AGENDA
MARCH 17, 2026

REGULAR MEETING
CITY COUNCIL
CITY OF YUBA CITY

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

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

MAYOR	• 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
CITY COUNCIL - CITY OF YUBA CITY
MARCH 17, 2026
5:30 P.M. CLOSED SESSION
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6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

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

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link: https://yubacity-net.zoom.us/webinar/register/WN_HLvO6xudTQae58d6lF93uw. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

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

Closed Session

A. Liability Claim
Claimant: Shelia G Delacruz, Claim 26-10
Agency Claimed Against: City of Yuba City

B. Liability Claim
Claimant: Adelina Ramirez, Claim 26-11
Agency Claimed Against: City of Yuba City

C. Liability Claim
Claimant: Marcos Pete Quintero, Claim 26-12
Agency Claimed Against: City of Yuba City

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

Presentations

1. Proclamation for Bi-County Ambulance - 50 Year Anniversary

2. Presentation from Sutter-Yuba Mosquito & Vector Control District

Public Communication

3. Appearance of Interested Citizens

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

Consent Calendar

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

4. Minutes from the March 3rd, 2026 Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council

Recommendation: Approve the minutes for the March 3, 2026 Regular Meeting of the Successor Agency to the Redevelopment Agency and Ciy Council

5. 2025 HCD Annual Progress Report

Recommendation: A. Receive the 2025 Housing Element Annual Progress Report; and

B. Direct staff to file the report for calendar year 2025 with the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI)

6. Prop 1 IRWM Trash Capture Projects — West Yost Professional Services Agreement Amendment

Recommendation: Adopt a Resolution awarding Amendment No. 2 to the Professional Services Agreement with West Yost and

Associates, Inc. to complete final design

7. Road Development Impact Fee Ordinance

Recommendation: A. Read the title for second reading, waive further reading of, and Adopt an Ordinance of the City Council of the City of Yuba City, adding Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8 of the City of Yuba City Municipal Code to establish roadway development impact fees for new development

B. Adopt a Resolution and concurrently make findings supporting the establishment of Roadway Development Impact Fees through Ordinance in Recommendation A and the addition of Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8 of the City Municipal Code; and Adopting a Capital Improvement Program and Development Impact Fee Study; and Adopting related CEQA findings; and Adopting a Fee Schedule for Roadway Development Impact Fees

8. Wastewater Treatment Facility Polymer Activation System Replacements

Recommendation: Adopt a Resolution awarding the purchase of two (2) Polyblend Activation Systems to G3 Engineering, Inc., of Granite Bay, CA in the amount of $108,406.80, with the finding that it is in the best interest of the City and the price is fair and reasonable, and subject to approval as to legal form by the City Attorney

Business Items

9. Annual Report from the Downtown Yuba City Business Improvement District and Proposed Levy of Annual Assessment for 2026

Recommendation: A. Adopt a Resolution Accepting and Approving the 2025-2026 Annual Report of the Downtown Yuba City Business Improvement District

B. Adopt a Resolution of Intention to Levy and Collect 2026 Annual Assessments and set a Public Hearing for April 7, 2026

10. Community Sponsorship Request - Playzeum

Recommendation: Consider the sponsorship request from Playzeum, and if approved:
Adopt a Resolution approving the sponsorship request from Playzeum

11. ZC 26-01 Mobile, Open Air, and Sidewalk Vending Ordinance Update

Recommendation: A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City amending Article 53 of Chapter 5 of Title 8 of the Municipal Code regarding mobile, open air, and sidewalk vending operations, including a finding that Zoning Code Amendment ZC 26-01 is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3)

12. Adoption of the Utilities Rate Studies and Initiation of Proposition 218 Process

Recommendation: Adopt a Resolution:

A. Accepting the results of and adopting the 2026 Water and Wastewater Rate Studies
B. Initiating a Proposition 218 process and approving the form of the Notice for Proposition 218 Protest Hearing
C. Setting the Protest Hearing for May 19, 2026 at 6:00 pm at the Council Chambers

Future Agenda Items

13. 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

14. City Manager's Report

15. City Council Reports

Adjournment

Proclamation

of the City Council

Bi-County Ambulance

50 Year Anniversary

WHEREAS, the City of Yuba City would like to celebrate and recognize Bi-County Ambulance on their 50th Year Anniversary; and

WHEREAS, Bi-County Ambulance was founded in 1976 by Kelly Bumpus with a vision to provide professional, compassionate, and reliable emergency medical services to the residents of Yuba and Sutter Counties; and

WHEREAS, for five decades, Bi-County Ambulance has served as a critical emergency response provider for the Yuba-Sutter region, delivering lifesaving pre-hospital care, medical transportation, and emergency response services with dedication and professionalism; and

WHEREAS, the organization's legacy is built upon a steadfast commitment to service, trust, and community partnership, earning the respect of local residents, healthcare providers, first responders, and public officials; and

WHEREAS, under the leadership of President and Chief Executive Officer Alex Bumpus, Bi-County Ambulance continues to invest in its facilities, workforce development, and advancements in patient care, ensuring the highest standards of emergency medical service for current and future generations; and

WHEREAS, the 50th Anniversary Celebration, themed "Honoring the Past. Responding to the Present. Building the Future," reflects both a proud history of service and a forward-looking commitment to innovation and excellence in emergency medical response; and

WHEREAS, the City of Yuba City recognizes the countless paramedics, EMTs, dispatchers, support staff, and leadership—past and present—whose dedication and courage have safeguarded the health and safety of our community for the last fifty years.

NOW, THEREFORE, BE IT PROCLAIMED that I, Marc Boomgaarden, the Mayor of the City of Yuba City and on behalf of our entire City Council, do hereby recognize and celebrate the 50th Anniversary of Bi-County Ambulance, and extend sincere gratitude for five decades of trusted service to our residents.

The City of Yuba City commends Bi-County Ambulance for its enduring commitment to excellence and expresses its appreciation for the vital role the organization plays in protecting and strengthening our community.

Done on this 17th day of March, 2026 in the City of Yuba City, County of Sutter, State of California.

Sutter-Yuba Mosquito & Vector Control District

Stephen Abshier, Manager, will be presenting on the Sutter-Yuba Mosquito & Vector Control District.

Here is the link to the Yuba-Sutter Mosquito & Vector Control District – WEBSITE

Yuba-Sutter Mosquito & Vector Control District

701 Bogue Road

Yuba City, CA 95993

530-674-5456

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

Summary

Subject: Minutes from the March 3rd, 2026 Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council

Recommendation: Approve the minutes for the March 3, 2026 Regular Meeting of the Successor Agency to the Redevelopment Agency and Ciy Council

Fiscal Impact: None

Attachments:
1. 03-03-2026 Regular Meeting Minutes (DRAFT)

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

MINUTES (DRAFT)
REGULAR MEETING OF THE SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY AND
CITY COUNCIL - CITY OF YUBA CITY

MARCH 3, 2026

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

Regular Meeting

Call to Order

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

Roll Call:

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

Absent: None

Invocation/Inspiration

Pastor Angela Fairbanks from Calvary Christian Center

Pledge of Allegiance to the Flag

Tony Kurlan led the pledge

Agenda Modifications

Item 5 (Department of Water Resources Urban Drought Relief - Turf Replacement Project Contract Award was pulled from the Consent Calendar and heard as the first item of business

Presentations

1. **Yuba City Economic Visioning - Vaughan Davies, Eastman Perkins**

   Vaughan Davies, Principal - Eastman Perkins Architects, gave a presentation

John Cassidy spoke
Todd Retzloff spoke
Sandee Drown spoke

2. **Major Pavement Repair Project Strategy - Josh Wolffe, Public Works Director**

   Josh Wolffe, Public Works Director, gave a presentation

Public Communication

Tony Farley spoke

3. Appearance of Interested Citizens

Consent Calendar

Councilmember Shaw moved and Councilmember Cole seconded the motion to approve Consent Calendar items 4 & 6-8:

4. Minutes of the February 17, 2026, Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council

Approve the Minutes of the February 17, 2026 Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council

[Item 5 – Item moved to Business]

~~**5. Department of Water Resources Urban Drought Relief - Turf Replacement Project (24-02) Contract Award**~~

~~Adopt a Resolution to:~~

~~A. Reject Jensen Landscape Contractor LLC's bid as non-responsive due to failure to submit the required Public Contract Code § 10285.1 certification~~

~~B. Award a construction contract to Superb Engineering, Inc. of Banning, CA in the amount of their total bid of $1,611,379.76 for the Base Bid Schedule and Alternate Bid Schedule 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~~

~~C. Find that CEQA was previously assessed for the Project, a categorical exemption (Class 4, SCH #2026010121) was adopted, approval of this contract is within the scope of the previously approved Project, and no further environmental review is required under CEQA~~

~~D. Award a Professional Services Agreement to The Solis Group of Pasadena, CA, for Labor Compliance Services in the amount of $13,600.00, subject to material terms, with the finding that is in the best interest of the City~~

~~E. Award a Professional Services Agreement to Design Consulting Construction Management (DCCM) of Auburn, CA for Construction Management and Inspection in the amount of $193,765.00, subject to material terms, with the finding that is in the best interest of the City~~

6. Supplemental Budget Appropriation for Upgrades for Existing CCTV Vehicle

A. Approve a capital acquisition for upgrades for the existing Cues CCTV vehicle to the Summit System for vehicle 08-33, CCTV truck

B. Adopt **Resolution 26-026** awarding the purchase to WECO Industries of Vacaville, California, in the amount of $162,950.29, with the finding

that it is in the best interest of the City

C. Authorize the Finance Director to make a capital acquisition budget allocation in the amount of $162,950.29 from Account No. 6610-69415 (Vehicle Replacement Fund - Heavy Equipment) wastewater funds

7. Reallocate Electrician Authorized Positions

Adopt **Resolution 26-027** taking the following actions effective March 7, 2026:

A. Increase the allocation of the Electrical/Instrumentation Supervisor in Budget Unit 3150 – Public Works Electrical Maintenance from .10 FTE to 1.0 FTE (a net increase of .9 FTE), with a corresponding .9 FTE reduction in Utilities

B. Increase the total allocation of Electrical Technician I/II/III positions in Budget Unit 3150 – Public Works Electrical Maintenance from 1.1 FTE to 2.0 FTE (a net increase of .9 FTE), with a corresponding .9 FTE reduction in Utilities. The remaining 1.0 FTE Electrical Technician I/II/III in Utilities shall be allocated as .5 FTE in Budget Unit 7120 – Water Treatment and .5 FTE in Budget Unit 8120 – Wastewater Treatment

C. Authorize the Finance Director to make a supplemental appropriation to 3150-61210, Public Works Salaries, in the amount of $64,042

8. Community Sponsorship - YCHS Baseball

Affirm the City Manager's independent action to approve a project change request from the Yuba City High School Baseball Boosters for the City's previous sponsorship award in the amount of $1,000.00

The motion was passed unanimously

Business Items

[Item 5 – Item moved from Consent]

5. Department of Water Resources Urban Drought Relief - Turf Replacement Project (24-02) Contract Award

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

Adopt a revised **Resolution 26-025** to:

A. Reject Jensen Landscape Contractor LLC's bid as non-responsive due to failure to submit the required Public Contract Code § 10285.1 certification

B. Award a construction contract to Superb Engineering, Inc. of Banning, CA in the amount of their total bid of $1,611,379.76 for the Base Bid Schedule and Alternate Bid Schedule 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

C. Find that CEQA was previously assessed for the Project, a categorical exemption (Class 4, SCH #2026010121) was adopted, approval of this contract is within the scope of the previously approved Project, and no further environmental review is required under CEQA

D. Award a Professional Services Agreement to The Solis Group of Pasadena, CA, for Labor Compliance Services in the amount of $13,600.00, subject to material terms, with the finding that is in the best interest of the City

E. Award a Professional Services Agreement to Design Consulting Construction Management (DCCM) of Auburn, CA for Construction Management and Inspection in the amount of $193,765.00, subject to material terms, with the finding that is in the best interest of the City

The motion was passed unanimously

9. Recreation Program Fee Updates

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

Adopt **Resolution 26-028** approving updated rates for recreation program fees (Option 1 – 50%)

The motion passed with four (4) votes [Boomgaarden opposed]

10. Introduction to the Utilities Rate Studies

Councilmember Shaw moved and Councilmember Kirchner seconded the motion to:

Direct staff to finalize the Water and Wastewater Rate Studies for adoption and initiation of the Proposition 218 process

The motion was passed unanimously

11. Consideration of the Road Development Impact Fee Update

Jeff Short spoke
Sean Minard spoke

Councilmember Cole moved and Councilmember Shaw seconded the motion to:

Introduce an Ordinance of the City Council of the City of Yuba City, adding Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8, Chapter 12 of the City of Yuba City Municipal Code to establish roadway development impact fees for new development

The motion was passed unanimously

Future Agenda Items

12. Future Agenda Items

Councilmember Kirchner requested a presentation from the Sutter-Yuba Mosquito & Vector Control District at the next Regular City Council meeting on March 17, 2026

Reports and Communications

13. City Manager's Report

14. City Council Reports

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

Adjournment

Mayor Boomgaarden adjourned the Regular Meeting of the City Council at 8:45 PM

_____

Marc Boomgaarden, Mayor

ATTEST:

_____

Ciara Wakefield, City Clerk

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: 2025 HCD Annual Progress Report

Recommendation: A. Receive the 2025 Housing Element Annual Progress Report; and

B. Direct staff to file the report for calendar year 2025 with the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI)

Fiscal Impact: None. Existing budgeted monies are being used to prepare this item

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Purpose:

Authorize submittal of the Housing Element Annual Progress Report to HCD and LCI as required by State Housing law.

Background:

State Housing Law, commencing at Government Code Section 65400, requires cities and counties to annually report on the status of their General Plan Housing Elements and progress in its implementation using forms adopted by HCD. State Housing law also requires that prior to submitting the annual progress report, the City Council must hold a public meeting. Housing Element Annual Progress Reports are required to be submitted to HCD by April 1st of each year.

Analysis:

The Housing Element Annual Progress Report, utilizing State required forms, covers housing-related activity for the preceding calendar year and includes the following key HCD required sections:

- Table A – Housing development applications submitted;
- Table A2 – Annual building activity report summary – new construction, entitled, permits, and completed units;
- Table B – Regional Housing Needs Allocation (RHNA) progress – permitted units issued by affordability;
- Table D – Program implementation status pursuant to Government Code section 65583;
- Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c)
- Summary Table

• Local Early Action Planning (LEAP) Reporting

In 2025, the City issued building permits for 137 single-family and accessory dwelling residential units, up from 100 in 2024 and nearly triple from the 51 residential permits issued in 2023. In addition, the City issued permits for Merriment Village and Richland Village, which will provide 218 and 133 units of extremely low, very low, and low-income housing respectively. Not accounting for 138 units in Phase 2 of Merriment Village, the City has reached a milestone in permitting half of its RHNA allocation of very low-income housing. In total, City permitted 348 housing units in 2025, the highest number of units since 2005.

Fiscal Impact:

There is no additional fiscal impact because of this project. Existing budgeted monies are being used to prepare this documentation.

Alternatives:

No viable alternative recommendations are available because the filing of the Housing Element Annual Progress Report is a statutory requirement.

Recommendations:

A. Receive the 2025 Housing Element Annual Progress Report; and

B. Direct staff to file the report for calendar year 2025 with the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

Attachments:
1. 2025 Housing Element Annual Progress Report

Prepared By:
Doug Libby
Development Services Director

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Yuba City	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	111
	Non-Deed Restricted	0
Very Low	Deed Restricted	64
	Non-Deed Restricted	0
Low	Deed Restricted	36
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		137
Total Units		**348**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	141	130	123
2 to 4 units per structure	0	0	0
5+ units per structure	0	213	0
Accessory Dwelling Unit	0	5	2
Mobile/Manufactured Home	0	0	0
Total	**141**	**348**	**125**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	10	89
Not Indicated as Infill	127	259

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	141
Total Housing Units Approved:	141
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	0	0
Discretionary	1	141

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Yuba City
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	141	141	141	0						
	63-010-136 & 137	658 El Margarita Rd	Ridge Estates	TSM 25-01	SFD	O	1/29/2025											141	141	141		NONE	No	No	No	Approved	Discretionary	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												Streamlining	Historic Sites	Infill
1					2	3	4										5	6	13	14	15
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	141		141			
	59-030-010	2604 W ONSTOTT RD, Yuba City, CA 95993		BLD25-00154	SFD	O											0		0	NONE	No	N
	65-020-010	1749 SANBORN RD, YUBA CITY, CA 95993		BLD25-00409	SFD	O											0		0	NONE	No	N
	62-420-029	3339 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD22-01363	SFD	O											0		0	NONE	No	N
	62-420-039	3306 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD24-00611	SFD	O											0		0	NONE	No	N
	62-450-066	1221 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-00678	SFD	O											0		0	NONE	No	N
	62-450-067	1213 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-00685	SFD	O											0		0	NONE	No	N
	62-450-068	1205 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-00689	SFD	O											0		0	NONE	No	N
	62-450-069	1120 BLACKBERRY DR, YUBA CITY, CA 95993		BLD24-00690	SFD	O											0		0	NONE	No	N
	62-450-070	1124 BLACKBERRY DR, YUBA CITY, CA 95993		BLD24-00691	SFD	O											0		0	NONE	No	N
	62-450-045	1204 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01061	SFD	O											0		0	NONE	No	N
	62-450-048	1228 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01062	SFD	O											0		0	NONE	No	N
	62-450-047	1220 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01069	SFD	O											0		0	NONE	No	N
	62-450-046	1212 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01072	SFD	O											0		0	NONE	No	N
	59-640-010	1912 KENNETH WAY, YUBA CITY, CA 95993		BLD22-01164	SFD	O											0		0	NONE	No	N
	59-640-013	1954 KENNETH WAY, YUBA CITY, CA 95993		BLD22-01167	SFD	O											0		0	NONE	No	N
	62-420-049	3311 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD23-01761	SFD	O											0		0	NONE	No	N
	62-440-083	1179 BILLIE KEITH WAY, YUBA CITY, CA 95993		BLD24-01008	SFD	O											0		0	NONE	No	N
	62-450-064	1237 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01064	SFD	O											0		0	NONE	No	N
	62-440-005	2693 MILLIE DR, YUBA CITY, CA 95993		BLD24-01489	SFD	O											0		0	NONE	No	N
	59-640-001	1961 KENNETH WAY, YUBA CITY, CA 95993		BLD22-01152	SFD	O											0		0	NONE	No	N

	62-450-062	1253 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01063	SFD	O											0		0	NONE	No	N
	62-450-050	1244 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01065	SFD	O											0		0	NONE	No	N
	62-450-065	1229 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01067	SFD	O											0		0	NONE	No	N
	62-450-049	1236 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01068	SFD	O											0		0	NONE	No	N
	62-450-063	1245 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01071	SFD	O											0		0	NONE	No	N
	62-420-045	3343 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD24-01196	SFD	O											0		0	NONE	No	N
	62-420-043	3338 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD24-01242	SFD	O											0		0	NONE	No	N
	62-450-051	1252 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01316	SFD	O											0		0	NONE	No	N
	62-450-061	1261 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01324	SFD	O											0		0	NONE	No	N
	62-450-053	1268 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01319	SFD	O											0		0	NONE	No	N
	62-450-060	1254 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-01321	SFD	O											0		0	NONE	No	N
	62-420-040	3314 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD23-01762	SFD	O											0		0	NONE	No	N
	62-450-059	1246 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-01320	SFD	O											0		0	NONE	No	N
	62-420-068	1124 SYDNEY CT, YUBA CITY, CA 95993		BLD24-01238	SFD	O											0		0	NONE	No	N
	62-440-082	1167 BILLIE KEITH WAY, YUBA CITY, CA 95993		BLD24-01004	SFD	O											0		0	NONE	No	N
	62-450-052	1260 CRANBERRY WAY, YUBA CITY, CA 95993		BLD24-01317	SFD	O											0		0	NONE	No	N
	62-420-064	1093 ROYO RANCHERO RD, YUBA CITY, CA 95993		BLD24-01239	SFD	O											0		0	NONE	No	N
	62-450-058	1238 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-01997	SFD	O											0		0	NONE	No	N
	62-450-057	1230 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-02013	SFD	O											0		0	NONE	No	N
	62-450-056	1222 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-02015	SFD	O											0		0	NONE	No	N
	62-450-054	1206 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-02016	SFD	O											0		0	NONE	No	N
	62-450-055	1214 STRAWBERRY DR, YUBA CITY, CA 95993		BLD24-02019	SFD	O											0		0	NONE	No	N
	62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993		BLD24-02120	SFD	O											0		0	NONE	No	N
	62-420-042	3330 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD24-01450	SFD	O											0		0	NONE	No	N
	62-420-062	1153 ROYO RANCHERO RD, YUBA CITY, CA 95993		BLD24-01241	SFD	O											0		0	NONE	No	N

	59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993		BLD25-00027	SFD	O											0		0	NONE	No	N
	62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993		BLD25-00111	SFD	O											0		0	NONE	No	N
	59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993		BLD25-00025	SFD	O											0		0	NONE	No	N
	59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993		BLD25-00029	SFD	O											0		0	NONE	No	N
	62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993		BLD25-00119	SFD	O											0		0	NONE	No	N
	59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993		BLD25-00028	SFD	O											0		0	NONE	No	N
	62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993		BLD25-00047	SFD	O											0		0	NONE	No	N
	59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993		BLD25-00183	SFD	O											0		0	NONE	No	N
	62-470-010	2196 ORLIN DR, YUBA CITY, CA		BLD25-00245	SFD	O											0		0	NONE	No	N
	62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993		BLD25-00045	SFD	O											0		0	NONE	No	N
	59-640-012	1940 KENNETH WAY, YUBA CITY, CA 95993		BLD22-01166	SFD	O											0		0	NONE	No	N
	62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993		BLD25-00040	SFD	O											0		0	NONE	No	N
	59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993		BLD25-00298	SFD	O											0		0	NONE	No	N
	62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993		BLD25-00038	SFD	O											0		0	NONE	No	N
	59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993		BLD25-00181	SFD	O											0		0	NONE	No	N
	59-640-011	1926 KENNETH WAY, YUBA CITY, CA 95993		BLD22-01165	SFD	O											0		0	NONE	No	N
	62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993		BLD25-00043	SFD	O											0		0	NONE	No	N
	62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993		BLD25-00039	SFD	O											0		0	NONE	No	N
	62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993		BLD24-02149	SFD	O											0		0	NONE	No	N
	59-640-009	1898 KENNETH WAY, YUBA CITY, CA 95993		BLD22-01163	SFD	O											0		0	NONE	No	N
	59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993		BLD25-00285	SFD	O											0		0	NONE	No	N
	59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993		BLD25-00180	SFD	O											0		0	NONE	No	N
	59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993		BLD25-00312	SFD	O											0		0	NONE	No	N
	62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD24-02325	SFD	O											0		0	NONE	No	N
	62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993		BLD25-00041	SFD	O											0		0	NONE	No	N
	62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993		BLD25-00046	SFD	O											0		0	NONE	No	N
	62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993		BLD25-00044	SFD	O											0		0	NONE	No	N
	59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993		BLD25-00304	SFD	O											0		0	NONE	No	N
	59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993		BLD25-00346	SFD	O											0		0	NONE	No	N
	62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993		BLD24-02127	SFD	O											0		0	NONE	No	N
	62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00262	SFD	O											0		0	NONE	No	N
	62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993		BLD25-00247	SFD	O											0		0	NONE	No	N

	59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993		BLD25-00347	SFD	O											0		0	NONE	No	N
	59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993		BLD25-00347	SFD	O											0		0	NONE	No	N
	62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993		BLD25-00248	SFD	O											0		0	NONE	No	N
	62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00259	SFD	O											0		0	NONE	No	N
	59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993		BLD25-00349	SFD	O											0		0	NONE	No	N
	62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993		BLD25-00048	SFD	O											0		0	NONE	No	N
	62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993		BLD25-00246	SFD	O											0		0	NONE	No	N
	62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00264	SFD	O											0		0	NONE	No	N
	59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993		BLD25-00348	SFD	O											0		0	NONE	No	N
	62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00256	SFD	O											0		0	NONE	No	N
	62-440-004	2705 MILLIE DR, YUBA CITY, CA 95993		BLD24-01487	SFD	O											0		0	NONE	No	N
	62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD24-02323	SFD	O											0		0	NONE	No	N
	62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00253	SFD	O											0		0	NONE	No	N
	62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993		BLD25-00517	SFD	O											0		0	NONE	No	N
	59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00556	SFD	O											0		0	NONE	No	Y
	62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00251	SFD	O											0		0	NONE	No	Y
	62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993		BLD25-00509	SFD	O											0		0	NONE	No	Y
	59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00552	SFD	O											0		0	NONE	No	Y
	62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993		BLD25-00518	SFD	O											0		0	NONE	No	Y
	59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00554	SFD	O											0		0	NONE	No	Y
	62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993		BLD25-00514	SFD	O											0		0	NONE	No	N
	62-470-020	2214 ROESLER DR, YUBA CITY, CA 95993		BLD25-00516	SFD	O											0		0	NONE	No	N
	62-420-053	3279 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD25-00103	SFD	O											0		0	NONE	No	N
	62-470-021	2204 ROESLER DR, YUBA CITY, CA 95993		BLD25-00513	SFD	O											0		0	NONE	No	N
	59-650-004	1363 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00731	SFD	O											0		0	NONE	No	N
	62-470-034	2205 ROESLER DR, YUBA CITY, CA 95993		BLD25-00511	SFD	O											0		0	NONE	No	Y
	62-470-023	2184 ROESLER DR, YUBA CITY, CA		BLD25-00961	SFD	O											0		0	NONE	No	Y
	62-470-036	2185 ROESLER DR, YUBA CITY, CA 95993		BLD25-00504	SFD	O											0		0	NONE	No	Y
	62-470-022	2194 ROESLER DR, YUBA CITY, CA 95993		BLD25-00512	SFD	O											0		0	NONE	No	N
	52-052-014	720 SLOSS AVE, Yuba City, CA 95991		BLD25-01369	SFD	O											0		0	NONE	No	N

	59-650-005	1353 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00884	SFD	O											0		0	NONE	No	N
	59-650-006	1343 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00897	SFD	O											0		0	NONE	No	N
	62-470-037	2175 ROESLER DR, Yuba City, CA		BLD25-00970	SFD	O											0		0	NONE	No	N
	62-470-024	2174 ROESLER DR, YUBA CITY, CA 95993		BLD25-00962	SFD	O											0		0	NONE	No	N
	62-470-035	2195 ROESLER DR, YUBA CITY, CA 95993		BLD25-00502	SFD	O											0		0	NONE	No	N
	62-470-038	2172 GERALD DR, YUBA CITY, CA 95993		BLD25-00972	SFD	O											0		0	NONE	No	N
	59-650-067	1123 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00891	SFD	O											0		0	NONE	No	N
	62-470-073	2173 GERALD DR, YUBA CITY, CA 95993		BLD25-01033	SFD	O											0		0	NONE	No	N
	62-440-017	1141 WAYNE WAY, YUBA CITY, CA 95993		BLD25-01245	SFD	O											0		0	NONE	No	N
	62-470-072	2183 GERALD DR, YUBA CITY, CA 95993		BLD25-01031	SFD	O											0		0	NONE	No	N
	59-650-066	1133 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00882	SFD	O											0		0	NONE	No	N
	62-470-071	2193 GERALD DR, YUBA CITY, CA 95993		BLD25-01030	SFD	O											0		0	NONE	No	N
	62-420-047	3327 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD24-01786	SFD	O											0		0	NONE	No	N
	62-440-096	1082 WAYNE WAY, YUBA CITY, CA 95993		BLD24-02124	SFD	O											0		0	NONE	No	N
	62-440-020	1105 WAYNE WAY, YUBA CITY, CA 95993		BLD25-01244	SFD	O											0		0	NONE	No	N
	59-650-027	1230 DANNA DR, YUBA CITY, CA 95993		BLD25-01425	SFD	O											0		0	NONE	No	N
	59-650-028	1240 DANNA DR, YUBA CITY, CA 95993		BLD25-01426	SFD	O											0		0	NONE	No	N
	62-420-038	3298 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD25-00455	SFD	O											0		0	NONE	No	N
	51-341-007	1020 ORANGE ST, Yuba City, CA 95991		BLD23-01209	ADU	O											0		0	NONE	No	N
	53-174-014	158 CLINTON ST, Yuba City, CA 95991		BLD24-00621	ADU	O											0		0	NONE	No	N
	63-010-136 & 137	658 El Margarita Rd	Ridge Estates	TSM 25-01	SFD	O											141	11/4/2025	141	NONE	No	N
	58-120-001	428 N WALTON AVE	Merriment Village	BLD23-01718	5+	R											0		0	NONE	No	Y
	53-470-098	470 Bernard Dr	Richland Village	BLD25-01134	5+	R											0		0	NONE	No	N
	59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993		BLD25-00025	SFD	O											0		0	NONE	No	N
	59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993		BLD25-00027	SFD	O											0		0	NONE	No	N
	59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993		BLD25-00028	SFD	O											0		0	NONE	No	N
	59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993		BLD25-00029	SFD	O											0		0	NONE	No	N
	62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD24-02323	SFD	O											0		0	NONE	No	N
	62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD24-02325	SFD	O											0		0	NONE	No	N
	62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993		BLD24-02120	SFD	O											0		0	NONE	No	N
	62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993		BLD24-02127	SFD	O											0		0	NONE	No	N
	62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993		BLD24-02149	SFD	O											0		0	NONE	No	N

	62-420-053	3279 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD25-00103	SFD	O											0		0	NONE	No	N
	62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993		BLD25-00038	SFD	O											0		0	NONE	No	N
	62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993		BLD25-00039	SFD	O											0		0	NONE	No	N
	62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993		BLD25-00040	SFD	O											0		0	NONE	No	N
	62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993		BLD25-00041	SFD	O											0		0	NONE	No	N
	62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993		BLD25-00043	SFD	O											0		0	NONE	No	N
	62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993		BLD25-00044	SFD	O											0		0	NONE	No	N
	62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993		BLD25-00045	SFD	O											0		0	NONE	No	N
	62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993		BLD25-00046	SFD	O											0		0	NONE	No	Y
	62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993		BLD25-00047	SFD	O											0		0	NONE	No	N
	62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993		BLD25-00048	SFD	O											0		0	NONE	No	N
	62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993		BLD25-00119	SFD	O											0		0	NONE	No	N
	59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993		BLD25-00180	SFD	O											0		0	NONE	No	N
	59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993		BLD25-00181	SFD	O											0		0	NONE	No	N
	59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993		BLD25-00183	SFD	O											0		0	NONE	No	N
	62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993		BLD25-00111	SFD	O											0		0	NONE	No	N
	62-470-010	2196 ORLIN DR, YUBA CITY, CA		BLD25-00245	SFD	O											0		0	NONE	No	N
	62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993		BLD25-00246	SFD	O											0		0	NONE	No	N
	62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993		BLD25-00247	SFD	O											0		0	NONE	No	N
	62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993		BLD25-00248	SFD	O											0		0	NONE	No	N
	62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00251	SFD	O											0		0	NONE	No	N
	62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00253	SFD	O											0		0	NONE	No	N
	62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00256	SFD	O											0		0	NONE	No	N
	62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00259	SFD	O											0		0	NONE	No	N
	62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00262	SFD	O											0		0	NONE	No	N
	62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993		BLD25-00264	SFD	O											0		0	NONE	No	N
	59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993		BLD25-00285	SFD	O											0		0	NONE	No	N
	59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993		BLD25-00298	SFD	O											0		0	NONE	No	N
	59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993		BLD25-00304	SFD	O											0		0	NONE	No	Y
	59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993		BLD25-00312	SFD	O											0		0	NONE	No	N
	59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993		BLD25-00346	SFD	O											0		0	NONE	No	N
	59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993		BLD25-00347	SFD	O											0		0	NONE	No	N

	59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993		BLD25-00348	SFD	O											0		0	NONE	No	N
	59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993		BLD25-00349	SFD	O											0		0	NONE	No	N
	54-020-035	767 LASK DR, YUBA CITY, CA 95991		BLD24-01824	SFD	O											0		0	NONE	No	N
	62-420-038	3298 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD25-00455	SFD	O											0		0	NONE	No	N
	58-080-016	749 PEACH WAY, YUBA CITY, CA 95993		BLD25-00476	SFD	O											0		0	NONE	No	Y
	62-470-035	2195 ROESLER DR, YUBA CITY, CA 95993		BLD25-00502	SFD	O											0		0	NONE	No	N
	62-470-036	2185 ROESLER DR, YUBA CITY, CA 95993		BLD25-00504	SFD	O											0		0	NONE	No	N
	62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993		BLD25-00509	SFD	O											0		0	NONE	No	N
	62-470-034	2205 ROESLER DR, YUBA CITY, CA 95993		BLD25-00511	SFD	O											0		0	NONE	No	N
	62-470-022	2194 ROESLER DR, YUBA CITY, CA 95993		BLD25-00512	SFD	O											0		0	NONE	No	N
	62-470-021	2204 ROESLER DR, YUBA CITY, CA 95993		BLD25-00513	SFD	O											0		0	NONE	No	N
	62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993		BLD25-00514	SFD	O											0		0	NONE	No	N
	62-470-020	2214 ROESLER DR, YUBA CITY, CA 95993		BLD25-00516	SFD	O											0		0	NONE	No	N
	62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993		BLD25-00517	SFD	O											0		0	NONE	No	N
	62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993		BLD25-00518	SFD	O											0		0	NONE	No	N
	58-080-018	729 PEACH WAY, YUBA CITY, CA 95993		BLD25-00496	SFD	O											0		0	NONE	No	N
	58-080-017	739 PEACH WAY, YUBA CITY, CA 95993		BLD25-00495	SFD	O											0		0	NONE	No	N
	59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00556	SFD	O											0		0	NONE	No	N
	59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00552	SFD	O											0		0	NONE	No	N
	62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993		BLD25-00038	SFD	O											0		0	NONE	No	N
	59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00554	SFD	O											0		0	NONE	No	N
	59-650-004	1363 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00731	SFD	O											0		0	NONE	No	N
	53-050-003	935 HILLCREST AVE, Yuba City, CA 95991		BLD22-02746	ADU	O											0		0	NONE	No	N
	58-080-019	719 PEACH WAY, YUBA CITY, CA 95993		BLD25-01122	SFD	O											0		0	NONE	No	N
	62-470-039	2182 GERALD DR, YUBA CITY, CA 95993		BLD25-00973	SFD	O											0		0	NONE	No	Y
	62-470-023	2184 ROESLER DR, YUBA CITY, CA		BLD25-00961	SFD	O											0		0	NONE	No	N
	62-470-037	2175 ROESLER DR, Yuba City, CA		BLD25-00970	SFD	O											0		0	NONE	No	N
	62-470-041	2202 GERALD DR, YUBA CITY, CA 95993		BLD25-01028	SFD	O											0		0	NONE	No	N
	62-470-073	2173 GERALD DR, YUBA CITY, CA 95993		BLD25-01033	SFD	O											0		0	NONE	No	N
	62-470-038	2172 GERALD DR, YUBA CITY, CA 95993		BLD25-00972	SFD	O											0		0	NONE	No	N
	59-650-006	1343 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00897	SFD	O											0		0	NONE	No	N

	58-080-021	699 PEACH WAY, YUBA CITY, CA 95993		BLD25-00959	SFD	O											0		0	NONE	No	N
	58-080-020	709 PEACH WAY, YUBA CITY, CA 95993		BLD25-01123	SFD	O											0		0	NONE	No	Y
	62-470-040	2192 GERALD DR, YUBA CITY, CA 95993		BLD25-01027	SFD	O											0		0	NONE	No	N
	59-650-005	1353 BUTTE BEND LANE, YUBA CITY, CA 95993		BLD25-00884	SFD	O											0		0	NONE	No	N
	62-470-024	2174 ROESLER DR, YUBA CITY, CA 95993		BLD25-00962	SFD	O											0		0	NONE	No	N
	62-470-071	2193 GERALD DR, YUBA CITY, CA 95993		BLD25-01030	SFD	O											0		0	NONE	No	N
	62-470-072	2183 GERALD DR, YUBA CITY, CA 95993		BLD25-01031	SFD	O											0		0	NONE	No	N
	59-650-054	1132 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00890	SFD	O											0		0	NONE	No	N
	62-440-096	1082 WAYNE WAY, YUBA CITY, CA 95993		BLD24-02124	SFD	O											0		0	NONE	No	N
	62-440-020	1105 WAYNE WAY, YUBA CITY, CA 95993		BLD25-01244	SFD	O											0		0	NONE	No	Y
	59-650-067	1123 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00891	SFD	O											0		0	NONE	No	N
	62-440-017	1141 WAYNE WAY, YUBA CITY, CA 95993		BLD25-01245	SFD	O											0		0	NONE	No	N
	59-650-053	1122 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00881	SFD	O											0		0	NONE	No	N
	59-650-066	1133 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00882	SFD	O											0		0	NONE	No	N
	62-470-046	1596 PINER WAY, YUBA CITY, CA 95993		BLD25-01356	SFD	O											0		0	NONE	No	N
	62-470-045	1586 PINER WAY, YUBA CITY, CA 95993		BLD25-01295	SFD	O											0		0	NONE	No	N
	62-470-068	2223 GERALD DR, YUBA CITY, CA 95993		BLD25-01358	SFD	O											0		0	NONE	No	N
	62-470-042	2212 GERALD DR, YUBA CITY, CA 95993		BLD25-01298	SFD	O											0		0	NONE	No	N
	62-470-069	2213 GERALD DR, YUBA CITY, CA 95993		BLD25-01296	SFD	O											0		0	NONE	No	N
	52-052-014	720 SLOSS AVE, Yuba City, CA 95991		BLD25-01369	SFD	O											0		0	NONE	No	N
	62-470-044	2232 GERALD DR, YUBA CITY, CA 95993		BLD25-01297	SFD	O											0		0	NONE	No	N
	59-650-027	1230 DANNA DR, YUBA CITY, CA 95993		BLD25-01425	SFD	O											0		0	NONE	No	N
	62-470-048	1616 PINER WAY, YUBA CITY, CA 95993		BLD25-01357	SFD	O											0		0	NONE	No	N
	62-470-043	2222 GERALD DR, YUBA CITY, CA 95993		BLD25-01360	SFD	O											0		0	NONE	No	N
	62-470-047	1606 PINER WAY, YUBA CITY, CA 95993		BLD25-01294	SFD	O											0		0	NONE	No	N
	59-650-028	1240 DANNA DR, YUBA CITY, CA 95993		BLD25-01426	SFD	O											0		0	NONE	No	N
	62-470-070	2203 GERALD DR, YUBA CITY, CA 95993		BLD25-01359	SFD	O											0		0	NONE	No	N
	59-650-063	1163 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-01608	SFD	O											0		0	NONE	No	N
	59-650-064	1153 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-01607	SFD	O											0		0	NONE	No	N
	59-650-065	1143 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-01606	SFD	O											0		0	NONE	No	Y
	59-650-055	1142 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-00886	SFD	O											0		0	NONE	No	N
	59-600-069	1557 DOROTHY LN, Yuba City, CA 95993		BLD25-01682	ADU	O											0		0	NONE	No	N

	62-420-048	3319 SAM BRANNAN WAY, YUBA CITY, CA 95993		BLD25-01776	SFD	O											0		0	NONE	No	N
	59-650-029	1250 DANNA WAY, YUBA CITY, CA 95993		BLD25-01468	SFD	O											0		0	NONE	No	N
	59-650-056	1152 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-01605	SFD	O											0		0	NONE	No	N
	51-405-009	972 MARKET ST UNIT B, Yuba City, CA 95991		BLD25-01457	ADU	O											0		0	NONE	No	N
	51-405-009	972 MARKET ST UNIT A, Yuba City, CA 95991		BLD25-01455	ADU	O											0		0	NONE	No	N
	62-420-037	3290 JOHN FREMONT WAY, YUBA CITY, CA 95993		BLD25-01862	SFD	O											0		0	NONE	No	N
	65-050-002	2142 DUSEN DRIVE, YUBA CITY, CA 95993		BLD25-01481	SFD	O											0		0	NONE	No	N
	65-050-003	2152 DUSEN DRIVE, YUBA CITY, CA 95993		BLD25-01480	SFD	O											0		0	NONE	No	N
	65-040-009	1669 SANBORN RD, YUBA CITY, CA 95993		BLD25-01938	SFD	O											0		0	NONE	No	N
	59-650-062	1173 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-01609	SFD	O											0		0	NONE	No	N
	65-050-009	1929 LOPEZ CT, YUBA CITY, CA 95993		BLD25-01982	SFD	O											0		0	NONE	No	N
	65-050-011	1909 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01990	SFD	O											0		0	NONE	No	N
	65-050-016	1890 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01994	SFD	O											0		0	NONE	No	N
	65-050-015	1880 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01992	SFD	O											0		0	NONE	No	N
	65-050-018	1910 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01991	SFD	O											0		0	NONE	No	N
	65-040-040	1729 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01935	SFD	O											0		0	NONE	No	N
	65-050-012	1899 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01988	SFD	O											0		0	NONE	No	N
	65-050-010	1919 LOPEZ CT, YUBA CITY, CA 95993		BLD25-01989	SFD	O											0		0	NONE	No	N
	65-040-038	1749 BRIANNA WAY, YUAB CITY, CA 95993		BLD25-01937	SFD	O											0		0	NONE	No	Y
	59-650-061	1183 TRES PICOS DR, YUBA CITY, CA 95993		BLD25-01950	SFD	O											0		0	NONE	No	N
	59-650-032	1280 DANNA DR, YUBA CITY, CA 95993		BLD25-01604	SFD	O											0		0	NONE	No	N
	65-040-067	1710 BRIANNA WAY, YUAB CITY, CA 95993		BLD25-01933	SFD	O											0		0	NONE	No	N
	59-650-030	1260 DANNA DRIVE, YUBA CITY, CA 95993		BLD25-01469	SFD	O											0		0	NONE	No	N
	59-650-033	1290 DANNA DRIVE, YUBA CITY, CA 95993		BLD25-01745	SFD	O											0		0	NONE	No	N
	65-040-068	1720 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01934	SFD	O											0		0	NONE	No	N
	65-040-039	1739 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01936	SFD	O											0		0	NONE	No	N
	59-650-034	1300 DANNA DRIVE, YUBA CITY, CA 95993		BLD25-01746	SFD	O											0		0	NONE	No	N
	65-040-066	1700 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01932	SFD	O											0		0	NONE	No	Y
	65-050-017	1900 BRIANNA WAY, YUBA CITY, CA 95993		BLD25-01993	SFD	O											0		0	NONE	No	N
	59-650-031	1270 DANNA DR, YUBA CITY, CA 95993		BLD25-01603	SFD	O											0		0	NONE	No	N
	62-071-006	2830 JEFFERSON AVE, Yuba City, CA 95993		BLD25-01817	ADU	O											0		0	NONE	No	N

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	111	0	64	0	36	0	0	0	137		348
59-030-010	2604 W ONSTOTT RD, Yuba City, CA 95993												0		0
65-020-010	1749 SANBORN RD, YUBA CITY, CA 95993												0		0
62-420-029	3339 JOHN FREMONT WAY, YUBA CITY, CA 95993												0		0
62-420-039	3306 JOHN FREMONT WAY, YUBA CITY, CA 95993												0		0
62-450-066	1221 CRANBERRY WAY, YUBA CITY, CA 95993												0		0
62-450-067	1213 CRANBERRY WAY, YUBA CITY, CA 95993												0		0
62-450-068	1205 CRANBERRY WAY, YUBA CITY, CA 95993												0		0
62-450-069	1120 BLACKBERRY DR, YUBA CITY, CA 95993												0		0
62-450-070	1124 BLACKBERRY DR, YUBA CITY, CA 95993												0		0
62-450-045	1204 CRANBERRY WAY, YUBA CITY, CA 95993												0		0
62-450-048	1228 CRANBERRY WAY, YUBA CITY, CA 95993												0		0
62-450-047	1220 CRANBERRY WAY, YUBA CITY, CA 95993												0		0
62-450-046	1212 CRANBERRY WAY, YUBA CITY, CA 95993												0		0

59-640-010	1912 KENNETH WAY, YUBA CITY, CA 95993												0	0
59-640-013	1954 KENNETH WAY, YUBA CITY, CA 95993												0	0
62-420-049	3311 SAM BRANNAN WAY, YUBA CITY, CA 95993												0	0
62-440-083	1179 BILLIE KEITH WAY, YUBA CITY, CA 95993												0	0
62-450-064	1237 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-440-005	2693 MILLIE DR, YUBA CITY, CA 95993												0	0
59-640-001	1961 KENNETH WAY, YUBA CITY, CA 95993												0	0
62-450-062	1253 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-450-050	1244 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-450-065	1229 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-450-049	1236 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-450-063	1245 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-420-045	3343 SAM BRANNAN WAY, YUBA CITY, CA 95993												0	0
62-420-043	3338 JOHN FREMONT WAY, YUBA CITY, CA 95993												0	0
62-450-051	1252 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-450-061	1261 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-450-053	1268 CRANBERRY WAY, YUBA CITY, CA 95993												0	0

62-450-060	1254 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-420-040	3314 JOHN FREMONT WAY, YUBA CITY, CA 95993												0	0
62-450-059	1246 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-420-068	1124 SYDNEY CT, YUBA CITY, CA 95993												0	0
62-440-082	1167 BILLIE KEITH WAY, YUBA CITY, CA 95993												0	0
62-450-052	1260 CRANBERRY WAY, YUBA CITY, CA 95993												0	0
62-420-064	1093 ROYO RANCHERO RD, YUBA CITY, CA 95993												0	0
62-450-058	1238 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-450-057	1230 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-450-056	1222 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-450-054	1206 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-450-055	1214 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993												0	0
62-420-042	3330 JOHN FREMONT WAY, YUBA CITY, CA 95993												0	0
62-420-062	1153 ROYO RANCHERO RD, YUBA CITY, CA 95993												0	0
59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993												0	0
62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993												0	0

