumpkin Weigh Off as well as being fiscal managers for the project.

Tactic 3 – Strengthen and Safeguard Beale Air Force Base. The region must continue to support and enhance base/community engagements to support Beale Air Force Base and its missions. In 2025, Beale Air Force Base completed 5 of the 22 construction/renovation projects listed in 2024 Appendix I Public Works Projects of the CEDS. This project represented $94.5 million in Federal funds.

Tactic 5 – Small Business Development. There were 37 inquiries about business financial assistance, of which 11 were start-ups. Most of these businesses were not ready and were referred to the Sacramento Small Business Development Center, or the Small Business Administration, for start-up assistance, such as business basics and planning. YSEDC made three loans in 2025, totaling $133,689, with a capital infusion of $97,805. Consortium partner, Sacramento Valley SBDC, provided $591,400 in business loans with a capital infusion of $132,400. These loans created 27 jobs and retained 44 full or part-time jobs. In 2025, YSEDC expended 1,200 staff time hours and provided 2,452 businesses with technical assistance. In addition, YSEDC offered 3 QuickBooks Online training series to 9 businesses, with 8 completing the training and 6 receiving a one-year online scholarship.

YSEDC and its consortium partners provided over 2,000 business services, resources, and technical assistance to 3,880 businesses in the region providing workshops, resources and tools tailored to their needs focusing on retention and expansion. In addition, YSEDC and its Consortium partners conducted one business outreach walk in May 2025. Volunteers visited 32 businesses in Sutter County, primarily in Live Oak, the town of Sutter, and the

industrial area of Yuba City. The purpose of the outreach is to support business retention and expansion by identifying challenges and resource needs. Of the businesses visited 35% reported steady performance, 31% saw improvement and 27% reported business was down. The average business tenure was 27 years with stronger performance in Manufacturing and Food Service sectors. Top challenges identified were economic conditions (rising costs, weak customer spending and inflation), marketing assistance, and regulatory/tax complexity.

Objective 2 – Boost Entrepreneurial Development

Tactic 1 – Educational Programs for Businesses. YSEDC consortium partner, Yuba College, provided several classes in Business Accounting with 53 attendees and small business management with 10 attendees.

Tactic 4 – Foster Entrepreneurship. In partnership with Sacramento Valley Small Business Development Center, Yuba County hosted "Yes to Startups". Thirty local businesses joined a 6-week online bootcamp, learning fundamental skills, business plan basics and pitch deck best practices. Participants then competed in 2 rounds of rigorous pitch competitions, a local rendition of "Shark Tank". Finalists earned up to $10,000 in grant money to invest in their business ventures.

Objective 3 – Maintain, Promote and Expand Regional Businesses

Tactic 1 – Business Networking Events. YSEDC consortium partner, Yuba-Sutter Chamber of Commerce, provided 60 networking events for businesses in the Yuba-Sutter region with 2,460 businesses and their representatives attending. These events included Business Connection Breakfasts, Ater Hours, Ribbon Cuttings, Lunch Mob, Rise and Shine, and Happy Hour.

Tactic 2 – Marketing Strategies and Collaboration with Chamber of Commerce and Jurisdictions. YSEDC hosted or attended 53 meetings with local jurisdictions, the Yuba Sutter Chamber of Commerce, and local nonprofits to further develop strategies for marketing, capacity building, and collaboration, expending 370 hours in staff time.

Goal 2 – Workforce and Education

To strengthen regional economic resilience, it's essential to foster partnerships that connect and align workforce development programs with the evolving talent supply chain, meeting current and future needs of local employers. Prioritizing high-quality, well-paying jobs is crucial to retain and attract a skilled workforce, while supporting economic diversification across sectors.

The region must invest in preparing students and adult learners with in-demand skills, competencies, and knowledge necessary to thrive in today's and tomorrow's industries. Many sectors face challenges due to skill gaps among job seekers, impacting productivity and growth. Building awareness among residents, businesses, and community leaders around the value of education and lifelong learning is vital to drive sustainable economic development. Fostering a culture of continuous learning and skill advancement will ensure the region remains competitive and adaptable to changing industry landscapes.

Implementation Partners: Yuba-Sutter Economic Development Corporation; Workforce Boards; Sutter and Yuba One Stops; Tri-County ROP/CTE; Yuba-Sutter Chamber of Commerce; The Work Hub; AeroSTEM Academy; Colleges and Universities; K-12 Institutions; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City

Objective 1 – Align Workforce Training with Industry Needs

Tactic 1 – Create and Enhance Workforce Development

YSEDC Consortium Partner Yuba College: In 2025, Yuba College committed to further connecting with our service district by establishing a full-time faculty position in AgTech and work has now begun to gather industry input into

workforce needs in partnership with the Yuba-Sutter Economic Development Corporation. Community meetings are scheduled in early Fall to inform the program's learning outcomes.

This year, under the leadership of the Classified Professionals, Yuba College became a national leader in the Caring Campus movement, receiving "Silver Certification" from the Institute for Evidence-Based Change. The certification, which lasts three years, highlights Yuba College's commitment to institutionalizing caring practices that strengthen student belonging, connection, and success. Silver status is awarded to institutions that go beyond implementation and demonstrate measurable, sustainable efforts to embed a culture of care across campus

Yuba College's Advanced Manufacturing Program sent a team to the ProjectMFG Clash of Trades National Championships in the Spring of 2025. The team, composed of Phoenix Farrell, Adam Davis, and Wyatt Curry, under the guidance of Professor Joseph Bauer, was named National Champions, winning $100,000 to be split between the three students and the program.

In 2025-2026, a project to remodel the Student Services Building, Building 100B, will begin construction. Additionally, a partial remodel will take place in Building 300's "Flavors" room to make it more suitable for community meetings. In addition, work has commenced on planning an electrical distribution system upgrade. The Marysville Campus for Yuba College's electrical distribution system is still based on the same network built in the early 1960s.

Tactic 3 – Partner with Employers to Create Internships, Apprenticeships and Employment Opportunities.
YSEDC Consortium Partners, Sutter and Yuba County One Stops: In 2025, these Consortium partners served 13,654 distinct individuals, provided 436 employment opportunities, made 765 job referrals, made 7 on-the-job training contracts, provided 22 classes/sponsorships to 325 individuals and hosted 12 job fairs which created 383 jobs.

Goal 3 – Improve and Modernize Infrastructure

The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructure for transportation, water/wastewater/natural gas, broadband, housing, energy and the natural environment.

Adequate capacity and condition of infrastructure assets contribute to overall economic competitiveness. Strategic investments must be made to ensure that these assets are maintained and expanded. The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructures for transportation, water/wastewater/natural gas, broadband, housing and the natural environment.

Implementation Partners: Yuba-Sutter Economic Development Corporation; Economic Development Administration; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City; Yuba-Sutter Chamber of Commerce; Yuba-Sutter Transit; Yuba Water Agency; Caltrans; Pacific Gas and Electric and Special Districts.

Objective 1 – Modernize the Region's Infrastructure to Meet Future Demand and Respond to Changing Business Needs

Tactic 1 – Promote Available Land for Planned Industrial Growth. The region continues to struggle with development of planned industrial growth due to water and wastewater issues. These issues consist of lack of infrastructure or failing systems within the jurisdictions. In Yuba County there are three main areas for planned

industrial growth, the Enterprise Rancheria Sports and Entertainment Zone, Yuba County Employment Village, and the City of Wheatland commercial zone. In Sutter County, commercial zoned areas of Sutter Pointe and Yuba City commercial zones. Funding for these projects is an ongoing need.

Tactic 2 – Funding for Regional Projects. YSEDD provided grant writing and technical assistance for OPUD Lift Station 21. A grant application was submitted to the Department of Commerce EDA region in the amount of $4,876,566 and is currently under review. This lift station is a part of a greater infrastructure project, South Yuba Wastewater Project which will support commercial development of the main areas for industrial development.

South Yuba County Regional Water/Wastewater Project: Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs.
2025-2026 UPDATE: OPUD and the City of Wheatland have secured a **$75 million grant from the State Water Resources Control Board**, along with **$13.5 million in direct contributions** from Wheatland and OPUD and other anticipated funding sources. The **first phase of the project**, estimated at **$155 million**, will allow wastewater from the City of Wheatland to be treated at OPUD's existing treatment plant and support key modernization upgrades to OPUD's facilities. A **second phase**, estimated at **$40 million**, is planned to extend wastewater and water lines along 40 Mile Road to further expand regional service capacity. With the **Yuba Water Agency's loan approval of up to $80 million**, the project can now advance to the construction bidding phase, with a goal to break ground **later this year or in early 2026**. Final loan terms will be developed and finalized later in the year once all remaining funding has been secured. (Appendix I Page 6)

Tactic 3 – Regional Flood Control Systems. Strengthening the Yuba-Sutter region's flood protection infrastructure is essential to sustaining economic growth, safeguarding communities, and supporting continued investment in housing, commerce, and industry. Through coordinated multi-agency efforts, major flood control improvements have significantly reduced flood risk, enhanced public safety, and positioned the region for long-term economic resilience and development. Two cornerstone initiatives—the Marysville Ring Levee Project and the Feather River West Levee Project—demonstrate the region's commitment to protecting urban centers while promoting economic stability and growth.

Flood Protection of the City of Marysville: A public works project to repair and upgrade the ring levee to be certified as providing a 200-year level of flood protection. The Marysville Ring Levee project is a multi-phase initiative to upgrade the levee surrounding Marysville. The primary purpose of the project is to strengthen the existing levee by implementing additional measures to reduce the likelihood of through- and under-seepage. The U.S. Army Corps of Engineers Sacramento District is partnering with the California Central Valley Flood Protection Board and the Marysville Levee District to complete the estimated $92.5 million project. The state of California has appropriated $17 million toward the project as part of their commitment to upgrade the state's levee systems. The project is designed and constructed to meet the state's requirement of a 200-year-level flood risk for urban areas - or a 1-in-200 chance of flooding in any given year. Due to the elevation of the levees, the project will surpass those criteria, making Marysville one of the lowest at-risk cities in California's Central Valley after all flood reduction measures are constructed.
2025-2026 UPDATE: Project is completed making Marysville one of the lowest at-risk cities in California's Central Valley. (Appendix I Page 6)
PROJECT COMPLETED- $115 Million (Federal – US Army Corp of Engineers and Special District Yuba Water Agency)

Feather River West Levee Project
Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other significant improvements, the project will sustain and grow the local economy by creating construction jobs, protecting property values, and allowing responsible residential, commercial and industrial

development. Phase I –Thermalito Afterbay to Star Bend is targeted to be completed by 2026. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass.
2025-2026 Update: Levee repairs will be completed in two separate phases: Project I, the Feather River West Levee Project, includes work from Thermalito Afterbay to Star Bend, just south of Yuba City, and was completed at the end of 2020. Project II consists of the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. Project II work completed to date includes a one-mile section of levee at Laurel Avenue, and another five miles of levee improvements between Star Bend and Laurel Avenue, completed by the U.S Army Corps of Engineers (USACE). USACE also completed another mile of levee improvements between Laurel Avenue and the Highway 99 bridge. SBFCA is currently in the construction of the last 1.6 miles of levee along the lower Feather River west levee, which is scheduled to be completed in October 2026. The Feather River West Levee Project is on schedule and within budget. (Appendix I Page 5)

Atmospheric River Control Spillway at New Bullard's Bar Dam
Yuba Water Agency Board of Directors authorized design of an estimated $240-290 million Atmospheric River Control Spillway at New Bullards Bar Dam to help reduce flood risk in Yuba County. The spillway is one piece of a three-part initiative that will significantly reduce flood risk and improve public safety in Yuba County and nearby communities. The effort includes the development of Forecast-Informed Reservoir Operations for the Yuba and Feather rivers and an update to the U.S. Army Corps of Engineers' water control manual for New Bullards Bar, which guides flood operations for the dam. Together, the trio of projects will allow Yuba Water to predict large, threatening storms better and release water from New Bullards Bar before dangerous weather hits, while there is still plenty of capacity downstream.
2025-2026 Update: Yuba Water Agency has been tentatively awarded a $50 million grant from FEMA for construction of the ARC Spillway. Construction of the project is expected to be taken for approval to the Yuba Water Agency Board of Directors in 2026. (Appendix I Page 19)

Tactic 3 – Support the Work of Local Governments. YSEDD continues to provide specialized grant writing and technical assistance to jurisdictions across the region to advance essential infrastructure improvements that promote public safety, environmental sustainability, and long-term economic growth. The following projects exemplify YSEDD's role in strengthening local capacity and leveraging federal funding for high-impact public works initiatives:

- City of Wheatland – South Yuba Wastewater Project (Wheatland Lift Station 2)
  Funding Source: U.S. Department of Commerce, Economic Development Administration (EDA)
  YSEDC Role: Grant Writing and Technical Assistance
  Amount Requested: $5,052,297
  Status: Pending
  YSEDC assisted the City of Wheatland in developing an EDA funding request to support the design and construction of Lift Station No. 2, a key component of the South Yuba Regional Wastewater Project. This project will expand wastewater transmission capacity, enable future residential and commercial development while protecting water quality and supporting regional growth.

- City of Marysville – Hotel Marysville Fire Debris Cleanup and Mitigation
  Funding Source: U.S. Environmental Protection Agency (EPA) Brownfields Program
  YSEDC Role: Grant Writing and Technical Assistance
  Amount Requested: $4,000,000
  Status: In Progress
  YSEDC supported the City of Marysville's EPA Brownfields Cleanup Grant application for the removal of fire debris and mitigation of hazardous materials at the historic Hotel Marysville site. This project will facilitate future redevelopment of the downtown corridor, support mixed-use revitalization, and improve environmental safety in the city's urban core.

- City of Yuba City – Wastewater Improvement Project (Outfall Diffuser)
  Funding Source: U.S. Department of Commerce, Economic Development Administration (EDA)
  YSEDC Role: Grant Writing and Technical Assistance
  Amount Requested: $6,000,000
  Status: In Progress
  YSEDC assisted the City of Yuba City in pursuing EDA investment to improve wastewater outfall capacity and enhance system efficiency. The project supports future industrial and residential growth, ensures environmental compliance, and strengthens the city's infrastructure for long-term economic resilience.

Tactic 3 – Other Infrastructure Projects Completed in the region.

Beale Air Force Base Projects – Completed $94.5 Million Investment (Appendix I Pages 8-9)

Jurisdiction	Project Description	Total Cost in Millions
Regional - Beale AFB	Class 2 Pavement CAPM and drainage rehabilitation in Yuba County on Route 65 from South Beale Road to Jct. 65/70	$45.00
Regional - Beale AFB	Repair Airman Dormitories- B24110 Perform complete renovation and modernization of two dormitory facilities. Repair structural damage after a severe water leak which damaged the flooring and walls.	$10.50
Regional - Beale AFB	Construct 940th Air Refueling Wing (ARW) Squad Ops/AMU Construct a new facility to serve as squadron operations and aircraft maintenance for the 940 ARW's KC-135 refueling mission.	$37.00
Regional - Beale AFB	Repair Fire Suppression in U-2 Shelters, B.1068/B1067 - Repair suppression indication, and notification systems.	$1.70
Regional - Beale AFB	Repair Wells (7) Cathodic Protection System Repair by replacement 7 cathodic protection systems at water wells.	$0.30

Yuba City Project – Planning – Completed $.50 Million Investment (SB2, LEAP and Reap) (Appendix I Page 29)

Yuba City	General Plan Update - Update the City's 2004 General Plan to incorporate statutory changes within the City and include mechanisms to help streamline growth, facilitate implementation of the City's new Housing Element. The update includes all general plan elements	$0.50

Objective 2 – Develop and improve alternative, multi-modal, and inter-modal distribution infrastructure

Tactic 1 – Encourage investment in state highways throughout the two-county region to improve corridors in and out of the area.

Regional Caltrans Projects: Caltrans has 29 projects slated for construction, rehabilitation, planned or programming projects in the Yuba-Sutter region. Eight projects were completed in 2025, which represented an injection of $102.015 million in improvements within the region. (Appendix I Page 1) Completed projects were:

Jurisdiction	Project Description	Total Cost in Millions
Yuba County	Class 2 Pavement CAPM and drainage rehabilitation in Yuba County on Route 65 from South Beale Road to Jct 65/70	$21.51

Yuba County	On Route 65 in and near Wheatland from 0.18 miles south of Main Street to Grasshopper Slough Br 16-0001 Grind and replace 0.2' of existing asphalt with RHMA-G, rehabilitate drainage as needed, widen shoulders to accommodate bicyclists, upgrade existing non-standard ADA features, and evaluate existing lighting and traffic signals	$7.81
Yuba County	Bicyclist & Pedestrian Improvements 03-3J910 In Yuba County on Route 20. Install signs, green pavement markings, and crosswalks to improve bicyclist and pedestrian safety. This project is also located in Sacramento and Yolo Counties.	$1.48
Yuba County	Wheatland Donut Hole Project 03-0H370. In and near Wheatland, from north of State Street to north of Evergreen Drive. Rehabilitate pavement, add bike lanes, rehabilitate drainage systems, upgrade facilities to Americans with Disabilities Act (ADA) standards, and construct Class 1 multi-use path, modify driveways, and enhance crosswalk visibility as complete streets elements, and add a traffic signal at the intersection with McDevitt Drive.	$10.635
Sutter County	Cul-de-sac Live Oak Boulevard and Encinal Road, provide cul-de-sac access from the agricultural stations and Kent Avenue (PM 36.32), and install right turn deceleration lane at Clark Road in Sutter County on Route 99 from approximately 0.1 mile south of Encinal Road to approximately 0.2 mile north of Kent Avenue	$12.30
Sutter County	Bridge scour mitigation in Sutter, Butte, Colusa, Glenn and Yolo Counties on Routes 5, 16, 20, and 505 at various locations (Br #18-0005, 15-00151L/R, 22-0135R, 22-0113R, 22-0024, 11-0088, 12-0143, 22-0171, and 22-0114L/R).	$11.62
Sutter	Improve signing and pavement markings for bicycles and pedestrians in Butte, Placer, Sacramento, and Sutter Counties on Routes 32, 28, 50, 80, and 20 at various locations	$7.047
Regional	Rehabilitate pavement in Sutter and Yuba Counties at 4 locations	$29.613

Tactic 2 – Local Roads – Completed Projects $3.81 Million (Appendix I Page 12)

Jurisdiction	Project Description	Total Cost in Millions
Yuba County	**Garden Avenue Active Transportation Projects** This public works project consists of implementing road improvements to Garden Avenue (from Feather River Blvd to Riverside Drive) in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay.	$2.51
Yuba County	**South Yuba Transportation Improvement Authority (SYTIA) Projects.** Project Study Report completed for South Beale Road Railroad Grade Separation Project. Both the Beale Expressway (previously East Wheatland Expressway) and the South Beale Railroad Grade Separation Projects are moving into PA&ED phase	$1.30

Objective 3 – Promote transit planning to move people throughout the region and housing development

Tactic 1 through 4 – Align regional transit and economic development priorities with housing availability, affordability, and strategic growth planning.

Yuba-Sutter Transit

Yuba-Sutter Transit Facility Replacement Project: Yuba-Sutter Transit is advancing plans to replace its aging operations, maintenance, and administration facility located at 2100 B Street in Marysville. The existing 1960s-era former Seven-Up Bottling Plant, converted for transit use in 1996, no longer meets current capacity, technology, or environmental standards and cannot support the state mandate requiring that all new buses purchased after 2028 be zero-emission. (Appendix I Page 6)

2025–2026 Update: Yuba-Sutter Transit has secured over $52 million in combined federal, state, and regional grants toward the estimated $71.5 million facility replacement project. Environmental review and preliminary engineering began in 2024, with additional grant applications pending to complete the funding package. The new

facility will accommodate future fleet expansion, charging infrastructure, and operational growth to meet regional transit needs**.**

Demand-Response Bus Replacement and Fleet Expansion: To maintain service reliability and meet increasing mobility demand, Yuba-Sutter Transit plans to replace and expand its demand-response fleet with up to 17 vehicles, including a mix of gas-powered and zero-emission buses, consistent with adopted fleet transition plans. **2025–2026 Update:** These vehicle acquisitions will replace aging units while expanding capacity for paratransit and community-based service, enhancing accessibility and operational efficiency throughout the region. (Appendix I Page 7)

Commuter Bus Replacement: In alignment with fleet modernization and service continuity goals, Yuba-Sutter Transit is implementing the replacement of four commuter buses, ensuring reliability for intercity commuter routes.
2025–2026 Update: The replacement effort, covering four of six commuter coaches, will enhance service quality and reduce maintenance costs while supporting the agency's long-term transition to a cleaner, more efficient fleet. (Appendix I Page 7)

Housing and Affordable Housing Projects

There has been a concerted effort within the region to increase housing stock for all income levels as shown below.

The **Regional Housing Authority** has a multi-family project under construction in Plumas Lake consisting of 48 units, with 2- and 3-bedroom dwelling units, a community center, and a children's playground, with rents targeting family households earning less than 55 percent AMI. **Certificate of Occupancy was received on 1/23/2025, and the property has been fully leased up.**

The **Regional Housing Authority** will be closing on the construction financing for a new construction 32-unit senior affordable housing project in Wheatland, consisting of 32 units, with 1- and 2-bedroom dwelling units, a community center, and a dog park, with rents targeting senior households earning less than 60 percent AMI. The project is nearing completion, we received a Temporary Certificate of Occupancy (TCO), and the first residents should be moving in soon. Carports are not completed yet, hence TCO, but we are close to a final Certificate of Occupancy.

Richland Village, a proposed residential affordable apartment complex that would consist of 88 one-bedroom, 44 two-bedroom, and 44 three-bedroom units at 470 Bernard Drive in the Richland Housing complex. Demolition has commenced on the site (trailers, trees). After demolition, we will grade the site in preparation for the winter rain, so we don't have unauthorized storm drain runoff. We are doing this work prior to closing on the construction financing that will happen in November more than likely. After closing, trenching and underground utilities will start right away, weather depending.

Goal 4 – Quality of Life and Place

Enhancing the livability and quality of life within a region makes it more appealing as a destination for businesses, while also attracting and retaining residents. This drives economic growth, fosters community pride, generates revenue, and elevates the region's recognition and reputation. To successfully draw and retain businesses and residents, urban and rural communities must prioritize the maintenance and revitalization of their town centers and amenities. Quality of life encompasses a delicate balance of key factors, including access to jobs, education, healthcare, and housing. It also involves the preservation and promotion of natural resources, outdoor spaces, cultural and artistic opportunities, and a strong sense of community spirit.

Objective 1 – Enhance Cultural, Historic, Recreational, and Natural Resources

Tactics 1 through 4 - Strengthen community vitality through historic preservation, expanded recreation, arts engagement, and downtown revitalization.

Yuba Sutter Arts & Culture (also known as the Yuba-Sutter Arts Council, YSAC), a mainstay in the community for 44 years, has many ongoing projects and programs. Below is a glimpse into how this nonprofit directly impacted the arts and culture community and overall economic development.

Murals of Live Oak - YSAC continues its ongoing program with the City of Live Oak and in the Spring of 2026, will commission additional exterior murals. Over fourteen murals have been created in the last few years to celebrate the history and heritage of Live Oak. Each mural also has a hidden object in it to help keep the viewer engaged. Several artists' designs and new mural locations are under consideration.

Center Stage Productions - Corey and Morgan Kersting formed a youth performing arts program which is now a mainstay in the community. Based at STCA, Center Stage has conducted a series of Saturday workshops for 7–18-year-olds and produced seven musicals, most recently "Artistocats," "Mary Poppins," and "The Music Man."

Convergence Theatre Company - A group of theater professionals led by Matthew DeMeritt formed the Convergence Theatre Company in 2021, which is another theater ensemble based at the STCA. To date, it has produced many high-quality, entertaining, and thought-provoking shows, including "Godspell," "Salt of the Earth," "Jekyll & Hyde, the Musical," and is currently in rehearsals for the Tony Award-winning musical, "Next to Normal."

Yuba Sutter Big Band - Created as a showcase for local professional musicians and music educators, this 20-piece orchestra puts on several swinging concerts each year with hits from the Great American Songbook, popular tunes of the day and the occasional original composition.

Burrows Center for the Arts - Yuba Sutter Arts & Culture's home base has seen renewed programming this year which will continue through 2025. It hosted a variety of events in 2024 including Marysville Charter Academy for the Arts student programs. The Burrows Center is currently hosting the renewed weekly Ceramics for Veterans program, the bi-weekly Art Fix & Mix, the Spill the Ink Writers' Open Mic and Tom Galvin's Acoustic Guitar Jam.

Youth Mariachi Orchestra - This is a collaboration with the Alliance for Hispanic Advancement and the Marysville Joint Unified School District. The program provides free instruments and instruction for interested middle and high school students to learn about this unique musical form. It originated in the Marysville Unified School District but is now expanding into Sutter County Schools as well.

Sutter County Museum

The museum tells the story of the Yuba-Sutter community, from the Native Americans who lived here pre-contact to the present. This is done through a combination of exhibits, both permanent and temporary, and public programs. Permanent exhibits include the Nisenan people, the Gold Rush, Yuba-Sutter floods, John Sutter, the history of agriculture in the area, and its multicultural wing, which tells the stories of diverse communities with sizable populations in Yuba-Sutter.

The Museum was constructed with funds from Howard and Norma Harter, the Sutter County Historical Society, and other private donors. It was presented to the Sutter County Board of Supervisors as a gift to the community in 1975. Since then, it has been expanded multiple times, all through the generosity of private donors. This year, the Museum celebrated 50 years of serving the Yuba-Sutter community and beyond.

Sutter County Museum shares local stories to strengthen community bonds, to inspire celebration of our diverse cultural heritage, and to demonstrate how understanding the past prepares us for the future. The Museum is open to the public with free admission and is a partnership between Sutter County and the Sutter County Museum Association, a 501(c)(3) nonprofit. Annually, the Museum hosts thousands of visitors; displays 5-6 temporary exhibits on a range of topics; and provides over 100 free educational public programs, field trips, and group visits to the community. Projects in 2025 included:

Exciting New Permanent Exhibits: The Museum opened a new exhibit, *From Barbers' Row to Beale Air Force Base: Black History in Yuba-Sutter* in partnership with the community and the Connecting Cultures Collaborative. The exhibit was funded by a $25,000 grant from California Humanities and by the Sutter County Museum Association. New interactive exhibits on the Nisenan, Gold Rush & Westward Expansion, and Yuba-Sutter Floods opened in April. This project was funded by a three-year grant of over $383,000 from the Specified General Fund for the Museum Grant Program under the California Cultural & Historical Endowment, and with local support from the City of Yuba City, Sutter County Museum Association, and United Auburn Indian Community of the Auburn Rancheria.