59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993												0	0
62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993												0	0
62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993												0	0
59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993												0	0
62-470-010	2196 ORLIN DR, YUBA CITY, CA												0	0
62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993												0	0
59-640-012	1940 KENNETH WAY, YUBA CITY, CA 95993												0	0
62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993												0	0
59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993												0	0
62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993												0	0
59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993												0	0
59-640-011	1926 KENNETH WAY, YUBA CITY, CA 95993												0	0
62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993												0	0
62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993												0	0
59-640-009	1898 KENNETH WAY, YUBA CITY, CA 95993												0	0
59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993												0	0

62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993												0	0
62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993												0	0
59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993												0	0
62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993												0	0
62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993												0	0
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993												0	0
62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993												0	0
59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993												0	0
62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993												0	0
59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993												0	0
62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-440-004	2705 MILLIE DR, YUBA CITY, CA 95993												0	0
62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993												0	0

62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993												0	0
59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0
62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993												0	0
59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0
62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993												0	0
59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0
62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-020	2214 ROESLER DR, YUBA CITY, CA 95993												0	0
62-420-053	3279 SAM BRANNAN WAY, YUBA CITY, CA 95993												0	0
62-470-021	2204 ROESLER DR, YUBA CITY, CA 95993												0	0
59-650-004	1363 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0
62-470-034	2205 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-023	2184 ROESLER DR, YUBA CITY, CA												0	0
62-470-036	2185 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-022	2194 ROESLER DR, YUBA CITY, CA 95993												0	0
52-052-014	720 SLOSS AVE, Yuba City, CA 95991												0	0
59-650-005	1353 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0

59-650-006	1343 BUTTE BEND LANE, YUBA CITY, CA 95993												0		0
62-470-037	2175 ROESLER DR, Yuba City, CA												0		0
62-470-024	2174 ROESLER DR, YUBA CITY, CA 95993												0		0
62-470-035	2195 ROESLER DR, YUBA CITY, CA 95993												0		0
62-470-038	2172 GERALD DR, YUBA CITY, CA 95993												0		0
59-650-067	1123 TRES PICOS DR, YUBA CITY, CA 95993												0		0
62-470-073	2173 GERALD DR, YUBA CITY, CA 95993												0		0
62-440-017	1141 WAYNE WAY, YUBA CITY, CA 95993												0		0
62-470-072	2183 GERALD DR, YUBA CITY, CA 95993												0		0
59-650-066	1133 TRES PICOS DR, YUBA CITY, CA 95993												0		0
62-470-071	2193 GERALD DR, YUBA CITY, CA 95993												0		0
62-420-047	3327 SAM BRANNAN WAY, YUBA CITY, CA 95993												0		0
62-440-096	1082 WAYNE WAY, YUBA CITY, CA 95993												0		0
62-440-020	1105 WAYNE WAY, YUBA CITY, CA 95993												0		0
59-650-027	1230 DANNA DR, YUBA CITY, CA 95993												0		0
59-650-028	1240 DANNA DR, YUBA CITY, CA 95993												0		0
62-420-038	3298 JOHN FREMONT WAY, YUBA CITY, CA 95993												0		0
51-341-007	1020 ORANGE ST, Yuba City, CA 95991												0		0
53-174-014	158 CLINTON ST, Yuba City, CA 95991												0		0
63-010-136 & 137	658 El Margarita Rd	Ridge Estates											0		0
58-120-001	428 N WALTON AVE	Merriment Village			79								1	12/15/2025	80
53-470-098	470 Bernard Dr	Richland Village			32		64		36				1	6/25/2025	133

59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993												1	1/31/2025	1
59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993												1	1/31/2025	1
59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993												1	1/31/2025	1
59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993												1	1/31/2025	1
62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	1/8/2025	1
62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	1/8/2025	1
62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993												1	1/16/2025	1
62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993												1	1/16/2025	1
62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993												1	1/16/2025	1
62-420-053	3279 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	1/22/2025	1
62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993												1	1/30/2025	1
62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993												1	1/30/2025	1

62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993												1	2/11/2025	1
59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993												1	2/7/2025	1
59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993												1	2/7/2025	1
59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993												1	2/7/2025	1
62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993												1	2/11/2025	1
62-470-010	2196 ORLIN DR, YUBA CITY, CA												1	3/5/2025	1
62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993												1	3/5/2025	1
62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993												1	3/5/2025	1
62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993												1	3/5/2025	1
62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993												1	3/5/2025	1
62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993												1	3/7/2025	1
62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993												1	3/7/2025	1
62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993												1	3/7/2025	1
62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993												1	3/7/2025	1
62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993												1	3/7/2025	1
59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993												1	3/6/2025	1
59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993												1	3/6/2025	1
59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993												1	3/7/2025	1
59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993												1	3/7/2025	1
59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993												1	3/27/2025	1
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993												1	3/28/2025	1

59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993												1	3/28/2025	1
59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993												1	3/27/2025	1
54-020-035	767 LASK DR, YUBA CITY, CA 95991												1	4/14/2025	1
62-420-038	3298 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	4/17/2025	1
58-080-016	749 PEACH WAY, YUBA CITY, CA 95993												1	4/22/2025	1
62-470-035	2195 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-036	2185 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-034	2205 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-022	2194 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-021	2204 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-020	2214 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993												1	4/17/2025	1
58-080-018	729 PEACH WAY, YUBA CITY, CA 95993												1	5/13/2025	1
58-080-017	739 PEACH WAY, YUBA CITY, CA 95993												1	5/13/2025	1
59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993												1	5/6/2025	1
59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993												1	5/6/2025	1
62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993												1	5/5/2025	1

59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993												1	5/6/2025	1
59-650-004	1363 BUTTE BEND LANE, YUBA CITY, CA 95993												1	5/6/2025	1
53-050-003	935 HILLCREST AVE, Yuba City, CA 95991												1	5/6/2025	1
58-080-019	719 PEACH WAY, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-039	2182 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-023	2184 ROESLER DR, YUBA CITY, CA												1	6/30/2025	1
62-470-037	2175 ROESLER DR, Yuba City, CA												1	6/30/2025	1
62-470-041	2202 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-073	2173 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-038	2172 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
59-650-006	1343 BUTTE BEND LANE, YUBA CITY, CA 95993												1	6/25/2025	1
58-080-021	699 PEACH WAY, YUBA CITY, CA 95993												1	6/4/2025	1
58-080-020	709 PEACH WAY, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-040	2192 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
59-650-005	1353 BUTTE BEND LANE, YUBA CITY, CA 95993												1	6/25/2025	1
62-470-024	2174 ROESLER DR, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-071	2193 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
62-470-072	2183 GERALD DR, YUBA CITY, CA 95993												1	6/30/2025	1
59-650-054	1132 TRES PICOS DR, YUBA CITY, CA 95993												1	7/31/2025	1
62-440-096	1082 WAYNE WAY, YUBA CITY, CA 95993												1	7/24/2025	1

62-440-020	1105 WAYNE WAY, YUBA CITY, CA 95993												1	7/24/2025	1
59-650-067	1123 TRES PICOS DR, YUBA CITY, CA 95993												1	7/15/2025	1
62-440-017	1141 WAYNE WAY, YUBA CITY, CA 95993												1	7/24/2025	1
59-650-053	1122 TRES PICOS DR, YUBA CITY, CA 95993												1	7/31/2025	1
59-650-066	1133 TRES PICOS DR, YUBA CITY, CA 95993												1	7/15/2025	1
62-470-046	1596 PINER WAY, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-045	1586 PINER WAY, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-068	2223 GERALD DR, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-042	2212 GERALD DR, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-069	2213 GERALD DR, YUBA CITY, CA 95993												1	8/11/2025	1
52-052-014	720 SLOSS AVE, Yuba City, CA 95991												1	8/22/2025	1
62-470-044	2232 GERALD DR, YUBA CITY, CA 95993												1	8/11/2025	1
59-650-027	1230 DANNA DR, YUBA CITY, CA 95993												1	8/28/2025	1
62-470-048	1616 PINER WAY, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-043	2222 GERALD DR, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-047	1606 PINER WAY, YUBA CITY, CA 95993												1	8/11/2025	1
59-650-028	1240 DANNA DR, YUBA CITY, CA 95993												1	8/28/2025	1
62-470-070	2203 GERALD DR, YUBA CITY, CA 95993												1	8/11/2025	1
59-650-063	1163 TRES PICOS DR, YUBA CITY, CA 95993												1	9/25/2025	1
59-650-064	1153 TRES PICOS DR, YUBA CITY, CA 95993												1	9/25/2025	1
59-650-065	1143 TRES PICOS DR, YUBA CITY, CA 95993												1	9/25/2025	1

59-650-055	1142 TRES PICOS DR, YUBA CITY, CA 95993												1	9/25/2025	1
59-600-069	1557 DOROTHY LN, Yuba City, CA 95993												1	10/21/2025	1
62-420-048	3319 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	10/23/2025	1
59-650-029	1250 DANNA WAY, YUBA CITY, CA 95993												1	10/20/2025	1
59-650-056	1152 TRES PICOS DR, YUBA CITY, CA 95993												1	10/20/2025	1
51-405-009	972 MARKET ST UNIT B, Yuba City, CA 95991												1	11/4/2025	1
51-405-009	972 MARKET ST UNIT A, Yuba City, CA 95991												1	11/4/2025	1
62-420-037	3290 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	11/3/2025	1
65-050-002	2142 DUSEN DRIVE, YUBA CITY, CA 95993												1	11/19/2025	1
65-050-003	2152 DUSEN DRIVE, YUBA CITY, CA 95993												1	11/19/2025	1
65-040-009	1669 SANBORN RD, YUBA CITY, CA 95993												1	12/15/2025	1
59-650-062	1173 TRES PICOS DR, YUBA CITY, CA 95993												1	12/4/2025	1
65-050-009	1929 LOPEZ CT, YUBA CITY, CA 95993												1	12/17/2025	1
65-050-011	1909 BRIANNA WAY, YUBA CITY, CA 95993												1	12/17/2025	1
65-050-016	1890 BRIANNA WAY, YUBA CITY, CA 95993												1	12/17/2025	1
65-050-015	1880 BRIANNA WAY, YUBA CITY, CA 95993												1	12/17/2025	1
65-050-018	1910 BRIANNA WAY, YUBA CITY, CA 95993												1	12/17/2025	1
65-040-040	1729 BRIANNA WAY, YUBA CITY, CA 95993												1	12/15/2025	1
65-050-012	1899 BRIANNA WAY, YUBA CITY, CA 95993												1	12/17/2025	1
65-050-010	1919 LOPEZ CT, YUBA CITY, CA 95993												1	12/17/2025	1
65-040-038	1749 BRIANNA WAY, YUAB CITY, CA 95993												1	12/15/2025	1

59-650-061	1183 TRES PICOS DR, YUBA CITY, CA 95993												1	12/17/2025	1
59-650-032	1280 DANNA DR, YUBA CITY, CA 95993												1	12/4/2025	1
65-040-067	1710 BRIANNA WAY, YUAB CITY, CA 95993												1	12/15/2025	1
59-650-030	1260 DANNA DRIVE, YUBA CITY, CA 95993												1	12/4/2025	1
59-650-033	1290 DANNA DRIVE, YUBA CITY, CA 95993												1	12/17/2025	1
65-040-068	1720 BRIANNA WAY, YUBA CITY, CA 95993												1	12/15/2025	1
65-040-039	1739 BRIANNA WAY, YUBA CITY, CA 95993												1	12/15/2025	1
59-650-034	1300 DANNA DRIVE, YUBA CITY, CA 95993												1	12/17/2025	1
65-040-066	1700 BRIANNA WAY, YUBA CITY, CA 95993												1	12/15/2025	1
65-050-017	1900 BRIANNA WAY, YUBA CITY, CA 95993												1	12/17/2025	1
59-650-031	1270 DANNA DR, YUBA CITY, CA 95993												1	12/4/2025	1
62-071-006	2830 JEFFERSON AVE, Yuba City, CA 95993												1	12/18/2025	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	125		125
59-030-010	2604 W ONSTOTT RD, Yuba City, CA 95993												0		0
65-020-010	1749 SANBORN RD, YUBA CITY, CA 95993												0		0
62-420-029	3339 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	1/24/2025	1
62-420-039	3306 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	1/21/2025	1
62-450-066	1221 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/6/2025	1
62-450-067	1213 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/15/2025	1
62-450-068	1205 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/13/2025	1
62-450-069	1120 BLACKBERRY DR, YUBA CITY, CA 95993												1	1/7/2025	1
62-450-070	1124 BLACKBERRY DR, YUBA CITY, CA 95993												1	1/2/2025	1
62-450-045	1204 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/27/2025	1
62-450-048	1228 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/30/2025	1

62-450-047	1220 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/30/2025
62-450-046	1212 CRANBERRY WAY, YUBA CITY, CA 95993												1	1/30/2025
59-640-010	1912 KENNETH WAY, YUBA CITY, CA 95993												1	2/4/2025
59-640-013	1954 KENNETH WAY, YUBA CITY, CA 95993												1	2/28/2025
62-420-049	3311 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	2/24/2025
62-440-083	1179 BILLIE KEITH WAY, YUBA CITY, CA 95993												1	2/19/2025
62-450-064	1237 CRANBERRY WAY, YUBA CITY, CA 95993												1	2/28/2025
62-440-005	2693 MILLIE DR, YUBA CITY, CA 95993												1	2/19/2025
59-640-001	1961 KENNETH WAY, YUBA CITY, CA 95993												1	3/28/2025
62-450-062	1253 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/4/2025
62-450-050	1244 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/31/2025
62-450-065	1229 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/3/2025
62-450-049	1236 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/31/2025
62-450-063	1245 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/6/2025
62-420-045	3343 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	3/7/2025
62-420-043	3338 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	3/21/2025

62-450-051	1252 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/31/2025	1
62-450-061	1261 CRANBERRY WAY, YUBA CITY, CA 95993												1	3/31/2025	1
62-450-053	1268 CRANBERRY WAY, YUBA CITY, CA 95993												1	4/22/2025	1
62-450-060	1254 STRAWBERRY DR, YUBA CITY, CA 95993												1	4/22/2025	1
62-420-040	3314 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	4/30/2025	1
62-450-059	1246 STRAWBERRY DR, YUBA CITY, CA 95993												1	4/22/2025	1
62-420-068	1124 SYDNEY CT, YUBA CITY, CA 95993												1	4/8/2025	1
62-440-082	1167 BILLIE KEITH WAY, YUBA CITY, CA 95993												1	4/14/2025	1
62-450-052	1260 CRANBERRY WAY, YUBA CITY, CA 95993												1	4/22/2025	1
62-420-064	1093 ROYO RANCHERO RD, YUBA CITY, CA 95993												1	5/21/2025	1
62-450-058	1238 STRAWBERRY DR, YUBA CITY, CA 95993												1	5/16/2025	1
62-450-057	1230 STRAWBERRY DR, YUBA CITY, CA 95993												1	5/16/2025	1
62-450-056	1222 STRAWBERRY DR, YUBA CITY, CA 95993												1	5/20/2025	1
62-450-054	1206 STRAWBERRY DR, YUBA CITY, CA 95993												1	5/20/2025	1
62-450-055	1214 STRAWBERRY DR, YUBA CITY, CA 95993												1	5/22/2025	1
62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993												1	5/29/2025	1

62-420-042	3330 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	6/6/2025	1
62-420-062	1153 ROYO RANCHERO RD, YUBA CITY, CA 95993												1	6/19/2025	1
59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993												1	6/23/2025	1
62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993												1	6/16/2025	1
59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993												1	6/17/2025	1
59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993												1	6/19/2025	1
62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993												1	6/12/2025	1
59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993												1	6/24/2025	1
62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993												1	7/1/2025	1
59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993												1	7/11/2025	1
62-470-010	2196 ORLIN DR, YUBA CITY, CA												1	7/31/2025	1
62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993												1	7/9/2025	1
59-640-012	1940 KENNETH WAY, YUBA CITY, CA 95993												1	7/2/2025	1
62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993												1	7/16/2025	1
59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993												1	7/22/2025	1
62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993												1	7/9/2025	1
59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993												1	7/2/2025	1
59-640-011	1926 KENNETH WAY, YUBA CITY, CA 95993												1	7/1/2025	1
62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993												1	7/15/2025	1

62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993												1	7/1/2025	1
62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993												1	7/23/2025	1
59-640-009	1898 KENNETH WAY, YUBA CITY, CA 95993												1	7/1/2025	1
59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993												1	7/22/2025	1
59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993												1	7/15/2025	1
59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993												1	7/30/2025	1
62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	7/17/2025	1
62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993												1	7/17/2025	1
62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993												1	7/17/2025	1
62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993												1	7/2/2025	1
59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993												1	7/25/2025	1
59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993												1	8/22/2025	1
62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993												1	8/11/2025	1
62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993												1	8/28/2025	1
62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993												1	8/12/2025	1
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993												1	8/19/2025	1
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993												1	8/19/2025	1
62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993												1	8/1/2025	1
62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993												1	8/25/2025	1
59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993												1	8/20/2025	1

62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993												1	8/8/2025	1
62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993												1	8/6/2025	1
62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993												1	8/27/2025	1
59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993												1	8/20/2025	1
62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993												1	8/19/2025	1
62-440-004	2705 MILLIE DR, YUBA CITY, CA 95993												1	8/15/2025	1
62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	8/14/2025	1
62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993												1	8/13/2025	1
62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993												1	9/9/2025	1
59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993												1	9/19/2025	1
62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993												1	9/3/2025	1
62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993												1	9/4/2025	1
59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993												1	9/9/2025	1
62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993												1	9/17/2025	1
59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993												1	9/30/2025	1
62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993												1	9/11/2025	1
62-470-020	2214 ROESLER DR, YUBA CITY, CA 95993												1	9/25/2025	1
62-420-053	3279 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	9/23/2025	1
62-470-021	2204 ROESLER DR, YUBA CITY, CA 95993												1	9/29/2025	1

59-650-004	1363 BUTTE BEND LANE, YUBA CITY, CA 95993												1	9/23/2025	1
62-470-034	2205 ROESLER DR, YUBA CITY, CA 95993												1	9/15/2025	1
62-470-023	2184 ROESLER DR, YUBA CITY, CA												1	10/13/2025	1
62-470-036	2185 ROESLER DR, YUBA CITY, CA 95993												1	10/9/2025	1
62-470-022	2194 ROESLER DR, YUBA CITY, CA 95993												1	10/8/2025	1
52-052-014	720 SLOSS AVE, Yuba City, CA 95991												1	10/9/2025	1
59-650-005	1353 BUTTE BEND LANE, YUBA CITY, CA 95993												1	10/28/2025	1
59-650-006	1343 BUTTE BEND LANE, YUBA CITY, CA 95993												1	10/21/2025	1
62-470-037	2175 ROESLER DR, Yuba City, CA												1	10/14/2025	1
62-470-024	2174 ROESLER DR, YUBA CITY, CA 95993												1	10/13/2025	1
62-470-035	2195 ROESLER DR, YUBA CITY, CA 95993												1	10/9/2025	1
62-470-038	2172 GERALD DR, YUBA CITY, CA 95993												1	11/5/2025	1
59-650-067	1123 TRES PICOS DR, YUBA CITY, CA 95993												1	11/6/2025	1
62-470-073	2173 GERALD DR, YUBA CITY, CA 95993												1	11/5/2025	1
62-440-017	1141 WAYNE WAY, YUBA CITY, CA 95993												1	11/17/2025	1
62-470-072	2183 GERALD DR, YUBA CITY, CA 95993												1	11/6/2025	1
59-650-066	1133 TRES PICOS DR, YUBA CITY, CA 95993												1	11/5/2025	1
62-470-071	2193 GERALD DR, YUBA CITY, CA 95993												1	11/6/2025	1
62-420-047	3327 SAM BRANNAN WAY, YUBA CITY, CA 95993												1	11/14/2025	1

62-440-096	1082 WAYNE WAY, YUBA CITY, CA 95993												1	12/4/2025	1
62-440-020	1105 WAYNE WAY, YUBA CITY, CA 95993												1	12/9/2025	1
59-650-027	1230 DANNA DR, YUBA CITY, CA 95993												1	12/17/2025	1
59-650-028	1240 DANNA DR, YUBA CITY, CA 95993												1	12/17/2025	1
62-420-038	3298 JOHN FREMONT WAY, YUBA CITY, CA 95993												1	12/12/2025	1
51-341-007	1020 ORANGE ST, Yuba City, CA 95991												1	2/25/2025	1
53-174-014	158 CLINTON ST, Yuba City, CA 95991												1	3/19/2025	1
63-010-136 & 137	658 El Margarita Rd	Ridge Estates											0		0
58-120-001	428 N WALTON AVE	Merriment Village											0		0
53-470-098	470 Bernard Dr	Richland Village											0		0
59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993												0		0
59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993												0		0
59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993												0		0
59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993												0		0
62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993												0		0
62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993												0		0
62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993												0		0
62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993												0		0
62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993												0		0
62-420-053	3279 SAM BRANNAN WAY, YUBA CITY, CA 95993												0		0

62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993												0	0
62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993												0	0
62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993												0	0
62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993												0	0
62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993												0	0
62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993												0	0
62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993												0	0
62-470-010	2196 ORLIN DR, YUBA CITY, CA												0	0
62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993												0	0
62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993												0	0

62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993												0	0
62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993												0	0
59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993												0	0
59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993												0	0
54-020-035	767 LASK DR, YUBA CITY, CA 95991												0	0
62-420-038	3298 JOHN FREMONT WAY, YUBA CITY, CA 95993												0	0
58-080-016	749 PEACH WAY, YUBA CITY, CA 95993												0	0
62-470-035	2195 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-036	2185 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-034	2205 ROESLER DR, YUBA CITY, CA 95993												0	0

62-470-022	2194 ROESLER DR, YUBA CITY, CA 95993											0		0
62-470-021	2204 ROESLER DR, YUBA CITY, CA 95993											0		0
62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993											0		0
62-470-020	2214 ROESLER DR, YUBA CITY, CA 95993											0		0
62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993											0		0
62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993											0		0
58-080-018	729 PEACH WAY, YUBA CITY, CA 95993											0		0
58-080-017	739 PEACH WAY, YUBA CITY, CA 95993											0		0
59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993											0		0
59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993											0		0
62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993											0		0
59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993											0		0
59-650-004	1363 BUTTE BEND LANE, YUBA CITY, CA 95993											0		0
53-050-003	935 HILLCREST AVE, Yuba City, CA 95991											0		0
58-080-019	719 PEACH WAY, YUBA CITY, CA 95993											0		0
62-470-039	2182 GERALD DR, YUBA CITY, CA 95993											0		0
62-470-023	2184 ROESLER DR, YUBA CITY, CA											0		0
62-470-037	2175 ROESLER DR, Yuba City, CA											0		0
62-470-041	2202 GERALD DR, YUBA CITY, CA 95993											0		0

62-470-073	2173 GERALD DR, YUBA CITY, CA 95993												0	0
62-470-038	2172 GERALD DR, YUBA CITY, CA 95993												0	0
59-650-006	1343 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0
58-080-021	699 PEACH WAY, YUBA CITY, CA 95993												0	0
58-080-020	709 PEACH WAY, YUBA CITY, CA 95993												0	0
62-470-040	2192 GERALD DR, YUBA CITY, CA 95993												0	0
59-650-005	1353 BUTTE BEND LANE, YUBA CITY, CA 95993												0	0
62-470-024	2174 ROESLER DR, YUBA CITY, CA 95993												0	0
62-470-071	2193 GERALD DR, YUBA CITY, CA 95993												0	0
62-470-072	2183 GERALD DR, YUBA CITY, CA 95993												0	0
59-650-054	1132 TRES PICOS DR, YUBA CITY, CA 95993												0	0
62-440-096	1082 WAYNE WAY, YUBA CITY, CA 95993												0	0
62-440-020	1105 WAYNE WAY, YUBA CITY, CA 95993												0	0
59-650-067	1123 TRES PICOS DR, YUBA CITY, CA 95993												0	0
62-440-017	1141 WAYNE WAY, YUBA CITY, CA 95993												0	0
59-650-053	1122 TRES PICOS DR, YUBA CITY, CA 95993												0	0
59-650-066	1133 TRES PICOS DR, YUBA CITY, CA 95993												0	0
62-470-046	1596 PINER WAY, YUBA CITY, CA 95993												0	0
62-470-045	1586 PINER WAY, YUBA CITY, CA 95993												0	0
62-470-068	2223 GERALD DR, YUBA CITY, CA 95993												0	0

62-470-042	2212 GERALD DR, YUBA CITY, CA 95993												0	0
62-470-069	2213 GERALD DR, YUBA CITY, CA 95993												0	0
52-052-014	720 SLOSS AVE, Yuba City, CA 95991												0	0
62-470-044	2232 GERALD DR, YUBA CITY, CA 95993												0	0
59-650-027	1230 DANNA DR, YUBA CITY, CA 95993												0	0
62-470-048	1616 PINER WAY, YUBA CITY, CA 95993												0	0
62-470-043	2222 GERALD DR, YUBA CITY, CA 95993												0	0
62-470-047	1606 PINER WAY, YUBA CITY, CA 95993												0	0
59-650-028	1240 DANNA DR, YUBA CITY, CA 95993												0	0
62-470-070	2203 GERALD DR, YUBA CITY, CA 95993												0	0
59-650-063	1163 TRES PICOS DR, YUBA CITY, CA 95993												0	0
59-650-064	1153 TRES PICOS DR, YUBA CITY, CA 95993												0	0
59-650-065	1143 TRES PICOS DR, YUBA CITY, CA 95993												0	0
59-650-055	1142 TRES PICOS DR, YUBA CITY, CA 95993												0	0
59-600-069	1557 DOROTHY LN, Yuba City, CA 95993												0	0
62-420-048	3319 SAM BRANNAN WAY, YUBA CITY, CA 95993												0	0
59-650-029	1250 DANNA WAY, YUBA CITY, CA 95993												0	0
59-650-056	1152 TRES PICOS DR, YUBA CITY, CA 95993												0	0
51-405-009	972 MARKET ST UNIT B, Yuba City, CA 95991												0	0
51-405-009	972 MARKET ST UNIT A, Yuba City, CA 95991												0	0

62-420-037	3290 JOHN FREMONT WAY, YUBA CITY, CA 95993												0	0
65-050-002	2142 DUSEN DRIVE, YUBA CITY, CA 95993												0	0
65-050-003	2152 DUSEN DRIVE, YUBA CITY, CA 95993												0	0
65-040-009	1669 SANBORN RD, YUBA CITY, CA 95993												0	0
59-650-062	1173 TRES PICOS DR, YUBA CITY, CA 95993												0	0
65-050-009	1929 LOPEZ CT, YUBA CITY, CA 95993												0	0
65-050-011	1909 BRIANNA WAY, YUBA CITY, CA 95993												0	0
65-050-016	1890 BRIANNA WAY, YUBA CITY, CA 95993												0	0
65-050-015	1880 BRIANNA WAY, YUBA CITY, CA 95993												0	0
65-050-018	1910 BRIANNA WAY, YUBA CITY, CA 95993												0	0
65-040-040	1729 BRIANNA WAY, YUBA CITY, CA 95993												0	0
65-050-012	1899 BRIANNA WAY, YUBA CITY, CA 95993												0	0
65-050-010	1919 LOPEZ CT, YUBA CITY, CA 95993												0	0
65-040-038	1749 BRIANNA WAY, YUAB CITY, CA 95993												0	0
59-650-061	1183 TRES PICOS DR, YUBA CITY, CA 95993												0	0
59-650-032	1280 DANNA DR, YUBA CITY, CA 95993												0	0
65-040-067	1710 BRIANNA WAY, YUAB CITY, CA 95993												0	0
59-650-030	1260 DANNA DRIVE, YUBA CITY, CA 95993												0	0
59-650-033	1290 DANNA DRIVE, YUBA CITY, CA 95993												0	0
65-040-068	1720 BRIANNA WAY, YUBA CITY, CA 95993												0	0

65-040-039	1739 BRIANNA WAY, YUBA CITY, CA 95993												0		0
59-650-034	1300 DANNA DRIVE, YUBA CITY, CA 95993												0		0
65-040-066	1700 BRIANNA WAY, YUBA CITY, CA 95993												0		0
65-050-017	1900 BRIANNA WAY, YUBA CITY, CA 95993												0		0
59-650-031	1270 DANNA DR, YUBA CITY, CA 95993												0		0
62-071-006	2830 JEFFERSON AVE, Yuba City, CA 95993												0		0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
			13	14	15	16	17	18	19	20		
Current APN	Street Address	Project Name+	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter
										3		
59-030-010	2604 W ONSTOTT RD, Yuba City, CA 95993		NONE	No	N					1	Demolished	O
65-020-010	1749 SANBORN RD, YUBA CITY, CA 95993		NONE	No	N					1	Demolished	O
62-420-029	3339 JOHN FREMONT WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-039	3306 JOHN FREMONT WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-066	1221 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-067	1213 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-068	1205 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-069	1120 BLACKBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-450-070	1124 BLACKBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-450-045	1204 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-048	1228 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							

62-450-047	1220 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-046	1212 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
59-640-010	1912 KENNETH WAY, YUBA CITY, CA 95993		NONE	No	N							
59-640-013	1954 KENNETH WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-049	3311 SAM BRANNAN WAY, YUBA CITY, CA 95993		NONE	No	N							
62-440-083	1179 BILLIE KEITH WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-064	1237 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-440-005	2693 MILLIE DR, YUBA CITY, CA 95993		NONE	No	N							
59-640-001	1961 KENNETH WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-062	1253 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-050	1244 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-065	1229 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-049	1236 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-063	1245 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-045	3343 SAM BRANNAN WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-043	3338 JOHN FREMONT WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-051	1252 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							

62-450-061	1261 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-053	1268 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-060	1254 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-420-040	3314 JOHN FREMONT WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-059	1246 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-420-068	1124 SYDNEY CT, YUBA CITY, CA 95993		NONE	No	N							
62-440-082	1167 BILLIE KEITH WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-052	1260 CRANBERRY WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-064	1093 ROYO RANCHERO RD, YUBA CITY, CA 95993		NONE	No	N							
62-450-058	1238 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-450-057	1230 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-450-056	1222 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-450-054	1206 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-450-055	1214 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
62-440-007	2669 MILLIE DR, YUBA CITY, CA 95993		NONE	No	N							
62-420-042	3330 JOHN FREMONT WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-062	1153 ROYO RANCHERO RD, YUBA CITY, CA 95993		NONE	No	N							

59-650-075	1911 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-005	1223 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-076	1922 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-074	1921 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-450-006	1231 STRAWBERRY DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-077	1932 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-007	2199 GEORGE DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-073	1931 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-010	2196 ORLIN DR, YUBA CITY, CA		NONE	No	N							
62-470-012	2176 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
59-640-012	1940 KENNETH WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-015	2197 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-079	1952 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-005	2179 GEORGE DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-078	1942 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
59-640-011	1926 KENNETH WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-011	2186 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-008	2209 GEORGE DR, YUBA CITY, CA 95993		NONE	No	N							
62-440-022	1081 WAYNE WAY, YUBA CITY, CA 95993		NONE	No	N							
59-640-009	1898 KENNETH WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-080	1962 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							

59-650-072	1941 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-070	1961 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-420-051	3295 SAM BRANNAN WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-013	2177 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-014	2187 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-006	2189 GEORGE DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-071	1951 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-068	1981 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-440-011	2621 MILLIE DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-029	1540 TARRANGO WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-017	2217 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-069	1971 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-018	2227 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-028	1530 TARRANGO WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-081	1972 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-016	2207 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-009	2206 ORLIN DR, YUBA CITY, CA 95993		NONE	No	N							
62-470-030	1550 TARRANGO WAY, YUBA CITY, CA 95993		NONE	No	N							
59-650-082	1982 KAIA WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-027	1520 TARRANGO WAY, YUBA CITY, CA 95993		NONE	No	N							

62-440-004	2705 MILLIE DR, YUBA CITY, CA 95993		NONE	No	N							
62-420-052	3287 SAM BRANNAN WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-026	1510 TARRANGO WAY, YUBA CITY, CA 95993		NONE	No	N							
62-470-032	2225 ROESLER DR, YUBA CITY, CA 95993		NONE	No	N							
59-650-002	1383 BUTTE BEND LANE, YUBA CITY, CA 95993		NONE	No	Y							
62-470-025	1500 TARRANGO WAY, YUBA CITY, CA 95993		NONE	No	Y							
62-470-031	2235 ROESLER DR, YUBA CITY, CA 95993		NONE	No	Y							
59-650-001	1393 BUTTE BEND LANE, YUBA CITY, CA 95993		NONE	No	Y							
62-470-019	2224 ROESLER DR, YUBA CITY, CA 95993		NONE	No	Y							
59-650-003	1373 BUTTE BEND LANE, YUBA CITY, CA 95993		NONE	No	Y							
62-470-033	2215 ROESLER DR, YUBA CITY, CA 95993		NONE	No	N					1	Demolished	O

Jurisdiction	Yuba City	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-05/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	111	-	-	-	-	111	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	756	-	-	-	-	-	64	-	-	-	-	**175**	**581**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	455	-	-	-	-	-	36	-	-	-	-	**36**	**419**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	622	-	-	-	-	-	-	-	-	-	-	**-**	**622**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,475	-	30	50	51	100	137	-	-	-	-	**368**	**1,107**
Total RHNA		**3,308**												
Total Units			**-**	**30**	**50**	**51**	**100**	**348**	**-**	**-**	**-**	**-**	**579**	**2,729**

Jurisdiction	Yuba City	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
59-020-015	1851 BUTTE HOUSE RD	Housing Element Rezone	GPA 22-03	5/2/2023			5		Shortfall of Sites	0.39	Medium-High Density Residential (MHDR)	R-3	12	36	5	Vacant	
59-530-034	0 BUTTE HOUSE RD	Housing Element Rezone	GPA 22-03	5/2/2023			50		Shortfall of Sites	3.98	Medium-High Density Residential (MHDR)	R-3	12	36	50	Vacant	
59-020-016	1851 BUTTE HOUSE RD	Housing Element Rezone	GPA 22-03	5/2/2023			6		Shortfall of Sites	0.45	Medium-High Density Residential (MHDR)	R-3	12	36	6	Vacant	
57-150-004	217 S WALTON AVE	Housing Element Rezone	GPA 22-03	5/2/2023			6		Shortfall of Sites	0.47	Medium-High Density Residential (MHDR)	R-3	12	36	6	Vacant	
57-150-050	211 S WALTON AVE	Housing Element Rezone	GPA 22-03	5/2/2023			12		Shortfall of Sites	1	Medium-High Density Residential (MHDR)	R-3	12	36	12	Vacant	
58-120-001	428 N WALTON AVE	Housing Element Rezone	GPA 22-03	5/2/2023			150		Shortfall of Sites	7.38	Medium-High Density Residential (MHDR)	R-3 X29	20	36	150	Vacant	
53-470-087	0 MC KEEHAN	Housing Element Rezone	GPA 22-03	5/2/2023			65		Shortfall of Sites	2.86	Medium-High Density Residential (MHDR)	R-3 X29	20	36	65	Vacant	
53-470-098	470 BERNARD DR	Housing Element Rezone	GPA 22-03	5/2/2023			100		Shortfall of Sites	4.71	Medium-High Density Residential (MHDR)	R-3 X29	20	36	100	Non-Vacant	Housing

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Yuba City	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
H-A-1	Rehabilitation of stressed homes		6th Cycle	Continuous	Meet annually with rehabilitation consultant to target efforts			
H-A-2	Allow second dwelling units	Mar-23	6th Cycle	Completed	Completed			
H-A-3	Diversity of housing type		6th Cycle	Continuous	Code provides for density bonus			
H-A-4	Infrastructure provisions and financing		6th Cycle	Continuous	Meet annually to evaluate and apply for funding			
H-A-5	SM 35 Permit Streamlining	Mar-23	6th Cycle	In Progress	Update streamlining process			
H-A-6	Density Bonus Ordinance	Mar-23	6th Cycle	Completed	Code provides for density bonus			
H-A-7	General Plan Update (SB 2)	Mar-23	6th Cycle	Completed	Completed			
H-A-8	Objective Design Standards	Jul-22	6th Cycle	In Progress	Coordinating with staff / consultants to initiate update			
H-B-1	Funding for housing assistance		6th Cycle	Continuous	Continue to apply for HOME, CalHome, funding			
H-B-2	Housing for extremely, very low		6th Cycle	Continuous	Continue to work with Regional Housing Authority			
H-B-3	Monitor at-risk conversion units		6th Cycle	Continuous	Update lists, contact owners, work with non-profits			
H-C-1	Regional Affordable Housing		6th Cycle	Continuous	Coordinate with Sutter County			
H-C-2	Lot Consolidation		6th Cycle	Continuous	Identify small lots as candidates for consolidation			
H-C-3	Residential Demos		6th Cycle	Continuous	Coordinate with Building on residential demos			
H-C-4	Utilities for Lower-Income Housing	1-Mar	6th Cycle	Completed	Deliver adopted copy of Housing Element to PW Director			

H-C-5	Residential in Commercial Zones	Mar-23	6th Cycle	In Progress	Update Code to encourage mix-use housing / 100% residential in commercial zones			
H-C-6	Residential By-Right		6th Cycle	Not Yet Started	Update Code to include by-right overlay on identified parcels			
H-C-7	Shortfall Sites - Rezone		6th Cycle	In Progress	Actively coordinating with Consultant and moving forward with CEQA requirements for rezone program			
H-D-1	Housing Advocate Partnerships		6th Cycle	Continuous	Reach out to local/regional partners			
H-D-2	Farmworker Housing		6th Cycle	Continuous	Coordinate with Sutter County			
H-D-3	Special-Needs Housing Terms		6th Cycle	Not Yet Started	Update the Code to include new definitions for special-need housing types			
H-D-4	Residential Care Facilities		6th Cycle	Not Yet Started	Continue to offer incentives for group home developments			
H-D-5	Special Needs Groups		6th Cycle	Continuous	Seek out funding opportunities annually			
H-D-6	Assistance for Persons with Developmental Disabilities		6th Cycle	Continuous	Coordinate with Alta California Regional Center			
H-E-1	Energy Efficiency		6th Cycle	Continuous	Continue to encourage, educated, and participate in energy efficient housing objectives			
H-F-1	Affirmatively Furthering Fair Housing		6th Cycle	Continuous	Strategize ways to take specific actions to affirmatively further fair housing throughout the City			

Jurisdiction	Yuba City	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Yuba City	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity			26	26					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income			26	26					

Jurisdiction	Yuba City	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Yuba City	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	05/15/2021 - 05/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Yuba City	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Yuba City
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Yuba City	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Yuba City	**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Yuba City	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
General Plan Update, ADU Ordinance, Road Development Impact fee	$0.00	$148,824.80	Completed	None	

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Prop 1 IRWM Trash Capture Projects — West Yost Professional Services Agreement Amendment

Recommendation: Adopt a Resolution awarding Amendment No. 2 to the Professional Services Agreement with West Yost and Associates, Inc. to complete final design

Fiscal Impact: $145,800 broken down as follows:
$71,100 – Account No. 1296 (Project 4)
$74,700 – Account No. 1297 (Project 5)

Purpose:

To minimize adverse water quality impacts from point sources to surface and groundwater and to improve and protect riparian and fish habitat, and fish passage by the removal of trash debris.

Council's Strategic Goals:

The projects address the City Council's Strategic Goal of Improving Infrastructure.

Background:

The City of Yuba City is a stakeholder in the North Sacramento Valley (NSV) Integrated Regional Water Management (IRWM) region, which includes Butte, Colusa, Glenn, Shasta, Sutter, and Tehama Counties.

In 2019, Butte County was the lead agency for the NSV IRWM Proposition 1 Round 1 grant funding application. Butte County examined various stakeholder's projects that have been identified in approved Storm Water Resource Plans (SWRP). Two of the City's SWRP projects were selected to be included in Butte County's NSV IRWM Proposition 1 Round 1 grant application: Project 4 Gilsizer North Detention Basin Improvement Project (Project 4) and Project 5 Lincoln Road Trash Capture Project in Gilsizer Slough at Lincoln Road (Project 5). The City's projects were awarded funding by DWR in the amount of $970,700 on July 3, 2020.

Project 4 involves improvements to the detention basin east of the City's Corporation Yard, constructing

a cover for the existing fuel station at the Corporation Yard, and installation of retractable tarps for bulk material storage areas at the Corp Yard. Project 5 involves installing a full capture trash capture device to a newly constructed concrete pad at the bottom of Gilsizer Slough downstream of Lincoln Rd. Refer to Attachment 2 for a location map showing these two projects. The goal of these projects is to reduce pollution from the City's storm water system to downstream waterways, such as the Gilsizer Slough and Feather River.

On July 20, 2021, Council authorized the City Manager to enter into a Subrecipient Agreement with Butte County allowing allocation of the grant funds for these projects. Then on April 5, 2022, Council authorized the City Manager to execute a Professional Services Agreement with West Yost and Associates, Inc. (West Yost) to facilitate environmental documents, permitting, and design of the projects. Council previously authorized Amendment No. 1 on April 7, 2023, which provided an additional $10,150 for improving calibration of the City's regional drainage model to provide the most cost-effective design.

Analysis:

West Yost's original scope of work included data collection (topographic level surveys and geotechnical evaluations), design of the trash capture and Corporation Yard improvements (conceptual, 65%, 90%, and 100% designs), environmental permitting support, and project certification support.

During the conceptual design phase, several potential impacts with the proposed projects were identified, including a substantial increase in pump cycling at the County's Gilsizer North Detention Basin pumping facility, year-round flows in the Gilsizer Slough at Lincoln Road triggering excessive permitting requirements, and unacceptable hydraulic impacts from the proposed projects. These impacts led to delays and multiple design revisions requested by the City and County, including changing the trash capture devices from the originally proposed rigid basket structures to Contech CDS trash capture units, modifying the tributary area being served by the proposed trash capture devices, and evaluating numerous alternative locations for the proposed devices.

West Yost and the City have arrived at design alternatives that eliminate the negative impacts of the original design concepts. City staff have obtained California Department of Water Resources (DWR) approval of the modified scope and associated benefits, resulting in amended grant agreements for Projects 4 and 5. However, as a result of the delays and numerous design revisions, West Yost requires additional budget authority to complete final design of the projects.

Fiscal Impact:

West Yost submitted a proposal to complete the final design of Projects 4 and 5. Staff recommends amending the existing Professional Services Agreement in the amount of $145,800 with $71,100 allocated to Project 4 (Account No. 1296) and $74,700 allocated to Project 5 (Account No. 1297).

There is approximately $791,500 available in Account No. 1296 and approximately $482,100 available in Account No. 1297. Sufficient funding should be available in each account after this Amendment No. 2 to fund construction. However, staff will present full fiscal impacts at the time of award of a construction contract.

Alternatives:

1. Do not award Amendment No. 2, which would result in the City forfeiting $960,700 in grant funds.
2. Award funds for just one of either Project 4 or Project 5, which would result in the City forfeiting grant funds for whichever project is not funded.

Recommendation:

Adopt a Resolution awarding Amendment No. 2 to the Professional Services Agreement with West Yost and Associates, Inc. to complete final design.

Attachments:

1. Resolution
2. Resolution - Exhibit A - Amendment 2

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 APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH WEST YOST & ASSOCIATES, INC. TO COMPLETE FINAL DESIGN FOR THE PROPOSITION 1 ROUND 1 INTEGRATED REGIONAL WATER MANAGEMENT PROJECTS

WHEREAS, on April 5, 2022, Council awarded a Professional Services Agreement to West Yost and Associates, Inc (West Yost), to provide professional services necessary for the Proposition 1 Round 1 Integrated Regional Water Management (IRWM) projects (Projects); and

WHEREAS, on February 7, 2023, Council authorize the City Manager to enter into Amendment No. 1 to the Professional Services Agreement with West Yost to include activities for the calibration of the Gilsizer Slough portion of the Regional Drainage Model for the Projects; and

WHEREAS, during the conceptual design phase numerous potential impacts of the proposed Projects required multiple unforeseen design revisions, thereby requiring the use of the project budget to ensure the Projects could proceed in compliance with applicable standards and requirements; and

WHEREAS, West Yost has prepared a proposal for professional services to address the remaining tasks and technical requirements needed to complete final design of the Projects; and

WHEREAS, Council desires to amend the Professional Services Agreement with West Yost for a second time to finalize the Projects; and

WHEREAS, it has been determined by Council that completing design of the Projects and amending the Professional Services Agreement is in the public interest.

NOW, THEREFORE, the City Council of the City of Yuba City resolves as follows:

1. The City Council of the City of Yuba City approves Amendment No. 2 to the Professional Services Agreement dated April 5, 2022, by and between the City of Yuba City and West Yost & Associates, Inc., and authorizes the City Manager to enter into said agreement. The City Council finds that approval of such amendment is in the best interest of the 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 March 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(s):
Exhibit A – Amendment No. 2 to the Professional Service Agreement

AMENDMENT NO. 2 TO THE AGREEMENT FOR PROFESSIONAL SERVICES
WEST YOST AND ASSOCIATES, INC.

West Yost and Associates, Inc.
2020 Research Park Dr
Davis, CA 95618

SUBJECT: Amendment No. 2 to Scope of Services for Yuba City's Proposition 1 Round 1 Integrated Regional Water Management Trash Capture Projects

This Amendment to the Agreement for Professional Services dated April 5, 2022 ("Second Amendment") is made and entered into as of the ___ day of _____, 2026 by and between the City of Yuba City ("City") and West Yost and Associates, Inc. ("Consultant").

Recitals

Whereas, by Professional Services Agreement dated April 5, 2022 ("Prime Agreement"), City entered into an agreement with Consultant for professional engineering services for the City's Proposition 1 Round 1 Integrated Regional Water Management's Trash Capture Projects (Projects) in the amount of $180,093.00.

Whereas, the Parties entered into Amendment No. 1 to the Prime Agreement on February 7, 2023 to include additional data collection and analysis for calibration of the Gilsizer Slough portion of the City's Regional Drainage Model under optional Task Seven related to the Projects.

Whereas, the Parties desire to amend the Prime Agreement for a second time to include additional services to finish modeling and final design of the Projects.

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, of the Prime Agreement is amended to add the following:

See Attached Scope of Services
(Exhibit A)

2. Section 3, Compensation, of the Prime Agreement is amended to add the following:

   For services rendered by Consultant under this Amendment No. 2 to the Prime Agreement as outlined above, Consultants Compensation shall not exceed $145,791 where specifically Task 1 shall not exceed $6,135, Task 2 shall not exceed $24,606, Task 4 shall not exceed $54,094, Task 5 shall not exceed $49,196, and Task 6 shall not exceed $11,760 without prior written authorization from City.

3. Except as amended in this Second Amendment, the terms and conditions of the Prime Agreement and First Amendment (attached as Exhibit "B") shall remain the same and shall be in

full force and effect. This Second 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:

WEST YOST AND ASSOCIATES, INC.

_____

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: West Yost Proposal – Prop 1 IRWM Projects Second Amendment
Exhibit B: Amendment No. 1 with Prime Agreement

Exhibit A

WEST YOST
Water. Engineered.

2020 Research Park Drive
Suite 100
Davis CA 95618

530.756.5905 phone
530.756.5991 fax
westyost.com

February 24, 2026

SENT VIA: EMAIL

William Jow
Assistant Engineer
City of Yuba City
Public Works Department
1201 Civic Center Blvd.
Yuba City, CA 95993

SUBJECT: Proposal for Remaining Engineering Services to Evaluate CDS Unit Trash Capture Modeling and Design Support (Projects 4 and 5)

Dear William:

The purpose of this letter proposal is to provide the City of Yuba City (City) with a proposed scope of services, budget, and schedule in support of Grant Agreement No. 4600013825, Amendment 2 Revised Scope of Work, for the following projects:

- Project 4: Gilsizer North Detention Basin Improvements
- Project 5: Southwestern Quadrant Trash Capture Device #1

Based on our meeting with the City staff in March 2025 and February 2026, as well as recent communications, West Yost has prepared this proposal to evaluate the installation of Contech Continuous Deflective Separation (CDS) Units at the identified sites. Our scope of services will focus on evaluating the feasibility of these locations by considering key hydrologic and hydraulic factors, as well as the potential impacts of the CDS Units installations on the existing storm drain system.

For Project 4, hydraulic modeling and planning have been completed. At this phase, West Yost will focus on preparation of final design plans and specifications based on the previously modeled Water Surface Elevations (WSEs). For Project 5, the scope includes additional hydraulic modeling as well as development of design plans and specifications.

This proposal is limited to preparation of basin improvement plans and specs for Project 4, and hydrologic and hydraulic modeling and evaluation services to support the City's determination of feasible trash capture device locations, as well as design services for Project 5. If any changes are identified that require additional work beyond the scope described herein, a contract amendment may be required.

Presented below are our proposed scope of services, budget, and schedule.

SCOPE OF SERVICES

The scope of services is described below by task.

Task 1. Site Evaluations and Data Review For Project 5

West Yost will review the existing Gilsizer Slough Hydrologic and Hydraulic (H&H) model to assess its applicability and determine whether any updates are necessary for the specified locations. This effort will rely on the City to provide design plans, profiles, and other essential data for the trash capture devices and the storm drain system. The information provided will be used to support the modeling effort and the project design.

Following the model review, West Yost will conduct a site evaluation. If a site visit is required, West Yost will document site conditions with photographs and coordinate with the City accordingly.

West Yost will evaluate two potential CDS unit installation sites provided by the City for Project 5: (1) a location northwest of the intersection of South Walton Avenue and Cherry Street (Walton Avenue location), and (2) a location at the intersection of Lincoln Road and Crest Drive (Lincoln Road location). Upon completion of the site assessment and data review, West Yost will meet virtually with the City to present overall findings and recommendations regarding feasible CDS unit locations.

Task 1 Deliverables

- Brief site visit evaluation summary (email) documenting feasibility considerations and City direction.

Task 2. Hydraulic Modeling and Evaluation for two Sites

West Yost will update the hydraulic model using design data provided by the City to evaluate whether the proposed CDS units can effectively treat the anticipated stormwater flows. The model will be run for the 1-year, 1-hour storm event to confirm compliance with trash capture requirements and the 100-year, 24-hour storm event to evaluate potential surface flooding impacts.

For Project 5, West Yost will utilize the hydraulic model to evaluate installation of a CDS unit within the City's separate storm sewer system near S Walton Avenue, north of Cherry Street, upstream of discharge to Gilsizer Slough (preferred location). This effort will include evaluation of bypass conditions and associated WSEs to confirm that the existing system can accommodate the trash capture device without adverse impacts to system capacity.

If modeling confirms feasibility at the preferred location, West Yost will provide WSE information and modeling results to the City. If installation at the preferred location is determined to be infeasible, West Yost will support evaluation and modeling of the alternate location and coordinate with City staff accordingly. The Project 5 installation is anticipated to capture approximately 125 cubic yards of trash annually (particulate material greater than 5 mm) and improve downstream habitat conditions across approximately 390 acres.

The Cherry Street and Walton Ave location is already included in the existing hydraulic model. However, the Lincoln Road location is not currently represented in the model. Evaluation of the Lincoln Road site will require addition of the storm drain split and manhole to the existing model using data provided by the City.

An XPSWMM-based hydraulic impact analysis will be conducted to evaluate the effects of installing the CDS unit(s). Modeling results will be summarized and reviewed with City staff during a coordination call. If the CDS unit installation is found to cause adverse hydraulic impacts or increased surface flooding, a contract amendment will be required to proceed with additional site analysis and modeling.

A Final Technical Memorandum (TM) summarizing our findings from the site analysis and modeling effort, including recommendations for optimal CDS Unit locations and any necessary infrastructure adjustments, will be submitted to the City for review and approval.

Task 2 Deliverables

- The hydraulic model results will be summarized in the TM.
- A meeting will be conducted with City staff via Microsoft Teams to discuss the findings.

Task 3. Corporation Yard Fuel and Storage Covering Design and Specifications

In support of the City's MS4 Permit requirements, the project includes construction of a cover structure for the fueling station and retractable tarps for bulk material storage areas at the City's Corporation Yard. These improvements are intended to reduce stormwater exposure to potential pollutant sources.

The design for the Corporation Yard fuel and storage covering improvements has been developed to approximately the 90 percent level. Under this task, West Yost will complete the final design and prepare construction ready plans and technical specifications. Approximately $37,398 remains from the current contract permitting budget, and West Yost anticipates completing the remaining design and specifications using the available permitting budget. The permitting effort will be eliminated from the scope of services.

Based on email confirmation received from the City on February 9, 2025, West Yost will proceed with this task using current budget and no additional budget is required for this task.

Task 3 Deliverables

- Final construction drawings and technical specifications for the Corporation Yard fuel and storage cover structure

Task 4. Gilsizer Detention Basin North Trash Capture Facility Design and Specifications

Hydraulic modeling and planning level evaluation for the Gilsizer Detention Basin North trash capture facility have been completed previously. Under this task, West Yost will develop construction ready design plans and technical specifications for the basin improvements based on the previously modeled WSEs.

The work will include development of final basin improvement layouts, hydraulic design details, and integration of the trash capture facility within the existing detention basin configuration. Access to the capture facility will also need to be determined, coordinated, and designed. As the City is proposing installation of a Contech CDS unit at this location, coordination with Contech will be required to incorporate standard details, manufacturer requirements, and applicable design criteria into the final plans and specifications.

This task will advance the project from planning level evaluation to final design suitable for bidding and construction. West Yost will submit Draft 100 percent design plans prior to the City's anticipated coordination meeting with the Gilsizer Drainage District on April 8 or May 13. It is assumed that an expedited review process will be performed by the City for the Draft plans. A meeting to discuss review comments may be necessary. The City's review period will take no longer than five business days to conform to the expedited schedule.

Task 4 Deliverables

- Draft 100% and Final construction drawings for the Gilsizer Detention Basin North trash capture facility
- Draft and Final Technical specifications supporting the basin improvements and CDS unit installation
- Coordination with Contech to incorporate CDS unit plans and standard details into the design documents

Task 5. South Yuba City Trash Capture Design and Specifications

Hydraulic modeling results developed under Task 2 will be used to support final design of the South Yuba City trash capture facility. The purpose of this task is to advance the project from feasibility evaluation to preparation of construction ready plans and specifications for installation of a Contech CDS unit within the City's separate storm sewer system.

Design plans and specifications will be prepared for one selected location only, as determined by the modeling results and City direction. Coordination with Contech will be performed as needed to incorporate standard CDS unit details and manufacturer requirements into the final plans and specifications.

This task is limited to final design development and does not include additional hydraulic modeling beyond that identified under Task 2.

Task 5 Deliverables

- Final construction drawings for the selected South Yuba City trash capture device location
- Technical specifications supporting CDS unit installation and associated storm drain modifications
- Incorporation of Contech CDS unit standard details and coordination documentation

Task 6. Project Management

Project management will include regular coordination with City staff, progress tracking, internal quality assurance and quality control of work products, schedule management, and timely communication to ensure the project remains on track and aligned with City expectations.

Task 6 Deliverables

- Project coordination and management throughout the duration of the project

BUDGET AND SCHEDULE

Our proposed budget is summarized in Attachment A. Attachment B provides West Yost's 2026 Billing Rate Schedule. The proposed budget reflects the current contract permitting budget, the proposed budget increase, and the new total project budget associated with the remaining scope of services. Based on West Yost accounting information, the total remaining budget from the current contract is $37,689.

SCHEDULE

Our proposed schedule for completion of the remaining tasks is summarized below:

- Task 1 – Site Evaluations and Data Review – This task will be completed within a week upon receipt of notice to proceed.
- Task 2 - Hydraulic Modeling and Evaluation – This task will be completed within six weeks after receiving the executed contract.

- Task 3 – Corporation Yard Design and Specifications - Completed within four weeks, using the remaining budget from the current contract.
- Task 4 – Gilsizer Detention Basin North Design – Draft 100% submittal will be completed within eight weeks after receiving the notice to proceed. Final construction documents will be submitted four weeks after Draft submittal.
- Task 5 – South Yuba City Trash Capture Design - Draft 100% submittal will be completed within ten weeks after receiving the notice to proceed. Final construction documents will be submitted four weeks after Draft submittal.
- Task 6 – Project Management – Throughout the project duration

Thank you for providing West Yost with the opportunity to be of continued service to the City. We look forward to collaborating with you on this important project. Please call me at 530-574-3905 if you have any questions or require additional information.

Sincerely,

WEST YOST



Douglas T. Moore, PE
Engineering Manager
RCE #58122

Attachment(s): Attachment A. Proposed Budget
Attachment B. West Yost 2026 Billing Rate Schedule

Attachment A

Proposed Budget

West Yost Associates **PROJECT: Design and H&H Evaluation of CDS Units**	EM/SM/GM II $387 D. Moore	SE/SS/SG I $297 B. Bhatta	SE/SS/SG II $312 K. Erkert	SE/SS/SG I $297 S. Ganry	ESG II $221 C. Mullen	CADM $233	CAD II $204 CAD	TS I $206 C. Encelan	ADM I $107	P $392 D. Hollinger	Labor Hours	Labor Fee	Costs Sub. w/ markup 10%	Costs Other Direct	Costs Total Costs
Task 1	***Site Evaluation and Data Review***														
1.01 Data Review Including Existing Model	1	4									5	$ 1,575			$ 1,575
1.02 Site Visit		8									8	$ 2,376			$ 2,376
1.03 Review of Identified Sites		4									4	$ 1,188			$ 1,188
1.04 Cooordination with City	1	1	1								3	$ 996			$ 996
Subtotal, Task 1 (hours)	**2**	**17**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**				
Subtotal, Task 1 ($)	**$ 774**	**$ 5,049**	**$ 312**									**$ 6,135**			**$ 6,135**
Task 2	***Hydraulic Modeling for two Sites***														
2.01 Develop Proposed Condition Model - S Walton Ave Site	2	16									18	$ 5,526			$ 5,526
2.02 Develop Existing Condition Model - Lincoln Rd Site	2	16									18	$ 5,526			$ 5,526
2.03 Develop Proposed Condition Model - Lincoln Rd Site	4	16									20	$ 6,300			$ 6,300
2.04 Analyze the Proposed and Existing Condition Model Results - Both Sites	4	8									12	$ 3,924			$ 3,924
2.05 Modeling Result Coordination Meeting	2	2									4	$ 1,368			$ 1,368
2.06 Model Clean up and Revised the model based on City's Recommendation (if any)	2	4									6	$ 1,962			$ 1,962
Subtotal, Task 2 (hours)	**16**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78**				
Subtotal, Task 2 ($)	**$ 6,192**	**$ 18,414**										**$ 24,606**			**$ 24,606**
Task 3	***Corporation Yard Fuel and Storage Covering Design and Specifications***														
3.01 100 % Design plans											0				
3.02 Technical Specifications											0				
Subtotal, Task 3 (hours)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
Subtotal, Task 3 ($)															
Task 4	***Gilsizer Detention Basin North Trash Capture Facility Design and Specifications***														
4.01 100% Design plans	4		40		20	4	64			2	134	$ 33,220			$ 33,220
4.02 Technical Specfications	4		40		8			8		2	62	$ 18,228			$ 18,228
4.03 Coordination with Contech	2		6								8	$ 2,646			$ 2,646
Subtotal, Task 4 (hours)	**10**	**0**	**86**	**0**	**28**	**4**	**64**	**8**	**0**	**4**	**204**				
Subtotal, Task 4 ($)	**$ 3,870**		**$ 26,832**		**$ 6,188**	**$ 932**	**$ 13,056**	**$ 1,648**		**$ 1,568**		**$ 54,094**			**$ 54,094**
Task 5	***South Yuba City Trash Capture Design and Specifications***														
5.01 100% Design Plans	4		30		20	12	64			2	132	$ 31,964			$ 31,964
5.02 Technical Specifications	4		24		4			6		2	40	$ 11,940			$ 11,940
5.03 Coordination with Contech	4		12								16	$ 5,292			$ 5,292
Subtotal, Task 5 (hours)	**12**	**0**	**66**	**0**	**24**	**12**	**64**	**6**	**0**	**4**	**188**				
Subtotal, Task 5 ($)	**$ 4,644**		**$ 20,592**		**$ 5,304**	**$ 2,796**	**$ 13,056**	**$ 1,236**		**$ 1,568**		**$ 49,196**			**$ 49,196**
Task 6	***Draft and Final Technical Memorandum and Project Management***														
6.01 Draft TM - Tables, Figures, Appendixes	4	8								1	13	$ 4,316			$ 4,316
6.02 Final TM - Tables, Figures, Appendixes	4	8								1	13	$ 4,316			$ 4,316
6.03 Project Management	4	4								1	9	$ 3,128			$ 3,128
Subtotal, Task 6 (hours)	**12**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**35**				
Subtotal, Task 6 ($)	**$ 4,644**	**$ 5,940**								**$ 1,176**		**$ 11,760**			**$ 11,760**
TOTAL (hours)	**52**	**99**	**153**	**0**	**52**	**16**	**128**	**14**	**0**	**11**	**525**				
TOTAL ($)	**$ 20,124**	**$ 29,403**	**$ 47,736**		**$ 11,492**	**$ 3,728**	**$ 26,112**	**$ 2,884**		**$ 4,312**		**$ 145,791**	**$ 0**		**$ 145,791**

Attachment B

West Yost's 2026 Billing Rate Schedule

WEST YOST
Water. Engineered.

2026 Billing Rate Schedule

(Effective January 1, 2026, through December 31, 2026)*

POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
ENGINEERING	
Principal/Vice President	$392
Engineer/Scientist/Geologist Manager I / II	$370 / $387
Principal Engineer/Scientist/Geologist I / II	$333 / $355
Senior Engineer/Scientist/Geologist I / II	$297 / $312
Associate Engineer/Scientist/Geologist I / II	$246 / $265
Engineer/Scientist/Geologist I / II / III	$191 / $221 / $231
Engineering Aide	$117
Field Monitoring Services	$145
Administrative I / II / III / IV	$107 / $133 / $160 / $176
ENGINEERING TECHNOLOGY	
Engineering Tech Manager I / II	$384 / $387
Principal Tech Specialist I / II	$353 / $365
Senior Tech Specialist I / II	$320 / $334
Senior GIS Analyst	$292
GIS Analyst	$277
Technical Specialist I / II / III / IV	$206 / $231 / $261 / $291
Technical Analyst I / II	$148 / $176
Technical Analyst Intern	$119
Cross-Connection Control Specialist I / II / III / IV	$154 / $167 / $188 / $208
CAD Manager	$233
CAD Designer I / II	$181 / $204
CONSTRUCTION MANAGEMENT	
Senior Construction Manager	$373
Construction Manager I / II / III / IV	$222 / $237 / $251 / $318
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	$200 / $222 / $247 / $256
Apprentice Inspector	$181
CM Administrative I / II	$96 / $130
Field Services	$256

- Hourly rates include charges for technology and communication, such as general and CAD computer software, telephone calls, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses.
- Outside services, such as vendor reproductions, prints, and shipping; major West Yost reproduction efforts; as well as engineering supplies, etc., will be billed at the actual cost plus 15%.
- The Federal Mileage Rate will be used for mileage charges and will be based on the Federal Mileage Rate applicable to when the mileage costs were incurred. Travel other than mileage will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness services, research, technical review, analysis, preparation, and meetings will be billed at 150% of standard hourly rates. Expert witness testimony and depositions will be billed at 200% of standard hourly rates.
- A finance charge of 1.5% per month (an annual rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

* This schedule is updated annually

WEST YOST
Water. Engineered.

2026 Billing Rate Schedule

(Effective January 1, 2026, through December 31, 2026)*

Equipment Charges

EQUIPMENT	BILLING RATES
2" Purge Pump & Control Box	$300 / day
Aquacalc / Pygmy or AA Flow Meter	$28 / day
Emergency SCADA System	$35 / day
Field Vehicles (Groundwater)	$200 / day
Gas Detector	$80 / day
Generator	$60 / day
Hydrant Pressure Gauge	$10 / day
Hydrant Pressure Recorder, Impulse (Transient)	$55 / day
Hydrant Pressure Recorder, Standard	$40 / day
Low Flow Pump Back Pack	$135 / day
Low Flow Pump Controller	$200 / day
Powers Water Level Meter	$32 / day
Precision Water Level Meter 300ft	$30 / day
Precision Water Level Meter 500ft	$40 / day
Precision Water Level Meter 700ft	$45 / day
QED Sample Pro Bladder Pump	$65 / day
Skydio 2+ Drone (2 hour minimum)	$100 / hour
Storage Tank	$20 / day
Sump Pump	$24 / day
Transducer Communications Cable	$10 / day
Transducer Components (per installation)	$23 / day
Trimble GPS – Geo 7x	$220 / day
Tube Length Counter	$22 / day
Turbidity Meter	$30 / day
Turbidity Meter (2100Q Portable)	$35 / day
Vehicle (Construction Management)	$18.75 / hour
Water Flow Probe Meter	$20 / day
Water Quality Meter	$50 / day
Water Quality Multimeter	$185 / day
Well Sounder	$30 / day

* This schedule is updated annually

Exhibit B

AMENDMENT NO. 1 TO THE AGREEMENT FOR PROFESSIONAL SERVICES
WEST YOST AND ASSOCIATES, INC.

West Yost and Associates, Inc.
2020 Research Park Dr
Davis, CA 95618

SUBJECT: Amendment No. 1 to Scope of Services for Yuba City's Prop 1 Integrated Regional Water Management Trash Capture Projects

This Amendment to the Agreement for Professional Services dated April 5, 2022 ("First Amendment") is made and entered into as of the 7th day of February, 2023 by and between the City of Yuba City ("City") and West Yost and Associates, Inc. ("Consultant").

Recitals

Whereas, by Professional Services Agreement dated April 5, 2022 ("Prime Agreement"), City entered into an agreement with Consultant for professional engineering services for the City's Proposition 1 Integrated Regional Water Management's Trash Capture Projects in the amount of $180,093.00.

Whereas, the Parties desire to amend the Prime Agreement for the first time to include additional data collection and analysis for calibration of the Gilsizer Slough portion of the City's Regional Drainage Model under optional Task Seven related to 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, of the Prime Agreement is replaced with the following:

See Attached Scope of Services
(Exhibit A)

2. Section 3, Compensation, of the Prime Agreement is amended to add the following:

   For services rendered by Consultant under this Amendment No. 1 to the Prime Agreement as outlined above, Consultants Compensation shall not exceed $190,243.

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

4. Except as amended in this First Amendment, the terms and conditions of the Prime Agreement and First Amendment 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

Diana Langley

Diana Langley, City Manager

CONSULTANT:

WEST YOST AND ASSOCIATES, INC.

Elizabeth Drayer

Name: Elizabeth T. Drayer

Title: Vice President

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: Amended Exhibit A to Prime Agreement
Exhibit B: Prime Agreement

Exhibit A

WEST YOST
Water. Engineered.

2020 Research Park Drive
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March 16, 2022 SENT VIA: EMAIL

Mr. William Jow
Assistant Engineer
City of Yuba City
Public Works Department
1201 Civic Center Blvd.
Yuba City, CA 95993

SUBJECT: Proposal for Engineering Services for Design of the Gilsizer North Detention Basin Improvements and the Gilsizer Slough at Lincoln Road Improvements

Dear William:

West Yost is pleased to provide the City of Yuba City (City) with this proposal to prepare plans, technical specifications, and cost estimates and to provide permitting services for the Design of the Gilsizer North Detention Basin Improvements and the Gilsizer Slough at Lincoln Road Improvements (Projects). West Yost is uniquely qualified to efficiently design these projects because we prepared predesign level Technical Memoranda (TMs) on each project on June 28, 2018, and because we developed the Gilsizer Slough drainage model, which will be used to verify design level water surface elevations and flow rates. This proposal covers design services based on the predesign TMs. The proposed scope of services, budget, and schedule are described below. Two days of surveying will be performed by Slooten Surveying as a subconsultant to West Yost. All geotechnical engineering work will be performed by Geocon Consultants, Inc. (GCI) as a subconsultant to West Yost (see Attachment A). All structural design work will be performed by VE Solutions (Bradley A. Freiderichs, SE) as a subconsultant to West Yost (see Attachment B). The Environmental Permitting will be performed by Dokken Engineering as a subconsultant to West Yost (see Attachment C).

SCOPE OF SERVICES

The scope of services is described below by work task.

Task 1. Project Management and Meetings

We will manage the project and project staff to ensure the project remains on budget and on schedule.

We will conduct a kickoff meeting with City staff (and County staff if they choose to participate in the design effort). The kickoff meeting will be conducted in-person and will include a site visit to each project site and improvement location. We will also discuss options for bidding and constructing the projects. We will prepare a summary of the kickoff meeting for review and approval by the City.

We will also conduct: 1) a 50% design review meeting via Microsoft Teams; 2) an on-site 90% design review meeting; and 3) a 100% design review meeting via Microsoft Teams. The purpose of the design review meetings is to obtain City (and County) comment on the design submittals.

Task 1 Deliverables
- Meeting agenda and notes

Task 2. Data Collection (Design Level Surveys and Geotechnical Evaluations)

All surveying will be performed by Slooten Surveying as a subconsultant to West Yost. Slooten Surveying will perform design level surveying of the Corp Yard fueling area, the North Gilsizer Detention Basin and Pump Station, and the Gilsizer Slough at Lincoln Road to 200 feet south of Lincoln Road.

All geotechnical engineering work will be performed by GCI. GCI will perform the geotechnical investigation at the Corp Yard fuel area for design of the fuel area roof. The geotechnical evaluation will include:

- Performing up to two borings at the Corp Yard fuel area
- Performing Laboratory testing to prepare design parameters
- Preparing a geotechnical engineering report

Task 2 Deliverables
- Topographic Survey in AutoCAD format
- Geotechnical Report

Task 3. Design of Trash Capture Facilities and Gilsizer North Detention Basin Improvements

This task includes design of the following items:

- Trash capture screen in Gilsizer Slough just south of Lincoln Road.
- Trash capture screen at the inlet to the North Gilsizer Detention Basin Pump Station.
- Bioswales from each storm drain outlet to the North Gilsizer Detention Basin trash capture screen. Culverts will be included in the bioswales to ensure vehicle access to all areas of the basin.
- Filling of the existing low flow channels in the bottom of the existing North Gilsizer Detention Basin.
- If authorized, grading the bottom of the basin to increase the storage volume to mitigate for future development in the tributary watershed (see optional subtask below).

The predesign TM also shows a baseball diamond and a pedestrian access gate from the existing nearby baseball fields in the project, but these two improvements are not included in this design task.

The design will include the following sheets:

- G1 – Title Sheet and Location Maps
- G2 – Abbreviations, Notes, and legend
- G3 – Overall Plan, Key Map, and Survey Control

- C1 – Gilsizer North Detention Basin Grading Plan (at 1 inch = 40 feet)
- C2 – Gilsizer North Detention Basin Bioswale Details and Sections (including seed mix)
- C3 – Gilsizer North Detention Basin Trash Screen Details and Sections
- C4 – Gilsizer Slough South of Lincoln Road Trash Screen Details and Sections
- S1 – Trash Screen Structural Design
- S2 – Trash Screen Structural Notes

The 65% design submittal will include Sheets G1 through C4. The 90%, 100%, and Final (for bid and construction) submittals will include all the design sheets (including Sheets S1 and S2).

We will prepare and submit draft technical specifications with the 90% design and final technical specifications with the 100% design. The following technical specifications are anticipated.

- 01010 Summary of Work
- 01140 Work Sequence and Constraints
- 01200 Measurement and Payment
- 01322 Construction Schedule
- 01325 Field Engineering
- 01330 Contractor Submittals
- 01450 Quality Control
- 01505 Mobilization
- 01500 Construction Facilities and Utilities
- 01560 Environmental Controls
- 01570 Storm Water Quality Control
- 01770 Project Closeout
- 01780 Record Drawings
- 01910 Hazardous Material Procedures
- 02017 Geotextile Fabrics
- 02081 Controlled Low Strength Material
- 02221 Demolition, Salvage, and Abandonment
- 02241 Control of Water
- 02200 Site Preparation
- 02260 Excavation Support and Protection
- 02300 Earthwork
- 02950 Site Restoration
- 02385 Rock Slope Protection
- 02925 Hydroseeding
- 03301 Cast-in-Place Concrete (for small projects)
- 05100 Structural Metals
- 02635 Reinforced Concrete Pipe
- 05501 Anchor Bolts

An Opinion of Probable Construction Cost (OPCC) will be prepared and submitted with the 50% and 90% submittals

Task 3 Deliverables

- Concept Drawings
- 50% Drawings and OPCC
- 90% Drawings, Technical Specifications, and OPCC
- 100% Drawings and Technical Specifications
- Final Submittal Including Signed Drawings and Signed Technical Specifications

Task 3 Assumptions

- All submittals will be in electronic PDF format

Task 4 Design of Corp Yard Improvements

This task includes design of the following items:

- Retractable tarps for material storage areas
- Permanent roof over Corp Yard fuel station and drainage and water quality requirements consistent with the Fueling Area design guidelines in the Sacramento Region Stormwater Quality Design Manual (to the extent possible given the existing site constraints)

The design will include the following sheets:

- G1 – Title Sheet and Location Maps
- G2 – Abbreviations, Notes, and legend
- G3 - Overall Plan, Key Map, and Survey Control
- C1 – Retractable Tarps and Associated Details
- C2 – Fueling Area Site Plan and Grading
- C3 – Fueling Area Details and Sections
- S1 – Fueling Area Roof Structural Design
- S2 – Fueling Area Structural Notes

The 50% design submittal will include Sheets G1 through C3. The 90%, 100%, and Final (for bid and construction) submittals will include all the design sheets (including Sheets S1 and S2).

We will prepare and submit draft technical specifications with the 90% design and final technical specification with the 100% design. The following technical specifications are anticipated.

- 01010 Summary of Work
- 01140 Work Sequence and Constraints
- 01200 Measurement and Payment
- 01322 Construction Schedule
- 01325 Field Engineering
- 01330 Contractor Submittals
- 01450 Quality Control
- 01505 Mobilization
- 01500 Construction Facilities and Utilities
- 01560 Environmental Controls
- 01570 Storm Water Quality Control
- 01770 Project Closeout
- 01780 Record Drawings
- 01910 Hazardous Material Procedures
- 02017 Geotextile Fabrics
- 02221 Demolition, Salvage, and Abandonment
- 02200 Site Preparation
- 02260 Excavation Support and Protection
- 02300 Earthwork
- 02950 Site Restoration
- 2953 Pavement Restoration
- 03301 Cast-in-Place Concrete (for small projects)
- 05100 Structural Metals
- 05120 Structural Steel
- 05300 Steel Roof Deck
- 05501 Anchor Bolts

An OPCC will be prepared and submitted with the 50% and 90% submittals

Task 4 Deliverables

- Concept Drawings
- 50% Submittal including C- Drawings and OPCC
- 90% Submittal Including all Drawings, Draft Technical Specifications and OPCC
- 100% Submittal Including all Drawings and Final Technical Specifications
- Final Submittal Including Signed Drawings and Signed Technical Specifications

Task 4 Assumptions

- All submittals will be in electronic PDF format

Task 5. Environmental Permitting Support

The following permits are anticipated for the Lincoln Road Trash Capture Screen and potentially also for the Gilsizer North Detention Basin Improvements:

- Pre-Application Agency Coordination
- California Department of Fish and Wildlife Stream Bed Alternation Agreement
- Clean Water Act Section 401 Certification

As a subconsultant to West Yost, Dokken Engineering will provide initial coordination with the permitting agencies, prepare the permit applications, and provide follow-up coordination with the permitting agencies. If needed, the Clean Water Act Section 404 USA Army Corps of Engineers permit application has been included as an optional task (Task 7 below).

This proposal does not include a California Environmental Quality Act (CEQA) evaluation nor associated cultural or biological data base evaluations or site-specific field evaluation. The City is to provide copies of the needed CEQA evaluation and associated studies for use for the environmental permitting applications and support.

Task 5 Deliverables

- Permit Pre-Application Coordination Summary emails, CDFW Streambed Alteration Agreement Application, CWA Section 401 Certification Application.

Task 6. Project–Specific Full Capture System Certification Application (Updated April 2021) Support

We will review the previously approved trash screens and devices that could be used at each of the trash capture sites (see Certified Full Capture System List of Trash Treatment Control Devices). We will also review the requirements for use of a detention basin for trash capture (see Detention Basins Multi-Benefit Trash Treatment Systems). We will try to identify trash screen technologies that have already been approved by the State and are suitable for use at each trash screen site. If approved technologies are available, we will discuss their use with you and jointly determine if the approved technologies should be used in the Task 2 design drawings. If no suitable technology exists already, we will prepare a Project–Specific Full Capture System Certification Application, including the required information that can be developed with the drainage model and the design effort. However, there may be some data that West Yost won't be able to generate, like the field/lab testing Information and analysis. Because it is

currently unclear if approved technologies are available or how much effort will be needed to gain approval of site-specific designs, we have allocated up to 24 hours for this task. We will not expend more than 24 hours of effort without your prior approval.

Task 6 Deliverables

- Project–Specific Full Capture System Certification Application 50% Submittal including C- Drawings and OPCC

Task 6 Assumptions

- Application will be submitted if no Certified Full Capture System Trash Treatment Control Devices are suitable for the Project
- Some data required for the application will need to be provided by others.

Task 7. Optional Tasks

Grade the basin to provide adequate additional detention storage to mitigate for development of the currently undeveloped parcels within the tributary watershed

If this optional subtask is authorized, we will run the drainage model for existing conditions and with full development of all the currently undeveloped parcels in the watershed tributary to the North Gilsizer Detention Basin for the 100-year storm. Using the model results, we will calculate the increase to the basin volume needed to mitigate for the development. We will document this evaluation (including a map of the parcels that are undeveloped now and assumed to develop in the future) in a concise TM. We will grade the basin to include the required increase in storage volume. The purpose for doing this grading is to eliminate one potential obstacle to future development (flood-related impacts from increased flows to the basin from development). Nevertheless, the development could result in other impacts that would still need to be mitigated (like increased flow in the tributary storm drains).

Although probably not needed, preparation of the Clean Water Act Section 404 Permit application is included as an optional task.

BUDGET AND SCHEDULE

The proposed budget is shown in Table 1 by task. West Yost will perform the scope of services described above on a time-and-expenses basis at the billing rates set forth in West Yost's attached Billing Rate Schedule (Attachment D). Any additional services not included in this Scope of Work will be performed only after receiving a written amendment to the contract. The budget shown in Table 1 does not include the optional task. The budget for the optional task is $16,342. We will only perform the optional task work with written approval from the City.

The schedule is based on receiving a fully executed contract and notice to proceed by April 1, 2022.

Table 1. Budget and Schedule Summary

Task	Schedule	Cost, dollars
Task 1. Project Management and Meetings	On-going, meetings coordinated with design submittals	20,730
Task 2. Data Collection (Design Level Surveys and Geotechnical Evaluations)	Surveying: April 30 Geotechnical Report: May 30	14,789
Task 3. Design of Trash Capture Facilities and Gilsizer North Detention Basin Improvements	Concepts: April 11 65%: May 30 90%: June 30 100%: July 22 Final Design: August 19 Draft Technical Specs: June 30 Final Technical Specs: July 22 Optional Task: April 30	62,863
Task 4. Design of Corp Yard Improvements	Concepts: April 11 50%: May 30 90%: June 30 100%: July 22 Final Design: August 19 Draft Technical Specs: June 30 Final Technical Specs: July 22	35,787
Task 5. Environmental Permitting Support	Draft Applications: June 30	23,621
Task 6. Project–Specific Full Capture System Certification Application (Updated April 2021) Support	Review Approved Systems: April 30 Certification Application: May 30	5,961
Total		**$163,751**

Please let me know if you have any questions or comments. We can revise this proposal to better match the City's design requirements and budget limitations if needed.

Sincerely,

WEST YOST



Douglas T. Moore, PE
Engineering Manager
RCE #58122

Attachment(s): A. Geocon Consultants, Inc. Proposal
B. VE Solutions, Inc. Proposal
C. Dokken Engineering Proposal
D. West Yost 2022 Billing Rate Schedule

Attachment A

Geocon Consultants Inc. Proposal

Proposal No. LS-22-96
March 11, 2022

Doug Moore
Engineering Manager
WEST YOST
2020 Research Park Drive, Suite 100
Davis, CA 95618
dmoore@westyost.com

Subject: PROPOSAL FOR GEOTECHNICAL INVESTIGATION
FUELING ISLAND CANOPY IMPORVEMENTS
YUBA CITY CORPORATION YARD
1185 MARKET STREET
YUBA CITY, CALIFORNIA

Mr. Moore:

In accordance with your request, we are pleased to submit this proposal to perform a geotechnical investigation for the proposed improvements for the fueling area at the City of Yuba City Corporation Yard located at 1185 Market Street in Yuba City, California.

BACKGROUND AND PURPOSE

To aid in preparing this proposal we have discussed the project with you and reviewed project information you provided. The project includes constructing a canopy over the existing fueling islands at the City Corporation Yard. The canopy will likely be supported on cast-0in-drilled-hole (CIDH) concrete piers or conventional spread footings.

The purpose of our geotechnical investigation will be to evaluate subsurface conditions at the site and provide geotechnical recommendations for design and construction of the proposed project. Our investigation will include a field exploration program, geotechnical laboratory testing, engineering analysis, and report preparation.

SCOPE OF SERVICES

Based on our understanding of the project, we propose the following scope of services:

- Perform a limited geologic literature review to aid in evaluating the geologic conditions present at the site.
- Review available design plans to select exploratory excavation locations.
- Perform a site reconnaissance to review project limits and mark out exploratory excavation locations for subsequent utility clearance.
- Notify subscribing utility companies via Underground Service Alert (USA) a minimum of two business days (as required by law) prior to performing exploratory borings at the Site.
- Drill up two exploratory borings within/near the proposed improvement area to a depth of approximately 15 feet using a truck-mounted drill rig equipped with hollow-stem augers.

- Obtain representative soil samples from the exploratory borings.
- Log the borings in accordance with the Unified Soil Classification System.
- Upon completion, backfill borings with the drill cuttings or neat cement grout.
- Perform laboratory tests to evaluate pertinent geotechnical parameters.
- Analyze the field and laboratory testing data and prepare a letter report with our conclusions and recommendations. Our report will include (but not be limited to) the following:
    - Site plan showing locations of exploratory borings
    - Description of site geology and logs of subsurface conditions
    - Geotechnical laboratory test results
    - Summary of geotechnical constraints and mitigation alternatives (if required)
    - Foundation design recommendations and nparameters: recommended foundation type(s), allowable bearing capacity, recommended dimensions, estimated settlement
    - Code-based seismic design criteria (2019 California Building Code)

An electronic (PDF) version of the draft geotechnical investigation report will be submitted. Upon receipt of review comments, we will incorporate comments and submit a final report in PDF format.

ASSUMPTIONS AND LIMITATIONS

Our scope of services and fees are based on:

- The client will coordinate site access and permission to enter.
- The site is accessible to truck-mounted drilling equipment.
- Site plans provided for our use will show the locations of all underground utility lines and structures. We will not be responsible for damage to any such lines or structures that are not shown accurately on the plans provided to us or properly marked by USA subscriber companies.
- The scope of services detailed in this proposal does not include the evaluation or identification of environmental contamination.

PROPOSED FEE

We propose to perform the scope of services described herein for a lump sum fee of $7,500.

Our services will be provided in accordance with the enclosed *2022 Schedule of Fees/Terms and Conditions,* which is incorporated into and made a part of this proposal. If unforeseen conditions are encountered, or if we experience delays or circumstances beyond our control, we will notify you immediately to discuss modifications to the scope of services and/or project fees.

CONTRACT EXECUTION

If this proposal is acceptable, please issue a *Professional Services Agreement* for our review. We will commence with the scope of services outlined herein upon receipt of your written authorization; however, services provided by Geocon will be pursuant to the terms stated in our *2022 Schedule of Fees* until or unless a mutually agreed upon, negotiated contract is finalized.

We appreciate the opportunity to provide a proposal for geotechnical services on this project. Please contact us if you have any questions concerning the contents of this proposal or if we may be of further service.

Respectfully submitted,

GEOCON CONSULTANTS, INC.

Jeremy J. Zorne, PE, GE
Senior Engineer

Attachment: 2022 Schedule of Fees

GEOCON
CONSULTANTS, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

2022 SCHEDULE OF FEES

PROFESSIONAL SERVICES

Engineering Assistant/Laboratory Technician	$85/hr.
Engineering Field Technician/Special Inspector I	85/125(PW)*/hr.
Engineering Field Technician/Special Inspector II	95/135(PW)*/hr.
Engineering Field Technician/Special Inspector III/Equipment Operator	105/145(PW)*/hr.
Word Processor/Technical Editor/Draftsman	85/hr.
Research Assistant/Technical Illustrator/Senior Draftsman	100/hr.
Project Coordinator/GIS Specialist	110/hr.
Staff Engineer/Geologist/Scientist/Field Supervisor	125/hr.
Senior Staff Engineer/Geologist/Scientist	135/hr.
Project Engineer/Geologist/Scientist/Construction Supervisor	145/hr.
Senior Project Engineer/Geologist/Scientist	160/hr.
Senior Engineer/Geologist/Scientist/Certified Industrial Hygienist	175/hr.
Associate Engineer/Geologist/Scientist	200/hr.
Principal Engineer/Geologist/Scientist/Litigation Support	240/hr.
Deposition or Court Appearance	400/hr.
Attorney Fees (General)	350/hr.
Overtime (>8 to 12 hrs.), Saturday, and Night Rate	1.5X Regular Hourly Rate
Overtime (>12 hrs.), Sunday, and Holiday Rate	2X Regular Hourly Rate
Minimum Professional Fee	$500/Project
Minimum Field Services Fee (per day or call-out)	4 Hours

*Prevailing Wage (PW) per requirements of California Labor Code §720, et. Seq.

TRAVEL

Personnel	Regular Hourly Rate
Subsistence (Per Diem)	$200/day
Vehicle Mileage	0.75/mile

EQUIPMENT & ANALYTICAL TESTS

Nuclear Gauge	Included in Technician Hourly Rate	Level D PPE/Decon Rinse Equipment	$50/day
Pick-up Truck	$125/day	pH/Conductivity/Temperature Meter	60/day
Equipment Truck	200/day	55-gallon drum	65/ea.
Direct-Push Rig/Operator	185/225(PW)*/hr.	TPHg (EPA 8015M)	90/ea.
Direct-Push Sample Liner	10/ea.	TPHd/mo (EPA 8015M)	80/ea.
Equipment Trailer	100/day	Fuel Oxygenate Compounds (EPA 8260B)	110/ea.
Wenner 4-Pin Earth Resistivity Meter	150/day	Volatile Organic Compounds (EPA 8260B)	150/ea.
Coring Machine (concrete, asphalt, masonry)	200/day	Semi-Volatile Organic Compounds (EPA 8270)	300/ea.
Dynamic Cone Penetrometer	250/day	CAM 17 Metals (EPA 6010B)	170/ea.
Dilatometer (DMT) Test Equipment	800/day	Single Metal (EPA 6010B)	30/ea.
Generator or Air Compressor	150/day	STLC or TCLP Extraction	75/ea.
GPS Unit	160/day	Soil pH (EPA 9045C)	25/ea.
Drive-Tube Sampler or Hand-Auger	50/day	Organochlorine Pesticides (EPA 8081)	125/ea.
Soil Sample Tube (Brass or Stainless)	10/ea.	Naturally Occurring Asbestos (CARB 435)	90/ea.
Water Level Indicator	40/day	Asbestos PLM	20/ea.
Battery-Powered Pump	75/day	Asbestos 1,000-pt Count	80/ea.
Photo-Ionization Meter	150/day	48-hr/24-hr Turnaround Time	60%/100% surcharge

LABORATORY TESTS

COMPACTION CURVES

4-inch mold (D1557/D698)	$225/ea.
6-inch mold (D1557/D698)	225/ea.
California Impact (CAL216)	225/ea.
Check Point	100/ea.

SOIL AND AGGREGATE STABILITY

Resistance Value, R-Value (D2844/CAL301)	$300/ea.
R-Value, Treated (CAL301)	325/ea.
California Bearing Ratio (D1883)	175/pt.
Stabilization Ability of Lime (C977)	180/ea.

SOIL AND AGGREGATE PROPERTIES

#200 Wash (D1140/C117)	$90/ea.
Wet Sieve Analysis to #200 (D422/CAL202)	120/ea.
Dry Sieve Analysis, 1.5"+ Aggregate (D6913)	350/ea.
Hydrometer Analysis (D422)	165/ea.
Sieve Analysis with Hydrometer (D422)	200/ea.
Specific Gravity, Soil (T100)	100/ea.
Specific Gravity Coarse Aggregate (C127)	60/ea.
Specific Gravity Fine Aggregate (C128)	75/ea.

SHEAR STRENGTH

Unconfined Compression (D2166)	$100/ea.
Direct Shear (3 pts.)(D3080)	325/ea.
Unconsolidated-Undrained Triaxial Shear (D2850)	125/pt.
Unconsolidated-Undrained Triaxial Staged (D2850)	175/ea.
Consolidated-Undrained Triaxial Shear (D4767)	300/pt.
Consolidated-Undrained Triaxial Staged (D4767)	375/ea.
Consolidated-Drained Triaxial Shear (EM1110)	400/pt.
Consolidated-Drained Triaxial Staged (EM1110)	500/ea.

PERMEABILITY, CONSOLIDATION AND EXPANSION

Permeability, Flexible Wall (D5084)	$300/ea.
Permeability, Rigid Wall (D5856)	300/ea.
Consolidation (D2435)	60/pt.
Expansion Index (D4829/UBC 29-2)	225/ea.
Swell/Collapse (D4546)	165/pt.

AGGREGATE QUALITY

Sieve Analysis to #200 (C136)	$120/ea.
L.A. Rattler Test (500 rev.) (C131)	200/ea.
Durability Index (D3744/CAL229)	165/ea.
Fine Aggregate Angularity (CAL 234)	125/ea.
Flat and Elongated Particles (D4791/CAL 235)	150/ea.
Percent Crushed Particles (CAL205)	150/ea.

Moisture Determination, tube sample (D2216)	$20/ea.
Moisture Determination and Unit Weight (D2937)	40/ea.
Atterberg Limits: Plasticity Index (D4318)	200/ea.
Sand Equivalent (D2419/CAL217)	100/ea.
pH and Resistivity (CAL643)	120/ea.
Sulfate Content (CAL417)	90/ea.
Chloride Content (CAL422)	50/ea.
Organic Content (D2974)	65/ea.
Cut/Extract Shelby Tube	100/ea.

CONCRETE / MASONRY / REINFORCING STEEL

Compressive Strength, Cast Cylinders (C39)	$30/ea.
Compressive Strength, Cores (C42)	60/ea.
Flexural Strength Beam (C78/C293)	80/ea.
Splitting Tensile Test (C496)	80/ea.
DSA Masonry Shear (DSA-207)	75/ea.
Shotcrete Panel Coring and Comp. Strength (C1140)	80/ea.
Rebar Tensile / Bend (up to #11/#11 and Larger)	200/250/ea.
CMU Compressive Strength (C140)	100/ea.
Compressive Strength, Grout (C1019/UBC 21-19)	30/ea.
Compressive Strength, Mortar (C109/UBC 21-15,16)	30/ea.
CMU Unit Wt., Dimen., Absorption (C140)	75/ea.
Compressive Strength, Masonry Prism (C1314)	250/ea.