Artisan Community Garden - A new shade structure and Little Free Library were installed by Girl Scout Troop #2179. Over 1,000 people enjoyed the Garden at summer programming.

Voyage to Vietnam– The Museum partnered with Sutter County Children & Families Commission to host a hands-on temporary exhibit for kids over the summer. Over 3,700 people visited the *Voyage to Vietnam* exhibit and enjoyed opportunities for free family fun.

Yuba County Library offered 330 programs (on-site) and 8 programs (off-site) with a total attendance of 4,561. A total of 10 programs were offered for 0-5-year-olds with an attendance of 1,161. Over 950 people attended annual parking lot events, End of the Summer Reading Program Party, Halloween in the Parking Lot, and Winter Walk-thru. The library is undergoing renovations which have been funded $6,088,440 by the CA State Library, Building Forward Library Infrastructure Grant. It is estimated that the library will reopen early 2026.

Adventist Health+Rideout

The Blue Zones Project is a community-led well-being improvement initiative designed to make healthy choices easier by implementing permanent changes to a city's environment, policies, and social networks. Participating in communities has seen double-digit drops in obesity and smoking rates, economic investment in downtown corridors, grant funding awards to support policies and programs aimed at improving health equity, and measurable savings in healthcare costs.

Aug.1, 2024-July 31, 2025 UPDATE: Blue Zones Project Yuba Sutter continued to expand its reach and impact during Year 3 of the transformation phase. Approvals grew across all sectors, with eight new schools joining the initiative for a total of 16. Schools engaged students, families, and staff through garden grants, wellness groups, and 44 walk and bike events, reaching more than 730 participants. Three new worksites earned approval, bringing the total to 11 and reaching over 646 employees through 43 on-site workshops and surveys. Restaurants also embraced healthier dining, with four new approvals—including the region's first Blue Zones Project-approved food truck—and the launch of the public "Tasty Tuesday" tasting event.

Built Environment Policy Impacts - Blue Zones Project advanced 33 policies, plans, and projects to improve safety and mobility across the region. Key initiatives included Phase II improvements to 22nd Street, a regional bicycle network awareness campaign, and support for the Yuba County Parks & Recreation charter update, which now formally prioritizes long-term investment in walking and biking trails. Demonstration projects provided immediate impact: traffic calming along 14th Street reduced cut-through traffic and improved safety, while quick-build upgrades at E & 12th Street, guided by walkability expert Dan Burden, enhanced pedestrian safety at a high-traffic intersection.

Food Policy Impacts - All food policy certification goals were achieved this year, with seven major wins. Highlights include the launch of the MADD Love Community Refrigerator with a replication playbook, county recognition of the Yuba-Sutter Food Policy Council, adoption of a healthy food policy at the Yuba-Sutter Food Bank and securing a $125,000 grant for a Food Hub feasibility study. A marquee achievement was the construction of the St. Andrew Presbyterian Church community garden, where more than 100 volunteers came together during the Yuba-Sutter Shines Day of Service.

Tobacco Policy Impacts - Significant progress was made in reducing the influence of tobacco across the community. Blue Zones Project supported the development of a Tobacco Retail License policy and expanded smoke-free parks protections, with adoption anticipated in Year 4. Regional coalition partners launched the "Air Out the Truth" social media campaign, paired with youth engagement in advocacy and park clean-up events. A significant milestone came with Yuba City's adoption of an overlay ordinance for the Downtown Business District, restricting the establishment of new tobacco-related businesses and reinforcing a vision of a healthier, family-friendly downtown corridor.

Harmony Health

Health Harmony Health was designated a Blue Zones organization (the only health care facility awarded so far). In partnership with Blue Zones, Yuba College and the SY Food Bank called the Harmony Market. It started behind its clinic but grew so big, so quickly, they moved it to Yuba College. They gave families fresh produce grown by local farmers, who were taught to grow organically and regeneratively by Stephen Dambeck and purchased through the food bank. They are working on becoming an agency that can accept EBT (food stamps/SNAP) to sustain this project.

Sutter Buttes Regional Land Trust (SBRLT), whose mission is to protect and maintain the natural and agricultural resources of the Sutter Buttes and the surrounding region. SBRLT supports regional strategy by promoting sustainable land use, supporting regional economic growth, and fostering environmental stewardship. By protecting critical habitats, preserving agricultural lands, and enhancing water resources, SBRLT aligns with the CEDS goals of sustainable development and resilience. Looking ahead, SBRLT is planning the 8th annual California Swan Festival, scheduled for November 6–9, 2025. They will host a kick-off celebration at Cordi Winery on November 7th and offer a variety of wildlife and conservation-focused tours across the Yuba-Sutter region.

Key contributions include:

Land Conservation - In 2024 SBRLT closed five conservation easements, permanently protecting over 1,150 acres of agriculture and habitat.

Agritourism Development - SBRLT leverages its conservation work to promote agritourism, drawing visitors to the region and supporting the local economy. In November 2024 the land trust successfully hosted the 7th annual California Swan Festival at Yuba College.

Natural Resource Management - Through targeted conservation efforts, SBRLT ensures long-term viability of agricultural and natural resources, critical to the region's economic base.

Resilience and Climate Adaptation - Conservation initiatives help mitigate climate risks, protect biodiversity, and preserve the region's unique natural heritage, contributing to economic and environmental resilience.

Partnership Building - Collaborating with landowners, community stakeholders, and public agencies, SBRLT supports coordinated land management and infrastructure planning. SBRLT actively fosters impactful partnerships to advance conservation goals. These partnerships combine resources and expertise to achieve significant conservation outcomes, benefiting both natural ecosystems and local communities.

1. **Waterfowl Habitat Protection Partnership -** The partnership was awarded a $12.8 million grant from the Regional Conservation Partnership Program (RCPP) under USDA's Natural Resources Conservation Service.
2. **Beale Air Force Base Conservation Planning Project -** Sutter Buttes Regional Land Trust is the recipient of a $250,000 capacity building grant from the California Strategic Growth Council (SGC) through the Sustainable Agricultural Lands Conservation Program (SALC) under the Department of Conservation.
3. **Sacramento Region Working Lands & Open Space Group -** The Sacramento Region Working Lands and Open Space Group has been selected by California Council of Land Trusts as the recipient of a 2024 Project Advancement Grant to advance the goals of Pathways to 30x30 and the Natural and Working Lands Climate Smart Strategy.

Yuba County Projects

Research Innovation Center - The creation of a collaborative research opportunity with Beale AFB, the US Air Force, the Yuba Water Agency, City of Wheatland, and the University of California. The facility could serve as an educational, workforce training, and advanced research hub. Initially, the workforce at the collaborative facility would consist primarily of PhD level researchers, but also development of BA level and even high school educational programs as the facility expands to its full mission. This creates a significant opportunity for the City of Wheatland and Yuba County to create an innovation center and technology node.
2025-2026 Update A non-profit organization has been formed with initial members of the City of Wheatland and Yuba Water Agency for the purpose of developing and operating the Yuba Applied Research Center. The initial strategy plan for YARC has been developed. (Appendix I Page 18)

Three Rivers Parkway System Development - The Three Rivers Parkway is envisioned as a multi-modal active transportation and recreation system encompassing as many as 40 miles of hiking, bike, equestrian trails, and boat access along the Yuba, Feather and Bear Rivers. The northern terminus would be the Sycamore Ranch County Regional Park on the Yuba River. The trail would extend along the northern bank of the Yuba River to Marysville and would connect to the Sutter County trail system over the rehabilitated former railroad trestle on the Feather River. The trail would cross the Yuba River over the SR 70 bridge and continue south along the Feather River past Star Bend boat ramp to the junction with the Bear River. It would then extend east along the Bear River and possibly Dry Creek into downtown Wheatland. Future phases may connect to the Spenceville Wilderness Area. The River Parkway is anticipated to be a major draw for tourism in Yuba County, creating opportunities for additional lodging and restaurants, equipment rental concessions, recreational equipment sales, guide services and retail spending from visitors.
2025-2026 Update: Yuba Water Agency is leading the development of a county-wide trails master plan, which is currently underway. The master plan will be based on current plans for the Yuba County jurisdictions affected and will provide guidance on a collaborative approach for initial phases of the trail system. The plan will be completed in 2026. (Appendix I Page 18)

City of Marysville Projects

Ellis Lake Restoration - A public works project to restore the 37-acre Ellis Lake area (between 9th and 16th streets and from B to D streets). This park and open space are regional landmarks attracting visitors from throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself.
2025-2026 UPDATE: Ellis Lake water quality has stabilized as the City engaged in an outside consultant as well as a lake management company. City staff continue to monitor the lake and use external expertise to maintain the water quality of the lake. Marysville and YSEDC secured a $3m grant to improve elements and add amenities to strategic locations around the lake. Project is in the design phase. The design will be influenced by the results of

the master plan mentioned above. Design Phase of project is completed, and installation of added amenities and improvements are ongoing. (Appendix I Page 21)

Objective 2 – Strengthen Public Safety, Health Services and Homeless Solutions

Tactics 1 through 3 - Strengthen regional partnerships to expand healthcare, housing, and social services that prevent homelessness and support vulnerable residents.

Regional Projects

Sutter Yuba Homeless Consortium: The purpose of the Sutter Yuba Homeless Consortium (SYHC) is to connect our homeless population with programs and services that can help them overcome obstacles that are preventing permanent housing solutions for individuals and families.
2024-2025 UPDATE: In 2025 SYHC clients achieved the following, Yuba County had 879 active clients and 154 were housed and Sutter County had 712 active clients and 200 were housed.

Yuba County Project

Twin Cities Rescue Mission Training Center
Formerly known as 14FORWARD, it is a temporary shelter and resource center for the homeless. The site includes 25 two-person structures, an onsite manager, dog facility, and provides services and resources to move the homeless toward permanent employment and housing.
2025-2026 Update: The project has been taken over from Yuba County by Twin Cities Rescue Mission. Plans include retrofitting Shelters to code, installation of new windows, electricity, heating and air conditioning, insulation and sheetrock. There are plans to include additional services and resources such as life building skills program, job search and training classes, parenting classes etc.

Economic Disaster, Recovery and Resiliency

Mitigation planning is essential to the region's ability to withstand and recover from disasters.

Yuba County The Yuba County Office of Emergency Services (OES) coordinates all emergency management between public safety and service providers during larger-scale or complex events-- your local law, enforcement/fire department handles day-to-day calls. OES operates in four primary areas: Preparedness, Response, Recovery, and Mitigation. To help prepare the County and other organizations for emergency response, OES also provides planning and training services. During an emergency, the County uses the Standardized Emergency Management System (SEMS) and the Incident Command System (ICS) to ensure close coordination between police, fire, military personnel, medical service providers, FEMA, and other agencies.

Plans have been developed to respond to any emergency event, and these plans are constantly being updated to make sure emerging threats are included and new technology incorporated.
https://www.yuba.gov/departments/emergency_services/hazard_mitigation_plan.php#outer-4419

Yuba County maintains a comprehensive emergency services webpage that provides current information for disaster, flood and emergency preparedness, and resources and tools.
https://www.yuba.gov/departments/emergency_services/index.php

Yuba County offers a youth emergency program, **"We're Not Scared! We're Prepared!"** aimed at first graders that help kids understand the big feelings that may come during an emergency, and how to prepare for an emergency. All children receive a go-bag filled with essentials starters. Outcomes to date – 9 schools attended, 280 students reached, and 183 go-bags distributed.

Be Prepared Fair – Yuba County has hosted its "Be Prepared Fair" twice a year since 2021. The spring event is held in the foothills, focusing on wildfire preparedness, and the fall event held on the valley floor, focusing on high water preparedness.

Sutter County The Office of Emergency Services comprises of two divisions: Fire Services and Emergency Management. Both perform emergency planning, mitigation, and response, apply for and manage grant funds to support emergency functions, host and attend community events and training, and provide guidance to all other disaster service workers and first responders.

Sutter County maintains a comprehensive Emergency Services webpage that provides current information for disaster, flood and emergency preparedness, and resources and tools.
https://www.suttercounty.org/government/county-departments/office-of-emergency-services

The **Office of Emergency Management** page includes OEM Plans, Be Prepared, Emergency Events, and Recovery for businesses and residents alike.
https://www.suttercounty.org/government/county-departments/office-of-emergency-services/emergency-management

Sutter County has recently established its first Fire Safe Council, comprises of public and private organizations that share a common, vested interest in wildfire prevention and loss mitigation. Fire safe councils accomplish this objective through education programs and projects such as hazardous fuel reduction efforts and homeowner training. The first fire safe councils started in the early 1990s, and there are now over 100 around the state. https://www.suttercounty.org/government/county-departments/office-of-emergency-services/fire-safe-council#B

Small Business Disaster Preparedness: The state of California offers a program for small businesses to prepare and recover for disaster. https://outsmartdisaster.calosba.ca.gov/

Report on Economic Development Activities

Yuba-Sutter Economic Development Corporation is committed to maintaining an understanding of the community it serves and is actively involved by having a seat on boards, commissions, projects, and events within the community. Workforce Investment Board, Sutter-Yuba Homeless Consortium, California Finance Consortium, local nonprofit capacity building and the military privatization P4 initiative are just some of the boards/organizations/programs of which are comprehensive and achievable goals of the CEDS.

YSEDC engaged in the following economic development activities throughout 2025 to support the implementation of CEDS. The following provides a summary of these activities that:

- Promote economic development and opportunity
- Support efforts to attract, maintain, promote, and expand regional industries and businesses
- Maximize effective development, alignment, and use of workforce
- Provide technical support and access to business and financial resources
- Obtain and utilize adequate funds and other resources
- Support the work of local governments in their efforts to provide sound physical infrastructure

Promote Economic Development and Opportunity

Activity	Time Frame
1. Implementation of the Regional Comprehensive Plan	Ongoing
2. Maintain Economic Development District status for the region. This includes preparing the following documents: • Comprehensive Economic Development Strategy (CEDS) 2025-20230 • Update CEDS appendix I • CEDS Annual Performance Report • Conduct a regional SWOT Analysis every five years	Completed Annually Annually FY2030 – 2034
3. Collaboration and coordination with state, regional, county, and local economic efforts. • Serve on committees and boards to provide guidance • Provide venues for collaborative meetings	Ongoing
4. Provide technical assistance to jurisdictions through technical assistance programs • Maintain data mining tools on the YSEDC site • Provide socioeconomic, transportation, demographic, etc. data as needed • Assist with grant research, writing, and administration as needed	Ongoing

Support efforts to attract, maintain, promote, and expand regional industries and businesses

Activity	Time Frame
1. Maintain and continue the Business Attraction Program • Continue to partner with Greater Sacramento Economic Council, Center for Economic Development, Go-Biz, etc. • Respond to RFP's	Ongoing
2. Maintain and ensure the Yuba-Sutter Business Consortium remains viable to private and public sectors • Provide venue, schedule, and conduct meetings, develop and maintain programs and maintain administrative functions • Ensure collaboration and interest of partners • Review, develop and lead programs of the consortium	Ongoing
3. Promote, support, and enhance agriculture-based tourism • Continue to develop the Highway 65 corridor and Sports and Entertainment Zone.	Ongoing
4. Promote the continued viability of military installations near the region. • Promote and protect Beale Air Force Base as the region's largest employer • Support expansion of Beale's existing missions, recruitment of new missions, and regional pledge to protect Beale from reduction or closure • Provide support for Beale Air Force Base's infrastructure needs	Ongoing

5. Brand and Market the region for development, investment, and regional growth. • Create marketing campaigns for business attraction • Promote visitor services and tourism • Collaborate with private and public sector organizations to increase marketing of Yuba-Sutter	Ongoing

Maximize effective development, alignment, and use of workforce

Activity	Time Frame
1. Support the efforts of and collaborate with workforce development centers, community one stops, colleges and universities. • Ensure continued partnerships with local agencies and educational institutions	Ongoing

Provide technical support and access to financial resources

Activity	Time Frame
1. Continue to assist jurisdictions with infrastructure development projects by providing technical assistance, funding opportunities and resources	Ongoing
2. Continue the Bear Essentials program to provide businesses with access to resources, tools, and lending programs • Conduct two business walks within the district annually • Conduct business resource workshops • Conduct and/or assist with business development workshops • Assist businesses with expansion projects • Foster growth and development of local firms to create and retain jobs, increase the business, and tax base • Provide financial readiness and loan accelerator program • Provide business education workshops	Ongoing

Obtain and utilize adequate funds and other resources

Activity	Time Frame
1. Pursue additional funding from EDA while leveraging funding from additional private and public sources. • Pursue EDA funds for Lending Program • Pursue EDA funds for infrastructure for Highway 65 corridor, Sports and Entertainment Zone, and jurisdiction water/wastewater projects	Ongoing In Process
2. Continue providing information on local, state, and federal economic and infrastructure development programs	Ongoing

Support the work of local governments in their efforts to provide sound physical infrastructure

Activity	Time Frame
1. Maintain communication with jurisdiction leaders regarding public works projects, provide technical assistance and funding sources as needed. • Ensure public works projects are included in CEDS document and progress is annually updated and reported.	Ongoing

Schedule of Goals - YSEDC

1. YSEDC will continue to assist in the development and implementation of the CEDS by providing research, statistical updates, printing, planning and scheduling CEDS Committee meetings.
2. YSEDC will provide both technical assistance, demographic and economic mining resource tools, and capital access for both the public and private sectors through grant research and writing and small business loans throughout the year.
3. YSEDC to continue its community involvement by maintaining memberships, seats and associations with public, private, and non-profit organizations to maintain an excellent overview of the economic conditions of the district.
4. YSEDC to continue its two business walks (fall and spring), surveys, and business development assistance programs to maintain a comprehensive understanding of the needs and desires of the stakeholders of the community and to assist in employment development.

Schedule of Goals - Region

The region will continue to work toward achieving its goals and objectives by implementing tactics as stated in the CEDS and supporting the public works projects of the member jurisdictions within the District.

Attachments:
Appendix I 2025/2026 Public Works Projects

ATTACHMENT 3

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

APPENDIX I

2025-2026

PUBLIC WORKS

PROJECTS

BETTER TOGETHER→FUTURE FOCUSED

2025-2030 YUBA-SUTTER COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

SUTTER COUNTY | YUBA COUNTY | LIVE OAK | MARYSVILLE | WHEATLAND | YUBA CITY

Yuba-Sutter Economic Development District
2025-2030 CEDS Public Works Projects, Sorted by Jurisdiction

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024 CALTRANS PROJECTS - COMPLETED Yuba & Sutter Counties			
Regional RY1a Short-term	3 3.2	**Class 2 Pavement CAPM and drainage rehabilitation** in Yuba County on Route 65 from South Beale Road to Jct 65/70		SHOPP **PROJECT COMPLETED 2025 $21.510 Million**	2025
Regional RY2a Short-term	3 3.2	**On Route 65 in and near Wheatland from 0.18 miles south of Main Street to Grasshopper Slough Br 16-0001** Grind and replace 0.2' of existing asphalt with RHMA-G, rehabilitate drainage as needed, widen shoulders to accommodate bicyclists, upgrade existing non-standard ADA features, and evaluate existing lighting and traffic signals		SHOPP **PROJECT COMPLETED 2025 $7.810 Million**	2025
Regional RY3a Short-term	3 3.2	**Bicyclist & Pedestrian Improvements 03-3J910** In Yuba County on Route 20 Install signs, green pavement markings, and crosswalks to improve bicyclist and pedestrian safety. This project is also located in Sacramento and Yolo Counties.	$1,632,000	SHOPP **PROJECT COMPLETED 2025 $1.482 Million**	2025
Regional RS1a Short-term	3 3.2	**Cul-de-sac Live Oak Boulevard and Encinal Road**, provide cul-de-sac access from the agricultural stations and Kent Avenue (PM 36.32), and install right turn deceleration lane at Clark Road in Sutter County on Route 99 from approximately 0.1 mile south of Encinal Road to approximately 0.2 mile north of Kent Avenue.		SHOPP **PROJECT COMPLETED 2025 $12.3 Million**	2025
Regional RS2a Short-term	3 3.2	**Bridge scour** mitigation in Sutter, Butte, Colusa, Glenn and Yolo Counties on Routes 5, 16, 20, and 505 at various locations (Br #18-0005, 15-00151L/R, 22-0135R, 22-0113R, 22-0024, 11-0088, 12-0143, 22-0171, and 22-0114L/R).		SHOPP **PROJECT COMPLETED 2025 $11.620 Million**	2025
Regional RS2a Short-term	3 3.2	**Improve signing and pavement markings** for bicycles and pedestrians in Butte, Placer, Sacramento, and Sutter Counties on Routes 32, 28, 50, 80, and 20 at various locations		SHOPP **PROJECT COMPLETED 2025 $7.047Million**	2025
Regional RYS1a Short-term	3 3.2	**Rehabilitate pavement in Sutter and Yuba Counties at 4 locations**		SHOPP **PROJECT COMPLETED 2025 $29.613 Million**	2025
		CALTRANS PROJECTS – SUTTER COUNTY (CONSTRUCTION)			
Regional RS1 Mid-term	3 3.2	**Oswald Road Safety Project 03-4H870** Near Yuba City, from 0.6 mile south to 0.6 mile north of Oswald Road. Construct traffic signals to improve safety. The lead for Environmental Clearance is Sutter County. Caltrans will be the lead for Design and Construction.	$12,336,000	SHOPP	2027
		CALTRANS PROJECTS - SUTTER COUNTY (PROGRAMMED)			

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Regional RS2 Mid-term	3 3.2	**SUT-99 Lomo Crossing** **03-0J910** Near Live Oak, from 0.2 mile south of Eager Road to 0.6 mile south of Clark Road. Eliminate cross traffic access to Route 99 from Encinal Road/Live Oak Boulevard, add acceleration lanes in proximity to railroad crossing, and improve access to Eager Road Interchange.	$17,445,000	SHOPP	2027
Regional RS3 Short-term	3 3.2	**Bridge Scour Mitigation** **03-0J630** In Sutter County at the Sutter Bypass, scour mitigation and bridge deck surface treatment. This project is also located in Butte, Colusa, and Yolo Counties	$8,065,000	SHOPP	2028
Regional RS4 Short-term	3 3.2	**SUT 99 Live Oak 18-Wire RR Preemption Upgrade** **03-0J230** In Sutter County on Route 99 in the town of Live Oak, at Pennington Road. Upgrade Railroad preemption from 2-wire to 18-wire.	$1,785,000	SHOPP	2028
Regional RS5 Short-term	3 3.2	**SUT 99 Elm Street 18 Wire Railroad Preemption** **03-3J040** In Sutter County Route 99 at Elm Street in the City of Live Oak. Upgrade existing 18-wire railroad preemption.	$1,383,000	SHOPP	2027
Regional RS6 Short-term	3 3.2	**Jennings/Knights Curve Improvement** **03-2J980** Near Knights Landing, from north of Yolo County line to south of Leiser Road. Curve realignment.	$8,630,000	SHOPP	2027
Regional RS7 Short-term	3 3.2	**Safety Reactive Improvement at Various Locations** **03-0N640** In Sutter County on Route 99 near Sankey Road. Install curve warning signs, flashing beacons, rumble strips, radar speed feedback signs, intersection warning systems, and upgrade roadside signs. This project is also located in Colusa, El Dorado, and Sacramento Counties.	$6,430,000	SHOPP	2026
Regional RS8 Short-term	3 3.2	**SUT 99 2R** **03-2J230** In and near Yuba City, from 0.1 mile north of Route 20 to 0.2 mile south of Live Oak Boulevard. Rehabilitate roadway and drainage systems, construct concrete barrier and maintenance vehicle pullouts, and upgrade lighting, signs, facilities to Americans with Disabilities Act (ADA) standards, and Transportation Management System (TMS) elements	$35,800,000	SHOPP	2028
Regional RS9 Short-term	3 3.2	**Stafford Way Intersection Safety Improvement** **03-3J680** In Yuba City, at the intersection of Stafford Way. Install traffic signal, intersection lighting, curb ramps, and pavement delineation.	$4,985,000	SHOPP	2026
Regional RS10 Short-term	3 3.2	**Humphrey Road Intersection Improvement** **03-4J060** Near Yuba City, at the intersection with Humphrey Road. Install intersection improvements	$14,014,000	SHOPP	2030
Regional RS11 Short-term	3 3.2	**Sutter-Yuba 20 Corridor Improvements** **03-0N210** In and near Yuba City, from Central Street to Yuba County line; also in Yuba County, from Sutter County line to 0.1 mile west of Yuba Street (PM 0.0/1.5).	$2,305,000	SHOPP	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Install rumble strips, upgrade signing, striping, and guardrail, and install retro-reflective signal backplates.			
Regional RS12 Mid-term	3 3.2	**Various Rumble Strip** **03-1N590** In Yuba and Sutter Counties at various locations. Replace traffic delineation and markers and construct centerline and median rumble strips. This project is also located in El Dorado, Glenn and Placer Counties.	$5,185,000	SHOPP	2027
		CALTRANS PROJECTS - SUTTER COUNTY (PLANNED)			
Regional RS13 Long-term	3 3.2	**SR 99 Managed Lanes from I-5 to SR 99/70** Managed Lane Facility in both directions from I-5 to the SR 99/ SR 70 Wye junction in Sacramento and Sutter Counties.	$100,00,000	Non-SHOPP	2050
Regional RS14 Mid-term	3 3.2	**Sutter-99 Cable Barrier** **03-0N710** In Sutter County on Route 99 from 0.8 mile north of Riego Road Overcrossing to 0.1 mile south of Route 99/70 Separation. Install cable barrier.	$18,510,000	SHOPP	2029
Regional RS15 Mid-term	3 3.2	**ADA Curb Ramps, APS and Retroreflective Backplate Project** **03-0N720** In Sutter County on various routes at various locations. Install backplates with retroreflective borders to existing traffic signal heads, install touch-free Accessible Pedestrian Signals (APS) and upgrade curb ramps to American with Disabilities Act (ADA) standards. This project is also located in Butte, Colusa, El Dorado, Glenn, Nevada, Placer and Yolo Counties.	$21,100,000	SHOPP	2030
		CALTRANS PROJECTS - YUBA COUNTY (CONSTRUCTION)			
Regional RY1 Short-term	3 3.2	**Wheatland Donut Hole Project** **03-0H370** In and near Wheatland, from north of State Street to north of Evergreen Drive. Rehabilitate pavement, add bike lanes, rehabilitate drainage systems, upgrade facilities to Americans with Disabilities Act (ADA) standards, and construct Class 1 multi-use path, modify driveways, and enhance crosswalk visibility as complete streets elements, and add a traffic signal at the intersection with McDevitt Drive.	$10, 365,000 **PROJECT COMPLETED 2025 $10.365 Million**	SHOPP	2026
		CALTRANS PROJECTS - YUBA COUNTY (PROGRAMMED)			
Regional RY2 Mid-term	3 3.2	**Marysville Railroad Bridge Rehab** **03-0H160 (This includes Child Project 1 EA 03-0H161)** In and near Marysville, from south of 14th Street to north of Cemetery Road. Roadway rehabilitation and operational improvements including turn pockets and auxiliary lanes.	$193,515,000	SHOPP	2028
Regional RY3 Mid-term	3 3.2	**YUB 65 CAPM & Drainage** **03-0J660** Near Olivehurst, from South Beale Road to Route 70. Rehabilitate pavement and drainage systems and upgrade guardrail, signs, Transportation Management System (TMS) elements, sidewalks, curb and gutter, and lighting, and add acceleration and deceleration lanes.	$26,540,000	SHOPP	2027
Regional RY4 Short-term	3 3.2	**YUB 20 Marysville 9th and B St Intersection** **03-3J960** In Yuba County on Route 20. Construct 2 right turn lanes from SB 70 (B St) to WB 20 (9th St).	$2,862,000	SHOPP	2027
		CALTRANS PROJECTS - YUBA COUNTY (PLANNED)			
Regional RY5 MId-term	3 3.2	**COL-SAC-YUB Pump Plant Project** **03-0N110**	$20,325,000	SHOPP	2031

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		In Yuba County on Route 20 at East Marysville UP 16-0016W. Rehabilitate and replace pump plants. This project is also located in Colusa and Sacramento Counties.			
Regional RY6 Mid-term	3 3.2	**Yuba River Parks Bar Bridge Preservation** **03-0N150** In Yuba County on Route 20 at Yuba River Parks Bar Bridge, 16-0011. Place polyester concrete overlay on the deck and approach slabs. Repair substructure spall on Pier 5 on waterline.	$6,575,000	SHOPP	2031
Regional RY7 MId-term	3 3.2	**Dairy Road Traffic Signal** **03-1N650** In Yuba County at the intersection of Route 65 and Dairy Road. Install traffic signal.	$4,700,000	SHOPP	2030
		CALTRANS PROJECTS - YUBA & SUTTER COUNTY (HIGHWAY MAINTENANCE)			
Regional RYS1 Short-term	3 3.2	**YUB 70 RHMA-G 0.10' Cold Plan and RHMA-G** **3G780**	$5,610,000	SB1/ RMRA-505	2026
Regional RYS2 Short-term	3 3.2	**Ped Safety Improvements 3G670-VAR (YUB)** Upgrade Crosswalk to high visibility ladder pattern, road sign and post upgrades, restriping pavement markings, red reflective pavement marker installations – 3G670-VAR (YUB)	$629,000	SHA	2026
Regional RYS3 Short-term	3 3.2	**Wrong Way Driver Prevention 3G180-VAR (YUB)** Upgrade crosswalk to high-visibility ladder type - 3G180-VAR (YUB)	$2,755,000	SB1/ RMRA-505	2025
Regional RYS4 Short-term	3 3.2	**Loop Repair Project – 3G170-VAR (SUT/YUB)** Repair damaged loops for census, ramp meters, and traffic counts -3G170-VAR (SUT/YUB)	$750,000	SB1/ RMRA-505	2025
Regional RYS5 Short-term	3 3.2	**SUT 70 RHMA Replace existing AC with RHMA** **3G410**	$6,000,000	SHA	2025
Regional RYS6 Short-term	3 3.2	**Ped Safety & Qwick Kurb Improvement- 3G660-VAR (SUT)** Upgrade crosswalks to high visibility ladder type, upgrade pd signs, install flashing beacon & install Qwick Kurb lane separation system -3G660-VAR (SUT)	$1,213,000	SHA	2026
Regional RYS7 Short-term	3 3.2	**3G680-VAR (SUT)** Upgrade Crosswalk to high visibility ladder pattern, road sign and post upgrades, restriping pavement markings, red reflective pavement marker installations - 3G680-VAR (SUT)	$1,148,000	SHA	2026
Regional RYS8 Short-term	3 3.2	**3G360 – VAR (SUT)** Upgrade crosswalk to high-visibility ladder type, upgrade ped signs, upgrade edge line to 6"- 3G360 – VAR (SUT)	$56,3000	SHA	2026
		OTHER Yuba-Sutter Regional Projects			
Regional R1 Long-term	3 3.2	**Beale Expressway** The first phase of what will ultimately be a portion of the Wheatland Hwy-65 bypass is known as the Beale Expressway which will connect Highway 65 at Riosa Road to Spenceville Road and Jasper Lane. This project serves Beale	$112M	SYTIA Impact Fees, Developers, Base Access	Unknown

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Airforce Base, future development in Wheatland and in Yuba County, and will reduce congestion on existing Hwy-65 through Sheridan and Wheatland. The General Plan, adopted in 2006, provides for a bypass to be developed to the east of the existing city limits. No specific alignment for the remainder of the bypass has been determined. SYTIA is the lead agency for the project and Wheatland staff is managing the project in close coordination with Yuba County staff. **2024-25 UPDATE:** In 2023 the SYTIA Board awarded a $1.3M contract for preliminary engineering and environmental work. On June 20, 2024, the first deliverable, a Project Study Report-Project Development Support (PSR_PDS) to request programming for capital support was approved by the SYTIA Board. **2025-26 UPDATE:** The project has began Project Approval and Environmental Documents (PA&ED) phase. The City of Wheatland and Yuba County continue to seek additional funding for the final design, right-of-way and construction of this critical project.		Funding, SACOG	
Regional R2 Long-Term	3 3.2	**Wheatland Parkway 1A** Project would construct a new freeway interchange at SR65 and South Beale Road. **2025 UPDATE:** No further progress	Not Determined		
Regional R3 Mid-term	3 3.1	**Feather River West Levee Project** Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other important improvements, the project will sustain and grow the local economy by creating construction jobs, protecting property values, and allow for responsible residential, commercial and industrial development. Phase I –Thermalito Afterbay to Star Bend is targeted to be completed by 2016. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. 2025-2026 Update: Levee repairs will be completed in two separate phases: Project I, the Feather River West Levee Project, includes work from Thermalito Afterbay to Star Bend, just south of Yuba City, and was completed at the end of 2020. Project II includes the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. Project II work completed to date includes a one-mile section of levee at Laurel Avenue, another five miles of levee improvements between Star Bend and Laurel Avenue completed by the U.S Army Corps of Engineers (USACE). USACE also completed another mile of levee improvements between Laurel Avenue and the Highway 99 bridge. SBFCA is currently in construction of the last 1.6 miles of levee along the lower Feather River west levee which is scheduled to be completed in October 2026. The Feather River West Levee Project is on schedule and within budget.	$450,000,000	State of California, property assessment revenues, Federal appropriations.	Phase 2- will be complete in 2026
Regional R4 Long-term	3 3.3	**Reroute Union Pacific Railroad Tracks around Marysville on the West** Union Pacific Railroad track beds crisscross the community, effectively dividing neighborhoods and impeding the Lake District's potential of being prime development areas for upscale commercial and residential construction. The current track running out of Sutter County, turning south along B Street would be rerouted to the westerly city limits before turning south along a new double track bed along the Feather River levee and rejoining the existing track bed south of the city limits at approximately Erle Road in Linda.	$60,000,000		2030

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Regional R5 Short-term	3 3.1	**Flood Protection of the City of Marysville** A public works project to repair and upgrade the ring levee to be certified as providing a 200-year level of flood protection. The Marysville Ring Levee project is a multi-phase project that will upgrade the levee that surrounds Marysville. The primary purpose of the project is to strengthen the existing levee by implementing additional measures to reduce the likelihood of through- and under-seepage. The U.S. Army Corps of Engineers Sacramento District is partnering with the California Central Valley Flood Protection Board and the Marysville Levee District to complete the estimated $92.5 million project. The state of California has appropriated $17 million toward the project as part of their commitment to upgrade the state's levee systems. Currently, project completion is slated for 2019. The project is designed and constructed to meet the state's requirement of 200 year-level flood risk for urban areas - or a 1-in-200 chance of flooding in any given year. Due to the elevation of the levees, the project will surpass those criteria making Marysville one of the lowest at-risk cities in California's Central Valley after all flood reduction measures are constructed. **2025-2026 UPDATE:** Project is completed making Marysville one of the lowest at-risk cities in California's Central Valley after the project is completed.	$92,500,000 $13,000,000 $200,000	U.S Army Corp of Engineers YWA **PROJECT COMPLETED 2025 $115 Million**	2025
Regional R6 Long-Term	3 3.1	**South Yuba County Regional Water/Wastewater Project** Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs. The initial phase of the regionalization project is to connect two disadvantaged communities (DAC), Wheatland and Olivehurst. The project will connect Wheatland to OPUD for the provision of wastewater collection and treatment which allows for the decommissioning of Wheatland's aging wastewater treatment plant. Efforts are being coordinated to obtain state and federal grant funding for this project, which will provide a more efficient and effective wastewater solution and protect the groundwater basins in south Yuba County. Design and environmental review are complete and being reviewed for state grant approval. Phase 2 of this regionalization project is to expand water and wastewater lines for the County's employment corridor and Sports and Entertainment Zone. **2025-2026 UPDATE:** OPUD and the City of Wheatland have secured a **$75 million grant from the State Water Resources Control Board**, along with **$13.5 million in direct contributions** from Wheatland and OPUD and other anticipated funding sources. The **first phase of the project**, estimated at **$155 million**, will allow wastewater from the City of Wheatland to be treated at OPUD's existing treatment plant and support key modernization upgrades to OPUD's facilities. A **second phase**, estimated at **$40 million**, is planned to extend wastewater and water lines along 40 Mile Road to further expand regional service capacity. With the **Yuba Water Agency's loan approval of up to $80 million**, the project can now advance to the construction bidding phase, with a goal to break ground **later this year or in early 2026**. Final loan terms will be developed and finalized later in the year once all remaining funding opportunities have been secured	$200,000,000	State – SWRB($75M) Local – YWA and OPUD $17M Federal – EPA$40M Federal – EDA $10 M YWA Loan, $80 million	2028
		YUBA-SUTTER TRANSPORTATION PROJECTS			
Regional YST1 Short-Term	3 3.3	**Demand-Response Bus Replacement (6) –** Replacement of existing buses with zero-emissions buses.	$2,400,000	State, Regional, Local	2030

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Regional YST2 Mid-Term	3 3.3	**Facility Replacement.** Yuba-Sutter Transit continues to plan for the replacement of its current operations, maintenance, and administration facility at 2100 B Street in Marysville. A new location is needed because this undersized and technologically obsolete 1960's-era former Seven-Up Bottling Plant that was converted to transit use in 1996, lacks sufficient capacity to accommodate the infrastructure needed to meet the state mandate that only zero-emission buses can be purchased after 2028. **2025-2026 UPDATE:** Yuba-Sutter Transit has been awarded over $52 million in funding from federal, state and regional grant programs to design and construct what is currently estimated to be a $71.5 million project. Environmental and preliminary engineering work commenced in 2024 to refine the project and update the early conceptual cost estimate based on updated fleet and service assumptions. Grant applications to complete the funding package are pending.	$71,500,000	Federal, State, Regional, Local	2028
Regional YST3 Long-Term	3 3.3	**Demand-Response Bus Replacement and Fleet Expansion (17) –** Replacement of existing buses and fleet expansion to accommodate service demand. **2025-2026 UPDATE:** Pursuant to adopted plans, this purchase would be for up to 17 buses, including a mix of gas and zero-emission vehicles, to replace and expand the existing demand-response bus fleet.	$3,000,000	Federal, State	2029
Regional YST4 Long-Term	3 3.3	**Commuter Bus Replacement (4) –** Replacement of existing buses. **2025-2026 UPDATE:** Pursuant to adopted plans, this purchase would replace four of six buses.	$3,720,000	Federal, State	2028
		BEALE AIR FORCE BASE PROJECTS			
Regional BAFB 1 Short-Term	1 1.1	**BAFB-Repair Intelligence, Surveillance, Reconnaissance (ISR), B2145** Design-Bid-Build Project. This project architecturally modernizes and renovates Facility B2145 It was originally constructed in the late 1950's and is approximately 179,000 square feet in area with administrative space for multiple user groups performing intelligence missions, some in controlled spaces. Work will include replacing aging building utilities, providing communication rooms, data centers, secure spaces, and server rooms per each organization's requirements. Construction will include a new entrance atrium, an additional elevator, as well as a three-story stairwell. **2025-2026 UPDATE**: Awarded May 2024. In progress.	$215M	Federal (O&M)	Sep 2028
Regional BAFB 2 Short-Term	1 1.1	**BAFB – 4 MW Photovoltaic (1218 Power Supply)** Construct a ground-mounted photovoltaic (PV) solar panel system to include structural support, inverter, distribution extension, grid connections, an integrated automation control and monitoring system and microgrid ready hardware. **2025-2026 UPDATE:** In progress	$4M	Federal (O&M)	Nov 2025
Regional BAFB 3 Short-Term	1 1.1	**BAFB - 2 MW Solar Array & Microgrid/Battery Storage Projects (ERCIP)** Install an advanced microgrid controller with a 1MW/4MWh battery energy storage system (BESS). Integrate with proposed 2MW solar photovoltaic system to charge the BESS and provide demand response capabilities. **2025-2026 UPDATE:** In progress	$4M	Federal (O&M)	Nov 2025
Regional BAFB 4 Short-Term	1 1.1	**BAFB-Substation B1149** Completely replace the Doolittle substation and update to control the 2MW solar array and 4MW Photovoltaic	$8M	Federal (O&M)	Nov 2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 UPDATE: In progress			
Regional BAFB 5 Short-Term	1 1.1	**BAFB- Construct Fuel Hydrant System MILCON** Replace aging underground Fuel Hydrant System. Install security lighting at the Hydrant Storage System. Install electric product recover pumps for water draw off at tanks. Install proper drainage around hydrant secondary containment berms. Install all pipe supports, equipment, and appurtenances related to the new JP-8 fuel piping. Install audible alarms on tanks and pump house**.** **2025-2026 UPDATE:** Completed	$45M **PROJECT COMPLETED 2025 $45 Million**	Federal (MILCON)	Dec 2025
Regional BAFB 6 Short-Term	1 1.1	**BAFB- Repair Upgraded Early Warning Radar (UEWR) Substation B5770** The work consists of the study and development of a complete design, including (1) Creating Demolition drawings for the existing 60/4kV Substation and associated connectivity, and (2) Development of a complete design of a new 60/4kV Substation Replacing the existing Substation.	$7M-$10M	Federal (O&M)	2027
Regional BAFB 7 Short-Term	1 1.1	**BAFB- Beale WAPA Interconnection Project (BWIP)** Improve Resiliency, Reliability & Redundant Power Delivery. Bring a feed from federal grid system directly to Beale AFB **2025-2026 UPDATE:** In progress	$45M	Federal (Energy Resiliency Capital Improvements Program - ERCIP)	Jan 2026
Regional BAFB 8 Short-Term	1 1.1	**BAFB- Replace B3340 Artificial Turf: Soccer Field at Youth Center** Converting grass turf to artificial turf with sprinkler and drainage system.	$1M-$3M	Federal (O&M)	2026
Regional BAFB 9 Short-Term	1 1.1	**Base-wide Paving** Renovation of multiple locations on base for asphalt and concrete. Includes repaving of A St. Roadway, B St & Warren Shingle Intersection, C St. Roadway, Camp Beale Rd, Taxiway Alpha Shoulder, three parking lots, and two guardrail repairs. **2025-2026 UPDATE:** In progress	$3.35M	Federal (O&M)	May 2026
Regional BAFB 10 Short-Term	1 1.1	**Repair Airman Dormitories B24110 & B24114** Perform complete renovation and modernization of two dormitory facilities. Repair structural damage after a severe water leak which damaged flooring and walls. **2025-2026 UPDATE:** B2424110 completed and B24114 in construction	$21M **B2424110 Complete 2025 B24114 in construction**	Federal (O&M)	Apr 2026
Regional BAFB 11 Short-Term	1 1.1	**Construct Multi-Bay Hangar Dock 11** Design-Build. Construct a three-bay hangar totaling 125,000 square-foot capable of housing four U-2 aircraft. **2025-2026 UPDATE:** In progress	$142M	Federal (Acquisition)	Oct 2025
Regional BAFB 12 Short-Term	1 1.1	**Construct Multi-Domain Operations Complex (MDOC)** Design-Build. Construct a 128K SF, 2-bay hangar to support capabilities essential to high-altitude Intelligence Surveillance and Reconnaissance missions & multi-domain operations now and into the future. **2025-2026 UPDATE:** 35% designed. Award in late 2025	$100-$200M	Federal (MILCON)	Mar 2026
Regional BAFB 13 Short-Term	1 1.1	**Construct 940th Air Refueling Wing (ARW) Squad Ops/AMU** Construct a new facility to serve as squadron operations and aircraft maintenance for the 940 ARW's KC-135 refueling mission.	$37M	Federal (MILCON)	Mar 2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 UPDATE: Completed	**PROJECT COMPLETED 2025 $37 Million**		
Regional BAFB 14 Short-Term	1 1.1	**Repair Fire Suppression in U-2 Shelters, B.1068/B1067** Repair suppression indication, and notification systems. **2025-2026 UPDATE:** Completed	$1.7M **PROJECT COMPLETED 2025 $1.7 Million**	Federal (O&M)	Apr 2025
Regional BAFB 15 Short-Term	1 1.1	**Repair Beale Wastewater Treatment Plant** Rehabilitates and upgrades additional components of the plant to modern standards. Demo UV Disinfection system and associated piping, Demo Methanol Tank concrete pad and associated equipment; repair #1 Trickling Filter; new Influent Diversion; Electrical Building Expansion, Relocate Brine Tank on a new pad; Construct Aerobic Digester; Construction Chlorine Contact Tank; Install Grating over existing Chlorine Contact Tank; Miscellaneous asphalt paving, concrete paving, piping and valves; electrical demo; New Control System; Headworks Pumps Replacement; Demo Anerobic Digestors; additional paving not covered; 8" water line along J Street (water supplies WWTP); Roof Repair B124 &125; Sludge Drying Bed & Pump Station Rehabilitation; Pond 3 & 4 Interconnection; and Genset Replacement. **2025-2026 UPDATE:** In progress	$34M	Federal (O&M)	2026
Regional BAFB 16 Short Term	1 1.1	**Add Alter 940th Alert Facility** Repair existing building and add additional rooms to make an alert facility. **2025-2026 UPDATE:** In progress	$6-$10M	Federal (MILCON / O&M)	2026
Regional BAFB 17 Short Term	1 1.1	**Repair 125 Ton Chiller at Child Development Center, B2443** Replace 125-ton chiller & piping **2025-2026 UPDATE:** In progress	$0.4M	Federal (O&M)	2025
Regional BAFB 18 Short Term	1 1.1	**Convert HVAC Heat Pump & Split Buildings B25215/B25216** Replace chiller system with HVAC system both building, separated. **2025-2026 UPDATE:** In progress	$2-$4M	Federal (O&M)	2026
Regional BAFB 19 Short Term	1 1.1	**Repair Wells (7) Cathodic Protection System** Repair by replacement 7 cathodic protection systems at water wells. **2024-2025 UPDATE**: Awarded Sep 2024	$0.3M **PROJECT COMPLETED 2025 $0.3 Million**	Federal (O&M)	2025
Regional BAFB 20 Short Term	1 1.1	**Construct Wheatland Entry Control Point** Construction new entry control point at Wheatland Gate to include, roadway, building and canopy. Widen to three entry control lanes, each with a guard house. Improve to latest Anti-Terrorism / Force Protection (AT/FP) standards. **2025-2026 UPDATE:** 100% Designed. Competing for funding FY26.	$15-$20M	Federal (MILCON / O&M)	2027
Regional BAFB 21 Short Term	1 1.1	**Replace 12KV Power Poles, Wiring, & Switches to Feeder Circuit #8** **2025-2026 UPDATE:** In progress	$0.5-$2M	Federal (O&M)	2026
Regional BAFB 22 Short Term	1 1.1	**Repair 10" Waterline** Replace 10" WL along Warren Shingle Rd from B Street to A Street **2025-2026 UPDATE:** In progress	$0.5-$2M	Federal (O&M)	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Sutter County			
Sutter Co. S1 Mid-term	1 3.1	**Establish a Marketing Committee to Promote Sutter County Agriculture** Work with cities and other appropriate agencies and interests to establish a marketing committee to promote Sutter County agriculture through the following and other means: agricultural industry promotional activities, including farmers markets; agri-tourism marketing; marketing of locally grown food; and promotion of events that expose residents of urban places to agricultural activities and issues.	Not determined		
Sutter Co. S2 Mid-term	1 3.1	**Rural Farm-to-Market Road Network, Improvement, Maintenance and Preservation** Insufficient Highway Users Tax Account (HUTA) gas tax revenues are significantly impacting County's ability to maintain farm-to-market road network. State legislation is being considered to help cover the shortfall. Projects include safety, maintenance and complete streets. **2025-2026 Update:** No substantial change	$4,000,000	SB1 funding	Ongoing
Sutter Co. S3 Short-term	4 4.2	**850 Gray Avenue – Health & Human Services** The county intends to locate most of its Health and Human Services Department to the former K-Mart Building located at 850 Gray Avenue. Due to significant cost escalations for the tenant improvements, and a lack of available funding, the County has cancelled the project and is pursuing other opportunities for the property. **2025-2026 Update:** Project cancelled. County intends to sell the property.	15,000,000	County	June 2020 –Design Complete
Sutter Co. S4 Short-term	3 3.2	**Howsley Road Bridge Replacement** The county will replace the existing two-lane 260-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026** The design phase will be completed by June 2026 at which time the County will seek the required federal funding.	$25M	FHWA 88.53% County 11.53%	June 2026 Design Nov. 2027 Const.
Sutter Co. S5 Short-term	3 3.2	**Larkin Road Bridge Replacement** The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026 Update:** The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2028-29.	$2M	FHWA 88.53% County 11.53%	June 2026 Design Nov. 2028-29 Const.
Sutter Co. S6 Short-term	3 3.2	**Nicolaus Avenue Bridge Replacement** The county will replace the existing two-lane 70-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026 Update:** The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2028-29.	$3M	FHWA 88.53% County 11.53%	June 2026 Design Nov. 2028-29 Const.
Sutter Co. S7 Short-term	3 3.2	**Tisdale Road Bridge Replacement** The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026 Update:** Final right-of-way documents are in process. Construction is anticipated in FY 2028-29.	$1.5M	FHWA 88.53% County 11.53%	June 2020 Design Nov. 2028-29 Const.
Sutter Co. S8 Short-term	3 3.2	**Kent Avenue Bridge Replacement** The county will replace the existing two-lane 80-foot-long bridge utilizing FHWA Highway Bridge Program funds.	$2M	FHWA 88.53% County 11.53%	June 2020 Design

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 Update: Final right-of-way documents are in process. Construction is anticipated in FY 2028-29.			Nov. 2028-29 Const.
		Yuba County			
Yuba Co. Y1 Long-term	3 3.2	**Goldfields Parkway** This public works project would construct a four-lane arterial around the easterly side of Marysville through the East Linda Specific Plan from Highway 65 at McGowan Parkway to Highway 20 at Plantz Road. **2024-2025 UPDATE:** Design complete for section from North Beale Road to Hammonton Smartsville. Rough grading is complete and applying for funds to pave this section. **2025-2026 UPDATE:** No substantial change.	$150, 000,000 **ERLE RD. TO N. BEALE SEGMENT COMPLETED 2021**		2026
Yuba Co. Y2 Mid-term	3 3.2	**Highway 70/Plumas Lake Boulevard Interchange – Phase 2** This public works project would link Phase 1 of the Highway 70/Plumas-Arboga Interchange to the eastern Phase 2 component of the interchange to include a Union Pacific Railroad overpass. **2024-2025 UPDATE:** Design is 65% completed. County was awarded $35,000,000 federal grant to fully fund construction. Construction will likely start in 2026. **2025-2026 UPDATE:** No substantial change.	$35,000,000		2026
Yuba Co. Y3 Mid-term	3 3.2	**Erle Road Interchange** This public works project would upgrade and expand an existing interchange facility at Erle Road and Highway 70 to provide greater capacity. **2025-2026 UPDATE:** No substantial change.	$20,000,000		
Yuba Co. Y4 Short-term	3 3.2	**North Beale Road Revitalization Improvements** This public works project consists of implementing the road improvements recommended by the East Linda Revitalization Plan which consists of sidewalks, landscaped medians, street lighting, and parking that would improve the safety of the road for motorists, bicyclists and pedestrians as well as improve the appearance of the road corridor to help attract new and retain existing businesses. **2025-2026 UPDATE:** Phase III is currently being constructed. Phase IV and V still in progress	$22,000,000 **PHASES I and II COMPLETE, LINDHURST AVE. TO LINDA AVE. - $14 Million - 2024**	Federal and state transportation funds	2022
Yuba Co. Y5 Mid-Term	4 4.1	**Bikeways and Pedestrian Trails** Bikeways and pedestrian trails provide an alternative mode of transportation as well as an outdoor activity that has the added benefit of connecting people with other points of interest. In January 2013, Yuba County adopted an update to the Yuba County Bikeway Master Plan, which lists and prioritizes projects and their estimated costs. **2025-2026 UPDATE:** No substantial change.	$6,500,000	Local (Development Impact Fees) & Prob 68	Ongoing
Yuba Co. Y6 Mid-Term	3 3.2	**County Bridge/Culvert Repair** There are 75 HBP-eligible bridges (greater than 20' in length) and numerous other culvert and drainage structures owned and maintained by Yuba County. Currently the County has 75 bridges that are of sufficient length (>20') to be eligible for Caltrans inspection. Of these, 29 bridges have a SR below 80 and above 50 which qualify for HBP rehabilitation funds, and 8 bridges have a SR below 50 which qualify for HBP replacement funds.	16, 810,000	HBP FSTIP	Ongoing