HOT MIX ASPHALT

HMA Air Voids, Gyratory (T269)	$525/ea.
Hamburg Wheel Tracker (T324)	1,000/ea.
Theoretical Max. Specific Gravity (D2041/CAL309)	175/ea.
Ignition/Sieve Analysis (C136/CAL202)	220/ea.
HMA Core Unit Weight (D1188/CAL308)	100/ea.
% Asphalt, Ignition Method (D6307/CAL382)	125/ea.
% Asphalt, Ignition Calibration (D6307/CAL382)	400/ea.
Tensile Strength Ratio (T283)	1,000/ea.

***2X surcharge on rush turnaround for laboratory testing**

TERMS AND CONDITIONS

1. Listed are typical charges for the services most frequently performed by Geocon. Prices for unlisted services as well as special quotations for programs involving volume work will be provided upon request. Laboratory test prices shown are for laboratory work only, and include reporting of routine results not calling for comments, recommendations or conclusions.
2. Sampling and testing is conducted in substantial conformance with the latest applicable or designated specifications of the American Society for Testing and Materials, Caltrans, American Association of State Highway and Transportation Officials, or other pertinent agencies.
3. Saturday, night work, and overtime hours are charged at time and one-half; Sundays and holidays at double time. Per diem may apply when location of work dictates.
4. Equipment and materials will be billed at cost plus 15%. Outside services including subcontractors and rental of special equipment are billed at cost plus 15%. Hourly services are billed portal to portal from closest office in accordance with the stated hourly rates herein, with a minimum four-hour charge.
5. Invoices will be submitted at four-week intervals. Terms of payment are met upon presentation of invoice. Invoices become delinquent thirty (30) days from invoice date and subject to one and one-half percent (1-1/2%) service charge per month, or the maximum rate allowed by law, whichever is lower. If Client objects to all or any portion of any invoice, Client will so notify Geocon in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. All time spent and expenses incurred (including any attorney's fees and costs) in connection with collection of any delinquent amount will be paid by Client to Geocon per Geocon's current fee schedule.
6. Client and Geocon shall allocate certain of the risks so that, to the fullest extent permitted by law, Geocon's (the term "Geocon" includes Geocon's partners, officers, directors, employees, agents, affiliates, subcontractors and subconsultants) total aggregate liability to Client *is limited to the greater of* ***$10,000*** *or the total compensation received from Client by Geocon for services rendered on this project, for any and all of Client's injuries, damages, claims, losses, expenses, or claim expenses arising out of this Agreement from any cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above.*

   Client and Geocon shall allocate certain of the other risks so that, to the fullest extent permitted by law, Client shall limit Geocon's total aggregate liability to all third parties, including contractors, subcontractors of all tiers, materialmen, and others involved in Client's project, as well as persons and other entities not involved in the project, to *the greater of* ***$20,000*** *or the total compensation received from Client by Geocon for services rendered on this project, for any and all injuries, damages, cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above, including all liability incurred by Geocon for acts, errors, or omissions, pursuant to entering into agreements with third parties on behalf of Client in order to obtain access or entry onto property not owned by Client. Client agrees to notify all contractors and subcontractors of any limitation of Geocon's liability to them, and require them to abide by such limitation for damages suffered by any contractor or subcontractor arising from Geocon's actions or inactions. Neither the contractor nor any subcontractor assumes any liability for damages to others which may arise on account of Geocon's actions or inactions.*

Attachment B

VE Solutions, Inc. Proposal

Note: VE Solutions agreed to a 10 percent budget reduction from the amounts shown in this budget. Also, engineering services during construction (ESD) are not included in this proposal.

VE SOLUTIONS

Task Order Agreement

VE Solutions, Inc.
7777 Greenback Lane, Suite 104
Citrus Heights, CA 95610
bradf@vesolutions.net
(916) 505-0519

Client: West Yost & Associates
2020 Research Park Dr., Ste 100
Davis, CA 95618

Date: March 10, 2022

Project Name/Location: Gilsizer North Detention Basin Structures

VES Project No.: 22021

Project Description: Structural engineering services for:

1. A 2 ft max high structural steel trash capture screen. The screen will be attached to an existing concrete slab and will be designed to resist full unbalanced water head on one side.
2. A max 20' x 20' x 20' high structural steel canopy over an existing fuel station. The canopy will be supported on new concrete spread footings or drilled piers.

A geotechnical report will be prepared by others.

Scope of Services: Prepare structural engineering plans and calculations for the project described above. Review rfi's and submittals during construction. Documents will be signed and sealed by a California registered structural engineer.

Fee Arrangement: Design: $12,000; ESDC: $2,500; Total $14,500

Limitation of Liability: $1,000,000

Special Conditions: none

Offered by:		**Accepted by:**	
3/10/2022			
signature	date	signature	date
Brad Friederichs, President	S2780		
name/title	*CA License*	*name/title*	
VE Solutions, Inc.			
		Client	

The Terms and Conditions of this agreement are in accordance with the Task Order Agreement dated September 27, 2017

VE SOLUTIONS

Task Order Agreement

VE Solutions, Inc.
7777 Greenback Lane, Suite 104
Citrus Heights, CA 95610
bradf@vesolutions.net
(916) 505-0519

Client: West Yost & Associates
2020 Research Park Dr., Ste 100
Davis, CA 95618

Date: March 10, 2022

Project Name/Location: Gilsizer Slough Trash Capture Device

VES Project No.: 22022

Project Description: Structural engineering services for 5 ft high structural steel screen to span across an existing channel. The structure will resist full unbalanced water head on one side. It will be supported on a new concrete slab.

Scope of Services: Prepare structural engineering plans and calculations for the project described above. Review rfi's and submittals during construction. Documents will be signed and sealed by a California registered structural engineer.

Fee Arrangement: Design: $11,500; ESDC: $2,500; Total $14,000

Limitation of Liability: $1,000,000

Special Conditions: none

Offered by:		**Accepted by:**	
3/10/2022			
signature	date	signature	date
Brad Friederichs, President	S2780		
name/title	*CA License*	*name/title*	
VE Solutions, Inc.			
		Client	

The Terms and Conditions of this agreement are in accordance with the Task Order Agreement dated September 27, 2017

Attachment C

Dokken Engineering Proposal

Note: Dokken Engineering agreed to a 5 percent budget reduction from the amounts shown in this budget. Also, the Clean Water Act Section 404 Nation Wide Permit Task (OPTIONAL) and the associated budget are included in the optional task of this proposal.

March 11, 2022

Doug Moore
Engineering Manager
West Yost
2020 Research Park Drive, Suite 100
Davis, CA 95618

RE: Scope and Fee for Environmental Permitting Services for the Gilsizer Slough Trash Capture Project and the Gilsizer North Detention Basin Project in Yuba City

Mr. Doug Moore,

Enclosed is a scope of services and fee for Dokken Engineering to obtain the necessary environmental permits for the planned Gilsizer Slough Trash Capture Project and the Gilsizer North Detention Basin Project in Yuba City. It is our understanding that Gilsizer Slough is a realigned natural channel with historic hydrologic connection to the Feather River and is therefore considered a Water of the U.S. and Water of the State. As such, environmental permits under the Clean Water Act and State of California Fish and Game Code must be obtained prior to the start of construction. Environmental Analysis under the California Environmental Quality Act (CEQA) is being completed by the City and is not included in this scope of work.

The southwestern terminus of Gilsizer slough is known to support stable populations of special status species including giant garter snake (*Thamnophis gigas*) and tricolor blackbird (*Agelaius tricolor*). The proposed Gilsizer Slough Trash Capture Project at Lincoln Rd. does not provide habitat for these species and is located approximately 10 miles upstream of this habitat area and there is no suitable habitat for these species farther upstream in the watershed. It is therefore unlikely that these species will be impacted by either project and this scope of work assumes that the project will not result in "take" of any species listed as threatened or endangered by either the Federal Endangered Species Act or California Endangered Species Act.

Scope of Work

Task 1: Pre-Application Agency Coordination
Prior to beginning the permit application process, Dokken will present the proposed project features to our contacts at the regulatory agencies and receive initial feed back on the permitting effort that will be required for both projects. The agencies contacted will include the California Department of Fish and Wildlife (CDFW), the Central Valley Regional Water Quality Control Board (RWQCB), and the United States Army Corps of Engineers (USACE). This early coordination effort will ensure the permit applications contain only the project features that require environmental permits, streamlining the permitting process and potentially reducing permitting and mitigation costs.

Task 2: California Fish and Game Code §1600 Streambed Alteration Agreement
Dokken will prepare the necessary components of a Notification of Streambed Alteration Package for submittal to CDFW via the department's online permitting portal the *Electronic Permitting Information and Management System* (EPIMS). Dokken will work with City staff to set up an EPIMS account for the City and Dokken will take the lead on submitting the application through EPIMS. Dokken will review the draft permit prior to City signature to ensure permit conditions to not cause constructability issues.

Task 3: Clean Water Act §401 Water Quality Certification
Dokken will prepare a Water Quality Certification application package for submittal to the RWQCB. Dokken will follow up with RWQCB staff following submittal of the application package periodically to ensure timely review of application materials. Dokken will review the draft permit prior to City signature to ensure permit conditions to not cause constructability issues.

Task 4: Clean Water Act §404 Nationwide Permit Authorization (OPTIONAL)
The proposed projects appear to be consistent with Nationwide Permit 25 – Structure Discharges. Use of this Nationwide Permit does not require submitting a Pre-Construction Notification to the Army Corps of Engineers if all General and Regional Conditions specified in this Nationwide Permit are met. Based on a review of the project plans and the Nationwide Permit conditions, these projects are anticipated to qualify for coverage under a non-notifying NWP-25.

If during pre-application agency coordination, USACE determines that Pre-Construction Notification is required, this optional task will include preparation of a PCN, coordination with USACE, and review of the draft permit prior to City signature.

Fee For Services

The total cost for each scope item listed above is included below. This fee estimate assumes Yuba City will be responsible for paying application fees required by the regulatory agencies. A breakdown of the hours needed to complete each task is included on the following page.

Task 1: Pre-Application Agency Coordination - $2,560

Task 2: CDFW §1600 Streambed Alteration Agreement - $8,420

Task 3: CWA §401 Water Quality Certification - $8,020

Task 4: CWA §404 Nationwide Permit (OPTIONAL) - $9,290

Please feel free to contact me at ssalembier@dokkenengineering.com or by phone at (916) 858-0642 if you need anything else for your review of this project.

Thank you,

Scott Salembier

Scott Salembier
Associate Environmental Planner/Biologist
ISA Certified Arborist
Dokken Engineering
110 Blue Ravine Rd. #200
Folsom, CA 95630

DOKKEN ENGINEERING

COST PROPOSAL - HOURS BREAKDOWN BY TASK
GILSIZER SLOUGH TRASH CAPTURE &
NORTH DETENTION BASIN PROJECT
March 10, 2022

TASK DESCRIPTION	Environmental Manager	Senior Environmental Planner / Biologist / Archaeologist	Associate Environmental Planner / Biologist / Archaeologist	Environmental Planner / Biologist / Archaeologist	TOTAL HOURS	OTHER DIRECT COST	TOTAL COST
	$250	$180	$140	$110			
Envvironmental Permitting Services	6	24	78	105	213		$28,290
Task 1: Pre-Application Agency Coordination		8	8		16		$2,560
Task 2: CDFW §1600 Streambed Alteration Agreement	2	4	20	40	66		$8,420
Task 3: CWA §401 Water Quality Certification	2	4	25	30	61		$8,020
Task 4: CWA §404 Nationwide Permit Authorization (OPTIONAL)	2	8	25	35	70		$9,290

TOTAL HOURS	6	24	78	105	213		
TOTAL COST	$1,500	$4,320	$10,920	$11,550			$28,290

Attachment D

West Yost 2022 Billing Rate Schedule

2022 Billing Rate Schedule

(Effective January 1, 2022 through December 31, 2022)*

POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
ENGINEERING	
Principal/Vice President	$300
Engineer/Scientist/Geologist Manager I / II	$285 / $297
Principal Engineer/Scientist/Geologist I / II	$257 / $272
Senior Engineer/Scientist/Geologist I / II	$230 / $241
Associate Engineer/Scientist/Geologist I / II	$198 / $211
Engineer/Scientist/Geologist I / II	$158 / $184
Engineering Aide	$92
Field Monitoring Services	$85
Administrative I / II / III / IV	$81 / $102 / $123 / $136
ENGINEERING TECHNOLOGY	
Engineering Tech Manager I / II	$294 / $297
Principal Tech Specialist I / II	$270 / $280
Senior Tech Specialist I / II	$247 / $260
Senior GIS Analyst	$224
GIS Analyst	$212
Technical Specialist I / II / III / IV	$158 / $181 / $204 / $227
Technical Analyst I / II	$114 / $136
Technical Analyst Intern	$91
Cross-Connection Control Specialist I / II / III / IV	$117 / $128 / $144 / $160
CAD Manager	$179
CAD Designer I / II	$139 / $155
CONSTRUCTION MANAGEMENT	
Senior Construction Manager	$288
Construction Manager I / II / III / IV	$175 / $187 / $200 / $252
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	$153 / $171 / $189 / $197
Apprentice Inspector	$139
CM Administrative I / II	$75 / $100
Field Services	$198

- Technology and Communication charges including general and CAD computer, software, telephone, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses will be billed at 6% of West Yost labor.
- Outside Services such as vendor reproductions, prints, shipping, and major West Yost reproduction efforts, as well as Engineering Supplies, etc. will be billed at actual cost plus 15%.
- The Federal Mileage Rate will be used for mileage charges and will be based on the Federal Mileage Rate applicable to when the mileage costs were incurred. Travel other than mileage will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness, research, technical review, analysis, preparation and meetings billed at 150% of standard hourly rates. Expert witness testimony and depositions billed at 200% of standard hourly rates.
- A Finance Charge of 1.5% per month (an Annual Rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

* This schedule is updated annually

2022 Billing Rate Schedule

(Effective January 1, 2022 through December 31, 2022)*

Equipment Charges

EQUIPMENT	BILLING RATES
2" Purge Pump & Control Box	$270 / day
Aquacalc / Pygmy or AA Flow Meter	$28 / day
Emergency SCADA System	$35 / day
Gas Detector	$80 / day
Generator	$39 / day
Hydrant Pressure Gauge	$10 / day
Hydrant Pressure Recorder, Impulse (Transient)	$55 / day
Hydrant Pressure Recorder, Standard	$40 / day
Low Flow Pump Controller	$75 / day
Powers Water Level Meter	$32 / day
Precision Water Level Meter	$19 / day
Stainless Steel Wire per foot	$0.03 / day
Storage Tank	$15 / day
Sump Pump	$24 / day
Transducer Components (per installation)	$23 / day
Trimble GPS – Geo 7x	$220 / day
Tube Length Counter	$22 / day
Turbidity Meter	$22 / day
Vehicle	$10 / day
Water Flow Probe Meter	$20 / day
Water Quality Meter	$27 / day
Water Quality Multimeter	$185 / day
Well Sounder	$30 / day

* This schedule is updated annually

2020 Research Park Drive
Suite 100
Davis CA 95618

530.756.5905 phone
530.756.5991 fax
westyost.com

November 14, 2022 SENT VIA: EMAIL

Mr. William Jow
Assistant Engineer
City of Yuba City
Public Works Department
1201 Civic Center Blvd.
Yuba City, CA 95993

SUBJECT: Proposal for Calibration of the Regional Drainage Model (Gilsizer Slough Portion)

Dear William:

West Yost is pleased to provide the City of Yuba City (City) with this proposal to calibrate the Gilsizer Slough portion of the regional drainage model. This work is to be completed jointly with the calibration of the Live Oak Canal portion, which will be funded by the Sutter County. The calibration will be based on the large October 2021 storm event and will cover both the Gilsizer Slough Watershed and the Live Oak Canal Watershed.

SCOPE OF SERVICES

The scope of services is described below by work task.

Task 1. Data Collection

The City and County are to provide the following:

- Photographs of the flooding along with concise descriptions of the photo locations.
- Stage and flow data for the new gages in both the Gilsizer Slough and Live Oak Canal.
- North Gilsizer Detention Basin stage data (if available) and pump operation records.
- Rain records for all available City or County rain gages and the gage locations.

West Yost will also obtain the California Irrigation Management Information System rain gage data, and we will attempt to obtain pump operation data for the California Department of Water Resources pump stations.

As a subconsultant to West Yost, Slooten Engineering will survey up to 5 water surface elevations (WSEs) based on flood photos to the best of their ability. Slooten will also verify the elevation datums for the gages in both the Gilsizer Slough and Live Oak Canal. Slooten Engineering will provide up to half a day of surveying.

Task 1 Deliverables

- Summary of the collected data

Task 2. Model the October 2021 Storm Event Using the Previously Verified Model and Assess the Adequacy of the Previous Verification

The regional model was previously verified by running the 3-year design storm and having City and County staff verify that the model results were generally consistent with the regularly observed flooding. At that time, there was not flow or stage data available for a model calibration.

We will run the October 2021 Storm event with the previously verified model. We will prepare up to three comparison stagegraphs and three comparison hydrographs. We will compare the pump station operation data with the pump station operations from the model. We will compare the estimated WSEs from the flood photos with the modeled WSEs.

We will summarize these evaluations in a concise Draft Technical Memorandum (TM). The TM will provide an overall assessment of the adequacy of the past model verification and, if needed, provide recommendations of how to calibrate the model using the now-available data. We will meet with City and County staff to discuss the findings in the TM.

Task 2 Deliverables

- Draft TM

Task 3. Calibrate the Model using the October 2021 Storm Event and the Now-Available Data

This task will be implemented after the meeting from Task 2 and only if City and County staff agree this calibration task is needed.

We will revise the model input data to better match the now-available data. We anticipate the infiltration rates will be adjusted if they achieve better agreement of the overall runoff volumes. Other variables will be adjusted to achieve better agreement of the peak flows and maximum WSEs.

We will revise the Task 2 work products to also include a description of the calibration process and the results from the calibrated model. We will finalize the Draft TM (from Task 2) by including the results of Task 3.

BUDGET AND SCHEDULE

The proposed budget is shown in Table 1 by task. West Yost will perform the scope of services described above on a time-and-expenses basis at the billing rates established in the attached rate schedule. Any additional services not included in this Scope of Work will be performed only after receiving a written amendment to the contract. Task 2 will be completed within three weeks after receiving all the available data from the City, County, and State. Task 3 work will take place three weeks after the Task 2 meeting and receiving direction to perform Task 3.

Table 1. Budget and Schedule Summary	
Task	Cost, dollars
Task 1. Data Collection	2,950
Task 2. Model the October 2021 Storm Event Using the Previously Verified Model and Assess the Adequacy of the Previous Verification	2,900
Task 3. Calibrate the Model using the October 2021 Storm Event and the Now Available Data	4,300
Total	**$10,150**

Please let me know if you have any questions or comments.

Sincerely,

WEST YOST



Douglas T. Moore, PE
Engineering Manager
RCE #58122

2023 Billing Rate Schedule

(Effective January 1, 2023 through December 31, 2023)*

POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
ENGINEERING	
Principal/Vice President	$318
Engineer/Scientist/Geologist Manager I / II	$303 / $315
Principal Engineer/Scientist/Geologist I / II	$273 / $288
Senior Engineer/Scientist/Geologist I / II	$244 / $255
Associate Engineer/Scientist/Geologist I / II	$204 / $217
Engineer/Scientist/Geologist I / II	$163 / $190
Engineering Aide	$95
Field Monitoring Services	$118
Administrative I / II / III / IV	$85 / $108 / $131 / $144
ENGINEERING TECHNOLOGY	
Engineering Tech Manager I / II	$312 / $315
Principal Tech Specialist I / II	$286 / $297
Senior Tech Specialist I / II	$262 / $276
Senior GIS Analyst	$238
GIS Analyst	$225
Technical Specialist I / II / III / IV	$168 / $192 / $216 / $241
Technical Analyst I / II	$121 / $144
Technical Analyst Intern	$97
Cross-Connection Control Specialist I / II / III / IV	$125 / $136 / $152 / $170
CAD Manager	$190
CAD Designer I / II	$147 / $165
CONSTRUCTION MANAGEMENT	
Senior Construction Manager	$306
Construction Manager I / II / III / IV	$185 / $199 / $212 / $268
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	$163 / $181 / $201 / $209
Apprentice Inspector	$147
CM Administrative I / II	$79 / $106
Field Services	$210

- Technology and Communication charges including general and CAD computer, software, telephone, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses will be billed at 6% of West Yost labor.
- Outside Services such as vendor reproductions, prints, shipping, and major West Yost reproduction efforts, as well as Engineering Supplies, etc. will be billed at actual cost plus 15%.
- The Federal Mileage Rate will be used for mileage charges and will be based on the Federal Mileage Rate applicable to when the mileage costs were incurred. Travel other than mileage will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness, research, technical review, analysis, preparation and meetings billed at 150% of standard hourly rates. Expert witness testimony and depositions billed at 200% of standard hourly rates.
- A Finance Charge of 1.5% per month (an Annual Rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

* This schedule is updated annually

2023 Billing Rate Schedule

(Effective January 1, 2023 through December 31, 2023)*

Equipment Charges

EQUIPMENT	BILLING RATES
2" Purge Pump & Control Box	$300 / day
Aquacalc / Pygmy or AA Flow Meter	$28 / day
Emergency SCADA System	$35 / day
Field Vehicles (Groundwater)	$1 / mile
Gas Detector	$80 / day
Generator	$60 / day
Hydrant Pressure Gauge	$10 / day
Hydrant Pressure Recorder, Impulse (Transient)	$55 / day
Hydrant Pressure Recorder, Standard	$40 / day
Low Flow Pump Back Pack	$135 / day
Low Flow Pump Controller	$200 / day
Powers Water Level Meter	$32 / day
Precision Water Level Meter 300ft	$30 / day
Precision Water Level Meter 500ft	$40 / day
Precision Water Level Meter 700ft	$45 / day
QED Sample Pro Bladder Pump	$65 / day
Stainless Steel Wire per foot	$0 / day
Storage Tank	$20 / day
Sump Pump	$24 / day
Transducer Components (per installation)	$23 / day
Trimble GPS – Geo 7x	$220 / day
Tube Length Counter	$22 / day
Turbidity Meter	$30 / day
Vehicle (Construction Management)	$10 / hour
Water Flow Probe Meter	$20 / day
Water Quality Meter	$50 / day
Water Quality Multimeter	$185 / day
Well Sounder	$30 / day

* This schedule is updated annually

Exhibit B

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into as of 4/5/2022, by and between the City of Yuba City, a municipal corporation ("City") and West Yost & Associates, Inc. ("Consultant").

RECITALS

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

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

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

AGREEMENT

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

See Attached Scope of Services
(Attachment 1, including Task 7. Optional Tasks)

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 $180,093 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	William Jow Public Works Department City of Yuba City 1201 Civic Center Blvd Yuba City, CA 95993 (530) 822-4792
If to Consultant:	Jeff Pelz Principal-in-Charge West Yost & Associates, Inc. 2020 Research Park Drive Davis, CA 95618 (530) 574-4832

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:

By: Diana Langley

Diana Langley
City Manager
City of Yuba City

CONSULTANT:

By _____
Greg Chung, Vice President

Jeff Pelz & Greg Chung
Principal-in-Charge
West Yost & Associates, Inc.

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.

2020 Research Park Drive
Suite 100
Davis CA 95618

530.756.5905 phone
530.756.5991 fax
westyost.com

March 16, 2022 SENT VIA: EMAIL

Mr. William Jow
Assistant Engineer
City of Yuba City
Public Works Department
1201 Civic Center Blvd.
Yuba City, CA 95993

SUBJECT: Proposal for Engineering Services for Design of the Gilsizer North Detention Basin Improvements and the Gilsizer Slough at Lincoln Road Improvements

Dear William:

West Yost is pleased to provide the City of Yuba City (City) with this proposal to prepare plans, technical specifications, and cost estimates and to provide permitting services for the Design of the Gilsizer North Detention Basin Improvements and the Gilsizer Slough at Lincoln Road Improvements (Projects). West Yost is uniquely qualified to efficiently design these projects because we prepared predesign level Technical Memoranda (TMs) on each project on June 28, 2018, and because we developed the Gilsizer Slough drainage model, which will be used to verify design level water surface elevations and flow rates. This proposal covers design services based on the predesign TMs. The proposed scope of services, budget, and schedule are described below. Two days of surveying will be performed by Slooten Surveying as a subconsultant to West Yost. All geotechnical engineering work will be performed by Geocon Consultants, Inc. (GCI) as a subconsultant to West Yost (see Attachment A). All structural design work will be performed by VE Solutions (Bradley A. Freiderichs, SE) as a subconsultant to West Yost (see Attachment B). The Environmental Permitting will be performed by Dokken Engineering as a subconsultant to West Yost (see Attachment C).

SCOPE OF SERVICES

The scope of services is described below by work task.

Task 1. Project Management and Meetings

We will manage the project and project staff to ensure the project remains on budget and on schedule.

We will conduct a kickoff meeting with City staff (and County staff if they choose to participate in the design effort). The kickoff meeting will be conducted in-person and will include a site visit to each project site and improvement location. We will also discuss options for bidding and constructing the projects. We will prepare a summary of the kickoff meeting for review and approval by the City.

We will also conduct: 1) a 50% design review meeting via Microsoft Teams; 2) an on-site 90% design review meeting; and 3) a 100% design review meeting via Microsoft Teams. The purpose of the design review meetings is to obtain City (and County) comment on the design submittals.

Task 1 Deliverables
- Meeting agenda and notes

Task 2. Data Collection (Design Level Surveys and Geotechnical Evaluations)

All surveying will be performed by Slooten Surveying as a subconsultant to West Yost. Slooten Surveying will perform design level surveying of the Corp Yard fueling area, the North Gilsizer Detention Basin and Pump Station, and the Gilsizer Slough at Lincoln Road to 200 feet south of Lincoln Road.

All geotechnical engineering work will be performed by GCI. GCI will perform the geotechnical investigation at the Corp Yard fuel area for design of the fuel area roof. The geotechnical evaluation will include:

- Performing up to two borings at the Corp Yard fuel area
- Performing Laboratory testing to prepare design parameters
- Preparing a geotechnical engineering report

Task 2 Deliverables
- Topographic Survey in AutoCAD format
- Geotechnical Report

Task 3. Design of Trash Capture Facilities and Gilsizer North Detention Basin Improvements

This task includes design of the following items:

- Trash capture screen in Gilsizer Slough just south of Lincoln Road.
- Trash capture screen at the inlet to the North Gilsizer Detention Basin Pump Station.
- Bioswales from each storm drain outlet to the North Gilsizer Detention Basin trash capture screen. Culverts will be included in the bioswales to ensure vehicle access to all areas of the basin.
- Filling of the existing low flow channels in the bottom of the existing North Gilsizer Detention Basin.
- If authorized, grading the bottom of the basin to increase the storage volume to mitigate for future development in the tributary watershed (see optional subtask below).

The predesign TM also shows a baseball diamond and a pedestrian access gate from the existing nearby baseball fields in the project, but these two improvements are not included in this design task.

The design will include the following sheets:

- G1 – Title Sheet and Location Maps
- G2 – Abbreviations, Notes, and legend
- G3 – Overall Plan, Key Map, and Survey Control

- C1 – Gilsizer North Detention Basin Grading Plan (at 1 inch = 40 feet)
- C2 – Gilsizer North Detention Basin Bioswale Details and Sections (including seed mix)
- C3 – Gilsizer North Detention Basin Trash Screen Details and Sections
- C4 – Gilsizer Slough South of Lincoln Road Trash Screen Details and Sections
- S1 – Trash Screen Structural Design
- S2 – Trash Screen Structural Notes

The 65% design submittal will include Sheets G1 through C4. The 90%, 100%, and Final (for bid and construction) submittals will include all the design sheets (including Sheets S1 and S2).

We will prepare and submit draft technical specifications with the 90% design and final technical specifications with the 100% design. The following technical specifications are anticipated.

- 01010 Summary of Work
- 01140 Work Sequence and Constraints
- 01200 Measurement and Payment
- 01322 Construction Schedule
- 01325 Field Engineering
- 01330 Contractor Submittals
- 01450 Quality Control
- 01505 Mobilization
- 01500 Construction Facilities and Utilities
- 01560 Environmental Controls
- 01570 Storm Water Quality Control
- 01770 Project Closeout
- 01780 Record Drawings
- 01910 Hazardous Material Procedures
- 02017 Geotextile Fabrics
- 02081 Controlled Low Strength Material
- 02221 Demolition, Salvage, and Abandonment
- 02241 Control of Water
- 02200 Site Preparation
- 02260 Excavation Support and Protection
- 02300 Earthwork
- 02950 Site Restoration
- 02385 Rock Slope Protection
- 02925 Hydroseeding
- 03301 Cast-in-Place Concrete (for small projects)
- 05100 Structural Metals
- 02635 Reinforced Concrete Pipe
- 05501 Anchor Bolts

An Opinion of Probable Construction Cost (OPCC) will be prepared and submitted with the 50% and 90% submittals

Task 3 Deliverables

- Concept Drawings
- 50% Drawings and OPCC
- 90% Drawings, Technical Specifications, and OPCC
- 100% Drawings and Technical Specifications
- Final Submittal Including Signed Drawings and Signed Technical Specifications

Task 3 Assumptions

- All submittals will be in electronic PDF format

Task 4 Design of Corp Yard Improvements

This task includes design of the following items:

- Retractable tarps for material storage areas
- Permanent roof over Corp Yard fuel station and drainage and water quality requirements consistent with the Fueling Area design guidelines in the Sacramento Region Stormwater Quality Design Manual (to the extent possible given the existing site constraints)

The design will include the following sheets:

- G1 – Title Sheet and Location Maps
- G2 – Abbreviations, Notes, and legend
- G3 - Overall Plan, Key Map, and Survey Control
- C1 – Retractable Tarps and Associated Details
- C2 – Fueling Area Site Plan and Grading
- C3 – Fueling Area Details and Sections
- S1 – Fueling Area Roof Structural Design
- S2 – Fueling Area Structural Notes

The 50% design submittal will include Sheets G1 through C3. The 90%, 100%, and Final (for bid and construction) submittals will include all the design sheets (including Sheets S1 and S2).

We will prepare and submit draft technical specifications with the 90% design and final technical specification with the 100% design. The following technical specifications are anticipated.

- 01010 Summary of Work
- 01140 Work Sequence and Constraints
- 01200 Measurement and Payment
- 01322 Construction Schedule
- 01325 Field Engineering
- 01330 Contractor Submittals
- 01450 Quality Control
- 01505 Mobilization
- 01500 Construction Facilities and Utilities
- 01560 Environmental Controls
- 01570 Storm Water Quality Control
- 01770 Project Closeout
- 01780 Record Drawings
- 01910 Hazardous Material Procedures
- 02017 Geotextile Fabrics
- 02221 Demolition, Salvage, and Abandonment
- 02200 Site Preparation
- 02260 Excavation Support and Protection
- 02300 Earthwork
- 02950 Site Restoration
- 2953 Pavement Restoration
- 03301 Cast-in-Place Concrete (for small projects)
- 05100 Structural Metals
- 05120 Structural Steel
- 05300 Steel Roof Deck
- 05501 Anchor Bolts

An OPCC will be prepared and submitted with the 50% and 90% submittals

Task 4 Deliverables

- Concept Drawings
- 50% Submittal including C- Drawings and OPCC
- 90% Submittal Including all Drawings, Draft Technical Specifications and OPCC
- 100% Submittal Including all Drawings and Final Technical Specifications
- Final Submittal Including Signed Drawings and Signed Technical Specifications

Task 4 Assumptions

- All submittals will be in electronic PDF format

Task 5. Environmental Permitting Support

The following permits are anticipated for the Lincoln Road Trash Capture Screen and potentially also for the Gilsizer North Detention Basin Improvements:

- Pre-Application Agency Coordination
- California Department of Fish and Wildlife Stream Bed Alternation Agreement
- Clean Water Act Section 401 Certification

As a subconsultant to West Yost, Dokken Engineering will provide initial coordination with the permitting agencies, prepare the permit applications, and provide follow-up coordination with the permitting agencies. If needed, the Clean Water Act Section 404 USA Army Corps of Engineers permit application has been included as an optional task (Task 7 below).

This proposal does not include a California Environmental Quality Act (CEQA) evaluation nor associated cultural or biological data base evaluations or site-specific field evaluation. The City is to provide copies of the needed CEQA evaluation and associated studies for use for the environmental permitting applications and support.

Task 5 Deliverables

- Permit Pre-Application Coordination Summary emails, CDFW Streambed Alteration Agreement Application, CWA Section 401 Certification Application.

Task 6. Project–Specific Full Capture System Certification Application (Updated April 2021) Support

We will review the previously approved trash screens and devices that could be used at each of the trash capture sites (see Certified Full Capture System List of Trash Treatment Control Devices). We will also review the requirements for use of a detention basin for trash capture (see Detention Basins Multi-Benefit Trash Treatment Systems). We will try to identify trash screen technologies that have already been approved by the State and are suitable for use at each trash screen site. If approved technologies are available, we will discuss their use with you and jointly determine if the approved technologies should be used in the Task 2 design drawings. If no suitable technology exists already, we will prepare a Project–Specific Full Capture System Certification Application, including the required information that can be developed with the drainage model and the design effort. However, there may be some data that West Yost won't be able to generate, like the field/lab testing Information and analysis. Because it is

currently unclear if approved technologies are available or how much effort will be needed to gain approval of site-specific designs, we have allocated up to 24 hours for this task. We will not expend more than 24 hours of effort without your prior approval.

Task 6 Deliverables

- Project–Specific Full Capture System Certification Application 50% Submittal including C- Drawings and OPCC

Task 6 Assumptions

- Application will be submitted if no Certified Full Capture System Trash Treatment Control Devices are suitable for the Project
- Some data required for the application will need to be provided by others.

Task 7. Optional Tasks

Grade the basin to provide adequate additional detention storage to mitigate for development of the currently undeveloped parcels within the tributary watershed

If this optional subtask is authorized, we will run the drainage model for existing conditions and with full development of all the currently undeveloped parcels in the watershed tributary to the North Gilsizer Detention Basin for the 100-year storm. Using the model results, we will calculate the increase to the basin volume needed to mitigate for the development. We will document this evaluation (including a map of the parcels that are undeveloped now and assumed to develop in the future) in a concise TM. We will grade the basin to include the required increase in storage volume. The purpose for doing this grading is to eliminate one potential obstacle to future development (flood-related impacts from increased flows to the basin from development). Nevertheless, the development could result in other impacts that would still need to be mitigated (like increased flow in the tributary storm drains).

Although probably not needed, preparation of the Clean Water Act Section 404 Permit application is included as an optional task.

BUDGET AND SCHEDULE

The proposed budget is shown in Table 1 by task. West Yost will perform the scope of services described above on a time-and-expenses basis at the billing rates set forth in West Yost's attached Billing Rate Schedule (Attachment D). Any additional services not included in this Scope of Work will be performed only after receiving a written amendment to the contract. The budget shown in Table 1 does not include the optional task. The budget for the optional task is $16,342. We will only perform the optional task work with written approval from the City.

The schedule is based on receiving a fully executed contract and notice to proceed by April 1, 2022.

Table 1. Budget and Schedule Summary

Task	Schedule	Cost, dollars
Task 1. Project Management and Meetings	On-going, meetings coordinated with design submittals	20,730
Task 2. Data Collection (Design Level Surveys and Geotechnical Evaluations)	Surveying: April 30 Geotechnical Report: May 30	14,789
Task 3. Design of Trash Capture Facilities and Gilsizer North Detention Basin Improvements	Concepts: April 11 65%: May 30 90%: June 30 100%: July 22 Final Design: August 19 Draft Technical Specs: June 30 Final Technical Specs: July 22 Optional Task: April 30	62,863
Task 4. Design of Corp Yard Improvements	Concepts: April 11 50%: May 30 90%: June 30 100%: July 22 Final Design: August 19 Draft Technical Specs: June 30 Final Technical Specs: July 22	35,787
Task 5. Environmental Permitting Support	Draft Applications: June 30	23,621
Task 6. Project–Specific Full Capture System Certification Application (Updated April 2021) Support	Review Approved Systems: April 30 Certification Application: May 30	5,961
Total		**$163,751**

Please let me know if you have any questions or comments. We can revise this proposal to better match the City's design requirements and budget limitations if needed.

Sincerely,

WEST YOST



Douglas T. Moore, PE
Engineering Manager
RCE #58122

Attachment(s): A. Geocon Consultants, Inc. Proposal
B. VE Solutions, Inc. Proposal
C. Dokken Engineering Proposal
D. West Yost 2022 Billing Rate Schedule

Attachment A

Geocon Consultants Inc. Proposal

Proposal No. LS-22-96
March 11, 2022

Doug Moore
Engineering Manager
WEST YOST
2020 Research Park Drive, Suite 100
Davis, CA 95618
dmoore@westyost.com

Subject: PROPOSAL FOR GEOTECHNICAL INVESTIGATION
FUELING ISLAND CANOPY IMPORVEMENTS
YUBA CITY CORPORATION YARD
1185 MARKET STREET
YUBA CITY, CALIFORNIA

Mr. Moore:

In accordance with your request, we are pleased to submit this proposal to perform a geotechnical investigation for the proposed improvements for the fueling area at the City of Yuba City Corporation Yard located at 1185 Market Street in Yuba City, California.

BACKGROUND AND PURPOSE

To aid in preparing this proposal we have discussed the project with you and reviewed project information you provided. The project includes constructing a canopy over the existing fueling islands at the City Corporation Yard. The canopy will likely be supported on cast-0in-drilled-hole (CIDH) concrete piers or conventional spread footings.

The purpose of our geotechnical investigation will be to evaluate subsurface conditions at the site and provide geotechnical recommendations for design and construction of the proposed project. Our investigation will include a field exploration program, geotechnical laboratory testing, engineering analysis, and report preparation.

SCOPE OF SERVICES

Based on our understanding of the project, we propose the following scope of services:

- Perform a limited geologic literature review to aid in evaluating the geologic conditions present at the site.
- Review available design plans to select exploratory excavation locations.
- Perform a site reconnaissance to review project limits and mark out exploratory excavation locations for subsequent utility clearance.
- Notify subscribing utility companies via Underground Service Alert (USA) a minimum of two business days (as required by law) prior to performing exploratory borings at the Site.
- Drill up two exploratory borings within/near the proposed improvement area to a depth of approximately 15 feet using a truck-mounted drill rig equipped with hollow-stem augers.

- Obtain representative soil samples from the exploratory borings.
- Log the borings in accordance with the Unified Soil Classification System.
- Upon completion, backfill borings with the drill cuttings or neat cement grout.
- Perform laboratory tests to evaluate pertinent geotechnical parameters.
- Analyze the field and laboratory testing data and prepare a letter report with our conclusions and recommendations. Our report will include (but not be limited to) the following:
    - Site plan showing locations of exploratory borings
    - Description of site geology and logs of subsurface conditions
    - Geotechnical laboratory test results
    - Summary of geotechnical constraints and mitigation alternatives (if required)
    - Foundation design recommendations and nparameters: recommended foundation type(s), allowable bearing capacity, recommended dimensions, estimated settlement
    - Code-based seismic design criteria (2019 California Building Code)

An electronic (PDF) version of the draft geotechnical investigation report will be submitted. Upon receipt of review comments, we will incorporate comments and submit a final report in PDF format.

ASSUMPTIONS AND LIMITATIONS

Our scope of services and fees are based on:

- The client will coordinate site access and permission to enter.
- The site is accessible to truck-mounted drilling equipment.
- Site plans provided for our use will show the locations of all underground utility lines and structures. We will not be responsible for damage to any such lines or structures that are not shown accurately on the plans provided to us or properly marked by USA subscriber companies.
- The scope of services detailed in this proposal does not include the evaluation or identification of environmental contamination.

PROPOSED FEE

We propose to perform the scope of services described herein for a lump sum fee of $7,500.

Our services will be provided in accordance with the enclosed *2022 Schedule of Fees/Terms and Conditions,* which is incorporated into and made a part of this proposal. If unforeseen conditions are encountered, or if we experience delays or circumstances beyond our control, we will notify you immediately to discuss modifications to the scope of services and/or project fees.

CONTRACT EXECUTION

If this proposal is acceptable, please issue a *Professional Services Agreement* for our review. We will commence with the scope of services outlined herein upon receipt of your written authorization; however, services provided by Geocon will be pursuant to the terms stated in our *2022 Schedule of Fees* until or unless a mutually agreed upon, negotiated contract is finalized.

We appreciate the opportunity to provide a proposal for geotechnical services on this project. Please contact us if you have any questions concerning the contents of this proposal or if we may be of further service.

Respectfully submitted,

GEOCON CONSULTANTS, INC.

Jeremy J. Zorne, PE, GE
Senior Engineer

Attachment: 2022 Schedule of Fees

GEOCON
CONSULTANTS, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

2022 SCHEDULE OF FEES

PROFESSIONAL SERVICES

Engineering Assistant/Laboratory Technician	$85/hr.
Engineering Field Technician/Special Inspector I	85/125(PW)*/hr.
Engineering Field Technician/Special Inspector II	95/135(PW)*/hr.
Engineering Field Technician/Special Inspector III/Equipment Operator	105/145(PW)*/hr.
Word Processor/Technical Editor/Draftsman	85/hr.
Research Assistant/Technical Illustrator/Senior Draftsman	100/hr.
Project Coordinator/GIS Specialist	110/hr.
Staff Engineer/Geologist/Scientist/Field Supervisor	125/hr.
Senior Staff Engineer/Geologist/Scientist	135/hr.
Project Engineer/Geologist/Scientist/Construction Supervisor	145/hr.
Senior Project Engineer/Geologist/Scientist	160/hr.
Senior Engineer/Geologist/Scientist/Certified Industrial Hygienist	175/hr.
Associate Engineer/Geologist/Scientist	200/hr.
Principal Engineer/Geologist/Scientist/Litigation Support	240/hr.
Deposition or Court Appearance	400/hr.
Attorney Fees (General)	350/hr.
Overtime (>8 to 12 hrs.), Saturday, and Night Rate	1.5X Regular Hourly Rate
Overtime (>12 hrs.), Sunday, and Holiday Rate	2X Regular Hourly Rate
Minimum Professional Fee	$500/Project
Minimum Field Services Fee (per day or call-out)	4 Hours

*Prevailing Wage (PW) per requirements of California Labor Code §720, et. Seq.

TRAVEL

Personnel	Regular Hourly Rate
Subsistence (Per Diem)	$200/day
Vehicle Mileage	0.75/mile

EQUIPMENT & ANALYTICAL TESTS

Nuclear Gauge	Included in Technician Hourly Rate	Level D PPE/Decon Rinse Equipment	$50/day
Pick-up Truck	$125/day	pH/Conductivity/Temperature Meter	60/day
Equipment Truck	200/day	55-gallon drum	65/ea.
Direct-Push Rig/Operator	185/225(PW)*/hr.	TPHg (EPA 8015M)	90/ea.
Direct-Push Sample Liner	10/ea.	TPHd/mo (EPA 8015M)	80/ea.
Equipment Trailer	100/day	Fuel Oxygenate Compounds (EPA 8260B)	110/ea.
Wenner 4-Pin Earth Resistivity Meter	150/day	Volatile Organic Compounds (EPA 8260B)	150/ea.
Coring Machine (concrete, asphalt, masonry)	200/day	Semi-Volatile Organic Compounds (EPA 8270)	300/ea.
Dynamic Cone Penetrometer	250/day	CAM 17 Metals (EPA 6010B)	170/ea.
Dilatometer (DMT) Test Equipment	800/day	Single Metal (EPA 6010B)	30/ea.
Generator or Air Compressor	150/day	STLC or TCLP Extraction	75/ea.
GPS Unit	160/day	Soil pH (EPA 9045C)	25/ea.
Drive-Tube Sampler or Hand-Auger	50/day	Organochlorine Pesticides (EPA 8081)	125/ea.
Soil Sample Tube (Brass or Stainless)	10/ea.	Naturally Occurring Asbestos (CARB 435)	90/ea.
Water Level Indicator	40/day	Asbestos PLM	20/ea.
Battery-Powered Pump	75/day	Asbestos 1,000-pt Count	80/ea.
Photo-Ionization Meter	150/day	48-hr/24-hr Turnaround Time	60%/100% surcharge

LABORATORY TESTS

COMPACTION CURVES

4-inch mold (D1557/D698)	$225/ea.
6-inch mold (D1557/D698)	225/ea.
California Impact (CAL216)	225/ea.
Check Point	100/ea.

SOIL AND AGGREGATE STABILITY

Resistance Value, R-Value (D2844/CAL301)	$300/ea.
R-Value, Treated (CAL301)	325/ea.
California Bearing Ratio (D1883)	175/pt.
Stabilization Ability of Lime (C977)	180/ea.

SOIL AND AGGREGATE PROPERTIES

#200 Wash (D1140/C117)	$90/ea.
Wet Sieve Analysis to #200 (D422/CAL202)	120/ea.
Dry Sieve Analysis, 1.5"+ Aggregate (D6913)	350/ea.
Hydrometer Analysis (D422)	165/ea.
Sieve Analysis with Hydrometer (D422)	200/ea.
Specific Gravity, Soil (T100)	100/ea.
Specific Gravity Coarse Aggregate (C127)	60/ea.
Specific Gravity Fine Aggregate (C128)	75/ea.

SHEAR STRENGTH

Unconfined Compression (D2166)	$100/ea.
Direct Shear (3 pts.)(D3080)	325/ea.
Unconsolidated-Undrained Triaxial Shear (D2850)	125/pt.
Unconsolidated-Undrained Triaxial Staged (D2850)	175/ea.
Consolidated-Undrained Triaxial Shear (D4767)	300/pt.
Consolidated-Undrained Triaxial Staged (D4767)	375/ea.
Consolidated-Drained Triaxial Shear (EM1110)	400/pt.
Consolidated-Drained Triaxial Staged (EM1110)	500/ea.