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 UPDATE: No substantial change.			
Yuba Co. Y7 Mid-Term	3 3.2	**Feather River Boulevard Project** This public works project consists of implementing road improvements to Feather River Blvd. between Arboga Road and Alicia Avenue in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay. **2025-2026 UPDATE:** Project is currently being constructed.	1,550,000	SACOG One-Time Funding 2019	2025
Yuba Co. Y8 Mid-Term	3 3.1	**Yuba County Broadband Initiative** The County of Yuba seeks to improve broadband service county-wide to support economic growth, enhance community resilience, and bolster connectivity. This initiative will remain a priority for the County into the foreseeable future, due to the complex nature and ever-evolving technological advances of the industry. Currently, the County in partnership with the Yuba Water Agency and Valley Vision, is developing a Broadband Master Plan highlighting industry best practices and community specific opportunities to expedite enhanced broadband services. **2025-2026 UPDATE:** No substantial change.	$125,000 $500,000	EDA Planning Grant CPUC	Ongoing
Yuba Co. Y9 Mid-Term	3 3.2	**Garden Avenue Active Transportation Projects** This public works project consists of implementing road improvements to Garden Avenue (from Feather River Blvd to Riverside Drive) in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay. **2025-2026 UPDATE:** Project completed.	2,500,000	ATP **PROJECT COMPLETED 2025 $2.5 Million (Federal)**	2025
Yuba Co. Y10 Mid-Term	3 3.2	**South Yuba Transportation Improvement Authority (SYTIA) Projects** The County and Wheatland, on behalf of SYTIA, have begun advancing projects including the East Wheatland Expressway and a new connector at South Beale Road and State Route 65. **2025-2026 UPDATE:** Project Study Report completed for South Beale Road Railroad Grade Separation Project. Both Beale Expressway (previously East Wheatland Expressway) and South Beale Railroad Grade Separation Projects are moving into PA&ED phase.	620,000,000	SYTIA **PROJECT STUDY REPORTS COMPLETED 2025 $1 Million (Federal)**	2025
Yuba Co. Y11 Mid-Term	3 3.2	**West Linda ATP Project** The County was awarded (pending CTC vote) $27milliion to implement road improvements throughout West Linda to transform the community with sidewalks, bicycle lanes, and drainage and street improvements. **2025-2026 UPDATE:** Design at 95%. Project is expected to begin construction in 2026	27,000,000	ATP/YWA	2025
Yuba Co. Y12 Mi7-Term	3 3.1	**Lindhurst Corridor Beautification Project** The County is currently seeking design and construction funds to ultimately beautify and enhance Lindhurst Avenue from Erle Road to State Route 70. This project consists of major complete street improvements such as sidewalks, bicycle lanes, landscaping, and storm drainage necessary to revitalize the commercial corridor. The County is currently installing the first phase of storm drainage infrastructure from Chestnut Pond to Scales Avenue. **2025-2026 UPDATE:** Project design contract has been awarded and design is starting. County is currently seeking construction funding.	25,000,000	Local/State/Federal	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba Co. YA1 Mid-term	3 3.1	**Relocate Airport Drainage Ditch** This project would relocate a major drainage ditch that currently cuts through industrial properties, limiting their use. The project proposes to realign the ditch along a new access road allowing a clear security separation for the airport and industrial areas and provides the ability to market additional industrial properties for new capital investment and new employment opportunities. **2025-2026 UPDATE:** No substantial update	7,000,000		
Yuba Co. YA2 Mid-term	3 3.1	**Yuba County Airport Terminal Building** This public works project would construct a new 25,000-square-foot Yuba County Airport terminal building. This building would include a parking lot, sewage system, street improvements and landscaping. **2025-2026 UPDATE:** No substantial update	$32,000,000		
Yuba Co. YA3 Short-term	3 3.2	**On-Site and Off-Site Improvements to Industrial Park No. 2** This project would connect the road that ends at Skyway Drive to a 30-acre industrial park and provide an access road, curbs, gutters, and drainage facilities necessary to serve Industrial Park No. 2. **2025-2026 UPDATE:** No substantial update	$6,500,000		
Yuba Co. YA4 Short-term	3 3.1	**Site Improvements to Industrial Park Site No. 2** This public works project would provide street improvements, sewer system improvements, and water system improvements to provide access to 14 aviation-related corporate hangar lots, 10 acres of industrial property, and provide emergency access to the airport's crosswind runway. **2025-2026 UPDATE:** No substantial update	$5,400,000	Federal and local funds	
Yuba Co. YA5 Mid-term	3 3.1	**Site Improvements to Industrial Park Sites No. 3 and 4** This public works project would improve the streets, drainage, and sewer facilities. Eleventh Avenue would be extended from Arboga Road into the airport and Aviation Way would connect Arboga Road to Eleventh Avenue and Sky Harbor Drive, providing access to 30 acres of industrial property. **2025-2026 UPDATE:** No substantial update	$8,500,000	Federal and local funds	
Yuba Co. YA6 Short-term	3 3.1	**Yuba County Airport Rails to Trails Project** Yuba County Airport property is bisected and bounded by an unused rail system. Removing railroad grade would make Industrial Tract 2 accessible to Feather River Boulevard as well as making certain properties in Industrial Tract 1 accessible to the airport via roads and/or taxiways. **2025-2026 UPDATE:** No substantial update	$7,000,000	Federal and Local funds	
Yuba Co. YA7 Short-term	3 3.1	**Inside Airport Fence, Perimeter Ring Road** Safety and Security and priority to ensuring proper mix of aviation and industrial tenants at the airport. **2025-2026 UPDATE:** No substantial update	$3,000,000	Federal and Local funds	
Yuba Co. YA8 Short-term	3 3.1	**Site Improvements to Airport Parcel in Industrial Park Site No. 5** Grading and infrastructure to Airport parcel with bi-modal access. Including grading, storm drainage, water, wastewater and utilities. **2025-2026 UPDATE:** No substantial update	$2,800,000	Federal and Local funds	

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba Co. YA9 Short-term	3 3.1	**Yuba County Airport – Sky Harbor Drive Entrance** This project will replace the failing irrigation and landscape with a drought tolerant mix. **2025-2026 UPDATE:** No substantial update	$670,000	Federal and Local funds	
Yuba Co. YA10 Short-term	3 3.1	**Site Improvements to Airport apron-adjacent pad** This public works project would provide the site-prep and infrastructure, including sewer, water, telecommunication, and utilities, to this premium site. This location has been identified as ideal for airport support, aviation support, and aeronautical services to include (but not limited to): aircraft maintenance, flight instruction, aircraft rental, hangaring, fueling, tie-down support, parking support and similar aviation services. **2025-2026 UPDATE:** No substantial update	$2,900,000	Federal and Local funds	
Yuba Co. YA11 Short-term	3 3.1	**Yuba County Airport Restaurant and Community Building** This public works project would include demolition of a current structure and construction of a new 4,000-square-foot Yuba County Airport building to house a restaurant and community center. This building would include a parking lot, sewage system, street improvements and landscaping. **2025-2026 UPDATE:** No substantial update	$5,200,000	Federal and Local funds	
Yuba Co. RD1 Long-term	3 3.1	**West Linda Detention Basin and Pumping Station** This public works project will modify the existing low-lying area into a detention basin and create a pumping station to handle drainage within the West Linda area and create a multi-use recreational field/park that benefits existing low-income residents and businesses. **2025-2026 UPDATE:** No substantial update	$4,500,000		
Yuba Co. RD2 Long-term	3 3.1	**Plumas Lake Pond Improvements** This public works project would obtain right of ways and channel improvements to convey 100-year storm runoff flows for central Plumas Lake adjacent to the Plumas Lake Golf Course. **2025-2026 RD784 Update:** No change.	$2,750,000		
Yuba Co. RD3 Long-term	3 3.1	**Pump Station No. 10 Upgrades** This public works project would upgrade Pump Station No. 10; provide backup power, permanent outfall piping, and redundant pump for the facility serving the central Plumas Lake Specific Plan area. **2025-2026 RD784 Update:** Project is still in the design and permitting stages.	$6,100,000	Cost Share Local Grant	2027
Yuba Co. RD4 Long-term	3 3.1	**Upper Lateral 13 Improvements** This public works project would provide drainage improvements for the northern portion of the Plumas Lake Specific Plan area between Ella Road and Plumas Lake Golf Course and consists of channel improvements and culvert crossing replacements and improvements. **2025-2026 RD784 Update:** No change.	$1,050,000		
Yuba Co. RD5 Mid-term	3 3.1	**Lateral 15 Improvements** This public works project would improve the main Reclamation District 784 lateral that provides drainage for the North Arboga Study Area and Plumas Lake area and will widen and deepen existing channels to meet future drainage capacity.	$2,800,000		

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 RD784 Update: No change.			
Yuba Co. RD6 Mid-term	3 3.1	**Upper Lateral 15 Bingham Canal Improvements** This public works project would replace culvert crossings under county roads that are substandard to improve drainage in the West Linda area and would eliminate need for the Health and Human Services building detention basin. **2025-2026 RD784 Update:** No change.	$1,700,000		
Yuba Co. RD7 Short-term	3 3.1	**Storm Drainpipe Replacements** This public works project will replace up to 6 aging pipes located within the rural levee portion of the District. **2025-2026 Update:** Completed	$4,500,000	Local Grant	2025
Yuba Co. RD8 Short-term	3 3.1	**Pump Station No. 2 Upgrades** This public works project would upgrade Pump Station No. 2; provide additional pump, motor, pipe installations, & MCC/PLC upgrades. **2025-2026 RD784** Update: Pending funding source	$650,000		2028
Yuba Co. RD9 Short-term	3 3.1	**Lateral No. 15 – Railroad Culverts Crossing Updates** This public works project would replace a total of (4) existing aged pipe culverts which connect Laterals 15 (N) and 17. **2025-2026 RD784** Update: Pending funding source	$1,560,000		2028
Yuba Co. RD10 Short-term	3 3.1	**Pump Station No. 1 Removal** This public works project would remove and dispose of the existing pumps, motors, deck, and associated electrical components which are no longer needed. **2025-2026 Update:** Pending funding source	$975,000		2028
Yuba Co. RD11 Short-term	3 3.1	**Pump Station No. 4 Removal** This public works project would remove and dispose of the existing pumps, motors, pipes, deck, and associated electrical components which are no longer needed. **2025-2026 Update:** Pending funding source	$260,000		2028
Yuba Co. RD12 Short-term	3 3.1	**Pump Station No. 4 Outfall Pipe Removal** This public works project would remove and dispose of the existing gravity outfall pipe to the Clark Lateral which is no longer needed. **2025-2026 Update:** Pending funding source	$715,000		2028
Yuba Co. RD13 Short-term	3 3.1	**Basin C to B Pipe Connection Replacement** This public works project would replace the existing aged Basin C to B pipe connection and will include a new sluice gate. **2025-2026 Update:** Pending funding source	$585,000		2028
Yuba Co. RD14 Mid-term	3 3.1	**Pump Station No. 7 Outfall Ditch Improvements** This public works project would create a District operated and maintained outfall ditch for water pumped from Pump Station 7 which currently sheet flows along the railroad embankment area to the Bingham Canal. **2025-2026 Update:** Pending funding source	$975,000		2029

COMPLETED 2025
$4.5 Million

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba Co. RD15 Mid-term	3 3.1	**Pump Station No. 9 Upgrades** This public works project would upgrade the existing facilities and will also add additional capacity to handle future County Improvements in West Linda **2025-2026 Update:** Pending funding source	$3,445,000		2029
Yuba Co. RD16 Mid-term	3 3.1	**Security Camera Installations** This public works project would include the installation of CCTV security cameras at Pump Stations 2, 3, 6, 7. 8, 9, & 10 **2025-2026 Update:** Pending funding source	$180,000		2029
Yuba Co. RD17 Mid-term	3 3.1	**Piezometer & Inclinometer Replacements** This public works project would replace all existing aged piezometers and inclinometers in the levees which enable staff and engineers to collect data on groundwater levels and to identify possible deformations. **2025-2026 Update:** Pending funding source.	$3,800,000		2029
Yuba Co. RD18 Mid-term	3 3.1	**SCADA System Upgrades** This public works project would replace the District's existing aged SCADA (Supervisory Control & Data Acquisition) system which allows staff to monitor all RD784 pump station activity remotely. **2025-2026 Update:** Pending funding source	$1,200,000		2029
Yuba Co. RD19 Mid-term	3 3.1	**Pump Station No. 5 Replacement** This public works project is to remove and reconstruct Pump Station No. 5, which is to include a larger catch basin, new pumps, motors, & all telemetry SCADA communications. The project may be constructed at a new site. **2025-2026 Update:** Pending funding source	$8,450,000		2030
Yuba Co. RD20 Mid-term	3 3.1	**Lateral 5 Upgrades** This public works project would replace the open ditch Lateral 5 with closed pipe to connect Lateral 15 (S) to Laterals 19 & Linear Pond 20. **2025-2026 Update:** Pending funding source	$2,145,000		2030
Yub21Co. RD21 Mid-term	3 3.1	**Pump Station No. 10 Outflow Canal** This public works project would complete the final phase of the construction of pump station 10 with the construction of an outflow canal between the Setback Levee and the Feather River. **2025-2026 Update:** Pending funding source	$1,105,000		2035
Yuba Co. RD22 Long-term	3 3.2	**Levee Toe Access Road** This public works project would provide approximately 15 miles of all-weather gravel road construction/rehabilitation on the land and waterside toe areas of the Feather River Levee between Starr Bend and Island Avenue. **2025-2026 Update:** Pending funding source	$1,950,000		2035
Yuba Co. OPUD1 Mid-term	3 3.1	**Replace Aging/Failing Water Infrastructure** OPUD currently has a great deal of steel water mains in Olivehurst. The aging steel main fails regularly due to corrosion. **2025-2026 update**: As of 09/09/2025: OPUD has completed the installation of Phase 1 as of March 2025 which totaled roughly 7800 LF of mainline replacement. In February 2025 we went out to bid for phase 2. Phase 2 was	$10,400,000	Federal, State, Loca funds	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		awarded in April and to date we have installed roughly additional 7800 LF. Total pipelines installed so far is roughly 15,600 LF. This project was extended for additional replacement with a total of around 23,000 LF of pipeline replacement. Project is expected to close out in Spring 2026.			
Yuba Co. OPUD2 Mid-term	3 3.1	**Mary/George/Harvey Sewer and Water Improvements, Olivehurst** A public works project that would help in an area with limited water service and no sewer service. This area has chronic problems with septic tank failures and private well contamination. **2025-2026 UPDATE**: OPUD secured Sewer design from the Water Agency and is currently in design for Sewer. OPUD submitted a Water application to State to move to the next phase which would be design-build of the project. PSOMAS Engineering was awarded design of both projects. OPUD sewer Design award was roughly $600,000. As of 09/09/2025: OPUD with the help of RCAC was able to secure the design for the well to district provide water. Previously only funding for the design of sewer was secured. Psomas will also do the engineering plans for the water. OPUD has currently completed the Septic to Sewer design via 90% plans. The water plans are being established, and the goal is to have a construction application submitted to the state between Feb -May 2026. The review process will be roughly a year-long with the hope of construction funding secured in May 2027.	$950,000	Federal, State, Local funds	2030
Yuba Co. OPUD3 Long-term	3 3.1	**Rancho Road/Highway 65 Commercial and Industrial Area** This public works project is necessary to provide a sewer and water line to properties in and around the Rancho Road/Highway 65 industrial properties to support current and future industrial park development plans. **2025-2026 UPDATE**: As of 09/09/2025: Phase 1 of this project will commence in February 2026 (Bids will be released to contractors in Fall of 2025) that will eventually allow commercial and industrial area users to develop when the appropriate infrastructure is in place.	$50,000,000	Federal, State and local funds	2029
Yuba Co. LCWD1 Short-term	3 3.1	**Linda Avenue/Griffith Water Treatment** This Linda County Water District project would construct Well No. 17 and a water treatment facility at Linda Avenue at Griffith, to serve the East Linda Specific Plan area. **2024-2025 UPDATE:** Project is under construction with a current anticipated finish date in March 2025.	$18,000,000	State SRF program, DWR, Local	2025
Yuba Co. PVT1 Mid Term	4 4.1	**Forest Biomass Business Center Development – Camptonville** Camptonville Community Partnership (CCP), is a small, rural, community-based non-profit organization located in the town of Camptonville in the Yuba County foothills that proposes to develop a small forest biomass to energy facility that would be part of a new small business campus, located in an unincorporated area approximately 11 miles southwest of Camptonville and 3 miles east of Dobbins. CCP intends to attract other businesses to the site, where heat and power would be available from the facility making the overall facility a high efficiency combined heat and power operation. **2025-2026 Update**: The community scale 5mw biomass to energy power plant will be developed by Engeman Camptonville Green Energy (ECGE). It is spearheaded by an innovative and unique partnership between Camptonville Community Partnership (CCP), a local nonprofit and Engeman Camptonville Green Energy, a leading bio-energy developer. The Project will process unmerchantable woody material from large scale forest restoration projects happening in the Yuba River watershed, increasing the pace and scale of work	$2,326,455 $660,837 $47,817 $4,999,000 $8,300,000 $7,000,000	Sierra Nevada Conservancy USDA National Forest foundation California Energy Commission EPIC YWA (Loan) YWA (Grant)	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		to improve forest health and reduce the risk of catastrophic wildfire while allowing for many good paying jobs in the area Yuba Water Agency (Yuba Water) Board of Directors unanimously voted to approve a $8.3 million low-interest loan and a $7 million grant to construct the community-size 5-megawatt (MW) woody biomass to energy plant. This funding will allow CCP to leverage over $4.5 million dollars of grant funding from the Sierra Nevada Conservancy and the California Energy Commission. Clearing of trees and shrubs began in late December. 2024. Certain long-lead -time major equipment for the plant has been ordered as of late 2024. In the fall of 2025 ECGE completed grading and compaction at the site and a well was drilled ECGE continues to pursue securing a Generator Interconnection Agreement from PG&E. This is necessary in order to obtain full financing for the project. In 2025, CCP received funding from California Jobs First, Catalyst Program to develop a feasibility study and business plan for the whole campus.	$309,288	CA Jobs First, Catalyst program	
Yuba Co. PVT2 Ongoing	4 4.2	**Twin Cities Rescue Mission Training Center** Formerly known as 14FORWARD is a temporary shelter and resource center for the homeless. The site includes 25 2-person structures, an onsite manager, dog facility, and provides services and resources to move the homeless toward permanent employment and housing. **2025-2026 Update**: The project has been taken over from Yuba County by Twin Cities Rescue Mission. Plans include retrofitting Shelters to code, installation of new windows, electricity, heating and air conditioning, insulation and sheetrock. There are plans to include additional services and resources such as life building skills program, job search and training classes, parenting classes etc.			Ongoing
Yuba Co. YWA1 Mid-term	2 2.1	**Research Innovation Center** The creation of a collaborative research opportunity with Beale AFB, the US Air Force, the Yuba Water Agency, City of Wheatland, and the University of California. The facility could serve as an educational, workforce training, and advanced research hub. Initially, the workforce at the collaborative facility would consist primarily of PhD level researchers, but also development of BA level and even high school educational programs as the facility expands to its full mission. This creates a significant opportunity for the City of Wheatland and Yuba County to create an innovation center and technology node. **2025-2026 Update** A non-profit organization has been formed with initial members of the City of Wheatland and Yuba Water Agency for the purpose of developing and operating the Yuba Applied Research Center. The initial strategy plan for YARC has been developed.			
Yuba Co. YWA2 Mid-term	4 4.1	**Three Rivers Parkway System Development** The Three Rivers Parkway is envisioned as a multi-modal active transportation and recreation system encompassing as many as 40 miles of hiking, bike and equestrian trails and boat access along the Yuba, Feather and Bear Rivers. The northern terminus would be the Sycamore Ranch County Regional Park on the Yuba River. The trail would extend along the northern bank of the Yuba River to Marysville and would connect to the Sutter County trail system over the rehabilitated former railroad trestle on the Feather River. The trail would cross the Yuba River over the SR 70 bridge and continue south along the Feather River past Star Bend boat ramp to the junction with the Bear River. It would then extend east along the Bear River and possibly Dry Creek into downtown Wheatland. Future phases may connect up to the Spenceville Wilderness	Phase I $8.5 Million **PROJECT PHASE I COMPLETED 2022**	YWA Yuba County Marysville Wheatland	2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Area. The River Parkway is anticipated to be a major draw for tourism in Yuba County, creating opportunities for additional lodging and restaurants, equipment rental concessions, recreational equipment sales, guide services and retail spending from visitors. **2025-2026 Update**: Yuba Water Agency is leading the development of a county-wide trails master plan, which is currently underway. The master plan will be based on current plans for the Yuba County jurisdictions affected and will provide guidance on a collaborative approach for initial phases of the trail system. The plan will be completed in 2026.			
Yuba Co. YWA3 Mid-term	4 4.2	**Atmospheric River Control Spillway at New Bullard's Bar Dam** Yuba Water Agency Board of Directors authorized design of an estimated $240-290 million Atmospheric River Control Spillway at New Bullards Bar Dam to help reduce flood risk in Yuba County. The spillway is one piece of a three-part initiative that will significantly reduce flood risk and improve public safety in Yuba County and nearby communities. The effort includes the development of Forecast-Informed Reservoir Operations for the Yuba and Feather rivers and an update to the U.S. Army Corps of Engineers' water control manual for New Bullards Bar, which guides flood operations for the dam. Together, the trio of projects will allow Yuba Water to better predict large, threatening storms and release water from New Bullards Bar before dangerous weather hits, while there is still plenty of capacity downstream. **2025-2026 Update:** Yuba Water Agency has been tentatively awarded a $50 million grant from FEMA for construction of the ARC Spillway. Construction of the project is expected to be taken for approval to the Yuba Water Agency Board of Directors in 2026.	$240,000,000 - $290M	YWA	2027-2031
Yuba Co. YWA4 Mid-term	4 4.1	**Water Education Center** Yuba Water Agency and its partners are in the planning process on a Water Education Center along the Yuba River to educate Yuba County students and residents about the value of the area's water resources, from farming to hydropower, the environment and more. It is anticipated that this will be a multi-million-dollar project, with long-term funding requirements of several hundred thousand dollars per year for operations and maintenance, however the Yuba Water Agency Board of Directors has not yet determined what the overall scope of the project will be. If the community expresses interest in such a facility, Yuba Water Agency will seek supplemental funding support from grants and interested private industry partners. **2025-2026 Update::** Project is still on hold			
Yuba Co. TRLIA1	3 3.1	**Yuba River North Training Wall** The Yuba Goldfields North Training Wall (NTW) is located on the right bank of the Yuba River, approximately eight miles northeast of the city of Marysville in Yuba County. The NTW is approximately 12,000 feet in length, it was constructed by the California Debris Commission in 1899 to confine the Yuba River and to facilitate the migration of mining debris within the floodway. The use of mining tailings was used to construct the NTW and although not an authorized flood control project, it does provide limited flood protection for the community of Hallwood. However, there have been changes over time, changes both in height and width due in part to erosion from high-water events, such as in 2017 and 2018, when Hallwood experienced localized shallow flooding. The project is being constructed in two phases. **2025-2026 Update:** Phase II work, includes construction of a high ground tie-in embankment to extend to the north end of the NTW upstream and for a contiguous line of protection that further reduces flood risk to the Hallwood community, the City of Marysville, and portions of Reclamation	Phase I $3,000,000 Phase II $2,425,961 $9,703,842 **PHASE I PROJECT COMPLETED 2022**	YWA Local, YWA Prop 68 Funds	

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		District 10. The design for Phase II is complete. It is unknown when the project will be constructed.			
Yuba Co. TRLIA2	3 3.1	**Climate Resiliency Project** Upon realization of all state and federal funding, the money will be used to complete design and implementation of the Climate Resiliency Project, which will create a uniform level of protection for Plumas Lake, Arboga, Linda and Olivehurst. Those areas are currently certified at the 200-year level of protection for the state. This project will increase that level significantly, and, when combined with Yuba Water's planned Atmospheric River Control Spillway at New Bullards Bar Dam, the area could potentially see up to a 500-year level of flood protection. **2025-2026 Update:** Three Rivers Levee Improvement Authority combined the Yuba Water grant funding with approximately $3 million in state funds from the Disaster Preparedness and Flood Protection Bond Act of 2006 (Proposition 1E) to complete the design work and feasibility study and plans to pursue the remaining construction costs from through future State and/or Federal grants.	$41,600,000	Prop 1E ($9M) YWA FEMA	
		Live Oak			
Live Oak LO1 Long-term	3 3.1	**Infrastructure Improvements to Areas for Job Creation** City of Live Oak annexed 370 acres adjacent to State Route 99 both north and south of the former city limits and within the 2030 General Plan project area. The properties are zoned for business uses. Water and sewer improvements are required prior to development. It is anticipated that each area will require a new public well, sewer lift station, and appropriately sized force mains.	Unknown	CDBG, EDA	Unknown
Live Oak LO2 Long-term	4 4.1	**Develop a Strategy to Maximize Commercial Opportunities Associated with Live Oak's Proximity to the Sutter Buttes and the Feather River** With a boat launch facility on the Feather River less than two miles east of downtown, and the Sutter Buttes approximately seven miles west, Live Oak is positioned to benefit from the attraction of these important natural resources and must develop a plan to maximize this opportunity.	$80,000	CDBG	Unknown
Live Oak LO3 Mid-term	4 4.1	**Historic Downtown Infrastructure Improvement** Live Oak's historic downtown core is defined as the area bordered by State Route 99 on the east, N Street on the west, Elm Street on the south and Pennington Road on the north. The area poses significant challenges related to infrastructure improvements necessary to support a mixed-use retail environment. A complete assessment was completed and adopted by the city in 2013. Improvements include street, curb, gutter, sidewalk, drainage, park and city water and sewer utilities improvements. This project also incorporates Phase 2 improvements of the Live Oak Community Trail Project.	$12,000,000	SACOG, CDBG	Unknown
Live Oak LO4 Mid-term	4 4.1	**Complete Live Oak Community Trail Project** This one-mile rail conversion project establishes a dedicated bicycle and pedestrian trail through the center of Live Oak on former railroad right-of-way. The project has four phases, with the first phase completed in 2010 and the third phase completed in 2015. **2025-26 UPDATE: Phase** 4 will be completed in 2025. Phase 4 runs from Kola Street to Epperson Way, utilizing the old Railroad Right-of- Way and includes a bike/pedestrian trail along with landscaping. The city continues to seek funding for Phase 2.	$5,000,000	ATP, SACOG, LWC, local funds	2020/ Unknown
Live Oak LO5 Short-term	1 1.1	**Diamond Walnut Facility Reuse Plan** The 1920's Diamond Walnut plant was no longer in operation when it burned down in 2022. The site is located within the downtown core. Creating a viable	$75,000	CDBG	Unknown

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		reuse plan for this property is critical in the expansion of the downtown corridor. **2025-26 UPDATE:** No significant change.			
Live Oak LO6 Short-term	3 3.1	**Soccer Park/Drainage Basin Improvements** Live Oak has completed construction of Phase 1 of a joint-use storm drainage detention basin and soccer park. The basin is critical for reducing storm drain flows downstream of the existing city and is a key feature in the city's Master Drainage Study. The soccer park will be an important recreational asset and is funded with a Proposition 84 (Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006) grant. **2025-26 UPDATE:** The City is continuing to seek funding for construction of Phase 2 improvements including one or more additional soccer fields and additional park features and amenities.	$5,200,000	Development Impact Fees – City of Live Oak	Unknown
Live Oak LO7 Short-term	3 3.1	**Wastewater Treatment Plant Solar** Live Oak's new wastewater treatment plant was designed with the possibility of connection to a solar array to power the plant. **2025-26 UPDATE:** The funding has been secured; the anticipated start date is April 2026.	$2,200,000	SWRCB, Local funds	2026
Live Oak LO8 Short-term	3 3.3	**Housing Rehabilitation and First-Time Homebuyer Programs** Live Oak currently utilizes Program Income from past loan recipients to fund new loan applications in addition to applying for new grant funding. The city seeks continuous funding for local housing assistance programs.	$varies	CDBG, HOME, CalHome	Ongoing
Live Oak LO9 Long-term	3 3.2	**Pennington Larkin – Round-a-bout** Live Oak is seeking funding for the installation of a round-about at the intersection of Pennington Rd. and Larkin Rd. The location is a major intersection for all directions of travel that needs safety and operational improvements. The location is impacted with a high volume of school children crossing, high vehicle collision incidents, and having limited traffic control options with the location being adjacent to SR-99.	$3,000,000	Caltrans, SACOG, Live Oak, Grants	2027
		Marysville			
Marysville M1 Shor-term	4 4.1	**Construct Pedestrian/Bicycle Tunnel at 14th Street and State Route 70** The presence of a rail line in the immediate proximity of a school creates hazardous conditions for mobility of pedestrians and bicyclists, both key to the economic revitalization of the community. Until the Union Pacific track bed can be relocated, providing a permanent solution (project M5), this public works project will remove a major impediment. **2025-2026 UPDATE:** No update currently. Funding has not been identified. Estimated cost is likely much more than $1,000,000.	$1,000,000		2027
Marysville M2 Mid-term	4 4.1	**Ellis Lake Restoration** A public works project to restore the 37-acre Ellis Lake area (between 9th and 16th streets and from B to D streets). This park and open space is a regional landmark attracting visitors from throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself.	$3,000,000	Caltrans	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 UPDATE: Ellis Lake water quality has stabilized as the City engaged in an outside consultant as well as a lake management company. City staff continue to monitor the lake and use external expertise to maintain the water quality of the lake. Marysville and EDC secured a $3m grant to improve elements and add amenities to strategic locations around the lake. Project is in the design phase. The design will be influenced by the results of the master plan mentioned above. Design Phase of project is completed, and installation of added amenities and improvements are ongoing.			
Marysville M3 Short-term	4 4.2	**Road Rehabilitation and Sidewalk Accessibility Project. (CDBG)** The Project proposes the rehabilitation of just over 15,000 lineal feet (approx. 3 miles) of residential streets and sidewalks in the East Marysville neighborhood off of State Route 20. The project will reconstruct failing road structural sections, install accessible ramps on street corners, improve sidewalks where necessary for accessibility and install bike lanes. **2025-2026 UPDATE**: CDBG 1 and CDBG 2 will be completed before the end of the year. CDBG bids are expected to go out in 2025, and construction will be completed in 2026.	$3,000,000	CDBG	2026
Marysville M4 Short-term	4 4.1	**Regional Bicycle and Pedestrian "Bike Hub"** The City is preparing a Bike and Pedestrian Master Plan within the city limits to connect to the broader regional bike and pedestrian trail that extends throughout Yuba County and across the Feather River into Yuba City. The purpose for the Bike Hub is to serve as a convenient portal and gateway to the regional trail system, offering a central facility for competitive bike rallies and individuals to access the regional system, and provide bicycle and pedestrian-related retail services available under one roof, including bike rental and repair shops, outdoor gear and apparel, juice bar, community meeting center and visitor center. **2025-2026 UPDATE:** No significant change	$2,500,000	CDBG	2027
Marysville M5 Short-term	4 4.1	**Marysville 2050 General Plan** This project's purpose is to help shape the future direction of the City, to address key issues of walkability and historic character; promote investment, build on and improve Ellis Lake, the rivers, parks and programming; add vibrancy, housing, nightlife, entertainment, services and activities; improve bicycle and pedestrian facilities and transit options; and more. **2025-2026 UPDATE**: Project is in process. Significant public and stakeholder outreach has been completed. Land Use and Circulation Elements are in process. Noise monitoring equipment was placed at key locations in Marysville to establish baseline noise contours, Traffic Count Data was taken at 23 locations, and consultant has prepared a regional travel demand model. Specific plans are underway concurrently, funded by SACOG, the Regional Early Action Planning (REAP) grant program. Council approved General Plan Update First Reading; Second Reading will go to Council October 2025.	$400,000 $490,000	General Fund REAP Grant (HCD, SACOG)	2025
Marysville M6 Long-term	4 4.1	**East Lake Restoration II** A public works project to improve the nine-acre lake areas between 14th and 16th streets and from Yuba Street to the Union Pacific Railroad track bed. The lake and surrounding open space areas have been neglected for years. Improvements would include bank stabilization, culvert work, new pathways, ADA-accessible features, lighting, landscaping, and irrigation. **2025-2026 UPDATE:** No update to this project. Funding has not been identified. City is researching the feasibility of partnering with a private developer**.**	$1,000,000	City Yuba Water Agency Grant	2030

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Marysville M7 MId-term	3 3.2	**Incorporate Streetscape Improvements on State Route 70 from 1st Street to 6th Street** A highway streetscape project conducted in conjunction with Caltrans resurfacing of the first six blocks of State Route 70 from the southern city limits. The principal objectives are to improve the visual appearance of the entry into Marysville, and to improve connectivity and walkability between the medical arts and the historic downtown districts. **2025-2026 UPDATE:** No update to this project. Funding has not been identified**.**	$2,000,000	Caltrans	2027
Marysville M8 Mid-term	3 3.2	**Accelerate Street Resurfacing and Improvements in the Five Major Economic Development Districts to Support Business Investment** A public works project to restore and repair neglected city streets in the five principal economic development districts, involving approximately 80 blocks of Marysville city streets. **2025-2026 UPDATE:** No update to this project. Funding has not been identified.	$5,600,000 $50,000	SB1 SACOG Caltrans	2025-2030
Marysville M9 Short-term	3 3.1	**Refurbish and Update City Hall** Refurbish the 1939 City Hall building by replacing all windows with high efficiency glazing, upgrading wiring and replacing floor covering throughout, updating HVAC control systems, updating technology capabilities in City Council chamber and replacing auditorium seating with modern comfortable seating. Installation of solar photovoltaic system at city was completed at city hall in October 2018. **2025-2026 UPDATE**: Replacement of the roof as well as the Heating, Ventilation, and Air Conditioning (HVAC) was completed in 2025. Further work on windows, lighting and restrooms is underway.	$1,500,000		2026
Marysville M10 Short-term	3 3.2	**E. 22nd St Rehabilitation Project** Considered "Phase 2" of the E. 22nd St Rehabilitation Project, funding was secured through the Sacramento Area Council of Government's Maintenance and Modernization program to rehabilitate the remainder of E. 22nd St from Chein Blvd to Ramirez St. **2025-2026 UPDATE: Awaiting** federal authorization and notice to proceed.	$3,500,000	SACOG	2026
Marysville M11 Short term	4 4.1	**Historic Downtown Marysville Safety and Walkability Enhancements project** The City will work closely with the Marysville Business Alliance to make transportation upgrades to D Street between 3rd St and 4th St to provide safety and walkability for pedestrians and bicyclists. **2025-2026 UPDATE:** Two public design input town hall style meetings were conducted with excellent feedback and now the project is underway with a Design Build team executing on the community's vision.	$250,000	SACOG	2026
Marysville M12 Short term	2 2.1	**Rehabilitation of Annex Building at 10th and E Streets** The City entered into an agreement with Yuba County Office of Education to rehabilitate the Annex Building at the NE Corner of 10th St and E St for their use in Juvenile Education activities. Target completion for renovations is May of 2024. **2025-2026 UPDATE**: A construction managing firm was hired to execute this project. Trade contractors such as plumbing, electrical, and roofing have been working on the building. Project is substantially complete.	$300,000	Prop 64	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Marysville M13 Short term	3 3.1	**Sewer rehabilitation/relocation project Aldridge and Bottler Drives** Project includes installing new sewer mains and street laterals in the Alridge/Bottler neighborhood. This effectively moves their sewer service from the back yard of resident's home to the front under the public right of way. **2025-2026 UPDATE**: Project is nearly complete.	$1,750,000	City Sewer Enterprise	2026
Marysville M14 Short term	3 3.1	**Storm drain pump engine replacements at 17th Street and Ellis Lake stations** Replacing the existing engines with newer more air efficient engines to pump out stormwater at two of the city's major drainage areas. Expected construction in summer 2024. **2025-2026 UPDATE: Project** has been integrated into a complete rehabilitation project to include engine replacement, pump and piping and valve upgrades. Upgrades are currently in progress.	$234,600	FRAQMD – CAP	2024
Marysville M15 Short term	4 4.1	**Miscellaneous parks playground improvements and repairs** Modernizing and updating the playground equipment at several city parks. **2025-2026 UPDATE: Ongoing**	$65,000	General Fund	2026
Marysville M16 Short term	1 1.1	**Marysville B Street property development** City has entered into a Disposition and Development Agreement with a private developer to develop a 4.9-acre City owned property located on the east side of B street between 12th and 14th streets. The development, if approved, will consist of a 100 plus room hotel, a grocery store and a quick-serve restaurant. Project value is estimated to be $43 million. The proposed project will provide significant economic activity and is expected to generate in excess of $500,000 in tax revenue. Construction could be as early as 2025. **2025-2026 UPDATE: Ongoing**. The property has been sold to the private developer, and a groundbreaking ceremony was held on December 3 for the Hyatt Hotel. Anticipating the hotel to be completed in 2027 while the Grocery Outlet and Starbucks to be completed in 2026.		Private Investment	2027
Marysville M17 Short term	4 4.1	**Bryant Field Rehabilitation** **2023-2024 UPDATE:** Multiple improvements completed for Bryant field with assistance from Highlands Community Charter Academy local non-profit, Saylove, Local 228 Pipefitters Union, Local 118 Ironworkers Union, including replacement of entire outfield wall, replacement of C street fence rehabilitation of playing field surface, HVAC and lighting upgrades, safety improvements, and rehabilitation of a structure to accommodate home team players. Investment by city and private partners is valued at over $500,000. Additional improvements are being contemplated to include additional safety netting to protect spectators, shade structures, field lighting upgrades, player facilities and restroom facilities upgrades security/surveillance upgrades and additional HVAC replacements/additions. **2025-2026 UPDATE:** Ongoing. The City Council approved and field lighting upgrades were completed to Pioneer League standards.	$500,000 **Phase I Completed 2023 $500,000**	General Fund, Private Partners, Local 228, unions and CBO's	2027
Marysville M18 Short term	4 4.2	**Police Dispatch Center digital encryption and modernization Project** Project updates police dispatch technology to accommodate federally mandated digital encryption radio communication requirements. Project replaces dispatch consoles, police unit radios and various other support infrastructure at Marysville PD.	1,600,000 **Phase I Completed 2025 $1.6 Million**	ARPA/General Fund	

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 UPDATE: Project is substantially complete.			
Marysville M19 Short term	4 4.1	**Beverage Container Recycling project** To decrease the use, litter, and disposal of single-use beverage containers in the waste stream the City will install water refill stations combination (trash and beverage container recycling) collection containers at strategic locations within the City. Locations include the high traffic, historic downtown area, community/neighborhood parks, and City sports/recreation facilities in the City of Marysville. Project also includes 18 months of beverage container collection and diversion volume measurement. **2025-2026 UPDATE:** Ongoing. Beverage containers have been installed and the grant-funded position in the Parks Division has been hired to continue tracking the tonnage of the recycled containers.	271,000	State (CalRecycle)	2026
Marysville M20 Long term	1 1.1	**Hotel Marysville Clean-up and Reuse** Located at 420 5th Street in downtown Marysville. The property was originally developed as a hospital facility before being redeveloped in 1926 as the Hotel Marysville, which later closed in 1986. Decades of vacancy and deterioration culminated in a catastrophic fire in June 2024 that caused structural collapse, destroyed basement infrastructure, and released hazardous building materials. The structure was subsequently demolished, leaving approximately 6,000 tons of fire-damaged debris onsite. Once the debris is removed, the site is cleared of all hazards and is ready for reuse the City will issue a competitive RFP to attract developers with expertise in mixed-use infill and affordable housing. Selection will prioritize proposals that balance economic feasibility with community benefits, including anti-displacement protections, local hiring, and small business opportunities.	4,000,000	EPA	2030
Marysville M21 Long term	1 1.1	**Packard Library** The City has reestablished ownership of the Packard library and is actively preparing the property ahead of issuing a competitive RFP to attract developers to submit proposals for reuse.			
Marysville M22 Short term	4 4.2	**Community Design-D St.** Project consists of replacing decorative streetlights with taller poles with new fixtures and brackets for festoon lighting, installing brackets for festoon lighting on two of the existing arch poles, installing crisscrossing festoon-style lighting across D Street, from 3rd Street to 4th Street, routing the electrical for the new lighting through the existing poles and conduits to connect to circuits in the existing pedestal, and installing manual retractable bollards across D Street at 3rd and 4th streets. Project will bid late 2025 with construction in 2026.	400,000		2026
		Wheatland			
Wheatland W1 Mid-term	3 3.1	**Solar Energy Projects** The City of Wheatland plans to construct multiple solar energy shade structures at various city-owned facilities. Structure locations include City Hall, Police Department, and wastewater treatment plant. Plans to partner with Pacific Gas and Electric to help offset project costs as well as provide long-term utility cost savings. **2025-26 UPDATE:** The City continues to seek funding for this project	$350,000	Unknown	Unknown
Wheatland W2 Short-term	4 4.1	**Wheatland Community Gardens** The 2012 goal of completing Wheatland Community Garden #1 was successfully accomplished with a ribbon-cutting ceremony on February 20, 2013. The project this year is to build Wheatland Community Garden #2 on	$50,000	Lease revenue & donations	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		the east side of town. This garden will serve the Wheatland Ranch subdivision area. In Fiscal Year 2023-24, an additional twelve planters were constructed, and the City Council authorized the installation of additional Community Garden fencing. **2025-26 UPDATE:** The twelve additional planters were installed in Fiscal Year 2024-25. City staff are exploring options for a second Community Garden location.			
Wheatland W3 Short-Term	3 3.1	**Wheatland Comprehensive General Plan Update** The project would consist of producing a City of Wheatland Comprehensive General Plan Update. The current City of Wheatland General Plan was completed in 2006. City General Plans are expected to have a 20-year lifespan and typically require several years to complete. Therefore, the City of Wheatland is due to begin a General Plan Update. The project would include an update to the seven elements of the general plan required by the State of California, including an update to the City's Housing Element. The project would require substantial input and review by city stakeholders and the community. The project would also include the preparation of a program-level environmental impact report as required by the California Environmental Quality Act. Work on the General Plan Update began in Fiscal Year 2023-24. The City Council approved an agreement for a consulting firm to assist with the General Plan Update in December 2023. A General Plan Ad-Hoc Committee consisting of two City Councilmembers and two members of the Planning Commission was established. The General Plan Ad-Hoc Committee conducted several public meetings in Fiscal Year 2023-24. **2025-26 UPDATE:** The General Plan Ad Hoc Committee was expanded to include all City Councilmembers and all Planning Commission members. Several public Ad Hoc Committee meetings have been held. It is anticipated that the General Plan Update will be completed in 2026.	$500,000	ARPA/SACOG/ Developer contributions	2026
Wheatland W4 Mid-Term	3 3.1	**Wheatland Comprehensive Zoning Code Update** The project would consist of updating the City of Wheatland Zoning Code to be consistent with a Wheatland Comprehensive General Plan Update. The current City of Wheatland Zoning Code was adopted in 1991, and much of the land use restrictions are considered outdated. The project would consist of reviewing and applying current land use and zoning restrictions to modern types of land use development. A substantial public outreach program would be necessary to ensure zoning would adequately meet the needs of the community. An environmental impact report would be included as a component of this project. **2025-26 UPDATE:** Pending completion of General Plan update.	$100,000	ANTICIPATE SACOG COMMUNITY DESIGN FUNDING	2026
Wheatland W5 Short-Term	4 4.1	**Wheatland Parks and Recreation Master Plan** The project involves the completion of a parks master plan for the City of Wheatland. The City of Wheatland does not have a parks and recreation master plan and has limited policy direction on how future parks are to be developed. A parks and recreation master plan will provide developers and community an understanding of how and where parks will be constructed, the amenities that will be incorporated into the parks, and the sizes of the parks. These parks may include such facilities as tot-lots, ball fields, and aquatic facilities. The recreation plan will identify the types of recreation activities that the City of Wheatland will provide to its constituents. A public outreach program will be included to create the plan. The plan will also	$100,000		Unknown

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		require an environmental review as required by the California Environmental Quality Act. **2025-2026 UPDATE:** The City continues to seek funding for this project.			
Wheatland W6 Long-Term	3 3.2	**Highway 65 Interim Capacity Improvements** Provide interim congestion relief on Hwy-65 within the Wheatland city limits until completion of the Wheatland By-Pass. Traffic volumes in this segment have substantially increased since completion of the Lincoln By-Pass in 2014. Peak hour traffic queues extend well beyond the City limits on weekdays and local traffic finds it difficult to get across town to access local schools and businesses. In addition, the increase in traffic from Beale Air Force Base, due to added missions at the base, puts even more traffic pressure on the Main Street traffic signal and Highway 65. Off-peak volumes increased with completion of the Hard Rock Casino (Fall of 2019). Additional traffic will be generated as planned development occurs to the north and east of the City. Improvements may include traffic signal coordination, intersection modifications, restrict turning movements, highway widening, roundabouts or other measures as determined effective by Caltrans and the City. **2025-2026 Update:** The City continues to seek funding for this project.	$7M	SHOPP, CMAQ, SACOG, FLAP, Impact Fees **PROJECT PLAN COMPLETED 2022**	Unknown
Wheatland W7 Long-Term	3 3.2	**Spenceville Road Rehabilitation (joint City/County project)** Spenceville Road is a two-lane arterial facility connecting Beale Air Force Base and State Route 65 through the City of Wheatland. The project will provide rehabilitation, restoration and resurfacing to approximately 7 miles of roadway between Main Street and Beale Air Force Base. This two-lane roadway provides access to City, County and Air Force Base residents as well as general traffic and school buses that access Beale Air Force Base. The proposed project site follows a level to gently rolling terrain that leads to higher than posted speeds and numerous speed related accidents. Traffic counts range from 3,200 vehicles per day on Main Street east of SR 65 to 3,100 vehicles per day on Spenceville Road west of Japer Lane. Most of the traffic counts can be attributed to Beale Air Force Base due to the geography of the road and connectivity to the Base. The rehabilitation of this project is essential to continue providing access to the public and to Beale Air Force Base. This roadway helps to generate revenue for local business in the area. Spenceville Road is eligible to receive funding under the California Federal Lands Access Program (CA FLAP) which provides funds for transportation facilities that provide access to or are located on or adjacent to Federal Lands. **2025-2026 Update:** The City is actively exploring grant funding opportunities for this project.	$7M	Gas Tax, SB1, SACOG. FLAP	unknown
Wheatland W8 Short-Term	3 3.1	**Wheatland Comprehensive Water Project** The City of Wheatland water system is aging with portions of the system more than 100 years old. The project consists of removing the seismically deficient water tower from service by employing new ground mounted hydro-pneumatic tanks and booster pumps to supply water pressure to the City. The project also includes replacement of domestic water meters, new production meters, water meter automation to assist with leak detection and remote metering reading, SCADA replacement, and new billing software.	$1.4M	DWR YCA	2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		The primary goal of the Wheatland Water System Reliability Project is to ensure an adequate and reliable water supply that meets the needs for the City of Wheatland **2025-26 UPDATE:** Project is underway and is anticipated that this project will be completed in 2026.			
Wheatland W9 Long-Term	3 3.1	**North Storm Water Detention Basin Rehab** Improvements to the existing basin that discharges to Dry Creek including construction of a stilling basin at the pump intakes; replacement of existing pumping equipment that has reached its service life; and establishing an outlet canal to prevent levee erosion and repair existing erosion at the toe of the levee. Benefits include enhance/improve water quality of discharge to Dry Creek, protecting the existing levee from further erosion. **2024-2025 Update:** The City continues to seek funding for this project.	$600,000	Unknown	Unknown
Wheatland W10 Long-Term	4 4.1	**Improve Walkability to Elementary, Middle and High Schools** The project involves providing walking and biking opportunities for students across Wheatland's four railroad grade crossings. Currently, three of the four crossings have no bike or pedestrian accommodation, and the only improved crossing is the furthest from school routes. The improvements would include modifying railroad grade crossings at Second Street, Third Street and Fourth Street to include ADA compliant sidewalks on both sides of the street and railroad protection devices in accordance with CPUC and railroad standards. Other improvements would include the addition of fencing and other barriers to discourage the unsafe and illegal crossing of the tracks between grade crossings. **2025-26 Update:** The City continues to seek funding for this project.	$1,400,000	State, Unknown	Unknown
Wheatland W11 Short-Term	3 3.2	**Wheatland Complete Streets Project - (First Street/Wheatland Road)** The project is on Wheatland Road beginning at First Street and Highway 65 and continues east past Wheatland High School and Bear River Middle School to the westerly city limit. The project will provide complete bike and pedestrian facilities along the corridor by improving and extending existing sidewalks and bike lanes. The project involves utility relocations, road widening, pavement rehabilitation, buffered bike lanes, and safety lighting. This segment of Wheatland Road serves several varied uses: a regional connector between Highway 65 and Highway 70, a bi-directional school route linking three schools and neighborhoods, and a farm to market route serving over 6-square miles of agricultural lands. **2025-2026 UPDATE: Awarded** $250,000 in RSTP funds for engineering design and environmental, and consultant selection is complete. Completion of design and environmental work expected by December 2025.	$2,500,000 $250,000	SACOG Gas Tax/SB1 ATP RUCS RSTP	2025
Wheatland W12 Short-Term	4 4.1	**Wheatland Aquatic Center** The City of Wheatland received a generous $1 million donation for future operations, maintenance and recreational programming of a future Wheatland Community Pool. The city has seven years to complete the project beginning July 2019. **2024-2025 UPDATE:** The City continues to seek funding for this project	$5,000,000	Unknown	2026
Wheatland W13 Mid-Term	3 3.1	**Wheatland Regional Wastewater Treatment** The City of Wheatland is planning the construction of a new pipeline and three pump stations to convey 1.5 million gallons per day (MGD) of wastewater into a regional sewer system serving south Yuba County. The pipeline will connect to a new Olivehurst Public Utility District (OPUD) sewer or continue of the	$155,000,000	State Water Resources Control Board grant funding,	2028

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		City's force main (currently under design by others) near South Beale Rd and Highway 65. OPUD sewers will convey the flow to OPUD's wastewater treatment plant (WWTP), where it will be treated to a tertiary level and discharged into the Feather River. Alternatively, the City's pipeline may continue further northward to connect to the Linda County Water District (LCWD) wastewater collection system and then into their WWTP. The City's WWTP will eventually be decommissioned, and the site re-purposed for other uses. **2025-26 UPDATE:** Project design and right-of-way acquisition are nearly complete. $75 million in grant funding from the State Water Resources Control Board was approved in August 2025. It is anticipated that the project will go to bid in late 2025 with construction beginning in early 2026.		Yuba Water Agency contribution/ loans, developer contributions, other grant funding	
Wheatland W14 Long-Term	2 2.2	**Locate Research Center in Wheatland's Employment Zone** The city of Wheatland is working aggressively to build the partnerships necessary to locate a collaborative research center in Wheatland's Employment Zone. This center would create a collaborative research opportunity with Beale AFB, the US Air Forces, Yuba Water Agency, city of Wheatland, and the University of California. The center could serve as an educational, workforce training and advanced research hub. Initially, the workforce collaborative facility would consist primarily of PHD level researchers, but also development of BA level and high school educational programs as the center expands to its full mission. This creates a significant opportunity for the city of Wheatland and Yuba County to create an innovation center and technology node. The Yuba Applied Research Center MOU was signed in September 2024. The signatories included the City of Wheatland, Beale Air Force Base, Yuba Water Agency and UC Davis. **2025-26 UPDATE:** Planning is underway for development of a facility to house the Yuba Applied Research Center.			Unknown
		Yuba City			
Yuba City CYC1 Long-Term	3 3.1	**Infrastructure Improvements** Extend various City infrastructure including sewer, water, storm drainage, and road infrastructure to support economic and workforce development. Areas of planned improvements include: Airport Park (east of Garden Hwy, north of Lincoln Rd) Bogue Stewart Master Plan FORMER Lincoln East Specific Plan Harter Specific Plan El Margarita Corridor Area (Highway 20 to Franklin Rd.)	 $20,000,000 $35,000,000 $35,000,000 $10,000,000 $25,000,000	Undetermined, Local, Private, Grant	Ongoing
Yuba City CYC2 Short-Term	3 3.1	**General Plan Update** Update the City's 2004 General Plan to incorporate statutory changes within the City and include mechanisms to help streamline growth, facilitate implementation of the City's new Housing Element. The update includes all general plan elements. **2025-2026 Update**: Project Completed	$500,000 **COMPLETED 2025 $500,000**	SB 2, LEAP, REAP	2025
Yuba City CYC3 Long-Term	3 3.3	**Low Income Housing Assistance** To help provide housing for the City's workforce, Yuba City continues to utilize and apply for Federal/State funding to issue funding programs to low- and moderate-income individuals. Funds are used for housing, housing rehabilitation, and first-time home buyers.	$600,000	CDBG, HOME	Ongoing
Yuba City CYC4	3 3.2	**Bridge Street Corridor Improvements**	$15,000,000	Undetermined, Local, Local	Ongoing