PERMEABILITY, CONSOLIDATION AND EXPANSION

Permeability, Flexible Wall (D5084)	$300/ea.
Permeability, Rigid Wall (D5856)	300/ea.
Consolidation (D2435)	60/pt.
Expansion Index (D4829/UBC 29-2)	225/ea.
Swell/Collapse (D4546)	165/pt.

AGGREGATE QUALITY

Sieve Analysis to #200 (C136)	$120/ea.
L.A. Rattler Test (500 rev.) (C131)	200/ea.
Durability Index (D3744/CAL229)	165/ea.
Fine Aggregate Angularity (CAL 234)	125/ea.
Flat and Elongated Particles (D4791/CAL 235)	150/ea.
Percent Crushed Particles (CAL205)	150/ea.

Moisture Determination, tube sample (D2216)	$20/ea.
Moisture Determination and Unit Weight (D2937)	40/ea.
Atterberg Limits: Plasticity Index (D4318)	200/ea.
Sand Equivalent (D2419/CAL217)	100/ea.
pH and Resistivity (CAL643)	120/ea.
Sulfate Content (CAL417)	90/ea.
Chloride Content (CAL422)	50/ea.
Organic Content (D2974)	65/ea.
Cut/Extract Shelby Tube	100/ea.

CONCRETE / MASONRY / REINFORCING STEEL

Compressive Strength, Cast Cylinders (C39)	$30/ea.
Compressive Strength, Cores (C42)	60/ea.
Flexural Strength Beam (C78/C293)	80/ea.
Splitting Tensile Test (C496)	80/ea.
DSA Masonry Shear (DSA-207)	75/ea.
Shotcrete Panel Coring and Comp. Strength (C1140)	80/ea.
Rebar Tensile / Bend (up to #11/#11 and Larger)	200/250/ea.
CMU Compressive Strength (C140)	100/ea.
Compressive Strength, Grout (C1019/UBC 21-19)	30/ea.
Compressive Strength, Mortar (C109/UBC 21-15,16)	30/ea.
CMU Unit Wt., Dimen., Absorption (C140)	75/ea.
Compressive Strength, Masonry Prism (C1314)	250/ea.

HOT MIX ASPHALT

HMA Air Voids, Gyratory (T269)	$525/ea.
Hamburg Wheel Tracker (T324)	1,000/ea.
Theoretical Max. Specific Gravity (D2041/CAL309)	175/ea.
Ignition/Sieve Analysis (C136/CAL202)	220/ea.
HMA Core Unit Weight (D1188/CAL308)	100/ea.
% Asphalt, Ignition Method (D6307/CAL382)	125/ea.
% Asphalt, Ignition Calibration (D6307/CAL382)	400/ea.
Tensile Strength Ratio (T283)	1,000/ea.

***2X surcharge on rush turnaround for laboratory testing**

TERMS AND CONDITIONS

1. Listed are typical charges for the services most frequently performed by Geocon. Prices for unlisted services as well as special quotations for programs involving volume work will be provided upon request. Laboratory test prices shown are for laboratory work only, and include reporting of routine results not calling for comments, recommendations or conclusions.
2. Sampling and testing is conducted in substantial conformance with the latest applicable or designated specifications of the American Society for Testing and Materials, Caltrans, American Association of State Highway and Transportation Officials, or other pertinent agencies.
3. Saturday, night work, and overtime hours are charged at time and one-half; Sundays and holidays at double time. Per diem may apply when location of work dictates.
4. Equipment and materials will be billed at cost plus 15%. Outside services including subcontractors and rental of special equipment are billed at cost plus 15%. Hourly services are billed portal to portal from closest office in accordance with the stated hourly rates herein, with a minimum four-hour charge.
5. Invoices will be submitted at four-week intervals. Terms of payment are met upon presentation of invoice. Invoices become delinquent thirty (30) days from invoice date and subject to one and one-half percent (1-1/2%) service charge per month, or the maximum rate allowed by law, whichever is lower. If Client objects to all or any portion of any invoice, Client will so notify Geocon in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. All time spent and expenses incurred (including any attorney's fees and costs) in connection with collection of any delinquent amount will be paid by Client to Geocon per Geocon's current fee schedule.
6. Client and Geocon shall allocate certain of the risks so that, to the fullest extent permitted by law, Geocon's (the term "Geocon" includes Geocon's partners, officers, directors, employees, agents, affiliates, subcontractors and subconsultants) total aggregate liability to Client *is limited to the greater of* ***$10,000*** *or the total compensation received from Client by Geocon for services rendered on this project, for any and all of Client's injuries, damages, claims, losses, expenses, or claim expenses arising out of this Agreement from any cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above.*

   Client and Geocon shall allocate certain of the other risks so that, to the fullest extent permitted by law, Client shall limit Geocon's total aggregate liability to all third parties, including contractors, subcontractors of all tiers, materialmen, and others involved in Client's project, as well as persons and other entities not involved in the project, to *the greater of* ***$20,000*** *or the total compensation received from Client by Geocon for services rendered on this project, for any and all injuries, damages, cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above, including all liability incurred by Geocon for acts, errors, or omissions, pursuant to entering into agreements with third parties on behalf of Client in order to obtain access or entry onto property not owned by Client. Client agrees to notify all contractors and subcontractors of any limitation of Geocon's liability to them, and require them to abide by such limitation for damages suffered by any contractor or subcontractor arising from Geocon's actions or inactions. Neither the contractor nor any subcontractor assumes any liability for damages to others which may arise on account of Geocon's actions or inactions.*

Attachment B

VE Solutions, Inc. Proposal

Note: VE Solutions agreed to a 10 percent budget reduction from the amounts shown in this budget. Also, engineering services during construction (ESD) are not included in this proposal.

VE SOLUTIONS

Task Order Agreement

VE Solutions, Inc.
7777 Greenback Lane, Suite 104
Citrus Heights, CA 95610
bradf@vesolutions.net
(916) 505-0519

Client: West Yost & Associates
2020 Research Park Dr., Ste 100
Davis, CA 95618

Date: March 10, 2022

Project Name/Location: Gilsizer North Detention Basin Structures

VES Project No.: 22021

Project Description: Structural engineering services for:

1. A 2 ft max high structural steel trash capture screen. The screen will be attached to an existing concrete slab and will be designed to resist full unbalanced water head on one side.
2. A max 20' x 20' x 20' high structural steel canopy over an existing fuel station. The canopy will be supported on new concrete spread footings or drilled piers.

A geotechnical report will be prepared by others.

Scope of Services: Prepare structural engineering plans and calculations for the project described above. Review rfi's and submittals during construction. Documents will be signed and sealed by a California registered structural engineer.

Fee Arrangement: Design: $12,000; ESDC: $2,500; Total $14,500

Limitation of Liability: $1,000,000

Special Conditions: none

Offered by:		**Accepted by:**	
3/10/2022			
signature	date	signature	date
Brad Friederichs, President	S2780		
name/title	*CA License*	*name/title*	
VE Solutions, Inc.			
		Client	

The Terms and Conditions of this agreement are in accordance with the Task Order Agreement dated September 27, 2017

VE SOLUTIONS

Task Order Agreement

VE Solutions, Inc.
7777 Greenback Lane, Suite 104
Citrus Heights, CA 95610
bradf@vesolutions.net
(916) 505-0519

Client: West Yost & Associates
2020 Research Park Dr., Ste 100
Davis, CA 95618

Date: March 10, 2022

Project Name/Location: Gilsizer Slough Trash Capture Device

VES Project No.: 22022

Project Description: Structural engineering services for 5 ft high structural steel screen to span across an existing channel. The structure will resist full unbalanced water head on one side. It will be supported on a new concrete slab.

Scope of Services: Prepare structural engineering plans and calculations for the project described above. Review rfi's and submittals during construction. Documents will be signed and sealed by a California registered structural engineer.

Fee Arrangement: Design: $11,500; ESDC: $2,500; Total $14,000

Limitation of Liability: $1,000,000

Special Conditions: none

Offered by:		**Accepted by:**	
3/10/2022			
signature	date	signature	date
Brad Friederichs, President	S2780		
name/title	*CA License*	*name/title*	
VE Solutions, Inc.			
		Client	

The Terms and Conditions of this agreement are in accordance with the Task Order Agreement dated September 27, 2017

Attachment C

Dokken Engineering Proposal

Note: Dokken Engineering agreed to a 5 percent budget reduction from the amounts shown in this budget. Also, the Clean Water Act Section 404 Nation Wide Permit Task (OPTIONAL) and the associated budget are included in the optional task of this proposal.

March 11, 2022

Doug Moore
Engineering Manager
West Yost
2020 Research Park Drive, Suite 100
Davis, CA 95618

RE: Scope and Fee for Environmental Permitting Services for the Gilsizer Slough Trash Capture Project and the Gilsizer North Detention Basin Project in Yuba City

Mr. Doug Moore,

Enclosed is a scope of services and fee for Dokken Engineering to obtain the necessary environmental permits for the planned Gilsizer Slough Trash Capture Project and the Gilsizer North Detention Basin Project in Yuba City. It is our understanding that Gilsizer Slough is a realigned natural channel with historic hydrologic connection to the Feather River and is therefore considered a Water of the U.S. and Water of the State. As such, environmental permits under the Clean Water Act and State of California Fish and Game Code must be obtained prior to the start of construction. Environmental Analysis under the California Environmental Quality Act (CEQA) is being completed by the City and is not included in this scope of work.

The southwestern terminus of Gilsizer slough is known to support stable populations of special status species including giant garter snake (*Thamnophis gigas*) and tricolor blackbird (*Agelaius tricolor*). The proposed Gilsizer Slough Trash Capture Project at Lincoln Rd. does not provide habitat for these species and is located approximately 10 miles upstream of this habitat area and there is no suitable habitat for these species farther upstream in the watershed. It is therefore unlikely that these species will be impacted by either project and this scope of work assumes that the project will not result in "take" of any species listed as threatened or endangered by either the Federal Endangered Species Act or California Endangered Species Act.

Scope of Work

Task 1: Pre-Application Agency Coordination
Prior to beginning the permit application process, Dokken will present the proposed project features to our contacts at the regulatory agencies and receive initial feed back on the permitting effort that will be required for both projects. The agencies contacted will include the California Department of Fish and Wildlife (CDFW), the Central Valley Regional Water Quality Control Board (RWQCB), and the United States Army Corps of Engineers (USACE). This early coordination effort will ensure the permit applications contain only the project features that require environmental permits, streamlining the permitting process and potentially reducing permitting and mitigation costs.

Task 2: California Fish and Game Code §1600 Streambed Alteration Agreement
Dokken will prepare the necessary components of a Notification of Streambed Alteration Package for submittal to CDFW via the department's online permitting portal the *Electronic Permitting Information and Management System* (EPIMS). Dokken will work with City staff to set up an EPIMS account for the City and Dokken will take the lead on submitting the application through EPIMS. Dokken will review the draft permit prior to City signature to ensure permit conditions to not cause constructability issues.

Task 3: Clean Water Act §401 Water Quality Certification
Dokken will prepare a Water Quality Certification application package for submittal to the RWQCB. Dokken will follow up with RWQCB staff following submittal of the application package periodically to ensure timely review of application materials. Dokken will review the draft permit prior to City signature to ensure permit conditions to not cause constructability issues.

Task 4: Clean Water Act §404 Nationwide Permit Authorization (OPTIONAL)
The proposed projects appear to be consistent with Nationwide Permit 25 – Structure Discharges. Use of this Nationwide Permit does not require submitting a Pre-Construction Notification to the Army Corps of Engineers if all General and Regional Conditions specified in this Nationwide Permit are met. Based on a review of the project plans and the Nationwide Permit conditions, these projects are anticipated to qualify for coverage under a non-notifying NWP-25.

If during pre-application agency coordination, USACE determines that Pre-Construction Notification is required, this optional task will include preparation of a PCN, coordination with USACE, and review of the draft permit prior to City signature.

Fee For Services

The total cost for each scope item listed above is included below. This fee estimate assumes Yuba City will be responsible for paying application fees required by the regulatory agencies. A breakdown of the hours needed to complete each task is included on the following page.

Task 1: Pre-Application Agency Coordination - $2,560

Task 2: CDFW §1600 Streambed Alteration Agreement - $8,420

Task 3: CWA §401 Water Quality Certification - $8,020

Task 4: CWA §404 Nationwide Permit (OPTIONAL) - $9,290

Please feel free to contact me at ssalembier@dokkenengineering.com or by phone at (916) 858-0642 if you need anything else for your review of this project.

Thank you,

Scott Salembier

Scott Salembier
Associate Environmental Planner/Biologist
ISA Certified Arborist
Dokken Engineering
110 Blue Ravine Rd. #200
Folsom, CA 95630

DOKKEN ENGINEERING

COST PROPOSAL - HOURS BREAKDOWN BY TASK
GILSIZER SLOUGH TRASH CAPTURE &
NORTH DETENTION BASIN PROJECT
March 10, 2022

TASK DESCRIPTION	Environmental Manager	Senior Environmental Planner / Biologist / Archaeologist	Associate Environmental Planner / Biologist / Archaeologist	Environmental Planner / Biologist / Archaeologist	TOTAL HOURS	OTHER DIRECT COST	TOTAL COST
	$250	$180	$140	$110			
Envvironmental Permitting Services	6	24	78	105	213		$28,290
Task 1: Pre-Application Agency Coordination		8	8		16		$2,560
Task 2: CDFW §1600 Streambed Alteration Agreement	2	4	20	40	66		$8,420
Task 3: CWA §401 Water Quality Certification	2	4	25	30	61		$8,020
Task 4: CWA §404 Nationwide Permit Authorization (OPTIONAL)	2	8	25	35	70		$9,290

TOTAL HOURS	6	24	78	105	213		
TOTAL COST	$1,500	$4,320	$10,920	$11,550			$28,290

Attachment D

West Yost 2022 Billing Rate Schedule

2022 Billing Rate Schedule

(Effective January 1, 2022 through December 31, 2022)*

POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
ENGINEERING	
Principal/Vice President	$300
Engineer/Scientist/Geologist Manager I / II	$285 / $297
Principal Engineer/Scientist/Geologist I / II	$257 / $272
Senior Engineer/Scientist/Geologist I / II	$230 / $241
Associate Engineer/Scientist/Geologist I / II	$198 / $211
Engineer/Scientist/Geologist I / II	$158 / $184
Engineering Aide	$92
Field Monitoring Services	$85
Administrative I / II / III / IV	$81 / $102 / $123 / $136
ENGINEERING TECHNOLOGY	
Engineering Tech Manager I / II	$294 / $297
Principal Tech Specialist I / II	$270 / $280
Senior Tech Specialist I / II	$247 / $260
Senior GIS Analyst	$224
GIS Analyst	$212
Technical Specialist I / II / III / IV	$158 / $181 / $204 / $227
Technical Analyst I / II	$114 / $136
Technical Analyst Intern	$91
Cross-Connection Control Specialist I / II / III / IV	$117 / $128 / $144 / $160
CAD Manager	$179
CAD Designer I / II	$139 / $155
CONSTRUCTION MANAGEMENT	
Senior Construction Manager	$288
Construction Manager I / II / III / IV	$175 / $187 / $200 / $252
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	$153 / $171 / $189 / $197
Apprentice Inspector	$139
CM Administrative I / II	$75 / $100
Field Services	$198

- Technology and Communication charges including general and CAD computer, software, telephone, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses will be billed at 6% of West Yost labor.
- Outside Services such as vendor reproductions, prints, shipping, and major West Yost reproduction efforts, as well as Engineering Supplies, etc. will be billed at actual cost plus 15%.
- The Federal Mileage Rate will be used for mileage charges and will be based on the Federal Mileage Rate applicable to when the mileage costs were incurred. Travel other than mileage will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness, research, technical review, analysis, preparation and meetings billed at 150% of standard hourly rates. Expert witness testimony and depositions billed at 200% of standard hourly rates.
- A Finance Charge of 1.5% per month (an Annual Rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

* This schedule is updated annually

2022 Billing Rate Schedule

(Effective January 1, 2022 through December 31, 2022)*

Equipment Charges

EQUIPMENT	BILLING RATES
2" Purge Pump & Control Box	$270 / day
Aquacalc / Pygmy or AA Flow Meter	$28 / day
Emergency SCADA System	$35 / day
Gas Detector	$80 / day
Generator	$39 / day
Hydrant Pressure Gauge	$10 / day
Hydrant Pressure Recorder, Impulse (Transient)	$55 / day
Hydrant Pressure Recorder, Standard	$40 / day
Low Flow Pump Controller	$75 / day
Powers Water Level Meter	$32 / day
Precision Water Level Meter	$19 / day
Stainless Steel Wire per foot	$0.03 / day
Storage Tank	$15 / day
Sump Pump	$24 / day
Transducer Components (per installation)	$23 / day
Trimble GPS – Geo 7x	$220 / day
Tube Length Counter	$22 / day
Turbidity Meter	$22 / day
Vehicle	$10 / day
Water Flow Probe Meter	$20 / day
Water Quality Meter	$27 / day
Water Quality Multimeter	$185 / day
Well Sounder	$30 / day

* This schedule is updated annually

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Road Development Impact Fee Ordinance

Recommendation: A. Read the title for second reading, waive further reading of, and Adopt an Ordinance of the City Council of the City of Yuba City, adding Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8 of the City of Yuba City Municipal Code to establish roadway development impact fees for new development

B. Adopt a Resolution and concurrently make findings supporting the establishment of Roadway Development Impact Fees through Ordinance in Recommendation A and the addition of Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8 of the City Municipal Code; and Adopting a Capital Improvement Program and Development Impact Fee Study; and Adopting related CEQA findings; and Adopting a Fee Schedule for Roadway Development Impact Fees

Fiscal Impact: Costs associated with the preparation of the update will be recovered as part of the updated fees. A portion of the cost of this update is anticipated to be paid for by a Local Early Action Planning (LEAP) Grant

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Purpose:

Adopt the Ordinance for roadway facilities development impact fees pursuant to Assembly Bill (AB) 1600 legislation as codified by the Mitigation Fee Act (Commencing at Government Code Section 66000).

Background:

The City of Yuba City's Roadway fee component of its Development Impact Fee program was last updated through an AB 1600 Fee Justification Study in 2007. This fee is annually escalated using the Engineering New-Record (ENR) escalation index.

On March 17, 2020, the City Council adopted Resolution No. 20-021, reducing existing development impact fees, including Water Connection and Extension Fees, and Wastewater Connection and Extension fees to match the adopted Infill Impact Fee Rates. This resulted in an approximate 50 percent reduction in development impact fees for development not previously considered as being "infill."

On January 21, 2025, the City adopted a 2040 General Plan, and this included an updated Circulation Element which details future roadway infrastructure needs of the City.

Additionally, on January 21, 2025, the City adopted a new traffic model that was prepared by Fehr & Peers traffic engineers. Fehr and Peers modeled future land use and transportation demands related to roadway circulation needs and MHM Engineers & Surveyors prepared detailed roadway improvement cost estimates (Roadway Facilities Capital Improvement Program; Attachment 2, Exhibit B), for those roadway facilities. Fehr & Peers prepared a City of Yuba City Roadway Development Impact Fee Calculations report (Fee Calculations or Fee Calculations Report) to inform the calculations contained in the Roadway Impact Fee Program Nexus Study.

For this Roadway Impact fee update, the City utilized Economic and Planning Systems (EPS) to assist in preparing the AB 1600 fee justification study. The purpose of this Nexus Study (Attachment 2, Exhibit C) was to establish the Roadway Fee Program and the legally required nexus findings for the City to implement the Roadway Fee Program and to set the initial development impact fee rate. The Nexus Study summarized key components of the implementation and administration of the proposed Roadway Fee Program.

Ahead of bringing forward this AB 1600 study for consideration, the City conducted public outreach with the Development Community through electronic communication as well as providing access to the full draft fee report for a 30-day period that concluded February 24, 2026. All comments received have been included as a staff report Attachment 4.

On March 3, 2026, the City Council introduced an ordinance of the City Council of the City of Yuba City, adding Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8, Chapter 12 of the City of Yuba City Municipal Code to establish roadway development impact fees for new development.

Analysis:

The Roadway Fee Program is a City-implemented roadway fee applicable to new development in the City. The Roadway Fee Program contains the following fee components:

- Roadways Fee
- Administration Fee

Staff Report Attachment 3 is a table summarizing the proposed Roadway Fee by residential, commercial and industrial land use. For each land use, the administration component fee is calculated as two percent of the cost and will fund administration of the Roadway Fee Program. The Roadway Fee will be charged and collected per residential dwelling unit or per 1,000 square feet of nonresidential building space and is consistent with the requirements of California Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et. seq.).

The Roadway Fee Program totals $636,500,000 as reflected in Table 3-2 of the proposed Yuba City Roadway Facilities Nexus Study. This is based on the 2040 General Plan buildout estimates and needed road infrastructure to serve anticipated development reflected in the City's traffic model.

Below is a summary of key legislation affecting how the updated AB 1600 study was required to be prepared.

Assembly Bill (AB) 602

In 2021, AB 602 amended the requirements applicable to new or updated impact fees by creating a

“standards and practices” section to the Act, codified as Government Code Section 66016.5. This section is both declaratory of previously existing law and has added certain new requirements. A new requirement is that jurisdictions are required to calculate a fee imposed on housing development projects proportionately to the square footage of proposed units of the development” [66016.5(a)(5)(A)], and “large jurisdictions shall adopt a capital improvement plan as a part of the nexus study” [66016.5(a)(6)].

In response to the provisions of AB 602, Roadway Fees will differ by dwelling unit size with the proposed residential fee land uses for all fee components summarized below:

Roadways Residential Fee Categories

- Single Family <1,500 sq. ft.
- Single Family 1,500 sq. ft.–2,499 sq. ft.
- Single Family >2,500 sq. ft.
- Multifamily (same size ranges)
- Single Family – Senior (same size ranges)
- Multifamily – Senior (same size ranges)
- Mobile Home (same size ranges)

The proposed fees are based on the best land use information, backbone infrastructure and public facilities cost estimates, funding source information, and administrative cost estimates available at this time. The cost estimates presented in this report are in constant 2024 dollars.

Senate Bill (SB) 13 and Accessory Dwelling Units

In addition to the considerations discussed above pursuant to AB 602, a separate piece of legislation, SB 13, passed in 2019, establishes a new system for assessing fees on accessory dwelling units (ADUs). It amended California Government Code Section 65852.2(3)(A)(f)(3) to read:

“A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.”

As a result, ADUs smaller than 750 square feet in size are statutorily exempt from development impact fees. Fees on ADUs 750 square feet or larger in size will be charged a rate that is 50 percent of the primary residential unit based upon the primary dwelling unit’s square footage, in compliance with SB 13.

Appendices C and D of the Nexus Study contain Transportation Impact Fee Comparisons of other jurisdictions in the region. Tables D-1 through D-3 show Yuba City’s existing fee rate and the proposed fee graphically in comparison with Yuba and Placer Counties as well as the cities of Elk Grove, Lincoln, Chico, West Sacramento and Woodland.

By accepting the proposed Roadway Development Impact Fee AB 1600 Nexus Study, will result in development paying for needed improvements to new and expanded road infrastructure thereby reducing the financial impact upon existing City residents as the build-out of the 2040 General Plan occurs.

Staff proposes that entitled projects with either a recorded final map or an active building permit will be "grandfathered-in" and will pay today's lower road fee.

Additionally, after further discussion with the development community, projects that have submitted a final map to the City by the Fee Schedule's implementation (May 16, 2026) and the final map is recorded within 105 days of the fee schedule's implementation (August 29, 2026), will also be assessed the existing lower road impact fee.

Additionally, the City may consider modifications to the development impact fee(s) to be paid for a project as part of a negotiated development agreement that is approved by the City Council.

Staff Report Attachment 2 Resolution, whereas the first reading of the ordinance occurred at the March 3, 2026 Council Meeting, is recommended for approval at this meeting concurrently with the second reading of the ordinance.

Fiscal Impact:

If approved, the updated fee will be used to fund capital improvement projects to accommodate future transportation needs of the City as planned growth occurs consistent with the build-out of the 2040 General Plan. If adopted at the March 17, 2026, meeting the updated road fee would become effective 60-days following adoption, or on May 16, 2026.

Alternatives:

1. Do not approve the Nexus Study of Roadway Development Impact Fee Program and direct staff to reduce or modify proposed fees.
2. Do not proceed with updating fees, resulting in inadequate funding in future road infrastructure needs resulting from new development within the City.

Recommendation:

A. Read the title for second reading, waive further reading of, andAdopt an Ordinance of the City Council of the City of Yuba City, adding Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8 of the City of Yuba City Municipal Code to establish roadway development impact fees for new development.

B. Adopt a Resolution and concurrently make findings supporting the establishment of Roadway Development Impact Fees through Ordinance in Recommendation A and the addition of Chapter 12 (Roadway Facilities Development Impact Fees) to Title 8 of the City Municipal Code; and Adopting a Capital Improvement Program and Development Impact Fee Study; and Adopting related CEQA findings; and Adopting a Fee Schedule for Roadway Development Impact Fees

Attachments:

1. Attachment 1 - Roadway DIF Ordinance
2. Attachment 2 - Road DIF Resolution
3. Exhibit A: 2026 New DIF Rate Table
4. Exhibit B - Capital Improvement Program
5. Exhibit C: Nexus Study
6. Attachment 3 - DIF Comparison Existing vs Proposed Rate Table
7. Attachment 4 - Yuba City DIF Roads - BIA Comment Letter 2.20.26

Prepared By:
Joshua Wolffe
Public Works Director

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ADDING CHAPTER 12 (ROADWAY FACILITIES DEVELOPMENT IMPACT FEES) TO TITLE 8 OF THE CITY OF YUBA CITY MUNICIPAL CODE TO ESTABLISH ROADWAY DEVELOPMENT IMPACT FEES FOR NEW DEVELOPMENT

WHEREAS, the City Council has found and determined in the concurrently adopted Resolution that the Roadway Facilities Development Impact Fees established by this Chapter will be imposed upon development projects for the purpose of mitigating their impacts on the City's ability to provide public roadway improvements and services as needed and ensuring that development pays its fair share of public costs associated with their impacts; and

WHEREAS, the City Council in adopting this Ordinance hereby further acknowledges, adopts, and relies upon the findings, factual information, analysis, and conclusions in the concurrently adopted Resolution ____; and

WHEREAS, the City Council in adopting this Ordinance does hereby replace and superseded any previously adopted Roadway Facilities Development Impact Fees, whether they are set forth by resolution or ordinance, that are directly contrary to the Fees adopted by this Ordinance and the concurrently adopted Resolution.

WHEREAS, the City Council finds that it has considered and adopted all legal prerequisites to the adoption of this Ordinance.

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

Section 1. The City Council finds that the above recitals and all findings, factual information, analysis, and conclusions in the concurrently adopted Resolution ____are true and correct and are hereby incorporated herein by this reference.

Section 2. Chapter 12 (Roadway Facilities Development Impact Fees) shall be added to Title 8 of the City of Yuba City Municipal Code and shall read as follows:

Section 8-12.01. Title.

This Chapter shall be known as the "Roadway Facilities Development Impact Fee Ordinance of the City of Yuba City."

Section 8-12.02. Purpose.

The purpose of this Chapter 12 is to establish Roadway Facilities Development Impact Fees to ensure that new development pays its fair and proportionate share of transportation and roadway improvements required to accommodate growth. This Chapter and the Roadway Facilities Development Impact Fees provided are adopted in accordance with the City's general police power and are intended to: (a) promote public

health, safety, and welfare; (b) implement the City's General Plan circulation policies; (c) provide adequate roadway capacity for new development; and (d) comply with the Mitigation Fee Act (Government Code §§ 66000 *et seq*.).

Section 8-12.03. Findings.

(a) New development generates additional demand for roadway and transportation improvements.

(b) The City's adopted Roadway Impact Fee Study identifies the purpose and use of the fee as well as the relationship between the impacts of development and the proportionality of the fee to those impacts.

(c) Without the imposition of Roadway Facilities Development Impact Fees on new impactful development, existing roadway facilities will become inadequate over time resulting in numerous adverse impacts, including inadequate traffic safety and transportation improvements.

(d) The City's adopted Roadway Facilities Development Impact Fees shall be supplementary to any other conditions imposed upon a development project pursuant to other provisions of the Municipal Code, the Subdivision Map Act, the California Environmental Quality Act, or any other Federal, State or local laws, which may authorize the imposition of project specific fees or conditions on development.

(e) The fee methodology allocates roadway costs among land uses in proportion to traffic generation.

(f) The collected fees will fund capacity-enhancing improvements necessary to serve new growth.

(g) Actual fee amounts shall be adopted in accordance with the Mitigation Fee Act by separate City Council resolution.

Section 8-12.04. Definitions.

(a) "Development" means any project requiring City approval that increases roadway demands.

(b) "Fee Schedule" means the Roadway Facilities Development Impact Fee Schedule adopted by City Council resolution.

(c) "Mitigation Fee Act" means the statutory authority and limitations provided for in Government Code sections 66000 *et. seq*. as now written and as they may be amended in future years by the California Legislature.

(d) “Roadway Facilities” means streets, intersections, signals, traffic controls, bridges, bike/pedestrian improvements, and related infrastructure identified in the fee study.

Section 8-12.05. Imposition of Roadway Facilities Development Impact Fees.

(a) Roadway Facilities Development Impact Fees shall be imposed on all new development generating additional roadway demand.

(b) Pursuant to California Law, the Roadway Facilities Development Impact Fees will vary based on the impact of the Development.

(c) Pursuant to California Law, the Roadway Facilities Development Impact Fees will vary based on residential dwelling unit size.

(d) Generally, Fees shall be paid prior to the issuance of a certificate of occupancy or the date of final inspection, whichever comes first. However, in accordance with the provisions of Government Code section 66007 the City may require payment earlier in some limited circumstances.

Section 8-12.06. Fee Schedule and Adjustments Adopted by Resolution.

(a) The City Council shall adopt a Fee Schedule for the Roadway Facilities Development Impact Fee amounts by separate resolution.

(b) Revisions to the Fee Schedule, including annual adjustments, may occur in accordance with the provisions and procedures set forth in State law through a separate resolution without amendment to this Chapter.

Section 8-12.07. Credits and Reimbursements.

(a) Credits may be granted and approved by the City Council for eligible roadway improvements constructed by a developer.

(b) Reimbursement may be provided for improvements exceeding a project’s proportional share when approved by the City Council.

Section 8-12.08. Exemptions.

(a) Renovations that do not increase building area or intensity.

(b) Reconstruction of a destroyed or damaged structure with a new structure that does not increase building area or intensity.

(c) Development qualifying for exemptions under City policy or State law.

(d) City of Yuba City projects.

Section 8-12.09. Appeals.

A developer may appeal fee application or calculation pursuant to procedures established by the City Manager and consistent with the Mitigation Fee Act.

Section 8-12.10. Use of Funds.

As provided in the Mitigation Fee Act, the funds collected by the City pursuant to this Chapter shall only be used for roadway capacity improvements and refurbishment, including planning, engineering, design, right-of-way, and construction.

Section 8-12.11. Roadway Capital Improvement Plan.

A Roadway Capital Improvement Plan may be adopted by the City Council resolution pursuant to the requirements of the Mitigation Fee Act.

Section 8-12.12. Accounting and Reporting Requirements.

A Roadway Facilities Development Impact Fee Reserve Account (Reserve Account) is hereby established in accordance with the accounting and reporting requirements of the Mitigation Fee Act. The fees paid to the City pursuant to this Chapter shall be deposited into the Reserve Account and used solely for the purpose described in this Chapter. All monies deposited into the Reserve Account shall be held separately and apart from other City funds and all interest or other earnings on the unexpended balance in the Reserve Account shall be credited to the Reserve Account. The Reserve Account shall be reviewed and accounted for as required by the Mitigation Fee Act as now written and as it may be amended in the future.

Section 8-12.13. Distribution of Impact Fee Funds.

All monies and interest earnings in each of the Impact Fee Reserve Accounts shall be expended on the construction and related design and administration costs of constructing public facility improvements and purchasing land and equipment identified in the Fee Study. Such expenditures may include, but are not necessarily limited to the following:

A. All direct and indirect costs incurred by the City to construct facility improvements pursuant to this Chapter, including but not limited to, the cost of land and right-of- way acquisition, planning, legal advice, engineering, design, construction, construction management, materials and equipment.

B. Costs of issuance or debt service associated with bonds, notes or other security instruments issued to fund facility improvements identified.

C. Administrative costs incurred by the City in establishing or maintaining the Impact Fee Reserve Accounts required by this Chapter, including but not limited to the

cost of studies to establish the requisite nexus between the fee amount and the use of fee proceeds and yearly accounting and reports.

Section 8-12.14. Regulations.

The City Manager, or her/his designee, is authorized to adopt written administrative regulations or guidelines that are consistent with and that further the terms and requirements set forth within this Chapter.

Section 8-12.15. Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this Chapter is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this chapter. The City Council declares that it would have adopted this chapter, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

Section 3. The City Clerk shall certify the adoption of this ordinance and cause it to be published, in accordance with Government Code, Section 36933, or as otherwise required by law.

Section 4. The Ordinance, which shall become effective sixty (60) days after adoption, will be signed by Mayor and the City Clerk shall attest to the passage and cause its publication as prescribed by law.

Introduced by title only on the 3rd day of March 2026 and adopted at the regular meeting of the City Council of the City of Yuba City on the _____ day of _____, 2026.

_____
Marc Boomgaarden , Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

ATTACHMENT 2

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY CONCURRENTLY ADOPTED WITH AND MAKING FINDINGS SUPPORTING THE ESTABLISHMENT OF ROADWAY DEVELOPMENT IMPACT FEES THROUGH ORDINANCE NO. _____ AND THE ADDITION OF CHAPTER 12 (ROADWAY FACILITIES DEVELOPMENT IMPACT FEES) TO TITLE 8, OF THE CITY MUNICIPAL CODE; ADOPTING A CAPITAL IMPROVEMENT PROGRAM AND DEVELOPMENT IMPACT FEE STUDY AND; ADOPTING RELATED CEQA FINDINGS; AND, ADOPTING A FEE SCHEDULE FOR ROADWAY DEVELOPMENT IMPACT FEES

WHEREAS, the City of Yuba City (the "City") provides numerous public services and it constructs and maintains numerous public improvements, including roadways, for the benefit of residents, businesses, and employees within the City; and,

WHEREAS, the City Council adopted the 2040 General Plan on January 21, 2025 (Resolution No. 25-007) as a technical update to the 2004 General Plan (Resolution No. 04-049). The General Plan provides policy direction for ministerial and discretionary project reviews, together with implementation programs and comprehensive policy direction for growth and development; and,

WHEREAS, new development generally generates growth which in turn impacts public facilities and roadways in ways that the revenues generated through property taxes and other means are generally insufficient to accommodate; and,

WHEREAS, if additional capital roadway improvements are not added to the City as development occurs, the existing roadway facilities will become inadequate over time resulting in numerous adverse impacts, including inadequate traffic safety and transportation improvements; and,

WHEREAS, to prevent undesirable consequences, and to reduce the impacts of new development on the City's roadways, the City's must develop and improve roadways at a rate which will accommodate the City's expected growth; and,

WHEREAS, it is the City's intent and desire in the adoption of the Fee Schedule attached here to as Exhibit A to have developers pay for their fair share of public costs associated with new development while at the same time facilitating growth that is in the public interest; and,

WHEREAS, the City has caused to be prepared the "Yuba City Roadway Facilities Development Impact Fee Nexus Study, dated December 31, 2025 ("Fee Study"). The Fee Study is, and has been on file with the City Clerk; and,

WHEREAS, The Roadway Facilities Development Impact Fees established by this Chapter will be imposed upon development projects for the specific purpose of mitigating

the impact of the development on the City's ability to provide public roadway improvements and services as needed; and,

WHEREAS, the Fee Study and its supporting documents identify the development potential of the City from the year 2025 until 2040; identifies roadway improvements to serve and accommodate new development; and provides a summary of the portion of each housing improvement category's costs that can be funded by new development; and,

WHEREAS, the City Council has relied upon and adopts the factual information, analysis, and conclusions in the Fee Study in the establishment of the Roadway Facilities Development Impact Fees and concurrent adoption of Ordinance No. _____; and,

WHEREAS, all legal publications, notices, and prerequisites to the adoption of this Resolution, the Roadway Facilities Development Impact Fees, and Ordinance No. _____ have occurred; and,

WHEREAS, the City has and will continue in the future to implement and maintain accounting of the funds collected in accordance with the requirements of State law and in particular the Fee Mitigation Act; and,

WHEREAS, the City Council finds and determines that the adoption of the Roadway Facilities Development Impact Fees is both in the best interests of the community and needed to ensure adequate traffic safety and transportation improvements are implemented as development occurs.

WHEREAS, the City Council in adopting this Resolution does hereby replace and superseded any previously adopted Roadway Facilities Development Impact Fees, whether they are set forth by resolution or ordinance, that are directly contrary to the Fees adopted by this Resolution and the concurrently adopted Ordinance.

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

Section 1. Recitals. The City Council finds that all of the recitals and facts cited herein and in Ordinance No. _____ which is adopted concurrently with this Resolution are true and correct and incorporated herein.

Section 2. CEQA Finding. The City Council finds that the actions in this Resolution and the concurrently adopted Ordinance No. _____ are statutorily exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(8) of the California Public Resources Code and it is categorically exempt pursuant to Section 15273(a)(1) (Rates, Tolls Fairs and Charges) of Title 14 of the Code of California Regulations (CEQA Regulations) because the rates established are

funding capital projects. The written findings supporting this determination can be found herein, in the 2040 General Plan (Resolution No. 25-007), the technical update to the 2004 General Plan (Resolution No. 04-049), and in the Fee Study supporting the establishment of the Roadway Facilities Development Impact Fees. Likewise, the City Council finds that this action is categorically exempt from further environmental review pursuant to CEQA Regulations Section 15061(b)(3) because it can be seen with the required certainty that action will not have the potential to cause a significant effect on the environment. Moreover, the City Council finds this action is categorically exempt from further environmental review under CEQA pursuant to CEQA Regulations Sections 15378(b)(4) because this establishment of the Roadway Facilities Development Impact Fees and the rates herein do not involve any commitment to any specific project, now or in the future.

Section 3. Compliance with Mitigation Fee Act. The City Council finds and determines it has complied with the requirements of the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 *et seq*.

Section 4. Adoption of Roadway Facilities Capital Improvement Program. The City Council finds and determines that the City of Yuba City Roadway Facilities Capital Improvement Program dated December 31, 2025, is complete and accurate and the City Council hereby adopts the factual information, analysis, supporting documents, and conclusions in the Capital Improvement Program for the purposes of establishing the Roadway Facilities Development Impact Fees in this Resolution and Ordinance No. _____. The Capital Improvement Program, which is attached hereto as Exhibit B, has been on file and it will remain on file with the City Clerk for review in perpetuity.

Section 5. Adoption of Fee Study. The City Council finds and determines that the "Fee Study", is complete and accurate and the City Council hereby adopts the factual information, analysis, supporting documents, and conclusions in the Fee Study for the purposes of establishing the Roadway Facilities Development Impact Fees in this Resolution and Ordinance No. _____. The Fee Study, which is attached hereto as Exhibit C, has been on file and it will remain on file with the City Clerk for review in perpetuity.

Section 6. Specific Fee Study Findings. The City Council hereby finds and determines that:

a. New development generates additional demand for roadway and transportation improvements.

b. The City's adopted Roadway Impact Fee Study identifies the purpose and use of the fee as well as the relationship between the impacts of development and the proportionality of the fee to those impacts.

c. Without the imposition of Roadway Facilities Development Impact Fees on new impactful development, existing roadway facilities will become inadequate over time resulting in numerous adverse impacts, including inadequate traffic safety and transportation improvements.

d. The City's adopted Roadway Facilities Development Impact Fees shall be supplementary to any other conditions imposed upon a development project pursuant to other provisions of the Municipal Code, the Subdivision Map Act, the California Environmental Quality Act, or any other Federal, State or local laws, which may authorize the imposition of project specific fees or conditions on development.

e. The fee methodology allocates roadway costs among land uses in proportion to traffic generation.

f. The collected fees will fund capacity-enhancing improvements necessary to serve new growth.

g. Actual fee amounts shall be adopted and amended by City Council resolution.

Section 7. Creation of Reserve Account. The City Council hereby directs staff to create and establish the City's Roadway Facilities Development Impact Fee Reserve Account (Reserve Account) and to ensure that the funds in the Reserve Account are used, reviewed, accounted for, and reported as required by the Mitigation Fee Act, as now written and as it may be amended in the future.

Section 8. City Manager Authority. The City Council hereby authorizes the City Manager, or her/his designee, to establish procedures and hear any appeals a developer may have regarding the application or calculation of the Roadway Facilities Development Impact Fees to any development. The City Manager is authorized to adopt any procedures, regulations, or guidelines that are consistent with terms and conditions of this Resolution, Ordinance _____, the Mitigation

Fee Act, and any other applicable legal limitations on the City Manager's authority. The City Council directs the City Attorney to provide the City Manager with counsel during such development and adoption and to provide appropriate legal counsel during any appeals.

Section 9. Fee Schedule. The City Council hereby adopts the Fee Schedule attached hereto as Exhibit A.

Section 10. CEQA Filing. The City Council hereby directs the City Manager, or her/his designee, to ensure the proper filing of a Notice of Exemption.

Section 11. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions. The City Council declares that it would have adopted this Resolution, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

Section 12. Effective Date of Resolution and Fee Schedule. This Resolution shall become effective immediately. The Fee Schedule shall become legally effective immediately, but it shall not be implemented and charge until 60 days after this resolution's effective date. Notwithstanding the foregoing, Developments that received approval from the Planning Commission or the City Council and have recorded a final map or have an active building permit before the Fee Schedule's implementation shall be assessed the road impact fee that was in place and charged at the time of entitlement. Additionally, projects that have submitted a final map to the City by the Fee Schedule's implementation and the final map is recorded within 105 days of the Fee Schedule's implementation, shall also be assessed the road impact fee that was in place and charged at the time of entitlement.

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 March, 2026.