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Long-Term		The Bridge Street corridor improvement project is a multi-phased project to extend four travel lanes from SR-99 to Marysville/SR-70. The project includes the construction of the 5th Street Bridge, and phased reconstruction of Bridge St. Bridge Street was widened from Gray Avenue to Cooper Avenue in 2023 with support from a $2.8 million Local Partnership Program grant from the CTC. The project will enhance a key gateway through the City to facilitate necessary traffic demands while coordinating with adjacent property owners to help facilitate Economic and Workforce Development in the area. **2025-2026 UPDATE:** No significant change		Partnership Program Grant through the CTC	
Yuba City CYC5 Short-Term	3 3.1	**Walton Avenue Complete Streets Improvements** The project includes rehabilitating portions of Walton Avenue from Hazel Avenue to Sam's Club, including closing the gaps in sidewalks on the west side of Walton Avenue between Lincoln Road and Franklin Road, improving bike lanes, and upgrading the traffic signals. The project is being supported by a $4.3 million grant from SACOG. **2025-2026 UPDATE:** Working towards final design. Construction is anticipated to begin in 2025	$5,200,000	Congestion Mitigation and Air Quality, Regional Surface Transportation program, Local	Ongoing
Yuba City CYC6 Short-Term	4 4.1	**Sutter Bike Path Extension** The project includes extending the existing bike path within the City right-of-way from Hooper Road to Harter Parkway and along Harter Parkway from State Route 20 to Butte House Road. **2025-2026 UPDATE:** Project to be advertised for construction in Fall/Winter 2025. Construction to begin 2025.	$2,483,000	Active Transportation Program, Regional Surface Transportation Program, Local	2025
Yuba City CYC7 Mid-Term	4 4.1	**Sutter Bike Path Widening** The project includes widening the existing bike path within the City right-of-way from Hooper Road to Township Road. The existing path will widen from 8 feet to 12 feet, allowing for better shared use between pedestrians and bicyclists.	$375,000	Undetermined, Grants	2026
Yuba City CYC8 Mid-Term	4 4.1	**Northern Levee Bike Path Connection** The project would include extending AC pavement northward on western Feather River levee from Northgate Drive to levee offramp 600 ft south of Pease Road. The City plans to install HAWK Beacon Signal Crosswalk 600 ft south of Pease Road, widen roadway to install Class IV shared path on the west side of Live Oak Blvd, northerly to Pease Road, and install two additional signals along Live Oak Blvd and Sutter Street at pedestrian and bicyclist used crossings.	$1,200,000	Undetermined, Grants	2027
Yuba City CYC9 Mid-Term	4 4.1	**Yuba City Pedestrian Trail – Railroad Right of Way Conversion** The project includes the conversion of existing railroad right of way, across the City, to facilitate a bike and pedestrian trail that ultimately links the Sutter Bike Path from the west to the east to the City's bike network and across the City's 5th Street Bridge, ultimately connecting to the trail network in Marysville/Yuba County. This is a multi-phased project that will promote quality of life and ultimately economic development for the City. **2025-2026 UPDATE:** City is actively pursuing applicable grant funding for all project phases.	$70,000,000	Undetermined, Grants	Ongoing
Yuba City CYC10 Mid-Term	3 3.1	**Aquifer Storage Recovery (ASR) Well** The project involves establishing an ASR well at the City's Water Treatment Plant to further bolster the City's accessible water resources during times when the City's surface water rights are curtailed. The ASR concept includes injecting treated water into the groundwater aquifer during times when	$12,500,000	$6,325,000 DWR Grant, remainder City water funds	Ongoing

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		surface water availability exceeds demands while extracting groundwater during times when surface availability does not meet demands. **2025-2026 UPDATE:** No significant change			
Yuba City CYC11 Mid-Term	3 3.1	**WWTF Outfall and Diffuser Project** The project includes constructing a new 42-inch diameter discharge pipeline from the City's Wastewater Treatment Facility (WWTF) and a new diffuser outlet to the Feather River. The proposed pipeline and diffuser will replace the City's existing diffuser, which was damaged in 2011 by erosion of Shanghai Falls. This project will ensure the City's capability to safely treat wastewater for existing customers, as well as future development. **2025-2026 UPDATE:** Yuba City is in the process of seeking funding for the project	$61,800,000	EDA and Other Funding Sources	Ongoing
Yuba City CYC12 Short-Term	3 3.1	**Harter-Bridge Sewer Extension** The project involves extending a 24-inch diameter sanitary sewer from the south end of Harter Parkway to the north end of Harding Road within the future alignments of Harter Parkway and Bridge Street. This project is critical for relieving the existing sanitary sewer in Lassen Boulevard, which is necessary to allow continued development in the northwest portion of the city. **2025-2026 UPDATE:** No significant change	$2,500,000	COVID Relief funding, City Wastewater funds	2025
Yuba City CYC13 Short-Term	3 3.1	**Bogue Road Sewer Extension** The project involves extending the existing 18" diameter sanitary sewer in Bogue Road from Railroad Avenue to Phillips Road and constructing a new lift station to facilitate future connection of properties north and south of Bogue Road and east of State Route 99, and to address capacity issues and service of new development areas. **2025-2026 UPDATE:** Project began construction in 2025, with anticipated completion in spring of 2026.	$5,400,000	COVID Relief funding, City Wastewater funds	2026
Yuba City CYC14 Short-Term	4 4.2	**Citywide Signal Hardware Upgrades** The project will improve signal hardware at 56 intersections throughout Yuba City. Improvements will include installation of new reflective backplates and upgrades to bulbs and lenses. **2025-2026 UPDATE:** Project was advertised for construction in fall of 2025, with construction anticipated to begin in winter of 2025	$650,000	Highway Safety Improvement Program, Local	2025-2026
Yuba City CYC15 Short-Term	4 4.2	**Roadway Safety Signing Audit and Upgrades** In 2024, the City's consultant inventoried and audited all City signs (4,153 total). Based upon the audit findings, 2,269 City signs would need one of the following improvements: removal; relocation; replacement and relocation; rehabilitation; replacement. **2025-2026 UPDATE:** City intends to complete design in winter of 2025, with construction to occur in 2026.	$1,835,400	Highway Safety Improvement Program	2025
Yuba City CYC16 Short-Term	4 4.2	**Pedestrian Safety and Striping Improvements** The project will improve pedestrian safety through striping upgrades throughout the City. The project will be primarily focused on improvements of school zones, parks, and public facilities, though it will also provide necessary striping upgrades in residential areas. Project will install 1.59 miles of crosswalk striping and 1.97 miles of traffic striping.	$440,000	Highway Safety Improvement Program	2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2025-2026 UPDATE: City to finalize design in 2025, with construction to occur in 2026.			
Yuba City CYC17 Short-Term	4 4.1	**Plumas Street Historic District and Water Tower Park Improvements** The project will help transform, beautify, and connect the Plumas Street Historic District with other improvements already completed in downtown Yuba City to create a cohesive downtown area enhancing civic pride and drawing businesses and visitors to this shopping and recreation district. Project elements include abatement, repainting and installation of color changing LED uplighting on the City's historic Plumas Street water tower, installation of decorative crisscross lighting above Center Street, reconstruction and expansion of the Plaza under the water tower, and installation of a placemaking gateway arch on Plumas Street, north of Bridge Street. **2025-2026 UPDATE:** Water tower components were completed in 2024. In spring of 2025, the Center Street Lighting was completed. By November of 2025, the Plaza and Gateway Arch will be constructed, completing the final components of the project.	$2,710,000	Clean California Local Grant Program, Local	2025
Yuba City CYC18 Short-Term	3 3.2	**Garden Highway Improvements** The project includes rehabilitating/reconstructing pavement on Garden Highway from Lincoln Road to Bogue Road, including updating signage, traffic signal controllers, and bicycle/pedestrian access improvements. The project is being supported by a $4.3 million grant from SACOG. **2025-2026 UPDATE:** Plan development likely to begin in 2026, construction anticipated 2027-2028.	$4,900,000	Congestion Mitigation and Air Quality, Regional Surface Transportation program, Local	2027-2028
Yuba City CYC19 Short-Term	3 3.2	**Bogue Road Improvements** The project involves widening Bogue Road from Railroad Avenue to State Route 99, along with related turn lane improvements at the Bogue Road/State Route 99 intersection, in accordance with the Bogue Stewart Master Plan. This project directly supports the forthcoming Newkom Ranch Development. **2025-2026 UPDATE:** Plans are in development for the widening of Bogue between Railroad Avenue and SR-99, with anticipated construction in 2026. Later phases for turning movement modifications on SR-99 are planned for future.	$13,000,000	Local	Ongoing
Yuba City CYC20 Short-Term	3 3.2	**El Margarita Road at State Route 99 Improvements** The project involves a safety analysis and project study of potential improvements to the intersection of El Margarita Road and State Route 99 in conjunction with Caltrans. **2025-2026 UPDATE:** The City continues to pursue grant funding opportunities.	$100,000	Undetermined, Grants	Ongoing
Yuba City CYC21	3. 3.1	**Downtown Specific Plan.** The project involves the process of updating the 33-year-old Central City Specific Plan. The process has begun and is anticipated to be complete by January 1, 2027	$330,000	Reconnecting Communities Grant	2027
Yuba City CYC22	3. 3.1	**Zoning Code Update** The City is commencing a comprehensive Zoning Code update. As zoning implements a General Plan, with the adoption of our new 2040 Plan, this update will provide better flexibility in how the code is applied and make sure our standards are appropriate in today's environment to make the City as competitive as it can be. Including needed public outreach and workshops with the Planning Commission and City Council, aiming for completion in 2-years.	$300,000	Existing CIP Funds	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba City CYC 23	4 4.2	**ADA Ramp Replacement Project** This project will reconstruct approximately 83 curb ramps throughout Yuba City to meet the current Caltrans and ADA standards. These ramps are located primarily in school areas and low-moderate qualified census tracts, but also include residential areas. Project is anticipated to start construction in winter of 2025, with completion in spring of 2026.	$1,070,000	Community Development Block Grant, Local Funds	2025-2026
Yuba City CYC 24	3 3.2	**Residential Resurfacing Project** This project will provide needed rehabilitation to eight residential areas and two commercial areas in Yuba City, totaling over 125,000 square yards of rehabilitated pavement area. The project will install pavement repairs (dig-outs), slurry seals, rubberized cape seals, and pavement striping. Project is anticipated to start construction in 2026.	$1,912,988	CalRecycle Rubberized Pavement Grant Program, Local Funds	2026
Yuba City CYC 25	3 3.2	**George Washington Pavement Rehabilitation** This project will provide 6” depth pavement repairs and a 0.20’ depth overlay on George Washington Boulevard, between Franklin Avenue and State Route 20, in Yuba City. The project will also widen roadway and update signage and striping to create buffered bike lanes along the project’s nearly one-mile length.	$1,815,000	Surface Transportation Improvement Program, Local Funds	2028

ATTACHMENT 4

2025-2030 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

ECONOMIC DEVELOPMENT VISION STATEMENT

Together, we will build a thriving community through innovation, investment in infrastructure, and a strong commitment to economic growth, creating unparalleled opportunities and an exceptional quality of life for all.

The Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) will inspire and guide the community, its leaders and Yuba-Sutter Economic Development District in creating a dynamic region that measures economic improvement over and above job calculations. The strategy focuses on economic resiliency and recovery while building regional industry diversity, capacity and collaboration resulting in a vibrant and prosperous community.

The Yuba-Sutter Comprehensive Economic Development Strategy committee reviewed existing regional general plans, past CEDS documents, and the SWOT Analysis to develop four regional priorities as the framework for the goals and the objectives of the region's future economy. These priorities are: Innovation and Economic Development, Workforce and Education, Infrastructure and Quality of Life and Place.

This 2025-2030 Comprehensive Economic Development Strategy five-year update:

- Identifies critical regional issues and opportunities over the next 5 years, and provides an action plan to address these issues and maximize opportunities.
- Includes the region's current targeted industry clusters and potential clusters for future expansion.
- Includes a comprehensive analysis of the region's Strengths, Weaknesses, Opportunities and Threats.
- Provides action tactics to address the four priority goals for the region's business attraction, retention and expansion actions, infrastructure enhancement and small business support.

CONTENTS

01 Economic Development Vision Statement

04 Regional Overview

09 Business and Industry Cluster Focus

10 Strengths, Weaknesses, Opportunities and Threats

14 Disaster and Economic Recovery and Resiliency

16 The Strategic Plan

25 Evaluation Framework

Online Appendices
www.choseyubasutter.com

Appendix I: Public Works Projects

Appendix II: CEDS Regional Resolutions

2025-2030 Working Together for Yuba-Sutter's Economic Future

Yuba-Sutter Economic Development Corporation (YSEDC), a 501(c)3 nonprofit organization, was established in 1994. YSEDC promotes regional diversification, advocates sustainable growth, infrastructure enhancement, and job development through expansion, retention and recruitment of businesses and industry in the Yuba-Sutter region.

The Yuba-Sutter region is comprised of two counties, Yuba and Sutter and is designated by the U.S. Department of Commerce, Economic Development Administration (EDA) as the approved Yuba-Sutter Economic Development District (YSEDD).

This Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process will help create jobs, foster a stable and diverse economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

The CEDS is required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs, and is a prerequisite for designation by EDA as an Economic Development District. Jurisdictions seeking EDA funding for public works and planning projects must first be included in an EDA-approved CEDS to be considered for funding.

This update is in accordance with guidelines specified by EDA and funded by financial assistance award Number ED22SEA302024 from U.S. Department of Commerce, Economic Development Administration.

THE PLAN

This document is the 2025-2030 Five-Year Update to the Yuba-Sutter CEDS, advancing regional prosperity through collaborative efforts led by the Yuba-Sutter Economic Development Corporation, along with Sutter and Yuba counties and the cities of Live Oak, Marysville, Wheatland, and Yuba City.

The 2025-2030 CEDS Strategic Plan embodies the District's vision for regional prosperity and economic growth. Designed as a comprehensive guide for the community, it aims to benefit businesses, students, workforce members, and policymakers alike through its insights and data.

Developed through an inclusive planning process, the CEDS reflects the unique challenges and opportunities within the Yuba-Sutter Economic Development District. It includes a regional analysis, SWOT assessment, and strategic goals with actionable plans for measuring progress.

The analysis evaluates the region's economic landscape, identifies internal and external opportunities and risks, and assesses partnerships and resources for economic development. With a focus on the community's vision and strategic advantages, this plan outlines priorities for action and implementation.

The 2025-2030 CEDS is anchored by four foundational priorities:

Innovation and Economic Development
Workforce and Education
Infrastructure
Quality of Life and Place

These pillars set the stage for sustainable growth and long-term regional success.

CEDS COMMITTEE

Yuba-Sutter Economic Development Corporation invited participation from all sectors of the region in development of this plan and from these, a CEDS Committee was formed. The committee's purpose is to formulate a regional economic strategy which will outline an approach to coordinate growth and prosperity that builds on the region's strengths, prioritizes key regional industry clusters and emphasizes collaboration.

Public Sector
Blaze Baker
Gustavo Becerra
Robert Bendorf
Swarnjit Boyal
Michael Bessette
Samuel Bunton
Terri Daly
Brian Davis
Tawny Dotson
Dan Flores
Neal Hay
Brennan Howell
Suki Johal
Jason Kopping
Lance Landon
Mike Lee
Doug Libby
Creig Marcus
Kimberly Matta
Mathew Mauk
Patrick Meagher
Ben Moody
Kyle Morgado
Rachel Olson
Ashley Potocnik
Emily Rary
Jim Schaad
John Tillotson, PE
Bill Zenoni

Private Sector
Camille Benner
Arun Bhardwaj
Mark Birtha
Brandon Black
Don Blaser
Molly Bloom
Johnny Burke
George Carpenter
Laurie Dutra
Thomas Engler
Rachel Farrell
Chuck Ferguson
Matt Goody
Beth Hammes
Bob Harlan
Cathy LeBlanc
Alyssa Lindman
Julius Murphy
John Nicoletti
Joe Pacheco
David Read
Cynthia Roderick
Marni Sanders
Brynda Stranix
Stephanie Williams

INDUSTRY REPRESENTED

Private Sector
Aerospace
Agriculture
Arts & Culture
Banking
Business Services
Construction
Co-working/Makerspace
Economic Development
Energy
Engineering
Faith Based
Healthcare
Hospitality
Housing
Manufacturing
Nonprofit Organizations
Utilities

Public Sector
City of Live Oak
City of Marysville
City of Wheatland
City of Yuba City
Education
Federal - Military
Federal - Tribal
Local JPAS
Local - Special Districts
State of California
Sutter County
Workforce Development
Yuba County

REGIONAL OVERVIEW

Yuba and Sutter counties are located in the north/central part of the state of California, just 35 miles north of its capital city of Sacramento. The Sacramento International Airport is adjacent to Sutter County's southern boundary and Yuba County's eastern border stretches to the foothills of the Sierra Nevada mountain range. Yuba City is the county seat of Sutter County and Marysville is the county seat of Yuba County. The region is referred to as the Yuba City Metropolitan Statistical Area (MSA).

The major cities of Marysville (Yuba County) and Yuba City (Sutter County) are approximately 125 miles northeast of San Francisco and 125 miles west of Reno, Nevada. Nearly 11 million people live within a two-hour drive of the Yuba-Sutter area.

The Yuba-Sutter area is 1,252 square miles and is geographically diverse, offering many recreational opportunities, such as fishing, hunting, boating, water skiing, hiking and camping. Some of the best duck hunting and trophy fishing in the country can be found minutes from the downtown areas. The climate is typically one of warm, dry summers and moderately cold winters.

The Yuba-Sutter region typically enjoys a plentiful water supply, with 19 square miles of waterways comprising more than 12,000 acres. The Sacramento, Feather and Yuba rivers are predominant with many smaller tributaries that feed these larger rivers. Dams, lakes and reservoirs provide flood protection, debris control, diversion, regulation and storage. Water uses include domestic, irrigation, municipal, industrial, power generation and recreation.

Portions of the Plumas and Tahoe National forests sit

in Yuba County providing numerous campgrounds and recreational day-use facilities. The Sutter Buttes are a small circular complex of eroded volcanic lava domes which rise as buttes above the flat plains of the Sacramento Valley in Sutter County. They are situated just outside Yuba City. Referred to as the world's smallest mountain range, Sutter Buttes highest point is the summit of South Butte, at 2,122+ feet, which is also the highest point in Sutter County. The Middle Mountain Foundation hosts guided hikes into the Sutter Buttes and offer an educational program for local students.

It is about a 3.5-hour drive to the west to reach the northern coastline of California. The Sierra Nevada mountain range and Lake Tahoe are just two hours to the east. Sacramento is a 35-minute drive south and San Francisco is just another hour or so beyond that to the southwest. The rivers, lakes, mountains, year-round festivals and fairs, golf courses, community theater, fine dining establishments, bike ways, and historic downtown shopping districts make the region a wonderful place to live or visit.

The region is served by state routes 20, 65, 70, 99 and 113 and is just north of the intersection of two major interstates, I-5 and I-80. The two major cities of the District (Marysville and Yuba City) are only 35 miles from the Sacramento International Airport. The Sacramento Airport covers 6,000 acres serving general aviation, passenger and freight traffic and operates two 8,600-foot parallel runways, two terminals and 32 gates. The airport averages 122 landings a day with 12 domestic carriers, 7 international passenger carriers, 4 commuter carriers and 7 cargo carriers. Passenger volume was 12 million in 2023, a 5.1 percent increase over the prior year however it has exceeded the passenger volume pre-COVID.

The Yuba County Airport, on 600+ acres, is a modern general aviation airport featuring a 6,006-foot primary runway and a 3,281-foot crosswind runway with capabilities to accommodate jet air carriers, freight carriers, and all general aviation business jets and private aircraft. In the last 8 years improvements which included the complete overlay of the primary runway, overlays and sealing of the entire taxiway system, new fueling facilities, and rehabilitation of the apron. The Yuba County Industrial Park, adjacent to the airport, is available for development. Recently, the airport

was awarded an EDA construction grant to build an additional taxiway to serve the five acres that are ready to be devloped. The airport has easy access to highways 70, 65, 99, and 20 and is half an hour from I-5, I-80 and the Sacramento International Airport.

Sutter County Airport, 170 acres, accommodates smaller aircraft such as crop dusters and private aircraft with one runway. Control of day-to-day airport operations has been transferred to a nonprofit group of local pilots to reduce costs and operate at a surplus.

Union Pacific Railroad connects the Yuba-Sutter area to the nation's railway system. The rail system is used primarily to transport agricultural and other goods produced in the region. Passenger rail serves the region at the Sacramento Valley Station and local bus connections are provided by Amtrak and Yuba-Sutter Transit.

Yuba and Sutter counties are within close proximity to the major markets of the 13 western states to be an economically viable location for business and industry.

Yuba-Sutter Transit, the public transportation agency that serves the region, runs six local routes and on-demand service in Marysville, Yuba City and surrounding communities, Monday to Saturday and peak hour service to downtown Sacramento each weekday.

TOP 6 INDUSTRIES BY JOBS

Healthcare & Social Assistance
9,819 WORKERS

Retail Trade
6,437 WORKERS

Educational Services
6,418 WORKERS

Accommodation & Food Services
5,560 WORKERS

Agriculture, Forestry, Fishing & Hunting
5,185 WORKERS

Public Administration
4,974 WORKERS

DRIVERS OF EMPLOYMENT GROWTH

Over the ten years ending 2023, all industries for the Yuba City, MSA added 9,872 jobs. Job growth by percentage was more competitive than the nation.

Military Asset

BEALE AIR FORCE BASE

LOCAL ECONOMIC IMPACT

Beale AFB has a huge economic impact on the Yuba-Sutter community. The base supports 5,125 military personnel, 1,190 civilians and 1,922 dependents with total payroll of $400 million. Beale executed over $67.6 million in local contracts in Fiscal Year 2022. There were a total 10,879 jobs created, with an estimated annual dollar value of $249.5 million. The total economic impact to the area is approximately $1.087 billion. (Source: BAFB Economic Impact Statement Fiscal Year 2022). Beale AFB provides the community with a trained workforce of approximately 28,000 retirees living within a one-hour drive.

The major organizations at Beale Air Force Base are the 9th Reconnaissance Wing (9th RW), the 940th Air Refueling Wing (940th ARW, Air Force Reserve Command), the 195th Wing (California Air National Guard), the 548th Intelligence, Surveillance, and Reconnaissance Group (548th ISRG), and the 7th Space Warning Squadron (7th SWS). The 9th RW is the host wing at Beale AFB, and the 9RW Commander is the Installation Commander.

9th Reconnaissance Wing (9th RW)

Mission: Deliver persistent, integrated reconnaissance and combat power for our nation. To accomplish this mission, the wing is equipped with the nation's fleet of U-2 and associated support equipment. The wing also maintains a high state of readiness in its expeditionary combat support forces for potential deployment in response to theater contingencies. The 9th Reconnaissance Wing is composed of more than 4,500 personnel in four groups at Beale and multiple overseas operating locations.

940th Air Refueling Wing (940th ARW)

Mission: Provide mission ready Citizen Airmen in support of United States National Security Objectives, primarily by providing air refueling capabilities for DOD aircraft.

195th Wing (California Air National Guard)

Mission: Deliver adaptive information controls and capabilities, enabling war-fighters the competitive advantage to deter, attack, maneuver, and defend with unparalleled effectiveness.

548th Intelligence, Surveillance, and Reconnaissance Group (ISRG)

Mission: To deliver combat power from the air with intelligence that assures allies and wins wars.

The Group consists of more than 1,400 officer, enlisted, Guard, Reserve, civilian, and contract personnel spanning more than 40 Air Force Specialties responsible for operation and maintenance of more than $2 billion dollars' worth of Distributed Common Ground System (DCGS) equipment.

7th Space Warning Squadron (7th SWS)

Mission: Detection of sea-launched ballistic missiles fired from submarines in the Pacific Ocean. This unit helps form a two-layered, worldwide network of missile warning systems that also detects Intercontinental Ballistic Missiles within its field of view. Additionally, 7th SWS tracks earth-orbiting satellites and reports the information to the 18th Space Control Squadron, located at Vandenberg AFB, California. This information is combined with other global sensors to maintain the Department of Defense's satellite catalog.

AGRICULTURE AS ECONOMIC DEVELOPMENT

More than 600,000 of the 798,000 acres (75 percent) in Yuba-Sutter are in agricultural use. The largest use of agricultural land is for field crops and vegetables. Fruit and nut crops account for the second highest use of acreage.

YUBA COUNTY

The gross value of Yuba County's agricultural production for 2024 is $262,065,735 up approximately 2% from the 2023 value estimate of $256,887,785. Rice retained its place as top crop amid falling prices as walnut prices increased. Peaches, livestock and kiwi lost value due to decreased production while almonds, timber and prunes increased in value.

Fluctuating commodity prices, increasing prices for inputs and adverse weather conditions continue to pose significant challenges for producers in the long run. Rice remained Yuba County's top crop generating $52 million in gross value. At $51 million, walnuts climbed to second in rank. Kiwi falls to third place at $48 million. Prunes/ dried plums moves to number four at $25 million. Rounding out the top five is livestock at nearly $24 million in value.

The contribution of agriculture to the economy of Yuba County is not totally reflected in the values contained in this report. Processing, transporting, marketing and other farm related services directly or indirectly tied to agriculture, benefited appreciably. According to a study conducted by Agricultural Impact Associates, Yuba County's agricultural industry can be estimated to have returned an additional 62.5% of the gross agriculture value for an estimated total value of $425,856,817 in 2024. Agriculture accounts for 1 out of every 11 jobs in Yuba County (Source: Yuba County 2023 Crop Report)

In 2023, Yuba County ranked 32 in gross value of agricultural production of the entire state of California, and ranked first in Kiwi fruit production, second in livestock and fourth in prune and fifth in rice production. (Source:CDFA 2023-2024 California Ag Statistics Review)

To access the complete 2024 crop report visit: https://cms7files.revize.com/yubaca/Yuba%20County/Agricultural%20Commission/Crop%20Reports/YubaCounty_2024_CropReport.pdf?t=202510281832220&t=202510281832220

SUTTER COUNTY

The gross value of Sutter County agricultural production for 2024 was $683,508,000. This is a decrease of $88,312,000 or 11.4% from the 2023 total value

Rice remains the top-ranking crop in 2024 with a total value of $201,309,000. Second was walnuts,due to a significant increase in price, to a total value of $106,471,000, a 106% increase from 2023. Processing tomatoes were third, with a total value of $74,980,000, which is a 36% decrease from 2023, due to decreases in harvested acreage and price. Almond meats rose to fourth due to increases in harvested acreage, yield and price, with a total value of $70,448,000, which is an 83% increase from 2023. Clingstone peaches fell to fifth, with a total value of $66,356,000. (Source: Sutter County 2023 Crop Report)

In 2023, Sutter County ranked 20th in gross value of agricultural production of the entire state of California, first in rice production, prunes and Sunflower seed production. (Source:CDFA 2023-24 California Ag Statistics Review)

To access the complete 2024 crop report visit: https://www.suttercounty.org/home/showpublisheddocument/8881/638972432633530000

Business and Industry Cluster Focus

The industry cluster in the Yuba-Sutter region with the highest relative concentration is Agriculture with a location quotient of 8.02. This cluster employs 5,134 workers with an average wage of $3,586 The regional strategy is to enhance and grow niche sectors to strengthen this cluster. In order to diversify and create greater resilience, other clusters, Health, Advanced Manufacturing and Distribution and Electronic Commerce will be targeted to provide high-growth opportunities to increase investment and awareness of the region.

AGRICULTURE	SPECIALTY AGRICULTURE EQUIPMENT
	AGRICULTURE TOURISM
	FOOD AND BEVERAGE PROCESSING
	VALUE ADDED INNOVATION

HEALTH	PHARMACEUTICALS & RELATED SEGMENTS
	BIOTECHNOLOGY
	MEDICAL DEVICES, EQUIPMENT & SUPPLIES MANUFACTURING
	AMBULATORY HEALTH CARE SERVICES

ADVANCED MANUFACTURING	AEROSPACE/DEFENSE
	AUTO/MOTOR SPORTS
	ENERGY & POWER
	INDUSTRIAL MACHINERY

DISTRIBUTION & E-COMMERCE	RECREATIONAL GOODS
	TRANSPORTATION
	EDUCATION
	BUSINESS SERVICES

SWOT Analysis Summary

Recognizing our region's strengths, weaknesses, opportunities and threats is an important step to assess where we are and where we want to be in order to have a real effect on the region. Our region has plenty of positive attributes to leverage for success, but we must also recognize the challenges identified by participants of the SWOT process in order to remedy or diminish them.

THE YUBA-SUTTER REGION TODAY

The Positives

The Yuba-Sutter region has numerous strengths that position it well for growth and development. The area benefits from substantial agricultural production with potential for expanding into agricultural technology industries. There is plenty of land available for development, supported by a community that values and promotes sports, arts, and entertainment. The region's strategic location, with proximity to major transportation hubs such as the Sacramento International Airport and access to essential highways, provides a significant economic advantage for business expansion. Additionally, the presence of Beale Air Force Base creates opportunities for workforce development and collaboration. Residents also enjoy an affordable cost of living and access to abundant natural resources, including parks and recreational areas, which contribute to a high quality of life. The region's small-town atmosphere fosters strong community ties and a collaborative spirit.

The Challenges

Despite these strengths, participants felt the region faces several challenges. The economy lacks diversification, relying heavily on government and agriculture, which creates vulnerability to economic shifts. Business development is hampered by limited resources, high operational costs, and outdated infrastructure. Educational attainment levels are low, and there is insufficient access to quality education, which impacts workforce development and contributes to skilled labor outmigration. The gap between workforce training and the jobs available further exacerbates this issue. Infrastructure, including roads, water, wastewater, and power, requires significant upgrades, and public transportation systems are inadequate. The region is also prone to natural disasters such as floods, fires, and droughts, which threaten infrastructure and economic stability. Healthcare options and community amenities are limited, and the region struggles with a perception of being underdeveloped, which hinders efforts to attract new residents and businesses.

What needs to be done

To address these challenges, the region needs to diversify its economic base by attracting industries such as technology, healthcare, and advanced manufacturing. Supporting small businesses and entrepreneurs with resources and streamlined processes can further stimulate economic growth. Workforce development should focus on creating educational and vocational training programs aligned with current and future needs of local industries, leveraging partnerships with institutions and Beale Air Force Base. Infrastructure improvements must be prioritized, particularly in water/wastewater, roads, flood control, and broadband expansion, to support economic activity and enhance residents' quality of life. Finally, investing in healthcare, arts, and cultural amenities will make the region more attractive and livable. Addressing homelessness and public safety concerns with comprehensive social services and community improvements will also be crucial to fostering a vibrant, resilient community.

FOUR TOP PRIORITIES

The CEDS committee reviewed goals that it will focus on for the region's implementation plan:

Innovation and Economic Development

Workforce and Education

Infrastructure

Quality of Life and Place

SWOT ANALYSIS

Strengths

- Strong military presence and collaboration
- Water and natural resources
- Affordability/lower cost of living
- Proximity to parks and recreation features and available green space
- Proximity to four major highways - Highways 20, 65, 70 and 99
- Strong community involvement and community collaboration
- Plenty of land available for growth
- Large agriculture production and positive growth potential for Ag-tech industries
- Positive support and growth of existing sports, arts, and entertainment
- Still maintains small town vibe
- Proximity to Sacramento airport, coast and mountains

Weaknesses

- Lack of affordable housing for low to middle income population
- Limited business/industry diversity
- Lack of transportation/walkability, especially for disabled populations
- Low education attainment and access
- Need for more community amenities in arts, sports and entertainment
- Limited development opportunities due to high cost and lack of infrastructure
- Limited healthcare options, hospital and services
- Out-migration of skilled labor, lack of quality jobs, wage disparity, and skilled labor
- Vulnerability to natural disasters - floods, fire, drought
- Perception as a place that has nothing to offer

Opportunities

- Potential for growth with infrastructure development
- Potential to increase tourism by improved recreation and entertainment opportunities
- Potential to increase education attainment by adding a university, research center or expanding BA programs at college
- Potential to attract businesses by increased resources, tools and capital
- Opportunity to retain skilled retiring military through close collaboration with Beale AFB
- Potential to diversify and build Agriculture cluster
- Potential to improve quality of life by supporting and developing regional arts, entertainment, and cultural diversity

Threats

- Increasing health vulnerability, lack of services
- At high risk of fire, floods, drought
- Risk of stagnation due to unmitigated traffic issues
- Lack of skilled workforce, migration or mismatched workforce training to stunt economic growth and quality jobs
- Potential to lose economic opportunities due to lack or deteriorating infrastructure (water, wastewater, roads, power and broadband)
- Dependency on Government jobs and lack of diverse industry
- Lack of affordable housing and "Not in My Back Yard" sentimentality
- Increasing poverty rates due to cost of living increases, health and homeless issues

SWOT Analysis Continued

The Yuba-Sutter Comprehensive Economic Development Strategy Survey gathered feedback from 267 respondents, with a focus on the region's economic performance, strengths, challenges, and potential improvements. This survey is a snapshot of how residents, government officials, business owners, and other stakeholders perceive the current state and future of the Yuba-Sutter region.

Demographic Breakdown

Roles in the Community

The majority of respondents roles (37%) were interested community members, followed by business owners/ employees (23%) and government officials/employees (20%).

Age Group Distribution

The largest group of respondents fell into the 45-64 age range (46%), with another significant portion (24%) being over 65.

Employment Status

A substantial majority (60%) were employed full-time, with 10% self-employed and 16% retired.

Economic Conditions and Community Sentiment

Current Economic Condition

A large proportion of respondents rated the local economy as "Fair" (45%) or "Poor" (30%), indicating a general dissatisfaction with the economic state.

Five-Year Economic Performance

While 35% believed the economy had somewhat improved, a notable portion (27%) felt it had declined.

Prioritized Economic Strengths

Geographic location (44%), military presence (38%), and diversity of residents (37%) were highlighted as key strengths of the local economy.

Economic Challenges and Areas for Improvement

Top Economic Challenges

The most cited challenges included a lack of affordable housing (65%), high unemployment (39%), and poor infrastructure (43%).

Infrastructure Needs

The overwhelming priority was for improvements in roads and transportation (79%), followed by utilities (40%) and public spaces (39%).

Desired Educational Programs

Respondents expressed a strong need for technical and vocational training (78%), continuing education for adults (52%), and job placement services (46%).

Business Development Insights

Barriers to Business Development

The availability of skilled labor (41%), lack of infrastructure (44%), and market size and demand (45%) were identified as key barriers.

Business Attraction Focus

Respondents favored attracting manufacturing (53%), technology and innovation (52%), and agriculture/food production (45%).

Purchasing Behavior

A significant portion of respondents leave the region to purchase recreational experiences (73%) and clothing/ shoes (63%), indicating gaps in local offerings.

Community and Leadership Priorities

Improvements for Residents

The top three priorities were creating more affordable housing (56%), improving roads and connectivity (47%), and developing more quality-of-life amenities (35%).

Improvements for Businesses

Key suggestions included creating a pro-business climate (40%), focusing on business attraction (37%) and improving infrastructure (36%)

Economic Development and Job Creation

Over half of the respondents (51%) rated economic development and job creation as the highest priority for the region.

Resiliency and Threats

Regional Resiliency

The region was perceived as "somewhat resilient" (39%) to disasters like fires, floods, and pandemics, though 22% rated it as vulnerable.

Biggest Threats

Housing affordability (59%) and inadequate housing supply (46%) were seen as the most significant threats to resiliency.

TOP 3 COMPETITIVE STRENGTHS

Natural Resources and Strategic Location

The region benefits from abundant natural resources and a strategic location near major transportation hubs like the Sacramento International Airport, providing easy access to key markets and enhancing tourism potential.

Community Pride and Engagement

There is strong community pride and involvement, with residents and local organizations actively participating in regional improvement efforts. This collective spirit supports cultural events, sports, and recreational activities, contributing to a vibrant community atmosphere.

Agricultural Base and Potential for Growth

The area has a robust agricultural sector with opportunities to expand into ag-tech industries. The availability of land further enhances the potential for growth and development in both agriculture and related industries.

TOP 3 COMPETITIVE WEAKNESSES

Inadequate Infrastructure

Poor road conditions, outdated water and wastewater systems, and limited public transportation are significant impediments to business operations and quality of life. These issues deter investment and affect daily activities for residents.

Homelessness and Social Challenges

The growing homelessness crisis impacts the local economy, safety, and the region's image, discouraging business investment and affecting the desirability of public and commercial spaces.

Educational and Workforce Gaps

Low educational attainment and a lack of access to quality training and higher education programs create workforce challenges. The area struggles with retaining skilled labor, and there is a mismatch between available jobs and workforce skills, limiting economic growth.

TOP 3 ACTIONS TO BETTER THE REGION FOR RESIDENTS

Improve Infrastructure

Invest in repairing and modernizing roads, bridges, and public transportation systems to improve connectivity and daily living conditions. Address water and wastewater infrastructure issues to ensure reliable and safe services for all residents.

Address Homelessness and Social Services

Implement comprehensive strategies to reduce homelessness, including increased access to mental health and substance abuse treatment, affordable housing solutions, and support services. Enhance public safety and clean up public spaces to make the area more welcoming and livable.

Expand Educational and Recreational Opportunities

Develop and improve local schools, vocational training, and continuing education programs to better prepare residents for higher-paying jobs. Additionally, create more recreational and cultural amenities, such as parks, arts facilities, and safe gathering spaces, to enhance the quality of life and community engagement.

TOP 3 ACTIONS TO BETTER THE REGION FOR BUSINESSES

Streamline Business Regulations and Support

Simplify regulatory processes to make it easier for businesses to start and grow. Provide financial support, tax incentives, and workshops to help small businesses thrive and attract new enterprises to the region.

Develop a Skilled Workforce

Collaborate with educational institutions and workforce development programs to align training with the needs of local industries. This includes creating apprenticeships, partnerships with Beale Air Force Base, and job placement services to ensure businesses have access to skilled labor. Create awareness of civilian job opportunities at Beale AFB.

Enhance Economic Diversification and Infrastructure

Invest in infrastructure improvements, such as high-speed broadband and utility upgrades, to support business operations. Focus on attracting diverse industries, including technology, manufacturing, and healthcare, to reduce economic dependence on government and agriculture and promote a resilient business environment.

YUBA-SUTTER ECONOMIC & DISASTER RECOVERY & RESILIENCY

Disaster Recovery and Resilience

Mitigation planning is essential to the region's ability to withstand and recover from disasters. Each county within the district has adopted a mitigation plan.

Yuba County Multi-Jurisdictional Multi-Hazard Mitigation Plan is the product of a collaborative effort between the County of Yuba and its special districts. Plans developed for the Yuba County Multi-Hazard Mitigation Project included single-jurisdiction plans for the Dobbins-Oregon House Fire Protection District and the Yuba Water Agency. (A complete copy of the Yuba County Multi-Hazard Mitigation plan is available on their website: www.co.yuba.ca.us)

Sutter County and the incorporated communities of Yuba City and Live Oak have developed a comprehensive Multi-Hazard Mitigation Plan to better position resources in addressing potential hazards. Sutter County, Yuba City, Live Oak, Gilsizer Drainage District, Levee District 1, Reclamation Districts 70, 1001, 1500, and 1600 have all adopted the Multi-Hazard Mitigation Plan. (A complete copy of the Sutter County Multi-Hazard Mitigation plan is available on their website: www.co.sutter.ca.us)

Both county plans have been in place for several years and are continually updated with invitations to the community stakeholders to assist in plan implementation and maintenance. Community stakeholders are made aware of disaster preparedness information and are regularly updated should there be changes in the overall plan.

Both counties are in the process of bringing existing levees up to 200-year flood protection. Three Rivers Levee Improvement Authority (TRLIA), a joint powers agency, was established in May 2004 by the County of Yuba and Reclamation District 784 to finance and construct levee improvements in south Yuba County. TRLIA's mission is to provide 200-year flood protection. Four work phases were identified to achieve that goal along the Yuba, Feather, Bear Rivers, and the Western Pacific Interceptor Canal. The Sutter Butte Flood Control Agency (SBFCA) is a joint powers agency formed in 2007 by the counties of Butte and Sutter, the Cities of Biggs, Gridley, Live Oak and Yuba City, and Levee Districts 1 and 9. The agency has the authority to finance and construct regional levee improvements. It is governed by a 13-member Board comprised of elected officials from the cities, counties and levee districts. The agency's boundaries encompass 34,200 properties in Butte and Sutter counties.

Economic Recovery and Resilience

Economic resilience is important from two perspectives. In one respect, it is about a community's individual businesses and short-term, practical actions to sustain their operations after a disaster. However, economic resilience is concerned with the broader regional economic development and long-range adaptability to a changing, and often turbulent, economic environment.

Business Resiliency

It has been shown that apart from direct damage to premises, the largest impact of a disaster was the disruption of lifelines-water, electricity and wastewater treatment. Other factors included disruption in logistics flows, reduced

employee productivity through transportation difficulties and the effects of the disaster on their homes and reduced customer traffic. Developing emergency and recovery plans or buying business interruption insurance would alleviate some of the recovery issues.

Most large businesses will have the capability to survive or return to pre-disaster levels, but it is the smaller firms that suffer the most, especially those that were in poor financial condition before the event. Greater emphasis must be given to the needs of smaller businesses to increase survival rates, and businesses, having a strong vested interest in ensuring the preparedness of utility companies, emergency services, and public services, need to be much more active in community preparedness and recovery planning.

Economic Resiliency

The ability of local and regional economies to adapt to changing conditions, including disasters, is the definition of regional economic resilience. Analysis of the Yuba-Sutter region indicates that its economy is dependent upon three major industries and is highly susceptible to disaster. It would be in the area's best interest to look at initiatives that would improve business resilience and regional economic resilience.

The responsive initiatives of the counties Multi-Jurisdictional Multi-Hazard plans which include pre-disaster recovery planning; defining key stakeholders, roles, responsibilities, and actions; establishing a process for regular communication, monitoring and updating of business community needs as issues; and building a capability to connect with public officials at local, regional, state and federal levels to rapidly communicate business sector needs and to coordinate impact assessments are addressed thoroughly.

The Steady-state initiatives which refer to longer-term efforts to bolster a region's ability to withstand or avoid shock, and in doing so, improve its adaptability. These include planning efforts to engage the community in a collective vision for resilience, economic diversification initiatives building on local and regional assets, business retention and expansion programs, workforce development strategies, etc.

The results from the community impact survey, SWOT analysis and local and regional government input identified the need for diversification of industry types, strong regional infrastructure, and business attraction. This analysis was the guideline for setting forth the regional goals and objectives and the recognition it is necessary to develop a coherent economic strategy.

Measuring Resilience

There is no hard and fast way to measure economic resilience due to the multi-dimensional nature of resilience. However, if a region can demonstrate their successes and if they can measure the cost benefits of increasing resilience, chances that community and partner buy-in will occur in greater measure are significantly enhanced, and conversely better resilience will result.

For the region of Yuba-Sutter, the best tool for measuring at least the impact of flooding would be the FEMA Community Rating System. Improvements on levees and infrastructure give the community a better rating and lowered insurance rates for residents and also proves economic resilience for potential investors, new businesses and industries.

STRATEGIC DIRECTION

Four-Goal Implementation Action Plan

Based upon extensive analysis, the CEDS Committee and regional stakeholders have developed detailed implementation tactics that address our priority goals for the next five years. This strategy is a region-wide collaboration to build upon our strengths and remedy our weaknesses.

The implementation plan will be utilized to help guide the selection of future economic development projects and investments as they are created to address critical barriers to regional economic prosperity. Each goal and objective is associated with tactics and specific actions in order to provide accountability and performance measurements.

Four Goals for the Yuba-Sutter Region

Innovation and Economic Development
Workforce and Education
Infrastructure
Quality of Life and Place

GOAL 1

INNOVATION & ECONOMIC DEVELOPMENT

Building and strengthening industry clusters is pivotal for fostering regional economic resilience and competitive advantage. Clusters enhance productivity, stimulate innovation, and foster collaboration across sectors. By strengthening current clusters in agriculture, healthcare, manufacturing, aerospace, and government services, the region can attract complementary industries and suppliers, creating a robust ecosystem that supports growth and diversification.

Regional cluster development is anticipated to produce significant employment ripple effects, improving the wage base and expanding the local tax base. However, tackling challenges such as housing affordability, homelessness, and healthcare accessibility will be necessary to ensure that economic growth is inclusive and beneficial to all community members.

OBJECTIVE 1

ATTRACT MORE INDUSTRIES TO THE REGION

- Foster a welcoming environment for local investors and expand opportunities for accessing capital.
- Strengthen and grow agriculture and agritourism as thriving pillars of the regional economy.
- Champion and safeguard the long-term sustainability of Beale Air Force Base.
- Boost regional competitiveness by organizing collaborative workshops with federal, state, and local funding bodies to aid local businesses.
- Develop and provide resources tailored to small and large businesses alike, focusing on retention, technical assistance, and growth support, assistance and access to capital.

OBJECTIVE 2

BOOST ENTREPRENEURIAL DEVELOPMENT

- Review current educational programs and address any gaps to better serve aspiring entrepreneurs.
- Identify missing entrepreneurial resources and collaborate with stakeholders to enhance support.
- Seek out complementary businesses that strengthen the local economy and inspire entrepreneurial growth.
- Advocate for dynamic economic development that supports local businesses, invites new employers, fosters entrepreneurship, and generates jobs.

OBJECTIVE 3

MAINTAIN, PROMOTE AND EXPAND REGIONAL BUSINESSES

- Support efforts to attract, maintain, promote and expand regional industries.
- Hold planning meetings with regional leaders and Chamber of Commerce to develop marketing strategies that engage networks of small businesses that would benefit from collaboration.
- Support and promote the efforts of workforce development agencies and their programs.
- Support and promote the efforts of educational institutions and their business programs.

IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Sutter and Yuba Counties;
Cities of Live Oak, Marysville, Wheatland and Yuba City;
Yuba and Sutter County Superintendents of Schools:
Yuba-Sutter Chamber of Commerce;
Sutter and Yuba County One Stops; Yuba Community College

GOAL 2

WORKFORCE AND EDUCATION

To strengthen regional economic resilience, it's essential to foster partnerships that connect and align workforce development programs with the evolving talent supply chain, meeting current and future needs of local employers. Prioritizing high-quality, well-paying jobs is crucial to retain and attract a skilled workforce, while supporting economic diversification across sectors.

The region must invest in preparing students and adult learners with in-demand skills, competencies, and knowledge necessary to thrive in today's and tomorrow's industries. Many sectors face challenges due to skill gaps among job seekers, impacting productivity and growth. Building awareness among residents, businesses, and community leaders around the value of education and lifelong learning is vital to drive sustainable economic development. Fostering a culture of continuous learning and skill advancement will ensure the region remains competitive and adaptable to changing industry landscapes.

OBJECTIVE 1

ALIGN WORKFORCE TRAINING WITH INDUSTRY NEEDS

- Create and enhance workforce development programs that directly respond to the skill demands of current and emerging industries, prioritizing quality job creation with competitive wages to attract and retain talent.
- Regularly assess Industry needs to keep training programs aligned with evolving skill demands and trends.
- Partner with employers to create internships, apprenticeship, and co-op programs that offer hands-on experience and job readiness in high-demand fields.
- Develop an outreach campaign targeting the large military population retiring from Beale Air Force Base to prevent skilled employee migration.
- Create a pipeline to enhance and fill civilian job opportunities at Beale AFB, especially for deep technical positions.
- Reduce education migration.
- Provide job placement assistance and retention support to ensure that graduates of workforce programs secure and maintain high-quality positions.
- Design short-term, industry-specific certification courses that address the immediate needs of employers in fields such as data analytics, logistics, cybersecurity, and advanced manufacturing. These programs could be fast-tracked for individuals seeking quick reentry or up-skilling.

OBJECTIVE 2

STRENGTHEN EDUCATION AND SKILL BUILDING FOR ALL LEARNERS

- Promote a diverse workforce by attracting talent and creating a more inclusive environment.
- Include cultural competency as a core component of training programs, preparing students to work effectively in diverse teams and environments.
- Offer language assistance, including translation, tutoring, and English as a Second Language (ESL) support, to ensure all learners have equitable access to programs
- Incorporate cultural celebrations and heritage events into training programs to foster a sense of belonging and respect for diverse backgrounds

OBJECTIVE 3

RAISE COMMUNITY AWARENESS OF ECONOMIC DEVELOPMENT THROUGH EDUCATION

- Promote awareness among residents, businesses, and leaders about the importance of education and continuous skill development as essential drivers of regional economic diversification and resilience, fostering community-wide support for workforce initiatives.
- Develop a campaign—using social media, local events, and workshops—to highlight how education and lifelong learning fuel economic growth, improve quality of life, and create pathways to quality, well-paying jobs within the community.

IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Workforce Boards; Yuba and Sutter One Stops; Tri-County ROP/CTE; Yuba-Sutter Chamber of Commerce; The Work Hub; AeroSTEM Academy Charter School; Colleges and Universities; K-12 Institutions; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland and Yuba City

GOAL 3

IMPROVE AND MODERNIZE INFRASTRUCTURE

The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructure for transportation, water/wastewater/natural gas, broadband, housing, energy and the natural environment.

Adequate capacity and condition of infrastructure assets contributes to overall economic competitiveness. Strategic investments must be made to ensure that these assets are maintained and expanded. The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructures for transportation, water/wastewater/natural gas, broadband, housing and the natural environment.

OBJECTIVE 1

MODERNIZE THE REGION'S INFRASTRUCTURE TO MEET FUTURE DEMAND AND RESPOND TO CHANGING BUSINESS NEEDS

- Promote available land for planned industrial growth and nurture regional cooperative planning for projects by providing technical assistance to towns and counties.
- Promote and pursue funding mechanisms for regional projects.
- Improve economic viability of the urban areas through enhancement of regional flood control systems.
- Support the work of local governments in their efforts to provide sound infrastructure and facilitate collaboration between providers, planners and developers.

OBJECTIVE 2

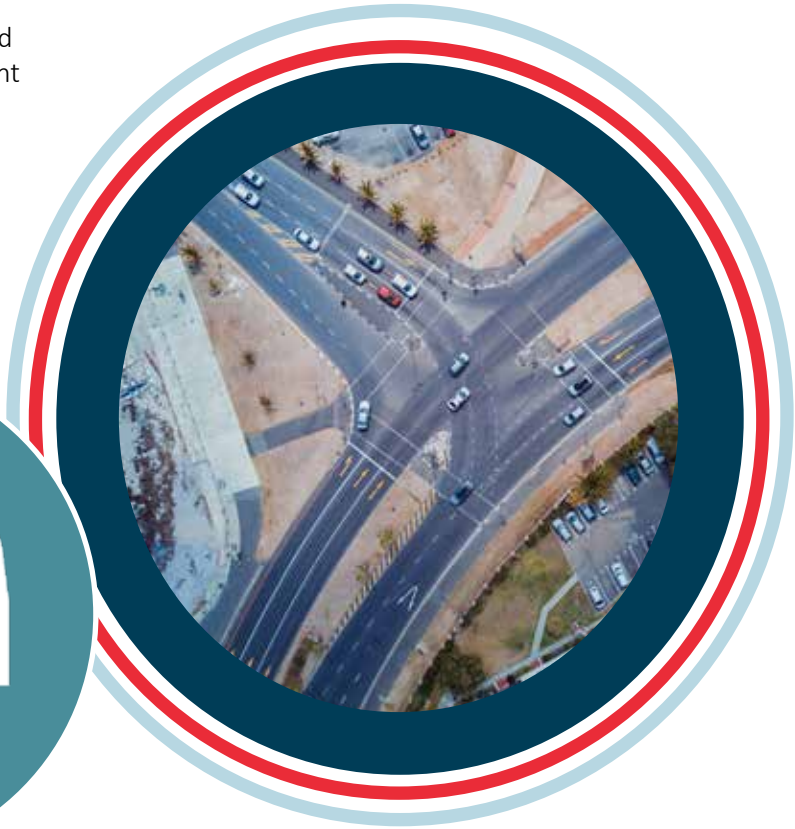
DEVELOP AND IMPROVE ALTERNATIVE, MULTI-MODAL AND INTER-MODAL DISTRIBUTION INFRASTRUCTURE

- Encourage investment in state highways throughout the two-county region to improve corridors in and out of the area.
- Accelerate street resurfacing and improvements in the region to support business investment.
- Develop sustainable delivery modes for manufacturing, freight, transport, logistics and warehouse industries in the region.

OBJECTIVE 3

PROMOTE TRANSIT PLANNING TO MOVE PEOPLE THROUGHOUT THE REGION & HOUSING DEVELOPMENT

- Promote alignment of economic development priorities with regional transit projects.
- Assess current and future housing availability and its alignment with future growth and employment patterns.
- Assess housing affordability near employment centers and existing infrastructure.
- Develop other housing initiatives to strategically move forward as a region.



IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Economic Development Administration; Caltrans; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland and Yuba City; Yuba-Sutter Transit; Yuba-Sutter Chamber of Commerce

GOAL 4

QUALITY OF LIFE AND PLACE

Enhancing the livability and quality of life within a region makes it more appealing as a destination for businesses, while also attracting and retaining residents. This drives economic growth, fosters community pride, generates revenue, and elevates the region's recognition and reputation.

To successfully draw and retain businesses and residents, urban and rural communities must prioritize the maintenance and revitalization of their town centers and amenities. Quality of life encompasses a delicate balance of key factors, including access to jobs, education, healthcare, and housing, as well as the preservation and promotion of natural resources, outdoor spaces, cultural and artistic opportunities, and a strong sense of community spirit.