AYES:

NOES:

ABSENT:

CITY OF YUBA CITY

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachments:

A: Exhibit A: Fee Schedule
B: Exhibit B: Roadway Facilities Capital Improvement Program dated December 31, 2025
C: Exhibit C: Development Impact Fee Study dated December 31, 2025

EXHIBIT A

ROAD DEVELOPMENT IMPACT FEE BY LAND USE TYPE

	Proposed Impact Fee Including Administration Fee			
Land Use Category	**<1,500 SQFT**	**1,500 - 2,499 SQFT**	**2,500+ SQFT**	**Nonresidential per KSF**
Single-Family Residential	$14,990	$16,625	$18,284	
Multi-Family Residential	$7,182	$7,965	$8,760	
Single-Family Residential - Senior	$3,843	$4,263	$4,688	
Multi-Family Residential - Senior	$2,944	$3,264	$3,590	
Mobile Home	$7,431	$8,242	$9,064	
Neighborhood Commercial				$30,126
Community Commercial				$29,184
Regional Commercial				$40,482
Office				$16,990
Light Industrial				$6,288
Manufacture				$9,466

Notes:
SQFT = square feet KSF = thousand square feet

EXHIBIT B

City of Yuba City Traffic Impact Fee Update
Major Planned Roadway Improvements in Accordance with the October 2024 Traffic Study Update

Segment Number	Roadway Name	Segment Limits	Roadway Designation	Project Scope	Typical Street Cross Section	Roadway Case	Utility Case	Segment Length (Feet)	% of Segment in Fee Program	% of Segment not in Fee Program	Segment Site Review Notes	RIGHT OF WAY COST: Weighted Existing ROW (Feet)	New ROW (Feet)	Add'l Req'd ROW (Feet)	ROW Acquisition ($/SF)	ROW $ / S.F. ($= 0 if dedicated)	Imprvmnts to be Acquired (i.e. house, barn)	ROW Acquisition Service Costs (assume 10%)	SUBTOTAL Right of Way Acquisition Cost	UTILITY CONSTRUCTION COST: Utility Cost per Linear Ft	Scope of Work	SUBTOTAL Utility Cost	ROADWAY CONSTRUCTION COST: Roadway Cost per Linear Ft	Typical Cost of Residential Road	Factored Roadway Cost	Signal Case	Number of Major Intersections (New Signalized Only)	Intersections Cost	SUBTOTAL Roadway Cost	SOFT COSTS: Professional Services (15.0%)	Yuba City Admin. (7.0%)	Contingency (20.0%)	SUBTOTAL Design, Environmental & Other Costs	TOTAL Marketplace 2024 AB 1600 COST	TOTAL Buildout 2024 AB 1600 COST
EAST-WEST ROADWAYS																																		
1-1	Bogue Road	Township Road to Western Parkway	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	21	2,385	100%	0%	Assume 100.0% of the cost is part of the Fee Program	44.9	108.0	63.1	150,490	$4.50	$0	$68,000	**$746,000**	$400	Relocation 12 KV - 30 KV Poles	**$954,000**	$930	$730	$930	35	1.00	$1,250,000	**$3,469,000**	$520,350	$242,830	$693,800	**$1,457,000**	**$0**	**$6,626,000**
1-2	Bogue Road	Western Parkway to South George Washington	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	21	2,660	100%	0%	Assume 100.0% of the cost is part of the Fee Program	48.7	108.0	59.3	157,740	$4.50	$30,000	$74,000	**$814,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,064,000**	$930	$730	$930	30	1.00	$1,750,000	**$4,224,000**	$633,600	$295,680	$844,800	**$1,775,000**	**$0**	**$7,877,000**
1-3	Bogue Road	South George Washington to Harter Parkway	4-Lane Urban Edge	Widen Exist to 4-Lane Urban Edge	4-Lane Urban/Rural Edge - no parking - ROW 112.5'	15B	21	2,150	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.7	112.5	45.8	98,470	$4.50	$30,000	$48,000	**$522,000**	$400	Relocation 12 KV - 30 KV Poles	**$860,000**	$1,360	$730	$1,360	30	1.00	$1,750,000	**$4,674,000**	$701,100	$327,180	$934,800	**$1,963,100**	**$8,020,000**	**$8,020,000**
1-4	Bogue Road	Harter Parkway to Holcomb Avenue	4-Lane Urban Edge	Widen Exist to 4-Lane Urban Edge	4-Lane Urban/Rural Edge - no parking - ROW 112.5'	15B	21	1,850	100%	0%	Assume 100.0% of the cost is part of the Fee Program	68.4	112.5	44.1	81,590	$4.50	$30,000	$40,000	**$438,000**	$400	Relocation 12 KV - 30 KV Poles	**$740,000**	$1,360	$730	$1,360	0	0.00	$0	**$2,516,000**	$377,400	$176,120	$503,200	**$1,056,800**	**$4,751,000**	**$4,751,000**
1-5	Bogue Road	Holcomb Avenue to Sanborn Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	650	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.0	121.0	55.0	35,750	$4.50	$30,000	$20,000	**$211,000**	$400	Relocation 12 KV - 30 KV Poles	**$260,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$2,699,000**	$404,850	$188,930	$539,800	**$1,133,600**	**$4,304,000**	**$4,304,000**
1-6	Bogue Road	Sanborn Road to South Walton Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	3,325	70%	30%	Assume 70.0% of the cost is part of the Fee Program	71.4	121.0	49.6	115,440	$4.50	$30,000	$55,000	**$423,500**	$400	Relocation 12 KV - 30 KV Poles	**$1,330,000**	$1,460	$730	$1,241	30	1.00	$1,750,000	**$4,639,000**	$695,850	$324,730	$927,800	**$1,948,400**	**$8,341,000**	**$8,341,000**
1-7	Bogue Road	South Walton Avenue to Kells Ranch Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,600	98%	2%	Assume 98.0% of the cost is part of the Fee Program	62.5	121.0	58.5	91,730	$4.50	$15,000	$43,000	**$461,580**	$400	Relocation 12 KV - 30 KV Poles	**$640,000**	$1,460	$730	$1,445	30	1.00	$1,750,000	**$4,017,000**	$602,550	$281,190	$803,400	**$1,687,200**	**$6,806,000**	**$6,806,000**
1-8	Bogue Road	Kells Ranch Parkway to SR-99	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	900	98%	2%	Assume 98.0% of the cost is part of the Fee Program	62.5	121.0	58.5	51,600	$4.50	$15,000	$25,000	**$267,540**	$400	Relocation 12 KV - 30 KV Poles	**$360,000**	$1,460	$730	$1,445	33D	1.00	$4,250,000	**$5,525,000**	$828,750	$386,750	$1,105,000	**$2,320,500**	**$8,474,000**	**$8,474,000**
1-9	Bogue Road	SR-99 to Railroad Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,530	61%	39%	This segment is in various stages of completeness with about 61.0% needing work and included in the Fee Program	68.4	121.0	52.6	81,180	$4.50	$250,000	$62,000	**$413,580**	$400	Relocation 12 KV - 30 KV Poles	**$1,012,000**	$1,460	$730	$1,175	30	2.00	$1,750,000	**$5,314,000**	$797,100	$371,980	$1,062,800	**$2,231,900**	**$8,972,000**	**$8,972,000**
1-10	Bogue Road	Railroad Avenue to South Park Drive	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,155	50%	50%	This segment is in various stages of completeness with about 50.0% needing work and included in the Fee Program	77.5	121.0	43.5	25,120	$4.50	$0	$12,000	**$63,000**	$400	Relocation 12 KV - 30 KV Poles	**$462,000**	$1,460	$730	$1,095	0	0.00	$0	**$633,000**	$94,950	$44,310	$126,600	**$265,900**	**$1,424,000**	**$1,424,000**
1-11	Bogue Road	South Park Drive to Garden Highway	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,595	0%	100%	Assume 0.0% of the cost is part of the Fee Program	77.5	77.5	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
2-1	Lincoln Road	Township Road to Western Parkway	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,310	100%	0%	Assume 100.0% of the cost is part of the Fee Program	67.6	104.0	36.4	84,080	$4.50	$450,000	$83,000	**$912,000**	$400	Relocation 12 KV - 30 KV Poles	**$924,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$4,762,000**	$714,300	$333,340	$952,400	**$2,000,100**	**$0**	**$8,599,000**
2-2	Lincoln Road	Western Parkway to George Washington	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,725	100%	0%	Assume 100.0% of the cost is part of the Fee Program	67.8	104.0	36.2	98,650	$4.50	$275,000	$72,000	**$791,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,090,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$5,392,000**	$808,800	$377,440	$1,078,400	**$2,264,700**	**$0**	**$9,538,000**
2-3	Lincoln Road	George Washington to Harter Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,680	100%	0%	Assume 100.0% of the cost is part of the Fee Program	68.0	121.0	53.0	89,040	$4.50	$450,000	$86,000	**$937,000**	$400	Relocation 12 KV - 30 KV Poles	**$672,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$4,203,000**	$630,450	$294,210	$840,600	**$1,765,300**	**$7,578,000**	**$7,578,000**
2-4	Lincoln Road	Harter Parkway to Sanborn Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,840	100%	0%	Assume 100.0% of the cost is part of the Fee Program	75.0	121.0	46.0	130,640	$4.50	$30,000	$62,000	**$688,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,136,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$5,897,000**	$884,550	$412,790	$1,179,400	**$2,479,800**	**$10,190,000**	**$10,190,000**
2-5	Lincoln Road	Sanborn Road to South Walton Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	3,330	25%	75%	This segment is in various stages of completeness with about 25.0% needing work and included in the Fee Program	77.2	121.0	43.8	36,460	$4.50	$30,000	$20,000	**$53,750**	$400	Relocation 12 KV - 30 KV Poles	**$1,332,000**	$1,460	$730	$913	0	0.00	$0	**$760,000**	$114,000	$53,200	$152,000	**$319,200**	**$2,465,000**	**$2,465,000**
2-6	Lincoln Road	South Walton Avenue to SR-99	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,480	43%	57%	This segment is in various stages of completeness with about 43.0% needing work and included in the Fee Program	73.8	121.0	47.2	50,330	$4.50	$500,000	$73,000	**$344,000**	$400	Relocation 12 KV - 30 KV Poles	**$992,000**	$1,460	$730	$1,044	0	0.00	$0	**$1,114,000**	$167,100	$77,980	$222,800	**$467,900**	**$2,918,000**	**$2,918,000**
2-7	Lincoln Road	SR-99 to Bunce Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,565	30%	70%	This segment is in various stages of completeness with about 30.0% needing work and included in the Fee Program	78.8	121.0	42.2	32,470	$4.50	$725,000	$88,000	**$288,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,026,000**	$1,460	$730	$949	31	0.00	$850,000	**$731,000**	$109,650	$51,170	$146,200	**$307,100**	**$2,353,000**	**$2,353,000**
2-8	Lincoln Road	Bunce Road to Garden Highway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,150	10%	90%	This segment is in various stages of completeness with about 10.0% needing work and included in the Fee Program	77.0	121.0	44.0	9,460	$4.50	$150,000	$20,000	**$21,300**	$400	Relocation 12 KV - 30 KV Poles	**$860,000**	$1,460	$730	$803	0	1.00	$0	**$173,000**	$25,950	$12,110	$34,600	**$72,700**	**$1,127,000**	**$1,127,000**
~~2-9~~	~~Lincoln Road~~	~~Garden Highway to Levee~~	~~4-Lane Major Arterial~~	No Work - Work Completed	~~No Work~~	~~0~~	~~0~~	3,200	0%	100%	Assume 0.0% of the cost is part of the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
3-1	Franklin Road	Township Road to Western Parkway	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,180	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.5	104.0	37.5	81,750	$4.50	$380,000	$75,000	**$823,000**	$400	Relocation 12 KV - 30 KV Poles	**$872,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$4,564,000**	$684,600	$319,480	$912,800	**$1,916,900**	**$0**	**$8,176,000**
3-2	Franklin Road	Western Parkway to George Washington	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,695	100%	0%	Assume 100.0% of the cost is part of the Fee Program	69.1	104.0	34.9	94,060	$4.50	$24,000	$45,000	**$493,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,078,000**	$1,520	$730	$1,520	30	1.00	$1,750,000	**$5,847,000**	$877,050	$409,290	$1,169,400	**$2,455,800**	**$0**	**$9,874,000**
3-3	Franklin Road	George Washington to El Margarita Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,690	100%	0%	Assume 100.0% of the cost is part of the Fee Program	72.1	121.0	48.9	131,540	$4.50	$144,000	$74,000	**$810,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,076,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$5,678,000**	$851,700	$397,460	$1,135,600	**$2,384,800**	**$9,949,000**	**$9,949,000**
3-4	Franklin Road	El Margarita Road to Harter Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,675	100%	0%	Assume 100.0% of the cost is part of the Fee Program	69.4	121.0	51.6	86,430	$4.50	$360,000	$75,000	**$824,000**	$400	Relocation 12 KV - 30 KV Poles	**$670,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$4,196,000**	$629,400	$293,720	$839,200	**$1,762,400**	**$7,453,000**	**$7,453,000**
3-5	Franklin Road	Harter Parkway to North Harding Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	905	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.0	121.0	55.0	49,780	$4.50	$260,000	$49,000	**$534,000**	$400	Relocation 12 KV - 30 KV Poles	**$362,000**	$1,460	$730	$1,460	0	0.00	$0	**$1,322,000**	$198,300	$92,540	$264,400	**$555,300**	**$2,774,000**	**$2,774,000**
3-6	Franklin Road	North Harding Road to North Walton Road	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	2,655	100%	0%	Assume 100.0% of the cost is part of the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$160	$730	$160	0	0.00	$0	**$425,000**	$63,750	$29,750	$85,000	**$178,500**	**$604,000**	**$604,000**
3-7	Franklin Road	North Walton Avenue to SR-99	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	2,530	0%	100%	Assume 0.0% of the cost is part of the Fee Program	75.0	75.0	0.0	0	$4.50	$280,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
3-8	Franklin Road	SR-99 to Clark Avenue	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	2,630	0%	100%	Assume 0.0% of the cost is part of the Fee Program	66.0	121.0	55.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$160	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
3-9	Franklin Road	Clark Avenue to Plumas Blvd.	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	21	3,030	100%	0%	Assume 100.0% of the cost is part of the Fee Program	62.8	121.0	58.4	176,950	$4.50	$448,000	$125,000	**$1,370,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,212,000**	$160	$730	$160	31	2.00	$850,000	**$2,185,000**	$327,750	$152,950	$437,000	**$917,700**	**$5,685,000**	**$5,685,000**
3-10	Franklin Road	Plumas Blvd. to Garden Highway	4-Lane Major Arterial	Widen Existing 2-lane Residential to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11A	21	2,950	100%	0%	Assume 100.0% of the cost is part of the Fee Program	68.1	121.0	52.9	156,060	$4.50	$448,000	$116,000	**$1,267,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,180,000**	$1,540	$730	$1,540	0	0.00	$0	**$4,543,000**	$681,450	$318,010	$908,600	**$1,908,100**	**$8,899,000**	**$8,899,000**
4-1	Bridge Street	Western Parkway to George Washington	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	2,750	100%	0%	Assume 100.0% of the cost is part of the Fee Program - Requires piping 1,420 feet of Live Oak Canal	0.0	104.0	104.0	286,000	$4.50	$30,000	$132,000	**$1,449,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	30	1.00	$1,750,000	**$5,545,000**	$831,750	$388,150	$1,109,000	**$2,328,900**	**$0**	**$9,323,000**
4-2	Bridge Street	George Washington to El Margarita Road	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	2,595	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	269,880	$4.50	$200,000	$142,000	**$1,557,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	0	0.00	$0	**$3,582,000**	$537,300	$250,740	$716,400	**$1,504,500**	**$0**	**$6,644,000**
4-3	Bridge Street	El Margarita Road to Harter Parkway	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	1,630	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	169,520	$4.50	$300,000	$107,000	**$1,170,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	30	1.00	$1,750,000	**$4,000,000**	$600,000	$280,000	$800,000	**$1,680,000**	**$0**	**$6,850,000**
4-4	Bridge Street	Harter Parkway to North Harding Road	4-Lane Major Arterial	New 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	8	0	995	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	121.0	121.0	120,400	$4.50	$380,000	$93,000	**$1,015,000**	$0	No Improvements - Work Completed	**$0**	$1,740	$730	$1,740	0	0.00	$0	**$1,732,000**	$259,800	$121,240	$346,400	**$727,500**	**$3,475,000**	**$3,475,000**
4-5	Bridge Street	North Harding Road to Tharp Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,345	30%	70%	This segment is in various stages of completeness with about 30.0% needing work and included in the Fee Program	64.0	121.0	57.0	23,000	$4.50	$275,000	$38,000	**$125,100**	$400	Relocation 12 KV - 30 KV Poles	**$538,000**	$1,460	$730	$949	30	1.00	$1,750,000	**$2,133,000**	$319,950	$149,310	$426,600	**$895,900**	**$3,692,000**	**$3,692,000**
4-6	Bridge Street	Tharp Road to North Walton Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,315	55%	45%	This segment is in various stages of completeness with about 55.0% needing work and included in the Fee Program	74.1	121.0	46.9	33,920	$4.50	$275,000	$43,000	**$259,050**	$400	Relocation 12 KV - 30 KV Poles	**$526,000**	$1,460	$730	$1,132	0	0.00	$0	**$819,000**	$122,850	$57,330	$163,800	**$344,000**	**$1,949,000**	**$1,949,000**
4-7	Bridge Street	North Walton Avenue to SR-99	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	2,630	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	80.0	80.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-8	Bridge Street	SR-99 to Gray Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,330	0%	100%	Assume 0.0% of the cost is part of the Fee Program	80.0	80.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-9	Bridge Street	Gray Avenue to Cooper Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,870	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	116.0	116.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-10	Bridge Street	Cooper Avenue to Shasta Street	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	3,040	0%	100%	Assume 0.0% of the cost is part of the Fee Program	100.0	100.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-11	Bridge Street	Shasta Street to Second Street	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,810	0%	100%	Assume 0.0% of the cost is part of the Fee Program	100.0	100.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
5-1	Lassen Boulevard	Harter Parkway to Tharp Road	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	2,010	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
5-2	Lassen Boulevard	Tharp Road to North Walton Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,300	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
6-1	State Route 20	Stabler Lane to SR-99	6-Lane Highway	Widen Highway add 2-outside lanes	8 Lane (SR 20 & 99) (CALTRANS)	19	21	2,615	100%	0%	5 buildings to be removed or modified incl gas station.	84.0	150.0	66.0	172,590	$4.50	$2,723,900	$351,000	**$3,852,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,046,000**	$1,450	$730	$1,450	33	1.00	$2,750,000	**$6,542,000**	$981,300	$457,940	$1,308,400	**$2,747,700**	**$14,188,000**	**$14,188,000**
7-1	Butte House Road	Township Road to Western Parkway	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - No Parking - ROW 104'	7A	21	2,350	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.0	104.0	38.0	89,300	$4.50	$50,000	$46,000	**$498,000**	$400	Relocation 12 KV - 30 KV Poles	**$940,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$4,822,000**	$723,300	$337,540	$964,400	**$2,025,300**	**$0**	**$8,286,000**
7-2	Butte House Road	Western Parkway to Hooper Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	4,170	75%	25%	Assume 75.0% of the cost is part of the Fee Program	71.4	121.0	49.6	155,120	$4.50	$20,000	$72,000	**$593,250**	$400	Relocation 12 KV - 30 KV Poles	**$1,668,000**	$1,460	$730	$1,278	0	0.00	$0	**$3,996,000**	$599,400	$279,720	$799,200	**$1,678,400**	**$0**	**$7,936,000**
7-3	Butte House Road	Hooper Road to Tierra Buena Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,450	50%	50%	Assume 50.0% of the cost is part of the Fee Program	67.5	121.0	53.5	38,790	$4.50	$312,725	$49,000	**$268,500**	$400	Relocation 12 KV - 30 KV Poles	**$580,000**	$1,460	$730	$1,095	0	0.00	$0	**$794,000**	$119,100	$55,580	$158,800	**$333,500**	**$1,976,000**	**$1,976,000**
7-4	Butte House Road	Tierra Buena Road to Harter Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,675	50%	50%	Assume 50.0% of the cost is part of the Fee Program	68.2	121.0	52.8	70,620	$4.50	$312,725	$64,000	**$347,500**	$400	Relocation 12 KV - 30 KV Poles	**$1,070,000**	$1,460	$730	$1,095	32	1.00	$1,100,000	**$2,565,000**	$384,750	$179,550	$513,000	**$1,077,300**	**$5,060,000**	**$5,060,000**
7-5	Butte House Road	Harter Parkway to Tharp Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	0	1,585	50%	50%	This segment is in various stages of completeness with about 50.0% needing work and included in the Fee Program	76.0	121.0	45.0	35,660	$4.50	$50,000	$22,000	**$116,500**	$0	No Improvements - Work Completed	**$0**	$1,460	$730	$1,095	0	0.00	$0	**$868,000**	$130,200	$60,760	$173,600	**$364,400**	**$1,350,000**	**$1,350,000**
7-6	Butte House Road	Tharp Road to SR-99	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	3,860	0%	100%	Assume 0.0% of the cost is part of the Fee Program	84.0	84.0	0.0	0	$4.50	$20,000	$2,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
7-7	Butte House Road	SR-99 to Gray Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,450	0%	100%	Assume 0.0% of the cost is part of the Fee Program	84.0	84.0	0.0	0	$4.50	$50,000	$5,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
8-1	Queens Avenue	Tuly Parkway to Blevin Road	2-Lane Minor Arterial	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	21	625	100%	0%	Assume 100.0% of the cost is part of the Fee Program	94.0	104.0	10.0	6,250	$4.50	$0	$3,000	**$32,000**	$400	Relocation 12 KV - 30 KV Poles	**$250,000**	$1,380	$730	$1,380	36	1.00	$850,000	**$1,713,000**	$256,950	$119,910	$342,600	**$719,500**	**$2,715,000**	**$2,715,000**
8-2	Queens Avenue	Blevin Road to SR-99	2-Lane Minor Arterial	No Work - Work Completed	No Work	0	0	4,340	100%	0%	Assume 100.0% of the cost is part of the Fee Program	94.0	94.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	31	0.00	$850,000	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
9-1	Jefferson Avenue	Ruth Avenue to Water Tank Site	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	21	750	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	49,500	$4.50	$16,000	$24,000	**$263,000**	$400	Relocation 12 KV - 30 KV Poles	**$300,000**	$1,170	$730	$1,170	0	0.00	$0	**$878,000**	$131,700	$61,460	$175,600

City of Yuba City Traffic Impact Fee Update
Major Planned Roadway Improvements in Accordance with the October 2024 Traffic Study Update

Segment Number	Roadway Name	Segment Limits	Roadway Designation	Project Scope	Typical Street Cross Section	Roadway Case	Utility Case	Segment Length (Feet)	% of Segment in Fee Program	% of Segment not in Fee Program	Segment Site Review Notes	RIGHT OF WAY COST: Weighted Existing ROW (Feet)	New ROW (Feet)	Add'l Req'd ROW (Feet)	ROW Acquisition ($/SF)	ROW $ / S.F. (S= 0 if dedicated)	Improvmnts to be Acquired (i.e. house, barn)	ROW Acquisition Service Costs (assume 10%)	SUBTOTAL Right of Way Acquisition Cost	UTILITY CONSTRUCTION COST: Utility Cost per Linear Ft	Scope of Work	SUBTOTAL Utility Cost	ROADWAY CONSTRUCTION COST: Roadway Cost per Linear Ft	Typical Cost of Residential Road	Factored Roadway Cost	Signal Case	Number of Major Intersections (w/ New Signalized Only)	Intersections Cost	SUBTOTAL Roadway Cost	SOFT COSTS: Professional Services (15.0%)	Yuba City Admin. (7.0%)	Contingency (20.0%)	SUBTOTAL Design, Environmental & Other Costs	TOTAL Marketplace 2024 AB 1600 COST	TOTAL Buildout 2024 AB 1600 COST
17-8	Stabler Lane	Queens Avenue to Bradley Estates	2-Lane Collector	No Work - Work Completed	No Work	0	0	2,190	0%	100%	Assume 0.0% of the cost is part of the Fee Program	76.0	76.0	0.0	0	$4.50	$140,000	$14,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
17-9	Stabler Lane	Bradley Estates to Jamie Drive	2-Lane Collector	No Work - Work Completed	No Work	0	0	1,830	0%	100%	Assume 0.0% of the cost is part of the Fee Program	76.0	76.0	0.0	0	$4.50	$140,000	$14,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
17-10	Stabler Lane	Jamie Drive to Pease Road	2-Lane Parkway	No Work - Work Completed	No Work	0	0	2,990	0%	100%	Assume 0.0% of the cost is part of the Fee Program	76.0	76.0	0.0	0	$4.50	$140,000	$14,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
18-1	Tharp Road	Butte House Road to SR-20	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,835	40%	60%	This segment is in various stages of completeness with about 40.0% needing work and included in the Fee Program	63.0	121.0	58.0	65,770	$4.50	$80,000	$38,000	**$165,600**	$400	Relocation 12 KV - 30 KV Poles	**$1,134,000**	$1,460	$730	$1,022		ee east-west adways	$0	**$1,159,000**	$173,850	$81,130	$231,800	**$486,800**	**$2,946,000**	**$2,946,000**
18-2	Tharp Road	SR-20 to Lassen Avenue	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	1,310	100%	0%	Assume 100.0% of the cost is part of the Fee Program	76.0	121.0	45.0	58,950	$4.50	$80,000	$35,000	**$381,000**	$0	No Improvements - Work Completed	**$0**	$160	$730	$160	0		$0	**$210,000**	$31,500	$14,700	$42,000	**$88,200**	**$680,000**	**$680,000**
18-3	Tharp Road	Lassen Avenue to Bridge Street	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	2,040	100%	0%	Assume 100.0% of the cost is part of the Fee Program	76.0	121.0	45.0	91,800	$4.50	$80,000	$50,000	**$544,000**	$0	No Improvements - Work Completed	**$0**	$160	$730	$160		ee east-west adways	$0	**$327,000**	$49,050	$22,890	$65,400	**$137,400**	**$1,009,000**	**$1,009,000**
18-4	Tharp Road	Bridge Street to Franklin Road	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	0	2,070	50%	50%	Assume 50.0% of the cost is part of the Fee Program	50.0	66.0	16.0	16,560	$4.50	$80,000	$16,000	**$85,500**	$0	No Improvements - Work Completed	**$0**	$1,170	$730	$950		ee east-west adways	$0	**$984,000**	$147,600	$68,880	$196,800	**$413,300**	**$1,483,000**	**$1,483,000**
19-1	Phillips Road	Bogue Road to Newkom Ranch Way	4-Lane Major Arterial	New 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	8	0	2,120	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	121.0	121.0	256,520	$4.50	$80,000	$124,000	**$1,359,000**	$0	No Improvements - Work Completed	**$0**	$1,740	$730	$1,740	35	1.00	$1,250,000	**$4,939,000**	$740,850	$345,730	$987,800	**$2,074,400**	**$8,373,000**	**$8,373,000**
19-2	Phillips Road	Newkom Ranch Way to Stewart Road	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	1,995	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	207,480	$4.50	$80,000	$102,000	**$1,116,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380		ee east-west adways	$0	**$2,754,000**	$413,100	$192,780	$550,800	**$1,156,700**	**$5,027,000**	**$5,027,000**
20-1	Harter Parkway	Bogue Road to Lincoln Road	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	6A	0	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	106.0	106.0	559,680	$4.50	$170,000	$269,000	**$2,958,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430		ee east-west adways	$0	**$7,551,000**	$1,132,650	$528,570	$1,510,200	**$3,171,500**	**$13,681,000**	**$13,681,000**
20-2	Harter Parkway	Lincoln Road to Franklin Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	6,900	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	869,400	$4.50	$0	$392,000	**$4,305,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$12,282,000**	$1,842,300	$859,740	$2,456,400	**$5,158,500**	**$21,746,000**	**$21,746,000**
20-3	Harter Parkway	Franklin Road to Bridge Street	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	1,840	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	231,840	$4.50	$0	$105,000	**$1,149,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$3,276,000**	$491,400	$229,320	$655,200	**$1,376,000**	**$5,801,000**	**$5,801,000**
20-4	Harter Parkway	Bridge Street to Redhaven Avenue	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	1,600	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	201,600	$4.50	$0	$91,000	**$999,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$2,848,000**	$427,200	$199,360	$569,600	**$1,196,200**	**$5,044,000**	**$5,044,000**
20-5	Harter Parkway	Redhaven Avenue to SR-20	4-Lane Parkway	No Work - Work Completed	No Work	0	0	1,760	0%	100%	Assume 0.0% of the cost is part of the Fee Program	0.0	0.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0		ee east-west adways	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
20-6	Harter Parkway	SR-20 to Jefferson Boulevard	4-Lane Parkway	New 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	8	0	1,750	10%	90%	This segment is in various stages of completeness with about 10.0% needing work and included in the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$1,740	$730	$831		ee east-west adways	$0	**$146,000**	$21,900	$10,220	$29,200	**$61,400**	**$208,000**	**$208,000**
20-7	Harter Parkway	Jefferson Blvd. to Butte House Road	4-Lane Parkway	Widen Existing 2-lane Residential to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11A	20A	1,820	80%	20%	This segment is in various stages of completeness with about 80.0% needing work and included in the Fee Program	109.0	121.0	12.0	17,470	$4.50	$0	$8,000	**$69,600**	$0	No work required	**$0**	$1,540	$730	$1,378		ee east-west adways	$0	**$2,007,000**	$301,050	$140,490	$401,400	**$843,000**	**$2,920,000**	**$2,920,000**
20-8	Tuly Parkway	Butte House Road to Queens Avenue	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	535	100%	0%	Assume 100.0% of the cost is part of the Fee Program	95.5	126.0	30.5	16,320	$4.50	$0	$8,000	**$82,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$953,000**	$142,950	$66,710	$190,600	**$400,300**	**$1,436,000**	**$1,436,000**
20-9	Tuly Parkway	Queens Avenue to Bradley Estates	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	6A	0	1,925	100%	0%	Assume 100.0% of the cost is part of the Fee Program	30.0	106.0	76.0	146,300	$4.50	$80,000	$74,000	**$813,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430	0	0.00	$0	**$2,753,000**	$412,950	$192,710	$550,600	**$1,156,300**	**$4,723,000**	**$4,723,000**
20-8	Tuly Parkway	Bradley Estates to Heidi Way	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	6A	0	1,150	50%	50%	This segment is in various stages of completeness with about 50.0% needing work and included in the Fee Program	98.7	106.0	7.3	4,200	$4.50	$0	$2,000	**$10,500**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,080	0	0.00	$0	**$621,000**	$93,150	$43,470	$124,200	**$260,900**	**$893,000**	**$893,000**
20-9	Tuly Parkway	Heidi Way to Lizanne Drive	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	6A	0	1,030	100%	0%	This segment is in various stages of completeness with about 100.0% needing work and included in the Fee Program	0.0	106.0	106.0	109,180	$4.50	$0	$50,000	**$542,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430	0	0.00	$0	**$1,473,000**	$220,950	$103,110	$294,600	**$618,700**	**$2,634,000**	**$2,634,000**
20-10	Tuly Parkway	Lizanne Drive to Pease Road	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	6A	0	2,610	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	106.0	106.0	276,660	$4.50	$0	$125,000	**$1,370,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430	0	0.00	$0	**$3,733,000**	$559,950	$261,310	$746,600	**$1,567,900**	**$6,671,000**	**$6,671,000**
21-1	El Margarita Road	Harter Parkway to Franklin Road	2-Lane Minor Arterial	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	2,300	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	239,200	$4.50	$42,000	$112,000	**$1,231,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	30	2.00	$1,750,000	**$6,674,000**	$1,001,100	$467,180	$1,334,800	**$2,803,100**	**$10,709,000**	**$10,709,000**
21-2	El Margarita Road	Franklin Road to Imperial Way	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	7	21	1,145	100%	0%	Assume 100.0% of the cost is part of the Fee Program	54.0	106.0	52.0	59,540	$4.50	$80,000	$35,000	**$383,000**	$400	Relocation 12 KV - 30 KV Poles	**$458,000**	$1,490	$730	$1,490	0	0.00	$0	**$1,707,000**	$256,050	$119,490	$341,400	**$717,000**	**$3,265,000**	**$3,265,000**
21-3	El Margarita Road	Imperial Way to Bridge Street	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	7	21	800	100%	0%	Assume 100.0% of the cost is part of the Fee Program	40.0	106.0	66.0	52,800	$4.50	$80,000	$32,000	**$350,000**	$400	Relocation 12 KV - 30 KV Poles	**$320,000**	$1,490	$730	$1,490	0	0.00	$0	**$1,192,000**	$178,800	$83,440	$238,400	**$500,700**	**$2,363,000**	**$2,363,000**
21-4	El Margarita Road	Bridge Street to Spirit Drive	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	7	21	2,530	100%	0%	Assume 100.0% of the cost is part of the Fee Program	54.0	106.0	52.0	131,560	$4.50	$80,000	$68,000	**$741,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,012,000**	$1,490	$730	$1,490	0	0.00	$0	**$3,770,000**	$565,500	$263,900	$754,000	**$1,583,400**	**$7,107,000**	**$7,107,000**
21-5	El Margarita Road	Spill Drive to SR 20	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	7	21	770	50%	50%	Assume 50.0% of the cost is part of the Fee Program	54.0	106.0	52.0	20,020	$4.50	$80,000	$18,000	**$94,500**	$400	Relocation 12 KV - 30 KV Poles	**$308,000**	$1,490	$730	$1,110	33B	1.00	$3,750,000	**$4,178,000**	$626,700	$292,460	$835,600	**$1,754,800**	**$6,336,000**	**$6,336,000**
~~21-6~~	~~El Margarita Road~~	~~North Colusa Frontage Road to Jefferson Blvd.~~	~~2-Lane Residential~~	No Work - Work Completed	~~No Work~~	0	0	2,400	0%	100%	Assume 0.0% of the cost is part of the Fee Program	54.0	54.0	0.0	0	$4.50	$80,000	$8,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
22-1	George Washington Blvd	Bogue Road to Lincoln Road	2-Lane Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	7	21	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	80.0	106.0	26.0	137,280	$4.50	$60,000	$68,000	**$746,000**	$400	Relocation 12 KV - 30 KV Poles	**$2,112,000**	$1,490	$730	$1,490		ee east-west adways	$0	**$7,868,000**	$1,180,200	$550,760	$1,573,600	**$3,304,600**	**$14,031,000**	
22-2	George Washington Blvd	Lincoln Road to Franklin Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	5,340	100%	0%	Assume 100.0% of the cost is part of the Fee Program	80.0	121.0	41.0	218,940	$4.50	$360,000	$135,000	**$1,481,000**	$400	Relocation 12 KV - 30 KV Poles	**$2,136,000**	$1,460	$730	$1,460		ee east-west adways	$0	**$7,797,000**	$1,169,550	$545,790	$1,559,400	**$3,274,800**	**$14,689,000**	
22-3	George Washington Blvd	Franklin Road to Bridge Street	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,905	100%	0%	Assume 100.0% of the cost is part of the Fee Program	80.0	121.0	41.0	78,110	$4.50	$40,000	$40,000	**$432,000**	$400	Relocation 12 KV - 30 KV Poles	**$762,000**	$1,460	$730	$1,460		ee east-west adways	$0	**$2,782,000**	$417,300	$194,740	$556,400	**$1,168,500**	**$5,145,000**	**$5,145,000**
22-4	George Washington Blvd	Bridge Street to SR-20	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	3,230	100%	0%	Assume 100.0% of the cost is part of the Fee Program	84.0	121.0	37.0	119,510	$4.50	$120,000	$66,000	**$724,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,292,000**	$1,460	$730	$1,460		ee east-west adways	$0	**$4,716,000**	$707,400	$330,120	$943,200	**$1,980,800**	**$8,713,000**	**$8,713,000**
23-1	Western Parkway	Bogue Road to Lincoln Road	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 108'	6A	0	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	106.0	106.0	559,680	$4.50	$0	$252,000	**$2,771,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430		ee east-west adways	$0	**$7,551,000**	$1,132,650	$528,570	$1,510,200	**$3,171,500**	**$13,494,000**	
23-2	Western Parkway	Lincoln Road to Franklin Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	5,320	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	670,320	$4.50	$0	$302,000	**$3,319,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$9,470,000**	$1,420,500	$662,900	$1,894,000	**$3,977,400**	**$16,767,000**	
23-3	Western Parkway	Franklin Road to Bridge Street	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	2,660	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	335,160	$4.50	$0	$151,000	**$1,660,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$4,735,000**	$710,250	$331,450	$947,000	**$1,988,700**	**$8,384,000**	
23-4	Western Parkway	Bridge Street to SR-20	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	2,560	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	322,560	$4.50	$0	$146,000	**$1,598,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$4,557,000**	$683,550	$318,990	$911,400	**$1,914,000**	**$8,069,000**	
23-5	Western Parkway	SR-20 to Jefferson Avenue	4-Lane Parkway	No Work - Work Completed	No Work	0	0	2,610	0%	100%	Assume 0.0% of the cost is part of the Fee Program	124.0	124.0	0.0	0	$4.50	$280,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
23-6	Western Parkway	Jefferson Avenue to Butte House Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	3,580	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	451,080	$4.50	$280,000	$231,000	**$2,541,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$6,373,000**	$955,950	$446,110	$1,274,600	**$2,676,700**	**$11,591,000**	
23-7	Western Parkway	Butte House Road to Pease Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	4,430	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	558,180	$4.50	$0	$252,000	**$2,764,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ee east-west adways	$0	**$7,886,000**	$1,182,900	$552,020	$1,577,200	**$3,312,200**	**$13,963,000**	
24-1	Township Road	Bogue Road to Lincoln Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	306,240	$4.50	$10,000	$139,000	**$1,528,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,911,000**	$736,650	$343,770	$982,200	**$2,062,700**	**$8,502,000**	
24-2	Township Road	Lincoln Road to Franklin Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	5,320	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	308,560	$4.50	$10,000	$140,000	**$1,539,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,948,000**	$742,200	$346,360	$989,600	**$2,078,200**	**$8,566,000**	
24-3	Township Road	Franklin Road to SR-20	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	5,220	100%	0%	Assume 100.0% of the cost is part of the Fee Program	52.0	108.0	56.0	292,320	$4.50	$10,000	$133,000	**$1,459,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,855,000**	$728,250	$339,850	$971,000	**$2,039,100**	**$8,354,000**	
24-4	Township Road	SR-20 to Jefferson Avenue	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	2,580	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	149,640	$4.50	$8,000	$69,000	**$751,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$2,400,000**	$360,000	$168,000	$480,000	**$1,008,000**	**$4,159,000**	
24-5	Township Road	Jefferson Avenue to Butte House Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	4,415	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	256,070	$4.50	$12,000	$117,000	**$1,282,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,106,000**	$615,900	$287,420	$821,200	**$1,724,600**	**$7,113,000**	
24-6	Township Road	Butte House Road to Pease Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	3,640	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	211,120	$4.50	$8,000	$96,000	**$1,065,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$3,386,000**	$507,900	$237,020	$677,200	**$1,422,200**	**$5,864,000**	
25-1	Oji Way	Franklin Road to Kean Avenue	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	0	390	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	25,740	$4.50	$8,000	$0	**$124,000**	$0	No Improvements - Work Completed	**$0**	$1,170	$730	$1,170	32	1.00	$1,100,000	**$1,557,000**	$233,550	$108,990	$311,400	**$654,000**	**$2,335,000**	
25-2	Oji Way	Kean Avenue to Cinemark Parking Lot	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	0	230	100%	0%	Assume 100.0% of the cost is part of the Fee Program	40.0	66.0	26.0	5,980	$4.50	$8,000	$0	**$35,000**	$0	No Improvements - Work Completed	**$0**	$1,170	$730	$1,170	0	0.00	$0	**$270,000**	$40,500	$18,900	$54,000	**$113,400**	**$419,000**	
26-1	Sanborn Road	McCune Avenue to Cherry Street	2-Lane Collector	Widen Residential to 2-Lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	5	0	1,285	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	84,810	$4.50	$8,000	$38,965	**$429,000**	$0	No Improvements - Work Completed	**$0**	$1,090	$730	$1,090	37	1.00	$650,000	**$2,051,000**	$307,650	$143,570	$410,200	**$861,500**	**$3,342,000**	**$3,342,000**
27-1	Civic Center Blvd.	SR 20 to SR 99	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	21	1,780	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	224,280	$4.50	$8,000	$101,726	**$1,119,000**	$400	Relocation 12 KV - 30 KV Poles	**$712,000**	$1,780	$730	$1,780	0	0.00	$0	**$3,169,000**	$475,350	$221,830	$633,800	**$1,331,000**	**$6,331,000**	**$6,331,000**
27-2	Civic Center Blvd.	SR 99 to Gray Avenue	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	21	1,350	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	170,100	$4.50	$8,000	$77,345	**$851,000**	$400	Relocation 12 KV - 30 KV Poles	**$540,000**	$1,780	$730	$1,780	0	0.00	$0	**$2,403,000**	$360,450	$168,210	$480,600	**$1,009,300**	**$4,804,000**	**$4,804,000**
28-1	Royo Ranchero Drive	Libby Lane to Colusa Frontage Road	2-Lane Collector	Widen Residential to 2-Lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	5	0	370	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	24,420	$4.50	$8,000	$0	**$118,000**	$0	No Improvements - Work Completed	**$0**	$1,090	$730	$1,090	37	1.00	$650,000	**$1,054,000**	$158,100	$73,780	$210,800	**$442,700**	**$1,615,000**	**$1,615,000**
29-1	Sutter Street	Lamon Way to North Colusa Frontage Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	470	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	121.0	121.0	56,870	$4.50	$8,000	$0	**$264,000**	$400	Relocation 12 KV - 30 KV Poles	**$188,000**	$1,460	$730	$1,460	35	1.00	$1,250,000	**$1,937,000**	$290,550	$135,590	$387,400	**$813,600**	**$3,203,000**	**$3,203,000**
Total Upgrade Existing and Develop New Roadways																	$3,776,000	$4,768,036	**$48,771,150**			**$16,830,000**				10.00	$12,100,000	**$176,752,000**	$26,512,800	$12,372,640	$35,350,400	**$74,238,100**	**$143,456,000**	**$316,614,000**

Interchange and Bridge

	SR-20 /SR-99 Interchange		N/A	Construct 6 Lane Overcrossing and Connecting Ramps		0	0	0	0%	100%	Assume 0.0% of the cost is part of the Fee Program	0.0	0.0	0.0	422,968	$4.50	$1,800,000	$371,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$109,436,305	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
	SR-99/Pease Road Interchange		N/A	Construct 4-Lane Overcrossing and Connecting Ramps		0	0	0	12%	88%	Assume 12.0% of the cost is part of the Fee Program	0.0	0.0	0.0	1,080,288	$4.50	$850,000	$572,000	**$754,080**	$0	No Improvements - Work Completed	**$0**	$0	$730	$642	0	0.12	$67,999,257	**$8,160,000**	$1,224,000	$571,200	$1,632,000	**$3,427,200**	**$12,342,000**	**$12,342,000**
	~~Widen E Parcel/ SR- Street Bridge~~		~~4-Lane Major Arterial~~	~~No work - completed~~		~~0~~	~~0~~	~~2,500~~	~~0%~~	~~100%~~	~~Assume 0.0% of the cost is part of the Fee Program~~	~~80.0~~	~~80.0~~	~~0.0~~	~~0~~	~~$4.50~~	~~$0~~	~~$0~~	~~**$0**~~	~~$0~~	~~No Improvements - Work Completed~~	~~**$0**~~	~~$0~~	~~$730~~	~~$0~~	~~0~~	~~0.00~~	~~$0~~	~~**$0**~~	~~$0~~	~~$0~~	~~$0~~	~~**$0**~~	~~**$0**~~	~~**$0**~~
	~~New Local Bridge to Marysville~~		~~4-Lane Major Arterial

EXHIBIT C

Final Report

Yuba City Roadway Facilities Development Impact Fee Nexus Study

The Economics of Land Use

Prepared for:
City of Yuba City

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December 31, 2025

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1. Introduction and Executive Summary

Under the direction of the City, Fehr & Peers prepared an updated traffic analysis to model future land use and transportation demands-related roadway circulation needs and MHM Engineers & Surveyors prepared detailed roadway improvement costs estimates (Roadway Facilities Capital Improvement Program [CIP or Roadway CIP]) for those roadway facilities. Fehr & Peers prepared a City of Yuba City Roadway Development Impact Fee Calculations report[1] (Fee Calculations or Fee Calculations Report) to inform the calculations in this City of Yuba City Roadway Impact Fee Program Nexus Study (Nexus Study). This Nexus Study justifies the maximum allowable roadway impact fees that may be collected by the City. This fee program is referred to hereafter as the City of Yuba City Roadway Fee Program (Roadway Fee Program).

Roadway Fee Program Overview

The purpose of the Nexus Study is to establish the Roadway Fee Program and the legally required nexus findings for the City to implement the Roadway Fee Program and to set the initial development impact fees (roadway fees or fees). This Nexus Study also summarizes key components of the implementation and administration of the proposed Roadway Fee Program. As described herein, the Roadway Fee Program may be updated periodically to reflect changes in land uses, facilities requirements, improvement costs, and other fee program information over time.

The Roadway Fee Program will be a City-implemented roadway fee applicable to new development in the City. The Roadway Fee Program will contain the following fee components:

- Roadways Fee
- Administration Fee

Table 1-1 summarizes the proposed Roadway Fee by residential and commercial land use. For each land use, the administration component fee is calculated as 2 percent of the cost and will fund administration of the Roadway Fee Program. The Roadway Fee will be charged and collected per residential dwelling unit or per 1,000 square feet of nonresidential building space and are consistent with the requirements of California Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et. seq.).

[1] City of Yuba City Roadway Development Impact Fee Calculations report by Fehr & Peers dated December 6, 2024.

Table 1-1
Yuba City Roadway Facilities Fee Nexus Study
Roadway Facility Fees

Land Use Category	Unit	Roadway Fee				Administration Fee				Total Roadway Fee Including Administration			
		<1,500 sqft	1,500 - 2,499 sqft	2,500 + sqft	Nonresidential per ksf	<1,500 sqft	1,500 - 2,499 sqft	2,500 + sqft	Nonresidential per ksf	<1,500 sqft	1,500 - 2,499 sqft	2,500 + sqft	Nonresidential per ksf
Residential Land Uses													
Single Family Residential	DU	$ 14,696	$ 16,299	$ 17,925		$ 294	$ 326	$ 359		$ 14,990	$ 16,625	$ 18,284	
Multi Family Residential	DU	$ 7,041	$ 7,809	$ 8,588		$ 141	$ 156	$ 172		$ 7,182	$ 7,965	$ 8,760	
Single Family Residential - Senior	DU	$ 3,768	$ 4,179	$ 4,596		$ 75	$ 84	$ 92		$ 3,843	$ 4,263	$ 4,688	
Multifamily Residential - Senior	DU	$ 2,886	$ 3,200	$ 3,520		$ 58	$ 64	$ 70		$ 2,944	$ 3,264	$ 3,590	
Mobile Home	DU	$ 7,285	$ 8,080	$ 8,886		$ 146	$ 162	$ 178		$ 7,431	$ 8,242	$ 9,064	
Nonresidentail Land Uses													
Neighborhood Commercial	ksf				$ 29,535				$ 591				$ 30,126
Community Commercial	ksf				$ 28,612				$ 572				$ 29,184
Regional Commercial	ksf				$ 39,688				$ 794				$ 40,482
Office	ksf				$ 16,657				$ 333				$ 16,990
Light Industrial	ksf				$ 6,165				$ 123				$ 6,288
Manufacture	ksf				$ 9,280				$ 186				$ 9,466
PQP (Office)	ksf				$ -				$ -				$ -

Sources: Fehr & Peers, EPS, and City of Yuba City

[1] City administration fee equal to 2%

To address provisions of California Assembly Bill 602 (AB 602), enacted in 2021, Roadway Fees will vary based on residential dwelling unit size. AB 602 modified the Mitigation Fee Act and stipulates that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis. The Mitigation Fee Act requirements are detailed in the next section.

In response to the provisions of AB 602, Roadway Fees will differ by dwelling unit size with the proposed residential fee land uses for all fee components summarized below:

Roadways Residential Fee Categories

- Single Family <1,500 sq. ft.
- Single Family 1,500 sq. ft.–2,499 sq. ft.
- Single Family >2,500 sq. ft.
- Multifamily (same size ranges)
- Single Family – Senior (same size ranges)
- Multifamily – Senior (same size ranges)
- Mobile Home (same size ranges)

The proposed fees are based on the best land use information, backbone infrastructure and public facilities costs estimates, funding source information, and administrative cost estimates available at this time. The cost estimates presented in this report are in constant 2024 dollars. The following chapters of this report detail the land uses, facilities requirements, cost estimates, and cost allocation methodology used to estimate the fees.

Nexus Study Requirements

California Government Code 66000

The purpose of a Nexus Study is to establish the legally required nexus (or reasonable relationship) between projected new residential and nonresidential development and the capital facilities that will be required to serve that new development.

As briefly described in the previous section, the nexus requirements for imposing development impact fees were established under AB 1600 legislation, as codified by the Mitigation Fee Act (the Act; California Government Code section 66000 and following). The Act sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a "reasonable

relationship or nexus must exist between a governmental exaction and the purpose of the condition."[2] Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

City Determination Affecting Roadway Facility Cost Allocations

The City's roadway facilities CIP include approximately $39.7 million in costs for utility construction and relocation. These costs are related to new or expanded roadway construction where the adjacent utilities will have to be relocated or placed underground. A disproportionate majority of the utility construction and relocation expenditures are adjacent to planned residential development (as measured by lineal feet of street frontage). When frontage for parks, recreation and open space and public/semi-public uses are excluded, planned residential development represents approximately 79 percent of the street frontage while nonresidential uses represent the remaining 21 percent.