OBJECTIVE 1

ENHANCE CULTURAL, HISTORIC, RECREATIONAL, AND NATURAL RESOURCES

- Restore historic landmarks to strengthen community identity and attract tourism.
- Expand parks, trails, and riverfronts for recreation and eco-tourism.
- Support arts through public programs, events, and education partnerships.
- Revitalize downtown areas as vibrant, walkable community hubs.

OBJECTIVE 2

STRENGTHEN PUBLIC SAFETY, HEALTH SERVICES, AND HOMELESS SOLUTIONS

- Increase healthcare, mental health and substance abuse services through partnerships.
- Increase interim and transitional housing and expand affordable housing options.
- Prevent and reduce the number of first-time and returning to homelessness.
- Improve public safety through community policing and emergency plans.
- Collaborate with nonprofits to support vulnerable populations.

OBJECTIVE 3

PROMOTE YUBA-SUTTER ECONOMIC DEVELOPMENT DISTRICT LEADERSHIP

- Showcase Yuba-Sutter Economic Development District's (YSEDD) role in infrastructure, workforce, and business support.
- Build partnerships to amplify YSEDD's impact across sectors.
- Inform stakeholders about YSEDD initiatives through outreach and reports.
- Attract industries using YSEDD's strategic planning and collaboration.

IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Economic Development Administration; Regional Counties and Municipalities Planning Departments; Parks and Recreation Planners; Yuba-Sutter Chamber of Commerce; Yuba-Sutter Regional Arts Council; Sutter Buttes Regional Land Trust; Sutter and Yuba County Libraries; local theaters, museums and art galleries

EVALUATION FRAMEWORK

The evaluation framework serves as a mechanism to gauge progress on the successful implementation of the overall CEDS while providing information for the CEDS Annual Performance Report, as required by EDA. These regular updates keep the strategic direction and action plan outlined in this document current and relevant.

The evaluation framework is an important element of the ongoing planning process and should answer the questions " How are we doing?" and "What can we do better?" The performance measures will help to evaluate the progress of activities in achieving the vision, goals and objectives of the Yuba-Sutter region.

The YSEDD will update the CEDS document annually and post and distribute the results of each annual evaluation over the next five years. The CEDS committee will adjust the goals as needed throughout the five-year planning period when changing strengths, weaknesses, threats, and opportunities are identified. The ability to adjust metrics helps ensure the CEDS is focused on relevant tactics for achieving continued economic prosperity for the Yuba-Sutter region.

GOAL 1 PROJECTED METRICS
INNOVATION AND ECONOMIC DEVELOPMENT

- Increase in number of investments
- Increase in agriculture foreign exports and agriculture based tourism
- Number of businesses assisted
- Growth of complimentary and supportive businesses to improve industry diversification
- Increase in number of start-ups
- Increase in technical assistance, access to capital and educational opportunities for businesses

GOAL 2 PROJECTED METRICS
WORKFORCE AND EDUCATION

- Number of career pathway aligned degrees and certificates
- Number of employment services provided to employer workforce development
- Number of jobs created and or retained and lower unemployment rate
- Number of businesses utilizing on-the-job training and workforce development programs

GOAL 3 PROJECTED METRICS
IMPROVE AND MODERNIZE INFRASTRUCTURE

- Progress of regional public works projects and expected impacts
- Increase in infrastructure funding and federal project investments for water, wastewater, transportation, broadband, etc.
- Increased regional business growth resulting from improved infrastructure
- Improved housing and affordable housing accessibility and alignment with future growth

GOAL 4 PROJECTED METRICS
QUALITY OF LIFE AND PLACE

- Increase in regional recreational tourism activities, areas and facilities including bicycle and pedestrian plans
- Improved and expanded regional emergency services and shared communication
- Increase of investments in cultural/arts events, organizations and institutions
- Reduction in homelessness within the region and improved collaborative partnerships
- Expanded behavioral and mental health services
- Decrease in public safety talent migration

WHAT THE REGION ACCOMPLISHED IN THE PAST 5 FISCAL YEARS

Below is a list of some major accomplishments achieved within the Yuba-Sutter region for FY 2019-2024.

ALL 6 JURISDICTIONS REPORTING

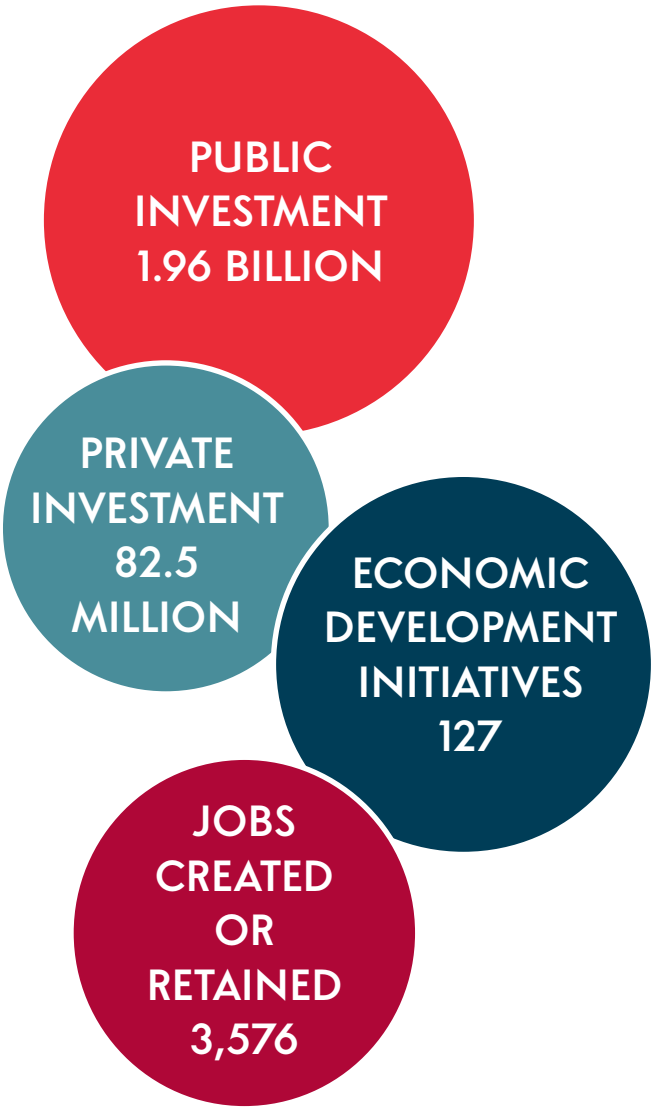
IN FY 2020-2021
There were 18 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 11 facility construction, 4 infrastructure, 2 planning, and 1 technical assistance projects completed. The estimated public sector investment was $685,822,480 and $134,600 private sector investment which created or retained 2,052 jobs.

IN FY 2021-2022
There were 37 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 10 facility construction, 20 infrastructure, 3 planning, and 4 technical assistance projects completed. The estimated public sector investment was $372,409,931 and $75,527,550 private sector investment which created or retained 304 jobs.

IN FY 2022-2023
There were 22 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 21 infrastructure and 1 technical assistance projects completed. The estimated public sector investment was $401,558,567 and $450,229 private sector investment which created or retained 434 jobs.

IN FY 2023-2024
There were 31 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 20 infrastructure, 4 facility construction/rehab., 6 planning, and 1 technical assistance projects completed. The estimated public sector investment was $182,291,405 and $357,000 private sector investment which created or retained 318 jobs.

IN FY 2024-2025
There were 19 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 12 infrastructure, 4 facility construction/rehab., 2 planning, and 1 technical assistance projects completed. The estimated public sector investment was $317,307,000 and $6,019,378 private sector investment which created or retained 468 jobs.



Summary

The 2025-2030 Yuba-Sutter Comprehensive Economic Strategy is designed to build capacity and guide the economic prosperity of the region. It is a key component in prioritizing regional clusters and emphasizing collaboration and reflects the views of the public and private sectors of the region. While business recruitment is one component to developing a prosperous region, business retention and expansion, workforce development and quality of life factor into the strategic plan for developing a foundation for securing the future health and prosperity of the Yuba-Sutter region.

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

2025-2030 CEDS is available online
https://www.chooseyubasutter.com/strategy

Inquiries and information requests may be directed to:
Yuba-Sutter Economic Development Corporation
950 Tharp Road, Suite 1303 | Yuba City, CA 95993
530-751-8555 | ysedc@ysedc.org

The work that provided the basis for this publication was supported by funding from the U.S. Department of Commerce Economic Development Administration (EDA). This publication was prepared by Yuba-Sutter Economic Development Corporation. The statements, conclusions and recommendations are those of the author and do not necessarily reflect the views of the Federal Government and U.S. Department of Commerce EDA.

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: Community Sponsorship Request - Shri Guru Ravidass Temple (Hayne Avenue Parade)

Recommendation: Consider a Community Sponsorship request; and if approved, Adopt a Resolution approving an $1,800.00 monetary sponsorship for the Shir Guru Ravidass Temple to support the 5th Annual Hayne Avenue Parade

Fiscal Impact: Monetary sponsorship of the Shri Guru Ravidass Temple (Hayne Avenue Parade) in the amount of $1,800.00 (Community Events Account number 4220-66015)

Council's Strategic Goal:

This item addresses the City Council's overarching strategic goal of improving the "Quality of Life" for City residents.

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 January 2026, a monetary sponsorship request was received from the Shri Guru Ravidass Temple for their 5th Annual Hayne Avenue Parade.

Shri Guru Ravidass Temple:

The Shri Guru Ravidass Temple, located at 1511 Hayne Avenue in Yuba City, hosts annual community parades and celebrations often scheduled in late March/early April to coincide with spring holidays. This year, their 5th Annual Hayne Avenue Parade is scheduled for March 29, 2026. This event is open to the public and organizers expect more than 2,000 attendees.

An $1,800 monetary sponsorship will help cover the costs associated with the parade logistics.

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	Q3 Jan- Mar 2026	Q4 April- June 2026	Remaining Balance
Community Contributions 4220-66010	$10,000 ($2,500 Quarterly)		**$1,000 YCHS Baseball**	**Request: $1,800 - Girls on the Run**		$7,200
Community Events 4220-66015	$10,000 ($2,500 Quarterly)	**$2,500 Casa De Esperanza**	**$1,000 Sutter County Museum $1,000 YSEDC**	**$1,800 Hayne Ave Parade**		$3,700

The proposed sponsorship provides benefits to the community by providing events that foster community engagement and a safe space for community members to gather and celebrate together.

Fiscal Impact:

Shri Guru Ravidass Temple:
A monetary sponsorship in the amount of $1,800.00 (Community Events Account number 4220-66015).

Recommendation:

Consider a Community Sponsorship request; and if approved, Adopt a Resolution approving an $1,800.00 monetary sponsorship for the Shir Guru Ravidass Temple to support the 5th Annual Hayne Avenue Parade.

Attachments:

1. Community Sponsorship Application - Shri Guru Ravidass Temple

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

CITY CLERK
JAN 29 2026
YUBA CITY

COMMUNITY SPONSORSHIP APPLICATION FORM

Name of Organization Shri Guru Ravidass Temple Non-Profit ID/ 501 C# 20-8212795

Address 1480 Hayne Ave. City/State/Zip Yuba City Ca. 95993

Contact Person Shingara Rath Phone 5307131823 Email bobbyraihe yahoo.com

Organization Purpose/Mission COMMUNITY PARADE

Type of Organization:

- [x] 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
- [ ] Fundraiser
- [ ] Athletic
- [ ] Entertainment
- [ ] Cultural
- [x] Other PARADE
- [ ] Educational

Program or Event Name 5th Annual Parade

Event Location 1480 Hayne Ave. Yuba City Ca. 95993

Event Date/Time March 29th 2026 12-4pm

Expected Number of Participants 2000+

Open to the Public? [x] Yes [ ] No

Please explain how your program or event meets one or more of the sponsorship criteria below:

- Boosts the local Yuba City economy: Increases rooms rental in Motels/Hotels foot traffic in restaurants and eateries. Boosts Sales at gas stations and retail Sales
- Provides an opportunity to help build community, foster a sense of pride within our community, and engage our community: All community members are invited to enjoy this free event to honor the birthday of Shri Guru Ravidasji, Vaisakhi and Palm Sunday.
- Contributes positively to the recognition and image of the City of Yuba City: Demonstrates the vision of inclusivity by the city and celebrates our diversity.

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: $1000—

☐ Fundraiser Gift Basket – Amount requested: _____

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 _____ Date 01/26/2026

Print Name of Applicant BOBBY RALH

CITY OF YUBA CITY
STAFF REPORT

Date: February 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Robert Bendorf, City Manager

Summary

Subject: Adoption of Yuba City's Strategic Plan
Recommendation: Receive a presentation and after consideration; approve the City's Strategic Plan - Vision 2026-2029
Fiscal Impact: None

Late in 2025, the City Council directed staff to begin the process of developing a Strategic Plan for the City of Yuba City.

In October 2025, the City Council and the City's Executive Team participated in a workshop, where priorities and action items were discussed for the upcoming period of 2026-2029. Based on results of that workshop, and a variety of survey data for Yuba City, staff worked with the Mayor and Vice-Mayor to finalize the plan outline and clarify priority areas, as well as our Mission, Vision and Values.

Based on the above work, staff is presenting to council our Strategic Plan, encompassing our vision and values for our organization.

Attachments:
1. YC_StrategicPlan-2026 FINAL

Prepared By:
Robert Bendorf
City Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

CITY OF YUBA CITY

STRATEGIC PLAN

2026 - 2029

One community, endless possibilities, a place to call home.

STRATEGIC PLAN
2026 - 2029

ABOUT YUBA CITY 3

MESSAGE FROM THE MAYOR 4

GUIDING PRINCIPLES 5

STRATEGIC FOCUS AREAS AND PLANNING HORIZON 6

WORKFORCE EXCELLENCE 7

INFRASTRUCTURE 8

SAFE COMMUNITIES 9

ECONOMIC DEVELOPMENT 10

FISCAL RESPONSIBILITY 11

ABOUT **YUBA CITY**

As the county seat, Yuba City is ***the largest city in the region*** and the ***heart of Sutter County***.

In the mid-1800s, settlers arrived during and after the Gold Rush, and agriculture quickly became the backbone of the local economy. The fertile valley soils supported orchards, rice fields, and other crops, a tradition that continues today.

A major fire in 1907 destroyed much of the downtown area, leading to the City's incorporation in 1908. Throughout the 20th century, Yuba City grew as an agricultural and commercial center, though it has also faced challenges from periodic flooding due to its location near the Feather and Yuba Rivers. A major flood in 1955 shaped the city's planning, infrastructure, and flood-control systems. Today, the City has some of the strongest flood protection in the state.

Yuba City is also known for its diverse community, including one of the largest Punjabi and Sikh populations in the United States. Cultural events, community centers, and places of worship reflect this rich heritage, contributing to the city's unique character. This cultural richness shines brightest during the annual Sikh Festival (Nagar Kirtan), one of the largest Sikh gatherings outside India, attracting over 200,000 visitors for a spectacular parade, free community meals, and celebrations of faith and unity.

Today, Yuba City is a regional hub, balancing agricultural roots with residential growth, local commerce, and essential community services. With a population of around 70,000 and a young demographic—median age of 35, with over 40% of residents under 30—the City is one of California's fastest-growing communities, drawing families and businesses alike.

The local economy remains powerfully anchored in agriculture, leading the nation in crops like peaches, walnuts, rice, plums, and tomatoes, thanks to the region's fertile soils, long growing season, and ideal climate. At the same time, diversification into manufacturing, healthcare, retail, and education is accelerating, with rising per capita incomes, new industrial projects, and strategic incentives creating momentum. Just 40 miles north of Sacramento, Yuba City benefits from excellent highway access, proximity to airports and ports, and a skilled workforce supported by nearby colleges, including Yuba College—a large and accomplished junior college—positioning the city as an ideal hub for thriving businesses and sustained economic prosperity.

Yuba City stands out as a wonderful place to raise a family, offering top-tier flood protection, abundant parks and recreation along the scenic Feather River, strong public schools, and a safe, inclusive atmosphere enriched by year-round events and outdoor opportunities. Affordable housing, welcoming neighborhoods, natural beauty, and easy access to both rural tranquility and urban amenities make it an optimistic choice for families building their future in a growing, vibrant community.

With its blend of ***heritage***, ***innovation***, and ***opportunity***, Yuba City offers its residents a bright and prosperous tomorrow.

MESSAGE FROM **THE MAYOR**

Dear Residents, Businesses, and Friends of Yuba City,

We are proud to introduce this Strategic Plan—a blueprint for our shared future that captures the spirit of Yuba City: one community with endless possibilities and a truly great place to call home. Over the past months, our dedicated City team, in collaboration with department leaders and informed by the values that define us—service, safety, innovation, organizational investment, community engagement, and fiscal health—has crafted a vision that honors our rich history while boldly charting a path forward.

From our roots in the Gold Rush era, where agriculture took hold in these fertile valleys, to our resilience through fires, floods, and growth, Yuba City has always been a place of perseverance and promise. Today, with a population of more than 70,000—vibrant, young, and diverse—we stand as a regional powerhouse. Our Punjabi and Sikh communities enrich us with traditions like the annual Nagar Kirtan, drawing visitors from across the globe and reminding us of the strength in our unity. We're leading the nation in crops like peaches, walnuts, and rice, while diversifying into manufacturing, healthcare, and education. Yuba City is an ideal haven for families and businesses alike.

This plan focuses on five key areas to build on that foundation: Workforce Excellence, Infrastructure, Safe Communities, Economic Development, and Fiscal Responsibility. We'll enhance employee retention through innovative recognition programs and internships, including opportunities for transitioning service members. We'll invest in our infrastructure by exploring energy generation, road repairs, and public-private partnerships. Public safety will be strengthened with modern dispatch systems, fire station upgrades, and coverage studies. In economic development, we'll update our zoning code, recognize local businesses, and explore exciting projects like a sports complex and 55+ communities to meet evolving needs. And through fiscal responsibility, we'll review revenues, fees, and technology to ensure transparency and sustainability.

Every day, we strive to provide quality service, innovation, and leadership. This three-year plan is proactive, inclusive, and accountable. Together, we'll create safer streets, thriving economies, and a community where everyone can flourish.

We invite you to join us in this journey. Share your ideas, get involved, and let's make Yuba City's tomorrow even brighter.

Mayor Marc Boomgaarden
and Members of the City Council

GUIDING **PRINCIPLES**

OUR MISSION

Every day we strive to provide Quality Service, Innovation, and Leadership

OUR VALUES

SERVICE

Committed to delivery of quality service

SAFE ENVIRONMENT

Providing for a safe community with a high quality of life

INNOVATION

Strive to be proactive, planning for the future

ORGANIZATIONAL INVESTMENT

Committed to teamwork, empowerment and development of employees

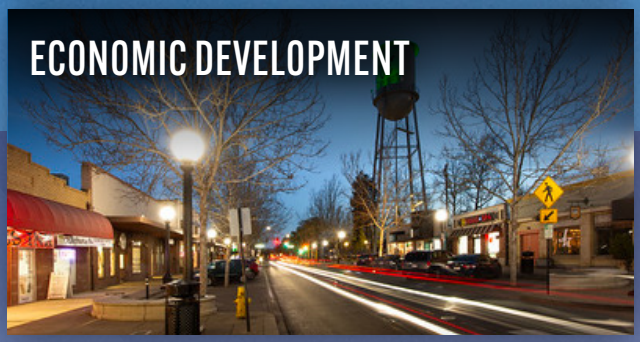
COMMUNITY ENGAGEMENT

Encourage broad-based public dialogue and consensus concerning strategic issues

FISCAL HEALTH

Protect the financial health of the City and promote the economic viability of the region

STRATEGIC **FOCUS AREAS**



PLANNING **HORIZON**

PLAN TIME FRAME

3 years

REPORT OUT TO CITY COUNCIL

Every 4 months, and as needed

WORKFORCE **EXCELLENCE**

PRIORITY	ACTION ITEM	LEADS	TIME FRAME
Enhance employee retention	Revamp service awards through department head and employee feedback	Human Resources	Spring 2026
	Create a comprehensive employee recognition program	• City Manager • Human Resources	Summer/ Fall 2026
	Create a workforce excellence committee to explore and recommend best practices for employee development and retention	• Human Resources / Departments • Employee Committee	Spring 2026
Create an organizational intern program	Create a Citywide internship program to be focused on learning experiences that provide students with on-the-job training and knowledge of the public sector	Human Resources	Spring 2027
	Develop SkillBridge internship opportunities for transitioning services members from all branches of the U.S. Armed Forces	Human Resources	Spring 2026
Employee development & well being	Assess employee needs related to work-life balance and mental health and recommend necessary programs	Human Resources *(in consultation with all departments)*	Summer 2027
	Create options for "ongoing" in-house employee training	Human Resources	Spring 2027
	Review and develop internal programming for succession planning, leadership development, and mentorship	Human Resources	Fall 2026
Use of technology	Explore technology enhancements to improve employee experience and City effectiveness	• City Manager • Human Resources	Ongoing
Enhance the City's recruitment and selection process	Design and implement creative recruitment and selection methods	Human Resources	Summer 2026

INFRASTRUCTURE

PRIORITY	ACTION ITEM	LEADS	TIME FRAME
Power generation	Research and determine feasible options for energy recapture / generation at City facilities. Report findings to Council	Utilities Department & Public Works *(Electrical Division)*	Fall 2026
Improve conditions of city roads	Explore financing for road repair and maintenance, and deliver a report to the City Council for consideration	Public Works	Spring 2026
	Apply for grants that would address road rehabilitation and repair. Three projects minimum, with at least one project application to SACOG's Six County Federal Funding Round	Public Works	Winter 2026
Evaluate city-owned facilities for asset management and future short and long-term use	Create a list of all City-owned properties. Review list to determine City's need, and which properties may be considered as surplus	• Public Works • Finance Department	Fall 2026
Private / Public Partnerships	Determine feasibility of partnering with private sector interests at city owned properties	• Public Works • City Manager • Development Services	Ongoing
Update City Standard Details to support Capital Improvement Program and private development projects	Review existing City Standard Details, review industry design standards for City owned/maintained items, update details to reflect new standards	Public Works – Engineering	Fall 2026
Sidewalk management	Create a sidewalk management plan to present to the City Council for consideration of inclusion in our Municipal Code and Infrastructure Master Plan	Public Works	Spring 2026
Streamline and attempt to standardize operations of Landscape and Lighting Maintenance Districts	Explore options for efficiencies by evaluating current business practices related to budgets, consolidation and administration	• Community Services • Public Works	Spring 2026

SAFE **COMMUNITIES**

PRIORITY	ACTION ITEM	LEADS	TIME FRAME
Enhance public safety	Replace the current Computer Aided Dispatch (CAD) outdated system	• Police Department • Fire Department	Spring 2028
Fire Station replacement	Develop proposal and potential funding sources to replace aging Fire Station 1	• Public Information Officer • City Administration • All Departments	Spring 2026
Regional public safety dispatch	Work with local agencies to finalize an approach to a consolidated dispatch	• Police Department • Fire Department • City Manager	Ongoing
Priority dispatch	Implement priority dispatch for Yuba City Fire and Police	• Police Department • Fire Department • City Manager	2026
Standards of coverage	• Develop Department / City coverage study • Attend training development program • Generate Stats and Data • Revisit auto / mutual aid agreements	• Fire Department	Fall 2026
Enhance Emergency Preparedness	In coordination with partner agencies and City departments, evaluate the City's state of readiness and prepare recommendations for the Council	• Police Department • Fire Department • City Manager	Fall 2026
Develop Public Safety Communication Plan	• Upgrade communication infrastructure • Develop secure platforms	• IT • Police • Fire	2028

ECONOMIC **DEVELOPMENT**

PRIORITY	ACTION ITEM	LEADS	TIME FRAME
Business recognition	Develop a multi-media plan and program to recognize Yuba City businesses	• City Manager • City Council	Fall / Winter 2025
Update the zoning code	Begin and complete update of the city's zoning code	Development Services	2027
Increase use of technology for economic development, helping our businesses succeed	Explore innovative options for economic development and initiatives, with recommendations to City Council	• Development Services • City Manager	Spring / Summer 2026
	Develop a monthly report of key economic development statistics / metrics to be provided to all departments and the City Council	• Development Services • City Manager	Spring / Summer 2026
Evaluate potential for 55+ communities	Work with local agency partners and development interests to initiate strategies to meet housing needs of our aging population/prepare a draft report for the City Council	• Development Services • City Manager	Winter 2026
Private / Public Partnerships	Determine feasibility of partnering with private sector interests at city owned properties	• Public Works • City Manager • Development Services	Ongoing
Sports Complex	Build on Yuba-Sutter's sports and recreation culture by evaluating sites for a sports complex / work with local land owners	• Development Services • City Manager • Community Services	Summer 2026
Identify areas to develop consumer opportunities	Identify city locations or within our sphere to locate new and unique entertainment / dining / retail experiences and partner with a master planning firm, local property owners, citizens	• Development Services • City Manager • Public Works	Spring 2026
Community Partnerships	Explore options to partner with private business for special event collaboration	Community Services	June 2026

FISCAL **RESPONSIBILITY**

PRIORITY	ACTION ITEM	LEADS	TIME FRAME
Evaluate all citywide expenditures and revenues	Consider partnering with local agencies to evaluate service level impacts	• Finance Department • City Manager	December 2025
	Explore all revenue sources and opportunities for growth	• City Manager • City Council	Ongoing
	Evaluate service levels for particular programs / initiatives to determine ongoing viability	• City Manager • Finance Department • All city departments	Ongoing
Citywide fees	Develop appropriate policies and process for development of an annual reconsolidated fee ordinance	• City Manager • Finance Department *(collaborate with all departments)*	Summer 2026
	Conduct comprehensive reviews of impact and special assessment fees	• City Manager • Finance Department *(collaborate with all departments)*	Begin Spring 2026
Enhance use of technology and reports for our financial reporting/tracking and resource management	Implement the City's Enterprise Resource Planning (Finance and Human Resources)	• Finance Department • Human Resources	December 2026
	Implement an upgraded software platform for utility billing, consolidating with our ERP platform	• Finance Department • Utilities Department	Spring 2027
Financial transparency and effectiveness	Create a standardized end of year review for departments and the City Council	• Finance Department • City Manager	Spring 2026
	Develop a comprehensive financial policy and procedures manual	Finance Department	Fall 2026

FOR MORE INFORMATION ABOUT YUBA CITY'S 2026-2029 STRATEGIC PLAN:

530-822-4817

citycouncil@yubacity.net

Future Agenda Items

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

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 Shaw
- Vice-Mayor Pasquale
- Mayor Boomgaarden

Adjournment