Before adjustment, residential development reflects approximately 63 percent of total dwelling unit equivalent from planned development. Thus, before adjustment, residential development would be allocated approximately $24.9 million of the total $39.7 million in utility construction and relocation costs. The roadway fee calculations in the Fee Calculations report adjust $24.9 million to a total of $31.3 million (increase of $6.4 million) to allocate 79 percent of the utility construction and relocation costs to residential development.

Assembly Bill 602

In addition, in 2021, AB 602 amended the requirements that would apply to new or updated impact fees by creating a "standards and practices" section to the Act, codified as Government Code Section 66016.5. This section is both declaratory of previously existing law and added certain new requirements. A new provision that pertains to this report requires that a nexus study "shall calculate a fee imposed on a housing development project proportionately to the square footage of

[2] *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

proposed units of the development" [66016.5(a)(5)(A)], and "large jurisdictions shall adopt a capital improvement plan as a part of the nexus study" [66016.5(a)(6)]. The City has prepared a Roadway Facility Capital Improvement Plan that is summarized in **Appendix B** of this Nexus Study.

Water and sewer systems are specifically exempt from the requirements of Section 66016.5. An exemption to the square footage allocation method may be made for other backbone infrastructure if the nexus study makes the following three findings:

- An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

Section 66016.5 [66016.5(a)(5)(C)] also states that the square footage allocation method "does not prohibit an agency from establishing different fees for different types of developments."

In response to these provisions of AB 602, this Nexus Study makes findings justifying the use of the residential fee land uses summarized above for the various fee components. **Chapter 4** details all required nexus findings. For the Roadway Fee, the City has decided to establish separate fees for single family and multifamily units and for senior categories of these land use types in recognition of different persons per household and trip generating characteristics for these different types of units.

Senate Bill 13 and Accessory Dwelling Units

In addition to the considerations discussed above pursuant to AB 602, a separate piece of legislation, California Senate Bill 13 (SB 13,) passed in 2019, establishes a new system for assessing fees on accessory dwelling units (ADUs). It amended California Government Code Section 65852.2(3)(A)(f)(3) to read:

> "*A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.*"

Based on this section of the California Government Code, any ADU smaller than 750 square feet is exempt from Roadway Fee Program fees. Fees on ADUs larger than 750 square feet require the City to perform the following calculations:

1) Determine the total habitable building square footage of both the proposed ADU and the primary residential unit on the lot on which the ADU is proposed.
   As an example, assume that a primary single family dwelling unit has 2,000 habitable building square feet and the proposed ADU has 1,000 habitable building square feet.

2) Calculate the ADU's habitable building square feet as a percentage of the primary unit's habitable building square feet.
   In the example from step 1), the size of the ADU is 50 percent of the primary residential unit.

3) Identify the fee category and fee that would have applied to the primary residential unit. In the Roadway Fee Program, the fee category would differ for the different fee components.
   In the example from step 1), the fee category is "Single Family 1,500 sq. ft.—2,499 sq. ft."

4) Calculate the ADU fees as the percentage from step 2) multiplied by the Roadway Fee for the fee category identified in step 3).
   In the example from step 1), the ADU fee is 50 percent of the primary unit fee.

Roadway Fee Program Implementation and Administration

Implementation

The proposed Roadway Fee Program will be approved by the City through an ordinance establishing and authorizing collection of the fee and a resolution setting the amount of the fees. The Roadway Fee Program will be independent and separate from all other City, Sutter County (County), other agency, or regional development impact fees that may be applicable to residential and nonresidential development in the City.

Administration

The City will administer the Roadway Fee Program. The Roadway Fee Program will include a 2 percent planning and administration component to fund Roadway Fee Program administration. The administration component of the fee must be paid in cash at the issuance of a building permit to provide the City with funding to administer the Roadway Fee Program, while fee credits may be available for the

other fee components (as detailed in **Chapter 5**). Administration of the Roadway Fee Program will include the following major tasks:

- Tracking all Roadway Fee Program payments and assignment of fee credits and reimbursements for improvements constructed privately by developers.
- Tracking the progress of construction contracts for Roadway Fee Program improvements.
- Performing annual fee adjustments to account for the inflation of infrastructure and public facilities costs.
- Conducting periodic reviews of development projections, facilities requirements, improvement costs, funding sources, and cost allocation methodologies and making necessary adjustments to the Roadway Fee Program.
- Preparing the required annual and five-year reports on the status of the Roadway Fee Program.

The Roadway Fee Program implementation and administration are detailed in **Chapter 6** of this report. Using its authority to implement the Roadway Fee Program, the City reserves the right to make interpretations, clarifications, or other modifications to the Roadway Fee Program implementation and administration provisions summarized in this Nexus Study.

Supporting Documents

The following documents produced by or for the City are being prepared in conjunction with this analysis:

- City of Yuba City General Plan.
- City of Yuba City Travel Demand Model (2020 update) prepared by Fehr & Peers.
- Fee Calculations report – March 2025 (Fehr & Peers).
- CIP prepared by MHM Engineers and Surveyors (2025). A summary of the CIP is included as **Appendix B** of this report.

Organization of Report

This Nexus Study is organized into the following chapters:

- **Chapter 1** summarizes the proposed Roadway Fee Program.
- **Chapter 2** identifies the land uses that will be subject to the Roadway Fee Program.
- **Chapter 3** details the Roadway Fee Program improvements, estimated costs, cost allocations, and fee calculations.
- **Chapter 4** summarizes the nexus findings for each Roadway Fee Program component.
- **Chapter 5** describes Roadway Fee Program implementation and administration.

In addition, the Nexus Study contains the following appendices:

- **Appendix A**: City of Yuba City Roadway Development Impact Fee Calculations (Fehr & Peers).
- **Appendix B**: Summary of Roadway CIP.
- **Appendix C:** Transportation Impact Fee Comparisons
- **Appendix D:** Development Impact Fee Comparisons

2. Land Uses and Demographics

The City's land use and growth projections are derived from the City's General Plan document and were summarized in the Fee Calculations Report. While the City provided land use information for full City buildout, a "market absorption" scenario corresponding to cumulative development through 2040 was chosen for the traffic modeling and Fee Calculations Report.

Demographic Information

Land Use Information

Table 2-1 details the base year and market absorption 2040 buildout estimates from the Fee Calculations Report. As shown, the City anticipates residential growth of approximately 21,500 single family units, 6,900 multifamily units and approximately 12.4 million square feet of nonresidential development.

The estimated number of persons per unit and trips per household by persons per unit factors are used in the cost allocation. As discussed in **Chapter 1**, in response to the provisions of AB 602, the City is permitted to establish different fees for different land use types. Thus, the roadway fee is proposed to have different residential fee categories, as summarized below:

- Single family by unit size range
- Single family – Senior by unit size range
- Multifamily by unit size range
- Multifamily – Senior by unit size range

Persons per Household and Trips per Household Factors

EPS compiled information from the U.S. Census American Housing Survey (AHS), the National Household Travel Survey and the City to complete the calculations shown in **Table 2-2**. The AHS data are for single family detached units and are compiled into three dwelling unit size ranges. These unit size ranges were selected based on review of historical single family dwelling unit building permit data from the City. When estimated trips per household from the National Travel Survey are included, the estimated trips per household unit size are calculated for each dwelling unit size range. The unit size category of 1,500 to 2,499 building square feet is considered the average unit size so each other unit size category is compared with the average to derive a trip generation dwelling unit equivalent (DUE) by unit size range.

Table 2-1. Yuba City 2040 Buildout Estimates

	Land Use Category	Unit	Base Year (2020)	Buildout Condition	Land Use Growth [1]
Residential	Single-Family Residential	DU	18,468	39,997	21,529
	Multi-Family Residential	DU	5,134	12,067	6,933
Retail	Neighborhood Commercial	KSF	592	1,240	648
	Community Commercial	KSF	3,565	5,685	2,120
	Regional Commercial	KSF	1,235	2,353	1,118
Non-Retail	Office	KSF	1,126	5,606	4,480
	Light Industrial	KSF	4,681	8,184	3,503
	Manufacture [2]	KSF	-	1,193	1,193
	Public/Quasi-Public (PQP)	KSF	230	230	

Notes:
[1] Represents growth between base year (2020) model and buildout model.
[2] Base year model classifies manufacturing uses as light industrial.
Per previous discussions with the City and EPS, it was decided that growth in PQP would be classified as office given similar trip rates.
DU = dwelling units. KSF = thousand square feet of occupied space.
Source: Fehr & Peers, 2024.

Table 2-2
Yuba City Roadway Facilities Fee Nexus Study
PPH - National Data Single Family Detached Units

		Dwelling Units (in Thousands) by Number of Persons Per Unit and Unit Square Feet									
		<1,500 Sq. Ft.			1,500-2,499 Sq. Ft.			2,500+ Sq. Ft			Total
	Trips per Household [1]	Number of Units	Percent of Units	Trips	Number of Units	Percent of Units	Trips	Number of Units	Percent of Units	Trips	
Persons per Unit											
1 person	3.82	6,852	30%	1.13	6,218	18%	0.70	2,065	11%	0.41	15,137
2 persons	6.88	8,194	35%	2.43	12,688	38%	2.58	7,314	38%	2.61	28,202
3 persons	9.44	3,547	15%	1.44	5,924	18%	1.66	2,960	15%	1.45	12,434
4 persons	12.61	2,658	11%	1.44	5,166	15%	1.93	3,980	21%	2.60	11,808
5 persons	14.72	1,181	5%	0.75	2,436	7%	1.06	1,877	10%	1.43	5,496
6 persons	15.28	511	2%	0.34	868	3%	0.39	730	4%	0.58	2,110
7 persons or more [2]	21.03	279	1%	0.25	485	1%	0.30	383	2%	0.42	1,148
Total		**23,222**	**100%**	**7.78**	**33,785**	**100%**	**8.63**	**19,309**	**100%**	**9.49**	**76,334**
Pct. of Total Units		30%			44%			25%			100%
Trip Generation DUE [3]				**0.90**			**1.00**			**1.10**	

Source: US Census American Housing Survey 2021 - National, GHD, John E. Long and EPS.

[1] 2017 National Household Travel Survey, California Add On.
[2] Assumes 7 persons in a "7 persons or more household."
[3] Trips as compared to trips for a 1,500-2,499 sq. ft. unit.

3. Yuba City Roadway Improvements and Cost Allocations

This chapter summarizes the planned roadway facilities estimated costs and funding sources, which are based on the Fee Calculations report and MHM Roadway Facilities CIP, which is included as **Appendix B** of this Nexus Study.

Capital Improvement Program

As detailed in **Appendix B**, the CIP contains approximately $447.3 million in roadway facility costs. The CIP was informed by a series of model runs performed by Fehr & Peers with input and feedback from City staff. The City contemplates development will occur in five planning areas (North, Northwest, North Central, Southwest, and Southeast) shown in **Table 3-1**. Specifically in the west and southern portions of the City, there are several large Specific Plans or Master Plans that have been approved.

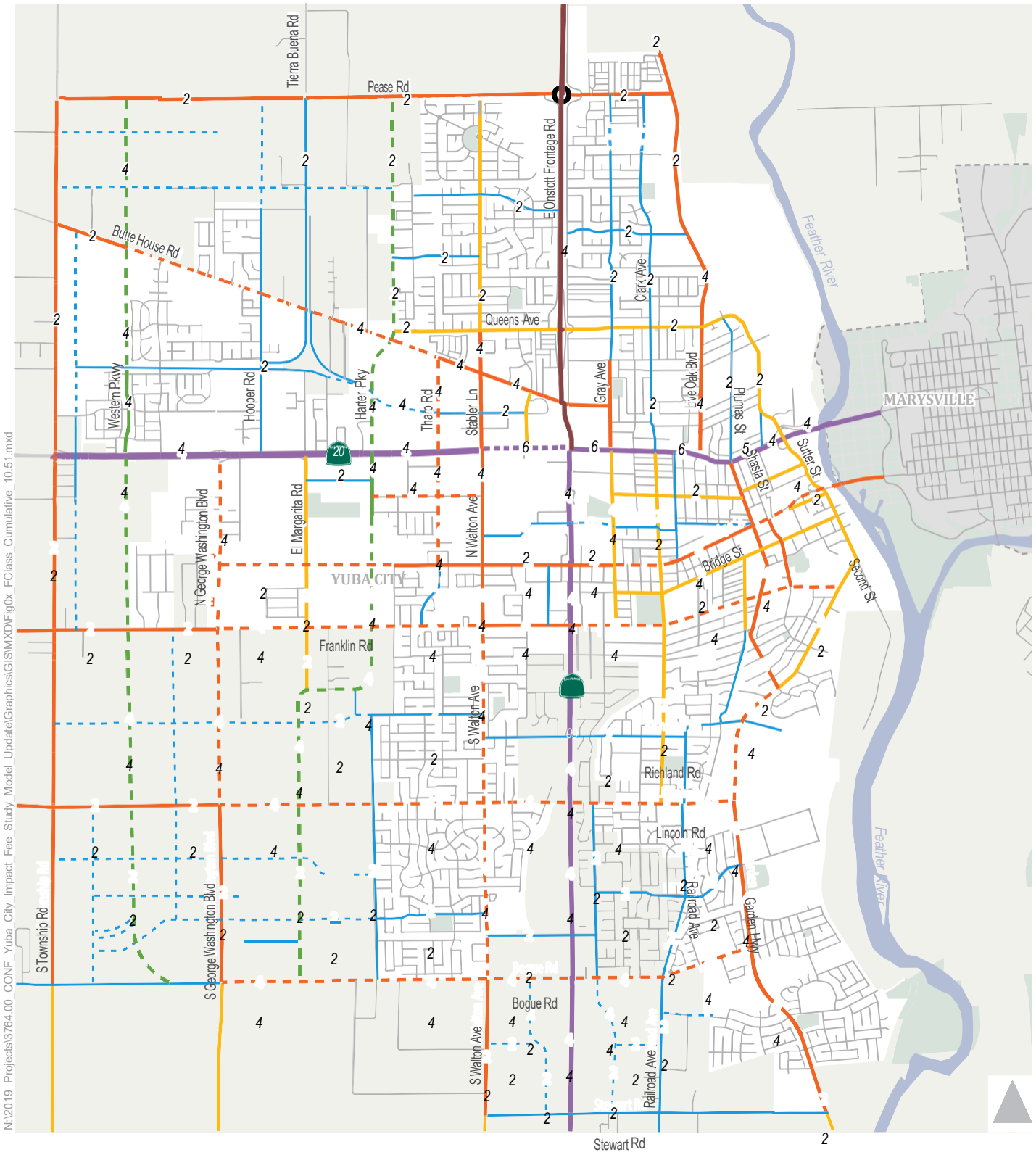
Figure 1 illustrates the planned roadway facility network including the roadway facilities included in the CIP. The Fee Calculations report summarized the categories of major roadway costs as displayed in the table below.

Table 3-1
Yuba City Roadway Facilities Fee Nexus Study
Description of Roadway Improvements

Type [1]	Description
East-West Roadway Capacity Increase	Widening of four lanes of partes of Butte House Road, Bridge Street, Franklin Road, Lincoln Road, Lassen Boulevard, and Bogue Road. Westerly extension of Bridge Street.
North-South Roadway Capacity Increase	Widening to four lanes of parts of George Washington Boulevard, Walton Avenue, Harter Parkway, Tharp Road, and Garden Highway. Estension as two or four lanes of Western Parkway and Harter (Tuly) Parkway.
State Highway Improvements	New Interchange at State Route 99/Pease Road. Widening of State Route 20 from four to siz lanes from State Route 20 to west of Stabler Lane.

Sources: Fehr & Peers, EPS, and City of Yuba City

[1] This is a partial/summarized list. Improvements are also planned on other roadways (e.g., Pease Road, Township Road, etc.) to upgrade facility type but may not solely increase capacity. See Appendix B for the complete list of projects.



N:\2019 Projects\3764.00_CONF_Yuba_City_Impact_Fee_Study_Model_Update\Graphics\GIS\MXD\Fig0x_FClass_Cumulative_10.51.mxd

X Roadway Number of Lanes (Excluding turn pockets or center turn lanes)

New Interchange

Functional Classification

Freeway
Parkway
Local Street
Highway
Minor Arterial
New/Widened Road
Major Arterial
Collector

Figure 1

Number of Lanes and

Roadway Fee Program Costs

Table 3-2 summarizes the Roadway Fee Program improvements and costs that are included in **Appendix B**.

Table 3-2. Roadway Fee Program Cost Summary

Item [1]	Roadway Fee Program
North - South Roadways	$316,614,000
East-West Roadways	$303,140,000
Interchanges and Bridges [2]	$16,751,000
Total	**$636,505,000**
TOTAL ROUNDED [3]	**$636,500,000**

Sources: Fehr & Peers, EPS, and City of Yuba City

[1] All costs are rounded to the nearest thousand, except the Total Rounded Cost.
[2] Amounts shown for Interchanges and Bridges under "Roadways Cost" is a combination of roadway, bridge and related costs.
[3] Rounded amount used in Fehr & Peers fee report.

Roadway Facilities

The Roadway Fee Program also includes an Administration component that is calculated as 2 percent of all Roadway Fee Program costs. The following sections generally describe roadway facility cost categories.

Table 3-3 illustrates the roadway facility costs by category of cost. The total costs in **Table 3-3** may differ from the totals in **Table 3-2** because of rounding.

Table 3-3
Yuba City Roadway Facilities Fee Nexus Study
Roadway Facilities Costs by Category

Item [1]	Right of Way	Utility Relocation	Roadway Construction		Soft Costs	Adjustment for Rounding [3]	Total
			Roadway Cost	Intersections Cost			
North - South Roadways	$48,780,000	$16,830,000	$164,660,000	$12,100,000	$74,240,000	$4,000	**$316,614,000**
East-West Roadways	$31,880,000	$43,210,000	$109,350,000	$51,250,000	$67,460,000	($10,000)	**$303,140,000**
Interchanges and Bridges [2]	$1,240,000	$0	$10,930,000	$0	$4,590,000	($9,000)	**$16,751,000**
Total	**$81,900,000**	**$60,040,000**	**$284,940,000**	**$63,350,000**	**$146,290,000**	**($15,000)**	**$636,505,000**
TOTAL ROUNDED [3]							**$636,500,000**
Percentage of Total	12.9%	9.4%	44.8%	10.0%	23.0%	0.0%	100.0%

Sources: Fehr & Peers, EPS, and City of Yuba City

[1] All costs are rounded to the nearest thousand.
[2] Amounts shown for Interchanges and Bridges under "Roadways Cost" is a combination of roadway, bridge and related costs.
[3] Rounded amount used in Fehr & Peers fee report.

Roadway Right of Way

The Roadway Fee Program includes a total of approximately $81.9 million in land acquisition and related right-of-way costs.

Utility Construction and Relocation

As noted, construction of new roadway facilities and additional capacity will require utility construction and relocation costs. The CIP includes an estimated $60.0 million in utility construction and relocation costs.

Roadway Construction

The majority of the CIP costs are roadway construction costs, which include grading, aggregate base, asphalt, curb, and gutter, etc. The Roadway Fee Program includes a total of approximately $348.3 million in roadway construction, consisting of approximately $284.9 million in roadway costs and $63.4 million in intersection costs.

Soft Costs

The Roadway Fee Program includes soft costs of approximately $147.3 million for design, construction management and completion of the roadway projects.

Roadway Facility Cost Allocations

For each improvement type, the Roadway Fee is estimated by allocating the roadway costs to the various land uses based on each land use's relative demand for and benefit received from the facilities.

Table 3-4 provides a cost allocation summary and fee estimate.

The general steps to allocate the costs and estimate the fees are outlined below:

1) Determine the Roadway Fee Program costs. These costs were detailed in the previous chapter.

2) Determine the Dwelling Unit Equivalent (DUE) factor for each land use type that serves as a measure of demand placed on the improvement relative to the demand of an average "Single Family 1,500 – 2,499 sq. ft." dwelling unit.

3) For each residential unit size category, estimate the fees using the DUE factor by dwelling unit size category from **Table 2-1**.

4) Add the cost of fee program administration to determine total fee amount.

Costs are shown on a per unit basis for residential development and on a per one thousand building square foot basis for nonresidential development.

Table 3-4
Yuba City Roadway Facilities Fee Nexus Study
Roadway Facility Fees by Residential Unit Size Range

Land Use Category	Unit	PM Peak Hour Trip Rate per Unit	Average Trip Length	DUE Factor per Unit	Adjusted Fee Per Unit	DUE Factor Adjustment by Residential Unit Size Range			Roadway Cost by Residential Unit Size Range			Roadway Fees (Incl. Administration) [1]			
						<1,500 sqft	1,500 - 2,499 sqft	2,500 + sqft	<1,500 sqft	1,500 - 2,499 sqft	2,500 + sqft	<1,500 sqft	1,500 - 2,499 sqft	2,500 + sqft	Nonresidential per ksf
Residential Land Uses															
Single Family Residential	DU	1.17	3.70	1.00	$ 16,299	0.90	1.00	1.10	$ 14,696	$ 16,299	$ 17,925	$ 14,990	$ 16,625	$ 18,284	
Multi Family Residential	DU	0.61	3.40	0.48	$ 7,809	0.43	0.48	0.53	$ 7,041	$ 7,809	$ 8,588	$ 7,181	$ 7,965	$ 8,760	
Single Family Residential - Senior	DU	0.30	3.70	0.26	$ 4,179	0.23	0.26	0.28	$ 3,768	$ 4,179	$ 4,596	$ 3,843	$ 4,263	$ 4,688	
Multifamily Residential - Senior	DU	0.25	3.40	0.20	$ 3,200	0.18	0.20	0.22	$ 2,886	$ 3,200	$ 3,520	$ 2,943	$ 3,264	$ 3,590	
Mobile Home	DU	0.58	3.70	0.50	$ 8,080	0.45	0.50	0.55	$ 7,285	$ 8,080	$ 8,886	$ 7,431	$ 8,241	$ 9,064	
Nonresidentail Land Uses															
Neighborhood Commercial	ksf	2.56	3.2	1.89	$ 29,535										$ 30,126
Community Commercial	ksf	2.56	3.1	1.83	$ 28,612										$ 29,185
Regional Commercial	ksf	2.56	4.3	2.54	$ 39,688										$ 40,482
Office	ksf	1.32	3.5	1.07	$ 16,657										$ 16,990
Light Industrial	ksf	0.45	3.8	0.40	$ 6,165										$ 6,289
Manufacture	ksf	0.66	3.9	0.59	$ 9,280										$ 9,466
PQP (Office)	ksf	1.4	3.4	1.10	$ -										$ -

Sources: Fehr & Peers, EPS, and City of Yuba City

[1] City administration fee equal to 2%

4. Nexus Findings

This report has been prepared to establish the Roadway Fee Program fees in accordance with the procedural guidelines established in the Mitigation Fee Act, which are codified in California Government Code (CGC) Section 66000 et. seq. The Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees.

In particular, CGC Section 66001 includes specific requirements for establishing a reasonable relationship or nexus between the development impact fee, and CGC Section 66016.5 (added in 2021 to address the newly enacted AB 602) includes additional requirements for development impact fees. The remainder of this chapter addresses the requirements of CGC Section 66001 and CGC Section 66016.5.

California Government Code Section 66001

CGC Section 66001 requires that a "reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[3] Specifically, each local agency imposing a development impact fee must make the following findings:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate how a reasonable relationship exists between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

This section details these findings for each Roadway Fee Program component that is addressed in this report.

[3] *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

City Determination Affecting Roadway Facility Cost Allocations

The City's roadway facilities CIP includes approximately $39.7 million in costs for utility construction and relocation. These costs are related to new or expanded roadway construction where the adjacent utilities will have to be relocated or placed underground. A disproportionate majority of the utility construction and relocation expenditures are adjacent to planned residential development (as measured by lineal feet of street frontage). When frontage for parks, recreation and open space and public/semi-public uses are excluded, planned residential development represents approximately 79 percent of the street frontage while nonresidential uses represent the remaining 21 percent.

Before adjustment, residential development reflects approximately 63 percent of total dwelling unit equivalents from planned development. Thus, before adjustment, residential development would be allocated approximately $24.9 million, of the total $39.7 million in utility construction and relocation costs. The roadway fee calculations in the Fee Calculations report adjust $24.9 million to a total of $31.3 million (increase of $6.4 million) to allocate 79 percent of the utility construction and relocation costs to residential development.

Roadways

Purpose of Fee

The purpose of the Roadway Fee Program streets fee is to provide funding to construct new roadway facility infrastructure required to serve the new City residents and employees.

Use of Fee

The Roadway Fee Program streets fees will be used to construct and expand roadway facilities needed to accommodate future traffic volumes projected as a result of new development. The Roadway Fee will be used to fund land acquisition and right of way costs, utility construction, roadway construction and soft costs.

Relationship Between Use of Fee and Type of Development

The Roadway Fees will be used to construct roadway improvements needed to adequately serve an increased service population as the result of the new development. A reasonable relationship exists between the use of the Roadway Fees and the residential and commercial development on which the fees are imposed because the fees will be used to construct the roadway system needed to serve the new residents and employees generated by the new development.

Relationship Between Need for Facility and Type of Development

New residential and commercial development in the City will generate new residents and employees that will result in new vehicular trips and the need for additional roadway improvements to maintain adequate levels of service.

A reasonable relationship exists between the need for roadway improvements and the type of new residential and nonresidential development projects because the roadway improvements must be constructed to accommodate the new development types that will place an increased demand on the roadway system.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the Roadway Fees is allocated among the projected new residential and nonresidential land uses in the City at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on trip generation and vehicle miles travelled are used to measure the relative demand generated by each land use and to allocate the roadway costs across all benefiting land uses in the City. A reasonable relationship exists between the amount of the Roadway Fees and the costs of the facilities attributable to the new residential and nonresidential development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Administration

The administration component of the Fee Program funds City costs associated with fee program administration and implementation, including credit and reimbursement agreement negotiations and implementation, credit and reimbursement tracking, annual reporting requirements, periodic updates to the Nexus Study, and other related costs. Collection and implementation of the Roadway Fee is reliant upon funding from the administration component.

For each land use, the administration component is calculated as 2 percent of the roadway costs. Costs of the administration component are therefore based on each fee component, and associated nexus findings for the administration component are established by the nexus finding for the Roadway Fee documented above.

California Government Code Section 66016.5 (AB 602)

As noted earlier in this document, this nexus analysis must consider the newly created CGC Section 66016.5. This section stipulates that a jurisdiction must calculate residential development impact fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis.

As described in this report, the residential roadway fees have been calculated by dwelling unit square foot ranges. Thus, the required findings detailed in CGC Section 66016.5 must be made for these residential roadway fees. The specific requirements and findings are detailed in the remainder of this chapter.

Requirements for Exceptions to Fee Proportional to Housing Square Footage

CGS Section 66016.5(a)(5)(A) states, among other things, that fees "imposed on a housing development project proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development." However, Section 66016.5(a)(5)(B) states that a nexus study "is not required to comply with this proportionality requirement if the local agency makes the following findings:

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees."

Roadway Facilities

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

The roadway costs are allocated to dwelling units on a trips basis in the form of VMT per unit, which relies on transportation factors (number of PM peak hour trip rate, length of trips), as well as on persons per household, as persons per household has a direct relationship to the number of daily trips. The persons per household data provided in this report supports identification of an increasing number of people per household and trips per household as a dwelling unit size increases. However, the data present limitations on both the lower/smaller unit size range and on the higher/larger unit size range. For example, regardless of how small a dwelling unit may be, the minimum assumed persons per unit would be 1. Similarly, as home size continues to increase, the data are not as conclusive that the number of persons per unit and daily trips per unit continue to increase in a linear or otherwise determinant fashion. For these reasons, deriving a fee directly calculated on residential building square footage alone is not an appropriate metric to calculate the Roadway Fees.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

As detailed in **Chapter 2**, the number of people per household, trips per household, and VMT per household show a pattern of increasing as unit size increases. Thus, implementing the fee based on ranges of building square feet for residential development bears a reasonable relationship between the fee charged and the burden posed by the development because units that fall in the lower building unit size range pay a lower fee than units that fall in a higher building unit size range, which is proportional to the estimated number of people per household by unit size within each size range.

c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

Implementation of the Roadway Fee Program fees for residential development by building square foot range achieves the objective that smaller residential units would be charged a lower fee than larger units and ensures proportionality of fees based on relative demand for the facilities, as documented in this report.

5. Fee Program Implementation and Administration

This chapter identifies tasks that the City will complete when implementing the Roadway Fee Program.

The Roadway Fee Program fees presented in this report are based on the best improvement cost estimates, funding source information, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new development changes, if other assumptions significantly change, or if other funding becomes available (as a result of legislative action on state and local government finance, for example), the Roadway Fee Program should be updated accordingly.

After the fees presented in this report are established, the City will conduct periodic reviews of the public improvement costs and other assumptions used as the basis of this Nexus Study. Based on these reviews, the City may make necessary adjustments to the Roadway Fee Program through subsequent updates.

Inflation Adjustment

The costs in this report are shown in 2024 dollars based on the CIP prepared by MHM Engineers and Surveyors. To ensure that the Roadway Fee Program stays current with the prevailing cost of construction, the proposed fees will be automatically adjusted by the City annually to account for the inflation (or deflation) of construction, right-of-way acquisition, environmental, and design costs. Consistent with other City-administered fee programs, annual fee adjustments shall occur automatically on January 1 of each calendar year.

The Roadway Fee will be adjusted automatically by the percentage change in the average of the Engineering-News Record's San Francisco and 20-City Construction Cost Indices for the 12-month period ending in October of the previous year, or equivalent, as determined by the Finance Director if these numbers are not available. For example, the adjustment for January 2025 will be determined by calculating the percentage change from October 2023 to October 2024 in the average of the ENR 20-city and San Francisco CCIs. The resulting value will be the adjustment factor that will be applied to the Roadway Fee in January 2025.

Implementing Ordinances/Resolutions

The proposed Roadway Fee would be adopted by the City through one or more ordinances authorizing collection of the fees and through one or more fee resolutions establishing the fees. The fee will be effective 60 days following the City's final action on the ordinances authorizing collection of the fee and on the fee resolutions establishing the fee. The new ordinances and resolutions should reference the automatic inflation adjustment factor discussed in this section.

Fee Administration

The Roadway Fee will be collected from new development in the City subject to the fee at the time of building permit issuance; use of these funds may need to wait until a sufficient fund balance can be accrued. According to CGC Section 66000, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner.

Fee Exemptions, Reductions, and Waivers

Public Agencies

All federal and state agencies, public school districts, and the City may be exempt from the Roadway Fee Program fees. Other non-City public agencies shall be subject to payment of the Roadway Fee Program fees.

Replacement/Reconstruction

Any replacement or reconstruction (no change in use) of any residential unit or any nonresidential structure that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God shall be exempt from the Roadway Fee. However, if the replacement or reconstructed residential unit exceeds the documented total number of units or unit size of the damaged/destroyed residential structure, or the replacement or reconstructed nonresidential building exceeds the documented total floor area of the damaged/destroyed building, the excess units or building square footage is subject to the Roadway Fee.

Additions/Alterations/Modifications/Temporary Facilities

The following rules shall apply to additions, alterations, modifications, and temporary facilities:

1) Consistent with current State law, ADU and Junior ADU that are fewer than 750 building square feet shall not be assessed the Roadway Fee.
2) Additions to residential structures where the total square footage of the dwelling remains within a fee category range, provided no change in use occurs and a second full kitchen is not added, shall not be charged a fee. If the square footage of the dwelling increases into a new fee category range, the difference of the two fee category ranges shall be collected before building permit issuance.
3) Except as otherwise provided, when an existing residential dwelling is converted into two primary units, or a new primary dwelling is added to the property, that new unit shall be assessed a fee consistent with the provisions of this Nexus Study.
4) Supporting use square footage in multi-unit residential projects, such as the office and recreation areas required to directly serve the multifamily project, shall not be subject to a fee. The residential unit fee will provide the full mitigation required in multi-unit residential projects.
5) Non-habitable residential structures, including decks, pools and spas, pool cabanas, sheds, and detached garages, shall not be assessed a fee. An attached garage shall not count towards the square footage of the dwelling.

Accessory Dwelling Units

Fees on ADUs larger than 750 square feet require a two-part calculation. First the City will determine the total habitable building square footage of the proposed ADU and the primary residential unit on the lot on which the ADU is proposed. The City will determine the ADU building square footage as a proportion of the primary residential unit. As an example, if the primary residential dwelling unit is 2,000 building square feet and the proposed ADU is 1,000 building square feet, then the ADU would be 50 percent of the primary residential unit. The City would then identify the Roadway Fee that will apply to the primary residential unit and apply 50 percent to that amount as the Roadway Fee applicable to the ADU. In this example, the categories would be the Single Family 1,500 – 2,499 sq. ft. category for streets and parks and open space fees and either low density residential or medium density residential for the other fee categories.

Credit for Replacement of Existing Buildings

New development that replaces existing development is eligible for a fee credit to the extent the facilities to be funded by the new development are already provided to the existing development. For example, a 4-unit apartment complex that is replaced by an 8-unit apartment complex could receive up to a 50 percent credit in the fee (4/8 = 50 percent). The City's Community Development Director will determine the amount of the fee credit at the time a site plan is submitted to the City.

Fee Credit and Reimbursement to Developers

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up front before adequate revenue from the fee collection would be available to fund such improvements. Consequently, some type of private funding may be necessary to pay for the public improvements when they are needed. This private financing may be in the form of land-secured bonds, developer equity, or other forms of private financing.

In cases where a private party (e.g., developer) has advance-funded an eligible Roadway Fee Program facility, the party will be due fee credits or reimbursements from the fee program. Note that the Roadway Fee administration component must be paid at the issuance of a building permit to provide the City with funding to administer the Roadway Fee Program. Roadway Fee credits or reimbursements will be provided under the following conditions:

- Developer-installed improvements shall be considered for reimbursement. Only funds collected from the Roadway Fee shall be used to reimburse a developer who installed eligible Roadway Fee Program improvements identified in the Roadway CIP.
- The value of any developer-installed improvement for fee credit or reimbursement purposes shall be based on the lesser of the actual cost of eligible facilities (as determined at the sole discretion of the City via a review of the construction contract and payments made, plus an allowance determined by the City for soft costs directly associated with the facility design and construction) *or* the total eligible facility costs based on the cost schedule and estimate set forth in the CIP, subject to the automatic annual inflation adjustment described previously in this chapter. The Master Reimbursement Agreement governs how the Roadway Fee reimbursements will be provided.
- All construction contracts, construction work, and requests for reimbursement are performed in conformance with the most current City policies governing such construction of eligible improvements and the Master Reimbursement Agreement.

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in CGC Section 66016 through CGC Section 66019. Adoption of this impact fee program requires the City Council to follow certain procedures, including holding a public hearing with at least 30 days' notice for the hearing (Gov. Code § 66016.5(a)(7)). The City is required to post a public notice at least 30 days before the public hearing considering the fee. The City shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.

Mailed notice 14 days before the public hearing is required for those individuals who request such notification. Data, such as this Nexus Study and referenced material, must be made available at least 10 days before the public hearing. Any new or increased fees would be effective 60 days after adoption.

Programming Revenues and Projects with the Capital Improvement Plan

The City will update its Roadway CIP to identify specific projects and program fee revenues to those projects. Use of the Roadway CIP in this manner documents a reasonable relationship between new development and the use of fee revenues.

The City shall plan its CIP expenditures at least 5 years in advance and show where all collected development impact fee revenues will be spent. The City can hold funds in a project account for longer than 5 years, if necessary, to collect sufficient funds to complete a given project. See Compliance Requirements below for the specific CIP update requirements stated in CGC Section 62000.

Compliance Requirements

The California Mitigation Fee Act (CGC Section 66000 et seq.) mandates procedures for administration of impact fee programs, including collection, accounting, refunds, updates, and reporting. The City must comply with the annual and 5-year reporting requirements. For facilities to be funded with a combination of impact fees and other revenues, the City must identify the source and amount of the other revenues. The City must also identify when the other revenues are anticipated to be available to fund the project. The City's compliance obligations regarding the act include the specific requirements detailed below.

Earmarking of Fee Revenues

CGC Section 66006 mandates that the City deposit fees for the improvements in a separate capital facilities account or fund to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments. Fees must be expended solely for the purpose for which they were collected. Interest earned on the fee revenues must also be placed in the capital account and used for the same purpose. The California Mitigation Fee Act is not clear as to whether depositing fees "for the improvements" refers to a specific capital improvement or a class of improvements (e.g., fire or police facilities). The City maintains discretion as to how it will collect and account for Roadway Fee fees, while maintaining compliance with CGC requirements.

Reporting

CGC Section 66006 requires that once each year, within 180 days of the close of the fiscal year, the City must make available to the public the following information for each account established to receive impact fee revenues:

1) The amount of the fee.
2) The beginning balance and the ending balance of the account or fund.
3) The amount of the fees collected and interest earned.
4) Identification of each public improvement on which fee revenues were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fee revenues.
5) Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected for financing of an incomplete public improvement.
6) A description of each interfund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvements on which the transfer or loan will be expended.
7) The amount of any refunds or allocations made pursuant to CGC Section 66001, paragraphs (e) and (f).

The above-listed information must be reviewed by the City Council at its next regularly scheduled public meeting, but not fewer than 15 days after the statements are made public.

Findings and Refunds

CGC Section 66001 requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by CGC Section 66006, and every 5 years thereafter, the City must make all the following findings for any fee revenues that remain unexpended, whether committed or uncommitted:

1) Identify the purpose to which the fee will be put.
2) Demonstrate the reasonable relationship between the fee and the purpose for which it is charged.
3) Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which the impact fees are to be used.
4) Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

Updating of the Impact Fee Nexus Study

According to CGC Section 66016.5(a)(8), impact fee nexus studies shall be updated at least every 8 years from the date of adoption. This requirement became effective on January 1, 2023.

In future updates, the City may use the impact fee nexus study template developed by the California Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code to update the nexus study.

Annual Update of the Capital Improvement Plan

CGC Section 66002 provides that if the City adopts a CIP to identify the use of impact fees, that program must be adopted and annually updated by a resolution of the governing body at a noticed public hearing. The City maintains two CIPs: one includes the programming of all projects funded or partly funded by impact fee revenues (Roadway CIP prepared by MHM, a summary of which is contained in this nexus study in **Appendix B**) and an overall citywide 5-year CIP that is adopted annually during the City budget process.

APPENDICES:

Appendix A: Roadway Facilities Cost Estimate Detail

Appendix B: Summary of Capital Improvement Program

Appendix C: Transportation Impact Fee Comparisons

Appendix D: Development Impact Fee Comparison

APPENDIX A:

Roadway Facilities Cost Estimate Detail

City of Yuba City Roadway Development Impact Fee Calculations, prepared by Fehr & Peers

City of Yuba City

Roadway Development Impact Fee Calculations

March 2025

Prepared By:

FEHR PEERS

Prepared for:

Economic & Planning Systems (EPS)

YUBA CITY

RS24-4369

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Appendix A: January 2024 City of Yuba City Fee schedule

Appendix B: Detailed Information and Cost Estimates for Roadway Development Impact Fee Program

1. INTRODUCTION

BACKGROUND

The City of Yuba City roadway fee component of its Development Impact Fee program was most recently updated on January 1, 2024. The road fee currently stands at $6,654 per Dwelling Unit Equivalent (DUE). See **Appendix A** for current fee schedule. Over time, a number of adjustments to the road fees have been made by the City Council for different land use types and within different areas of the City (i.e., infill versus new growth areas).

At the recommendation of City staff, this report calculates impact fees in a standard manner and does not implement any of the fee adjustments previously established by the City Council. It is anticipated that these draft fees may undergo similar adjustments by the City Council.

In 2019-2020, the City retained Fehr & Peers to update its travel demand model, which had not undergone a full recalibration since 2004. As part of this effort, a review of land use growth assumptions and planned roadway improvements was conducted. Chapter 2 presents the anticipated land use growth, while Chapter 3 lists the roadway improvements needed to support that growth.

As documented in this report, the fee update process includes updating the City's land use growth projections, updating the list of projects to be included in the roadway fee program, and updating the fee calculations.

2. GROWTH PROJECTIONS

LAND USE GROWTH

An important step in quantifying the nexus relationship is to determine the amount of new development anticipated in the planning horizon of the study. City staff provided anticipated land use growth for a "buildout condition", which would occur after 2040[1]. **Table 1** displays the expected land use totals within the City for the primary trip-generating land uses under buildout conditions. The following key findings are derived from this table:

- The City is expected to add approximately 28,500 new dwelling units at buildout, which represents a 121 percent increase over current conditions.
- An anticipated 13 million square feet of non-residential growth would occur. The growth will be similar in magnitude to that of residential growth, representing a 114 percent increase over current conditions. Office and retail (including neighborhood, community, and regional) space totaling about 8.4 million square feet would be the largest contributor, representing 64 percent of the total non-residential growth.

TABLE 1: YUBA CITY FUTURE YEAR LAND USE TOTALS

	Land Use Category	Unit	Base Year (2020)	Buildout Condition
Residential	Single-Family Residential	DU	18,468	39,997
	Multi-Family Residential	DU	5,134	12,067
Retail	Neighborhood Commercial	KSF	592	1,240
	Community Commercial	KSF	3,565	5,685
	Regional Commercial	KSF	1,235	2,353
Non-Retail	Office	KSF	1,126	5,606
	Light Industrial	KSF	4,681	8,184
	Manufacture [1]	KSF	-	1,193
	Public/Quasi-Public (PQP) [2]	KSF	230	230

Notes:
[1] Base year model classifies manufacturing uses as light industrial.
Per previous discussions with the City and EPS, it was decided that growth in PQP would be classified as office given similar trip rates.
DU = dwelling units. KSF = thousand square feet of occupied space.
Source: Fehr & Peers, 2024.

[1] A "market absorption" scenario, corresponding to a 2040 condition, was also developed as part of the model update process. However, a full buildout scenario was selected for this fee program update so that all planned roadways would be included.

TRIP GENERATION

Once the land use assumptions were established, the trip generation associated with those land uses was calculated. The PM peak hour time period was chosen as the basis for the fee calculations because most transportation facilities are designed to accommodate usage during this peak hour of travel demand.[2]

Trip generation rates from the updated City of Yuba City travel demand model were used as the basis for the trip generation estimates. To learn more about the model development process, contact City staff to obtain the *City of Yuba City Travel Demand Model Development Report* (Fehr & Peers, October 2020).

Table 2 indicates that the land use growth would generate approximately 47,640 PM peak hour trips. This represents about 12 percent more trips than generated by existing land uses within the City.

TABLE 2: PM PEAK HOUR TRIP GENERATION OF YUBA CITY FUTURE YEAR LAND USES

	Land Use Category	Unit	Land Use Growth [1]	PM Peak Hour Trip Rate [2]	PM Peak Hour Trips
Residential	Single-Family Residential	DU	21,529	1.17	25,189
	Multi-Family Residential	DU	6,933	0.61	4,229
Retail	Neighborhood Commercial	KSF	648	2.56	1,659
	Community Commercial	KSF	2,120	2.56	5,427
	Regional Commercial	KSF	1,118	2.56	2,862
Non-Retail	Office	KSF	4,480	1.32	5,914
	Light Industrial	KSF	3,503	0.45	1,576
	Manufacture	KSF	1,193	0.66	787
				Total	47,643

Notes:
[1] Represents growth between base year (2020) model and buildout model.
[2] PM peak hour trip rates derived from City of Yuba City travel demand model.
DU = dwelling units. KSF = thousand square feet of occupied space.
Source: Fehr & Peers, 2024.

[2] Calculations were also performed using daily trip generation rates. This alternate method did not appreciably change overall results. Thus, the more traditional PM peak hour time period was chosen.

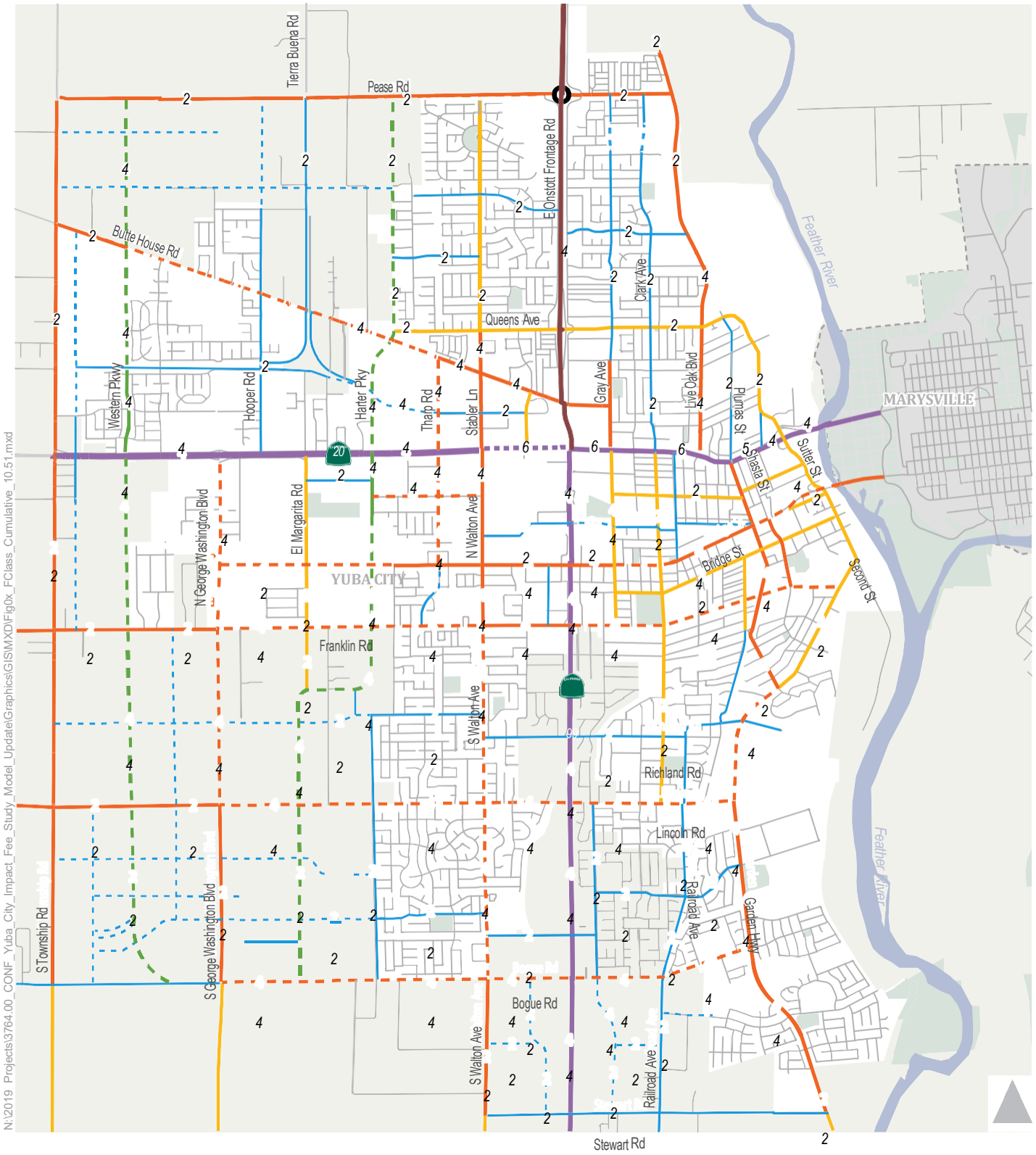
3. ROADWAY IMPROVEMENT PROJECTS

PROJECT IDENTIFICATION

A series of model runs were performed to determine the preferred set of roadway network improvements that would provide adequate street capacity to handle traffic demands under buildout conditions. Much of the land use growth will occur in the western and southern portions of the City, where there are several large Specific Plans or Master Plans (e.g., Lincoln East, Harter, El Margarita, and Bogue Stewart) with approved land use plans. In addition to these plans, five distinct planning areas (North, Northwest, North Central, Southwest, and Southeast) are also contemplated. The net effect of the magnitude and location of growth is the need for substantial increases in east-west and north-south roadway capacity in the western part of the City.

Figure 1 shows the number of lanes and functional classification of roadways in the City of Yuba City under buildout conditions. **Table 3** provides a summary of major roadway projects that would be included in the Roadway Development Impact Fee program. **Appendix B** contains a list of all projects to be included based on work by MHM Engineers and Surveyors in 2024. The status of state highway improvements within the program are as follows:

- SR 99/Pease Road Interchange – included with 15% of overall cost covered by fee program. This improvement is contained in the 2020 MTP/SCS with construction planned in 2036-2040.
- SR 20/SR 99 Improvements – included with 100% funding for the widening of SR 20 from four to six lanes from SR 99 to west of Stabler Lane. The 2020 MTP/SCS shows an improvement consisting of the widening of SR 20 from four to six lanes from Walton Avenue to Rocca Way (east of SR 99), with construction planned in 2036-2040.
- SR 99 Widening (South of SR 20) – is fully excluded from the fee program and shown as a post-2040 project in the 2020 MTP/SCS.



N:\2019 Projects\3764.00_CONF_Yuba_City_Impact_Fee_Study_Model_Update\Graphics\GIS\MXD\Fig0x_FClass_Cumulative_10.51.mxd

X Roadway Number of Lanes (Excluding turn pockets or center turn lanes)

New Interchange

Functional Classification

Freeway
Highway
Major Arterial
Parkway
Minor Arterial
Collector
Local Street
New/Widened Road

Figure 1

Number of Lanes and

TABLE 3: SUMMARY OF FUNDING ALLOCATED TO MAJOR ROADWAY IMPROVEMENT PROJECTS IN ROADWAY DEVELOPMENT IMPACT FEE PROGRAM

Type [1]	General Description
East-West Roadway Capacity Increase	Widening to four lanes: parts of Butte House Road, Bridge Street, Franklin Road, Lincoln Road, Lassen Boulevard, and Bogue Road. Westerly extension of Bridge Street.
North-South Roadway Capacity Increase	Widening to four lanes: parts of George Washington Boulevard, Walton Avenue, Harter Parkway, Tharp Road, and Garden Highway. Extension as two or four lanes of Western Parkway and Harter (Tuly) Parkway.
State Highway Improvements	New Interchange at State Route 99/Pease Road. Widening of State Route 20 from four to six lanes from State Route 20 to west of Stabler Lane.

Notes:
[1] This is a partial/summarized list. Improvements also planned on other streets (e.g., Pease Road, Township Road, etc.) to upgrade facility type, but are not necessarily considered capacity increases. See **Appendix B** for complete list of projects.
Source: Fehr & Peers, 2024.

COST ESTIMATES

For the purposes of the Roadway Development Impact Fee program, it is necessary to know the estimated cost of the roadway projects on the list. In 2024, cost estimates were developed for each project by MHM Engineers and Surveyors and include utility and construction costs, right-of-way costs, and engineering/administrative costs. As shown in Appendix B, the City's Roadway Development Impact Fee program would cover $636,500,000 in improvement costs, the vast majority of which would be for City-maintained facilities. An additional $147,067,196 in external funds is expected to be available to cover the remaining cost for improvements not covered by the fee program. The CIP improvements include new traffic signals at various city intersections, though roundabouts could also be constructed in lieu of signals at certain locations. The program also includes a new multimodal path along an abandoned rail line.

4. NEXUS ANALYSIS

EXISTING DEFICIENCIES

An important part of a nexus analysis is to establish whether the transportation facilities that will be addressed by the projects in the fee program are currently deficient. If there are existing deficiencies at any of those locations, then an adjustment should be made in the fee calculations to ensure new development pays its fair share and is not charged to correct an existing problem.

As part of the Yuba City travel demand model update, a comprehensive analysis of City intersections was performed. A total of 25 intersections throughout the City were analyzed during AM and PM peak hours based on traffic counts collected in 2019 while schools were in session (and prior to the onset of the COVID-19 Pandemic which altered travel behavior). The City of Yuba City uses Level of Service (LOS) as the primary roadway network performance measure, with a standard of LOS D or better at all intersections (excluding bridges over the Feather River or Caltrans facilities).

Table 4 shows existing operations at the 25 study intersections. As shown, all of the intersections currently operate at LOS D or better in both the AM and PM peak hours; this level of operation meets the City's standards, thus indicating these locations are not currently deficient.

Because there are no existing deficiencies, it is reasonable to carry forward all the cost of the future improvements into the next stage of the fee calculations.

TABLE 4: AM AND PM PEAK HOUR INTERSECTION OPERATIONS – EXISTING CONDITIONS

Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
		Average Delay (sec/veh) [1]	LOS	Average Delay (sec/veh) [1]	LOS
Live Oak Blvd & Queens Ave	Signalized	20.6	C	21	C
Harter Pkwy & Butte House Rd	Signalized	19.3	B	11	B
Stabler Lane & Butte House Rd	Signalized	24.2	C	25.8	C
Gray Ave & Butte House Rd	Signalized	14	B	19.9	B
Walton Ave & Bridge St	Signalized	22.2	C	24.8	C
Gray Ave & Bridge St	Signalized	23.8	C	23.7	C
Clark Ave & Bridge St	Signalized	30	C	29.7	C
Plumas St & Bridge St	Signalized	19.7	B	21.8	C
Shasta St & Bridge St	Signalized	18	B	22	C
Bridge Street & 5th St Bridge	Signalized	53	D	42.3	D
Sutter St & 5th St Bridge	SSSC [2]	1.2 (17)	A(B)	0.9 (16)	A(C)
2nd St/Sutter St & Bridge Street	Signalized	44	D	47.8	D
George Washington Blvd & Franklin Rd	AWSC	14.2	B	15.2	C
Walton Ave & Franklin Rd	Signalized	34	C	33.8	C
Franklin Ave & Gray Ave	Signalized	11	B	14	B
Clark Ave & Franklin Ave	Signalized	24.4	C	27.8	C
Plumas Blvd & Franklin Ave (W)	AWSC	10.6	B	10.3	B
Garden Hwy & Franklin Ave	Signalized	14.6	B	15.8	B
Walton Ave & Richland Rd	SSSC [2]	3.2(24.4)	A(C)	2.9 (23)	A(D)
George Washington Blvd & Lincoln Rd	AWSC	9.7	A	9.8	A
S Walton Ave & Lincoln Rd	Signalized	29.7	C	23.1	C
Garden Hwy & Lincoln Rd	Signalized	9.7	A	11.8	B
George Washington Blvd & Bogue Rd	AWSC	9.1	A	9.3	A
S Walton Ave & Bogue Rd	AWSC	11.5	B	11.6	B
Garden Hwy & Bogue Rd	Signalized	21.6	C	19.8	B

Notes:
[1] Based on analysis methods from the *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016). Release of 7th Edition in 2022 did not alter calculation methods for intersection delay.
[2] For SSSC intersections, the worst-case movement (in parentheses) and entire intersection (not in parentheses) are shown.
SSSC = Side-street stop control. AWSC = All-way stop-control.
Source: Fehr & Peers, 2024.

JUSTIFICATION FOR ROADWAY CAPACITY INCREASES

Table 5 compares existing and cumulative buildout daily traffic levels on a dozen street segments in Yuba City. Chosen segments consist of two-lane facilities counted in 2019 and planned to be widened to four lanes as part of the Roadway Development Impact Fee program.

TABLE 5: COMPARISON OF EXISTING AND CUMULATIVE BUILDOUT TRAFFIC CONDITIONS ON YUBA CITY ROADWAYS

Roadway Segment	Existing Conditions		Cumulative Buildout Conditions		
	ADT [1]	LOS [2]	ADT [1]	LOS Without Widening [2]	LOS With Widening [2]
Butte House Road west of Harter Parkway	13,800	D	30,500	F	D
George Washington Blvd south of SR 20	8,500	D	15,500	E	A
Harter Parkway north of SR 20	9,700	A	21,600	F	B
Harter Parkway south of SR 20	5,500	A	29,700	F	D
Walton Avenue north of Lincoln Road	11,900	B	27,200	F	C
Garden Highway north of Lincoln	17,800	B	31,700	F	D
Franklin Road west of Walton Avenue	6,500	A	28,700	F	C
Franklin Road east of SR 99	13,700	C	27,600	F	C
Lincoln Road west of SR 99	10,800	D	24,500	F	B
Lincoln Road east of SR 99	13,000	C	25,400	F	C
Bogue Road west of SR 99	7,200	D	30,800	F	D
Bogue Road east of SR 99	10,100	D	32,200	F	D

Notes:
[1] ADT = Average Daily Traffic Volume (both directions).
[2] LOS based on two-lane rural roadway or two- or four-lane moderate access control arterial (having capacity of 9,000 daily vehicles per lane, and using v/c ratios of 0.8, 0.9, and 1.0 to represents LOS D, E, and F condition thresholds, respectively).
Source: Fehr & Peers, 2024.

Table 5 indicates that without the planned widenings, all but one of the twelve segments would degrade to LOS F under cumulative buildout conditions. With the planned widenings, they would each improve to LOS D or better. This result illustrates how the planned widenings are necessary to accommodate travel generated by planned land use growth.

FEE CALCULATIONS

The road fees would be charged to all types of new development throughout the City. To allocate the fees equitably among different development types, the fee amounts charged to each land use category should reflect the relative effects of each category on the transportation system. This entails the use of different fee rates for different land use types. **Table 6** shows the results of those calculations.

To calculate the fees, the product of each land use's PM peak hour trip rate and average trip length was calculated and compared against the single-family rate, which is, by definition, one Dwelling Unit Equivalent (DUE). Using this method, a DUE factor per unit of land use is established. The number of units of land use growth is then multiplied by the DUE factor to yield the number of DUEs for each land use category. The roadway fee per unit of land use is then calculated by dividing the total cost responsibility by total number of DUEs for each land use category.[3]

Residential Cost Transfer for Utility Undergrounding

The City has decided that the cost of utility construction/relocation improvements for undergrounding should be borne in a manner proportionate to the amount of street frontage of each land use type. According to MHM Engineers' spreadsheet, those costs amount to $39.7 million. According to City calculations, residential uses are situated along 79% of the linear distance of all roadways included in the fee program. The remainder are spread among a variety of non-residential land uses including business/ technology, commercial, office park, and public/semi-public.

Table 6 indicates that residential land uses represent 24,581 of the 39,680 total DUEs (63%). However, residential represents 79% of the frontage along which utility construction/relocation improvements would be constructed. Unlike general street widening for capacity purposes, uses abutting the roadway would more directly benefit from the utility improvements (versus parcels situated elsewhere). To account for this, a CIP cost transfer of $6.4 million[4] from non-residential uses to residential uses was determined to be necessary. That increase was then spread in proportion to the total number of DUEs in each land use category. The values shown in **Table 7** reflect this transfer.

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[3] Note that the calculations do not explicitly consider pass-by trips to retail uses. This is because the city's travel demand model applies trip rates (2.56 trips per ksf of retail) that already reflect reductions for pass-by trips. For example, the average weekday PM peak hour trip rate for a 160,000 square foot shopping center according to the ITE Trip Generation Manual is 3.75 trips per ksf. Rates used in the city's model are 34% below that, as the model is not able to account for pass-by travel.

[4] Calculated as follows: Proportionate Allocation ($39,700,000 * 78.8%) minus Current Allocation ($39,700,000 * 62.6%) = $6,420,738, split proportionally between single family and multi-family residential. Values do not match precisely due to rounding.

TABLE 6: ROADWAY DEVELOPMENT IMPACT FEE PROGRAM FEE BY LAND USE TYPE (UNADJUSTED)

Land Use Category	Unit	Land Use Growth	PM Peak Hour Trip Rate	Avg Trip Length	DUE Factor per Unit [1]	DUEs [2]	Total Responsibility [3]	Unadjusted Impact Fee per Unit [4]
Single-Family Residential	DU	21,529	1.17	3.7	1.00	21,529	$ 345,339,830	$ 16,041
Multi-Family Residential	DU	6,933	0.61	3.4	0.48	3,322	$ 53,280,118	$ 7,685
Neighborhood Commercial	KSF	648	2.56	3.2	1.89	1,226	$ 19,669,811	$ 30,355
Community Commercial	KSF	2,120	2.56	3.1	1.83	3,886	$ 62,340,854	$ 29,406
Regional Commercial	KSF	1,118	2.56	4.3	2.54	2,843	$ 45,602,164	$ 40,789
Office	KSF	4,480	1.32	3.5	1.07	4,781	$ 76,692,910	$ 17,119
Light Industrial	KSF	3,503	0.45	3.8	0.40	1,384	$ 22,195,834	$ 6,336
Manufacture	KSF	1,193	0.66	3.9	0.59	709	$ 11,378,479	$ 9,538
					Total	39,680	$ 636,500,000	-

Notes:
[1] Calculated as the ratio of the product of PM peak hour trip rate and average trip length against the single-family rate (i.e., the Dwelling Unit Equivalent). Example: multi-family is (0.61*3.4)/(1.17*3.7) = 0.48
[2] Product of DUE factor per unit and number of added units or KSF by land use type.
[3] Responsibility by land use type is that land use's proportion of all DUEs divided by the total program cost.
[4] In this context, 'unadjusted' refers to methodology not considering residential cost transfer for utility undergrounding.
DU = dwelling units. KSF = thousand square feet
Source: Fehr & Peers, 2024.

TABLE 7: ROADWAY DEVELOPMENT IMPACT FEE PROGRAM FEE BY LAND USE TYPE (ADJUSTED)

Land Use Category	Unit	DUEs [1]	Unadjusted Impact Fee per Unit [1]	Transfer Amount [2t]	Adjusted Impact Fee per Unit [2]
Single-Family Residential	DU	21,529	$ 16,041	+ $5,562,533	$16,299
Multi-Family Residential	DU	3,322	$ 7,685	+ $858,205	$7,807
Neighborhood Commercial	KSF	1,226	$ 30,355	- $530,918	$29,535
Community Commercial	KSF	3,886	$ 29,406	- $1,682,673	$28,612
Regional Commercial	KSF	2,843	$ 40,789	- $1,230,870	$39,688
Office	KSF	4,781	$ 17,119	- $2,070,056	$16,657
Light Industrial	KSF	1,384	$ 6,336	- $599,099	$6,165

Manufacture	KSF	709	$ 9,538	- $307,122	$9,280

Notes:
[1] Source: Table 6.
[2] This adjusted fee considers the residential cost transfer for utility undergrounding.
Source: Fehr & Peers, 2024.

The net effect of the shift is an increase of about $250 per single-family dwelling unit and $125 per multi-family dwelling unit. Conversely, office would experience a $460 decrease per ksf, while commercial fees would be reduced between $800 and $1,100 per ksf depending on the type of commercial.

Table 8 compares the existing (2024) fees by land use type against the fees developed in this study. As shown, all fees would increase substantially under the premise that the fee program would fully fund all planned improvements.

TABLE 8: COMPARISON OF EXISTING AND PROPOSED ROADWAY DEVELOPMENT IMPACT FEE BY LAND USE TYPE

Land Use Category	Unit	Existing Impact Fee per Unit [1]	Proposed Impact Fee per Unit [2]
Single-Family Residential	DU	$6,654	$16,299
Multi-Family Residential	DU	$3,855	$7,807
Neighborhood Commercial	KSF	$5,592	$29,535
Community Commercial	KSF	$5,592	$28,612
Regional Commercial	KSF	$5,592	$39,688
Office	KSF	$4,025	$16,657
Light Industrial	KSF	$685	$6,165
Manufacture	KSF	- [3]	$9,280

Notes:
[1] Based on current fee schedule dated January 1, 2024.
[2] Source: Table 7.
DU = dwelling units. KSF = thousand square feet
Source: Fehr & Peers, 2024.

APPENDIX A:

JANUARY 2024 CITY OF YUBA CITY FEE SCHEDULE



APPENDIX B:
DETAILED INFORMATION AND COST ESTIMATES FOR ROADWAY DEVELOPMENT IMPACT FEE PROGRAM

APPENDIX B:

Summary of Capital Improvement Program

Roadway CIP

City of Yuba City Traffic Impact Fee Update
Major Planned Roadway Improvements in Accordance with the October 2024 Traffic Study Update

Segment Number	Roadway Name	Segment Limits	Roadway Designation	Project Scope	Typical Street Cross Section	Roadway Case	Utility Case	Segment Length (Feet)	% of Segment in Fee Program	% of Segment not in Fee Program	Segment Site Review Notes	RIGHT OF WAY COST: Weighted Existing ROW (Feet)	New ROW (Feet)	Add'l Req'd ROW (Feet)	ROW Acquisition ($/SF)	ROW $ / S.F. ($ = 0 if dedicated)	Imprvmnts to be Acquired (i.e. house, barn)	ROW Acquisition Service Costs (assume 10%)	SUBTOTAL Right of Way Acquisition Cost	UTILITY CONSTRUCTION COST: Utility Cost per Linear Ft	Scope of Work	SUBTOTAL Utility Cost	ROADWAY CONSTRUCTION COST: Roadway Cost per Linear Ft	Typical Cost of Residential Road	Factored Roadway Cost	Signal Case	Number of Major Intersections (New Signalized Only)	Intersections Cost	SUBTOTAL Roadway Cost	SOFT COSTS: Professional Services (15.0%)	Yuba City Admin. (7.0%)	Contingency (20.0%)	SUBTOTAL Design, Environmental & Other Costs	TOTAL Marketplace 2024 AB 1600 COST	TOTAL Buildout 2024 AB 1600 COST
EAST-WEST ROADWAYS																																		
1-1	Bogue Road	Township Road to Western Parkway	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	21	2,385	100%	0%	Assume 100.0% of the cost is part of the Fee Program	44.9	108.0	63.1	150,490	$4.50	$0	$68,000	**$746,000**	$400	Relocation 12 KV - 30 KV Poles	**$954,000**	$930	$730	$930	35	1.00	$1,250,000	**$3,469,000**	$520,350	$242,830	$693,800	**$1,457,000**	**$0**	**$6,626,000**
1-2	Bogue Road	Western Parkway to South George Washington	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	21	2,660	100%	0%	Assume 100.0% of the cost is part of the Fee Program	48.7	108.0	59.3	157,740	$4.50	$30,000	$74,000	**$814,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,064,000**	$930	$730	$930	30	1.00	$1,750,000	**$4,224,000**	$633,600	$295,680	$844,800	**$1,775,000**	**$0**	**$7,877,000**
1-3	Bogue Road	South George Washington to Harter Parkway	4-Lane Urban Edge	Widen Exist to 4-Lane Urban Edge	4-Lane Urban/Rural Edge - no parking - ROW 112.5'	15B	21	2,150	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.7	112.5	45.8	98,470	$4.50	$30,000	$48,000	**$522,000**	$400	Relocation 12 KV - 30 KV Poles	**$860,000**	$1,360	$730	$1,360	30	1.00	$1,750,000	**$4,674,000**	$701,100	$327,180	$934,800	**$1,963,100**	**$8,020,000**	**$8,020,000**
1-4	Bogue Road	Harter Parkway to Holcomb Avenue	4-Lane Urban Edge	Widen Exist to 4-Lane Urban Edge	4-Lane Urban/Rural Edge - no parking - ROW 112.5'	15B	21	1,850	100%	0%	Assume 100.0% of the cost is part of the Fee Program	68.4	112.5	44.1	81,590	$4.50	$30,000	$40,000	**$438,000**	$400	Relocation 12 KV - 30 KV Poles	**$740,000**	$1,360	$730	$1,360	0	0.00	$0	**$2,516,000**	$377,400	$176,120	$503,200	**$1,056,800**	**$4,751,000**	**$4,751,000**
1-5	Bogue Road	Holcomb Avenue to Sanborn Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	650	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.0	121.0	55.0	35,750	$4.50	$30,000	$20,000	**$211,000**	$400	Relocation 12 KV - 30 KV Poles	**$260,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$2,699,000**	$404,850	$188,930	$539,800	**$1,133,600**	**$4,304,000**	**$4,304,000**
1-6	Bogue Road	Sanborn Road to South Walton Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	3,325	70%	30%	Assume 70.0% of the cost is part of the Fee Program	71.4	121.0	49.6	115,440	$4.50	$30,000	$55,000	**$423,500**	$400	Relocation 12 KV - 30 KV Poles	**$1,330,000**	$1,460	$730	$1,241	30	1.00	$1,750,000	**$4,639,000**	$695,850	$324,730	$927,800	**$1,948,400**	**$8,341,000**	**$8,341,000**
1-7	Bogue Road	South Walton Avenue to Kells Ranch Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,600	98%	2%	Assume 98.0% of the cost is part of the Fee Program	62.5	121.0	58.5	91,730	$4.50	$15,000	$43,000	**$461,580**	$400	Relocation 12 KV - 30 KV Poles	**$640,000**	$1,460	$730	$1,445	30	1.00	$1,750,000	**$4,017,000**	$602,550	$281,190	$803,400	**$1,687,200**	**$6,806,000**	**$6,806,000**
1-8	Bogue Road	Kells Ranch Parkway to SR-99	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	900	98%	2%	Assume 98.0% of the cost is part of the Fee Program	62.5	121.0	58.5	51,600	$4.50	$15,000	$25,000	**$267,540**	$400	Relocation 12 KV - 30 KV Poles	**$360,000**	$1,460	$730	$1,445	33D	1.00	$4,250,000	**$5,525,000**	$828,750	$386,750	$1,105,000	**$2,320,500**	**$8,474,000**	**$8,474,000**
1-9	Bogue Road	SR-99 to Railroad Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,530	61%	39%	This segment is in various stages of completeness with about 61.0% needing work and included in the Fee Program	68.4	121.0	52.6	81,180	$4.50	$250,000	$62,000	**$413,580**	$400	Relocation 12 KV - 30 KV Poles	**$1,012,000**	$1,460	$730	$1,175	30	2.00	$1,750,000	**$5,314,000**	$797,100	$371,980	$1,062,800	**$2,231,900**	**$8,972,000**	**$8,972,000**
1-10	Bogue Road	Railroad Avenue to South Park Drive	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,155	50%	50%	This segment is in various stages of completeness with about 50.0% needing work and included in the Fee Program	77.5	121.0	43.5	25,120	$4.50	$0	$12,000	**$63,000**	$400	Relocation 12 KV - 30 KV Poles	**$462,000**	$1,460	$730	$1,095	0	0.00	$0	**$633,000**	$94,950	$44,310	$126,600	**$265,900**	**$1,424,000**	**$1,424,000**
1-11	Bogue Road	South Park Drive to Garden Highway	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,595	0%	100%	Assume 0.0% of the cost is part of the Fee Program	77.5	77.5	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
2-1	Lincoln Road	Township Road to Western Parkway	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,310	100%	0%	Assume 100.0% of the cost is part of the Fee Program	67.6	104.0	36.4	84,080	$4.50	$450,000	$83,000	**$912,000**	$400	Relocation 12 KV - 30 KV Poles	**$924,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$4,762,000**	$714,300	$333,340	$952,400	**$2,000,100**	**$0**	**$8,599,000**
2-2	Lincoln Road	Western Parkway to George Washington	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,725	100%	0%	Assume 100.0% of the cost is part of the Fee Program	67.8	104.0	36.2	98,650	$4.50	$275,000	$72,000	**$791,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,090,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$5,392,000**	$808,800	$377,440	$1,078,400	**$2,264,700**	**$0**	**$9,538,000**
2-3	Lincoln Road	George Washington to Harter Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,680	100%	0%	Assume 100.0% of the cost is part of the Fee Program	68.0	121.0	53.0	89,040	$4.50	$450,000	$86,000	**$937,000**	$400	Relocation 12 KV - 30 KV Poles	**$672,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$4,203,000**	$630,450	$294,210	$840,600	**$1,765,300**	**$7,578,000**	**$7,578,000**
2-4	Lincoln Road	Harter Parkway to Sanborn Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,840	100%	0%	Assume 100.0% of the cost is part of the Fee Program	75.0	121.0	46.0	130,640	$4.50	$30,000	$62,000	**$688,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,136,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$5,897,000**	$884,550	$412,790	$1,179,400	**$2,478,800**	**$10,190,000**	**$10,190,000**
2-5	Lincoln Road	Sanborn Road to South Walton Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	3,330	25%	75%	This segment is in various stages of completeness with about 25.0% needing work and included in the Fee Program	77.2	121.0	43.8	36,460	$4.50	$30,000	$20,000	**$53,750**	$400	Relocation 12 KV - 30 KV Poles	**$1,332,000**	$1,460	$730	$913	0	0.00	$0	**$760,000**	$114,000	$53,200	$152,000	**$319,200**	**$2,465,000**	**$2,465,000**
2-6	Lincoln Road	South Walton Avenue to SR-99	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,480	43%	57%	This segment is in various stages of completeness with about 43.0% needing work and included in the Fee Program	73.8	121.0	47.2	50,330	$4.50	$500,000	$73,000	**$344,000**	$400	Relocation 12 KV - 30 KV Poles	**$992,000**	$1,460	$730	$1,044	0	0.00	$0	**$1,114,000**	$167,100	$77,980	$222,800	**$467,900**	**$2,918,000**	**$2,918,000**
2-7	Lincoln Road	SR-99 to Bunce Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,565	30%	70%	This segment is in various stages of completeness with about 30.0% needing work and included in the Fee Program	78.8	121.0	42.2	32,470	$4.50	$725,000	$88,000	**$288,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,026,000**	$1,460	$730	$949	31	0.00	$850,000	**$731,000**	$109,650	$51,170	$146,200	**$307,100**	**$2,353,000**	**$2,353,000**
2-8	Lincoln Road	Bunce Road to Garden Highway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,150	10%	90%	This segment is in various stages of completeness with about 10.0% needing work and included in the Fee Program	77.0	121.0	44.0	9,460	$4.50	$150,000	$20,000	**$21,300**	$400	Relocation 12 KV - 30 KV Poles	**$860,000**	$1,460	$730	$803	0	1.00	$0	**$173,000**	$25,950	$12,110	$34,600	**$72,700**	**$1,127,000**	**$1,127,000**
~~2-9~~	~~Lincoln Road~~	~~Garden Highway to Levee~~	~~4-Lane Major Arterial~~	~~No Work - Work Completed~~	~~No Work~~	~~0~~	~~0~~	3,200	0%	100%	Assume 0.0% of the cost is part of the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
3-1	Franklin Road	Township Road to Western Parkway	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,180	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.5	104.0	37.5	81,750	$4.50	$380,000	$75,000	**$823,000**	$400	Relocation 12 KV - 30 KV Poles	**$872,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$4,564,000**	$684,600	$319,480	$912,800	**$1,916,900**	**$0**	**$8,176,000**
3-2	Franklin Road	Western Parkway to George Washington	2-Lane Major Arterial	Widen Existing 2-lane Collector to 2-Lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	7A	21	2,695	100%	0%	Assume 100.0% of the cost is part of the Fee Program	69.1	104.0	34.9	94,060	$4.50	$24,000	$45,000	**$493,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,078,000**	$1,520	$730	$1,520	30	1.00	$1,750,000	**$5,847,000**	$877,050	$409,290	$1,169,400	**$2,455,800**	**$0**	**$9,874,000**
3-3	Franklin Road	George Washington to El Margarita Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,690	100%	0%	Assume 100.0% of the cost is part of the Fee Program	72.1	121.0	48.9	131,540	$4.50	$144,000	$74,000	**$810,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,076,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$5,678,000**	$851,700	$397,460	$1,135,600	**$2,384,800**	**$9,949,000**	**$9,949,000**
3-4	Franklin Road	El Margarita Road to Harter Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,675	100%	0%	Assume 100.0% of the cost is part of the Fee Program	69.4	121.0	51.6	86,430	$4.50	$360,000	$75,000	**$824,000**	$400	Relocation 12 KV - 30 KV Poles	**$670,000**	$1,460	$730	$1,460	30	1.00	$1,750,000	**$4,196,000**	$629,400	$293,720	$839,200	**$1,762,400**	**$7,453,000**	**$7,453,000**
3-5	Franklin Road	Harter Parkway to North Harding Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	905	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.0	121.0	55.0	49,780	$4.50	$260,000	$49,000	**$534,000**	$400	Relocation 12 KV - 30 KV Poles	**$362,000**	$1,460	$730	$1,460	0	0.00	$0	**$1,322,000**	$198,300	$92,540	$264,400	**$555,300**	**$2,774,000**	**$2,774,000**
3-6	Franklin Road	North Harding Road to North Walton Road	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	2,655	100%	0%	Assume 100.0% of the cost is part of the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$160	$730	$160	0	0.00	$0	**$425,000**	$63,750	$29,750	$85,000	**$178,500**	**$604,000**	**$604,000**
3-7	Franklin Road	North Walton Avenue to SR-99	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	2,530	0%	100%	Assume 0.0% of the cost is part of the Fee Program	75.0	75.0	0.0	0	$4.50	$280,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
3-8	Franklin Road	SR-99 to Clark Avenue	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	2,630	0%	100%	Assume 0.0% of the cost is part of the Fee Program	66.0	121.0	55.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$160	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
3-9	Franklin Road	Clark Avenue to Plumas Blvd.	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	21	3,030	100%	0%	Assume 100.0% of the cost is part of the Fee Program	62.8	121.0	58.4	176,950	$4.50	$448,000	$125,000	**$1,370,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,212,000**	$160	$730	$160	31	2.00	$850,000	**$2,185,000**	$327,750	$152,950	$437,000	**$917,700**	**$5,685,000**	**$5,685,000**
3-10	Franklin Road	Plumas Blvd. to Garden Highway	4-Lane Major Arterial	Widen Existing 2-lane Residential to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11A	21	2,950	100%	0%	Assume 100.0% of the cost is part of the Fee Program	68.1	121.0	52.9	156,060	$4.50	$448,000	$116,000	**$1,267,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,180,000**	$1,540	$730	$1,540	0	0.00	$0	**$4,543,000**	$681,450	$318,010	$908,600	**$1,908,100**	**$8,899,000**	**$8,899,000**
4-1	Bridge Street	Western Parkway to George Washington	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	2,750	100%	0%	Assume 100.0% of the cost is part of the Fee Program - Requires piping 1,420 feet of Live Oak Canal	0.0	104.0	104.0	286,000	$4.50	$30,000	$132,000	**$1,449,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	30	1.00	$1,750,000	**$5,545,000**	$831,750	$388,150	$1,109,000	**$2,328,900**	**$0**	**$9,323,000**
4-2	Bridge Street	George Washington to El Margarita Road	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	2,595	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	269,880	$4.50	$200,000	$142,000	**$1,557,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	0	0.00	$0	**$3,582,000**	$537,300	$250,740	$716,400	**$1,504,500**	**$0**	**$5,644,000**
4-3	Bridge Street	El Margarita Road to Harter Parkway	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	1,630	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	169,520	$4.50	$300,000	$107,000	**$1,170,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	30	1.00	$1,750,000	**$4,000,000**	$600,000	$280,000	$800,000	**$1,680,000**	**$0**	**$6,850,000**
4-4	Bridge Street	Harter Parkway to North Harding Road	4-Lane Major Arterial	New 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	8	0	995	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	121.0	121.0	120,400	$4.50	$380,000	$93,000	**$1,015,000**	$0	No Improvements - Work Completed	**$0**	$1,740	$730	$1,740	0	0.00	$0	**$1,732,000**	$259,800	$121,240	$346,400	**$727,500**	**$3,475,000**	**$3,475,000**
4-5	Bridge Street	North Harding Road to Tharp Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,345	30%	70%	This segment is in various stages of completeness with about 30.0% needing work and included in the Fee Program	64.0	121.0	57.0	23,000	$4.50	$275,000	$38,000	**$125,100**	$400	Relocation 12 KV - 30 KV Poles	**$538,000**	$1,460	$730	$949	30	1.00	$1,750,000	**$2,133,000**	$319,950	$149,310	$426,600	**$895,900**	**$3,692,000**	**$3,692,000**
4-6	Bridge Street	Tharp Road to North Walton Avenue	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,315	55%	45%	This segment is in various stages of completeness with about 55.0% needing work and included in the Fee Program	74.1	121.0	46.9	33,920	$4.50	$275,000	$43,000	**$259,050**	$400	Relocation 12 KV - 30 KV Poles	**$526,000**	$1,460	$730	$1,132	0	0.00	$0	**$819,000**	$122,850	$57,330	$163,800	**$344,000**	**$1,949,000**	**$1,949,000**
4-7	Bridge Street	North Walton Avenue to SR-99	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	2,630	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	80.0	80.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-8	Bridge Street	SR-99 to Gray Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,330	0%	100%	Assume 0.0% of the cost is part of the Fee Program	80.0	80.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-9	Bridge Street	Gray Avenue to Cooper Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,870	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	116.0	116.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-10	Bridge Street	Cooper Avenue to Shasta Street	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	3,040	0%	100%	Assume 0.0% of the cost is part of the Fee Program	100.0	100.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
4-11	Bridge Street	Shasta Street to Second Street	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,810	0%	100%	Assume 0.0% of the cost is part of the Fee Program	100.0	100.0	0.0	0	$4.50	$275,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
5-1	Lassen Boulevard	Harter Parkway to Tharp Road	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	2,010	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
5-2	Lassen Boulevard	Tharp Road to North Walton Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,300	0%	100%	This segment is in various stages of completeness with about 0.0% needing work and included in the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
6-1	State Route 20	Stabler Lane to SR-99	6-Lane Highway	Widen Highway add 2-outside lanes	8 Lane (SR 20 & 99) (CALTRANS)	19	21	2,615	100%	0%	5 buildings to be removed or modified incl gas station.	84.0	150.0	66.0	172,590	$4.50	$2,723,900	$351,000	**$3,852,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,046,000**	$1,450	$730	$1,450	33	1.00	$2,750,000	**$6,542,000**	$981,300	$457,940	$1,308,400	**$2,747,700**	**$14,188,000**	**$14,188,000**
7-1	Butte House Road	Township Road to Western Parkway	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - No Parking - ROW 104'	7A	21	2,350	100%	0%	Assume 100.0% of the cost is part of the Fee Program	66.0	104.0	38.0	89,300	$4.50	$50,000	$46,000	**$498,000**	$400	Relocation 12 KV - 30 KV Poles	**$940,000**	$1,520	$730	$1,520	35	1.00	$1,250,000	**$4,822,000**	$723,300	$337,540	$964,400	**$2,025,300**	**$0**	**$8,286,000**
7-2	Butte House Road	Western Parkway to Hooper Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	4,170	75%	25%	Assume 75.0% of the cost is part of the Fee Program	71.4	121.0	49.6	155,120	$4.50	$20,000	$72,000	**$593,250**	$400	Relocation 12 KV - 30 KV Poles	**$1,668,000**	$1,460	$730	$1,278	0	0.00	$0	**$3,996,000**	$599,400	$279,720	$799,200	**$1,678,400**	**$0**	**$7,936,000**
7-3	Butte House Road	Hooper Road to Tierra Buena Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,450	50%	50%	Assume 50.0% of the cost is part of the Fee Program	67.5	121.0	53.5	38,790	$4.50	$312,725	$49,000	**$268,500**	$400	Relocation 12 KV - 30 KV Poles	**$580,000**	$1,460	$730	$1,095	0	0.00	$0	**$794,000**	$119,100	$55,580	$158,800	**$333,500**	**$1,976,000**	**$1,976,000**
7-4	Butte House Road	Tierra Buena Road to Harter Parkway	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,675	50%	50%	Assume 50.0% of the cost is part of the Fee Program	68.2	121.0	52.8	70,620	$4.50	$312,725	$64,000	**$347,500**	$400	Relocation 12 KV - 30 KV Poles	**$1,070,000**	$1,460	$730	$1,095	32	1.00	$1,100,000	**$2,565,000**	$384,750	$179,550	$513,000	**$1,077,300**	**$5,060,000**	**$5,060,000**
7-5	Butte House Road	Harter Parkway to Tharp Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	0	1,585	50%	50%	This segment is in various stages of completeness with about 50.0% needing work and included in the Fee Program	76.0	121.0	45.0	35,660	$4.50	$50,000	$22,000	**$116,500**	$0	No Improvements - Work Completed	**$0**	$1,460	$730	$1,095	0	0.00	$0	**$868,000**	$130,200	$60,760	$173,600	**$364,600**	**$1,350,000**	**$1,350,000**
7-6	Butte House Road	Tharp Road to SR-99	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	3,860	0%	100%	Assume 0.0% of the cost is part of the Fee Program	84.0	84.0	0.0	0	$4.50	$20,000	$2,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
7-7	Butte House Road	SR-99 to Gray Avenue	4-Lane Major Arterial	No Work - Work Completed	No Work	0	0	1,450	0%	100%	Assume 0.0% of the cost is part of the Fee Program	84.0	84.0	0.0	0	$4.50	$50,000	$5,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
8-1	Queens Avenue	Tuly Parkway to Blevin Road	2-Lane Minor Arterial	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	21	625	100%	0%	Assume 100.0% of the cost is part of the Fee Program	94.0	104.0	10.0	6,250	$4.50	$0	$3,000	**$32,000**	$400	Relocation 12 KV - 30 KV Poles	**$250,000**	$1,380	$730	$1,380	36	1.00	$850,000	**$1,713,000**	$256,950	$119,910	$342,600	**$719,500**	**$2,715,000**	**$2,715,000**
8-2	Queens Avenue	Blevin Road to SR-99	2-Lane Minor Arterial	No Work - Work Completed	No Work	0	0	4,340	100%	0%	Assume 100.0% of the cost is part of the Fee Program	94.0	94.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	31	0.00	$850,000	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
9-1	Jefferson Avenue	Ruth Avenue to Water Tank Site	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	21	750	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	49,500	$4.50	$16,000	$24,000	**$263,000**	$400	Relocation 12 KV - 30 KV Poles	**$300,000**	$1,170	$730	$1,170	0	0.00	$0	**$878,000**	$131,700	$61,

City of Yuba City Traffic Impact Fee Update
Major Planned Roadway Improvements in Accordance with the October 2024 Traffic Study Update

Segment Number	Roadway Name	Segment Limits	Roadway Designation	Project Scope	Typical Street Cross Section	Roadway Case	Utility Case	Segment Length (Feet)	% of Segment in Fee Program	% of Segment not in Fee Program	Segment Site Review Notes	RIGHT OF WAY COST: Weighted Existing ROW (Feet)	New ROW (Feet)	Add'l Req'd ROW (Feet)	ROW Acquisition ($/SF)	ROW $ / S.F. (S= 0 if dedicated)	Imprvmnts to be Acquired (i.e. house, barn)	ROW Acquisition Service Costs (assume 10%)	SUBTOTAL Right of Way Acquisition Cost	UTILITY CONSTRUCTION COST: Utility Cost per Linear Ft	Scope of Work	SUBTOTAL Utility Cost	ROADWAY CONSTRUCTION COST: Roadway Cost per Linear Ft	Typical Cost of Residential Road	Factored Roadway Cost	Signal Case	Number of Major Intersections (w/ New Signalized Only)	Intersections Cost	SUBTOTAL Roadway Cost	SOFT COSTS: Professional Services (15.0%)	Yuba City Admin. (7.0%)	Contingency (20.0%)	SUBTOTAL Design, Environmental & Other Costs	TOTAL Marketplace 2024 AB 1600 COST	TOTAL Buildout 2024 AB 1600 AB 1600 COST
17-8	Stabler Lane	Queens Avenue to Bradley Estates	2-Lane Collector	No Work - Work Completed	No Work	0	0	2,190	0%	100%	Assume 0.0% of the cost is part of the Fee Program	76.0	76.0	0.0	0	$4.50	$140,000	$14,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
17-9	Stabler Lane	Bradley Estates to Jamie Drive	2-Lane Collector	No Work - Work Completed	No Work	0	0	1,830	0%	100%	Assume 0.0% of the cost is part of the Fee Program	76.0	76.0	0.0	0	$4.50	$140,000	$14,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
17-10	Stabler Lane	Jamie Drive to Pease Road	2-Lane Parkway	No Work - Work Completed	No Work	0	0	2,990	0%	100%	Assume 0.0% of the cost is part of the Fee Program	76.0	76.0	0.0	0	$4.50	$140,000	$14,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
18-1	Tharp Road	Butte House Road to SR-20	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	2,835	40%	60%	This segment is in various stages of completeness with about 40.0% needing work and included in the Fee Program	63.0	121.0	58.0	65,770	$4.50	$80,000	$38,000	**$165,600**	$400	Relocation 12 KV - 30 KV Poles	**$1,134,000**	$1,460	$730	$1,022		ne east-west roadways	$0	**$1,159,000**	$173,850	$81,130	$231,800	**$486,800**	**$2,946,000**	**$2,946,000**
18-2	Tharp Road	SR-20 to Lassen Avenue	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	1,310	100%	0%	Assume 100.0% of the cost is part of the Fee Program	76.0	121.0	45.0	58,950	$4.50	$80,000	$35,000	**$381,000**	$0	No Improvements - Work Completed	**$0**	$160	$730	$160	0		$0	**$210,000**	$31,500	$14,700	$42,000	**$88,200**	**$680,000**	**$680,000**
18-3	Tharp Road	Lassen Avenue to Bridge Street	4-Lane Major Arterial	Pavement Delineation for Existing 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11B	0	2,040	100%	0%	Assume 100.0% of the cost is part of the Fee Program	76.0	121.0	45.0	91,800	$4.50	$80,000	$50,000	**$544,000**	$0	No Improvements - Work Completed	**$0**	$160	$730	$160		ne east-west roadways	$0	**$327,000**	$49,050	$22,890	$65,400	**$137,400**	**$1,009,000**	**$1,009,000**
18-4	Tharp Road	Bridge Street to Franklin Road	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	0	2,070	50%	50%	Assume 50.0% of the cost is part of the Fee Program	50.0	66.0	16.0	16,560	$4.50	$80,000	$16,000	**$85,500**	$0	No Improvements - Work Completed	**$0**	$1,170	$730	$950		ne east-west roadways	$0	**$984,000**	$147,600	$68,880	$196,800	**$413,300**	**$1,483,000**	**$1,483,000**
19-1	Phillips Road	Bogue Road to Newkom Ranch Way	4-Lane Major Arterial	New 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	8	0	2,120	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	121.0	121.0	256,520	$4.50	$80,000	$124,000	**$1,359,000**	$0	No Improvements - Work Completed	**$0**	$1,740	$730	$1,740	35	1.00	$1,250,000	**$4,939,000**	$740,850	$345,730	$987,800	**$2,074,400**	**$8,373,000**	**$8,373,000**
19-2	Phillips Road	Newkom Ranch Way to Stewart Road	2-Lane Collector	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	1,995	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	207,480	$4.50	$80,000	$102,000	**$1,116,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380		ne east-west roadways	$0	**$2,754,000**	$413,100	$192,780	$550,800	**$1,156,700**	**$5,027,000**	**$5,027,000**
20-1	Harter Parkway	Bogue Road to Lincoln Road	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	6A	0	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	106.0	106.0	559,680	$4.50	$170,000	$269,000	**$2,958,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430		ne east-west roadways	$0	**$7,551,000**	$1,132,650	$528,570	$1,510,200	**$3,171,500**	**$13,681,000**	**$13,681,000**
20-2	Harter Parkway	Lincoln Road to Franklin Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	6,900	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	869,400	$4.50	$0	$392,000	**$4,305,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$12,282,000**	$1,842,300	$859,740	$2,456,400	**$5,158,500**	**$21,746,000**	**$21,746,000**
20-3	Harter Parkway	Franklin Road to Bridge Street	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	1,840	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	231,840	$4.50	$0	$105,000	**$1,149,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$3,276,000**	$491,400	$229,320	$655,200	**$1,376,000**	**$5,801,000**	**$5,801,000**
20-4	Harter Parkway	Bridge Street to Redhaven Avenue	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	1,600	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	201,600	$4.50	$0	$91,000	**$999,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$2,848,000**	$427,200	$199,360	$569,600	**$1,196,200**	**$5,044,000**	**$5,044,000**
20-5	Harter Parkway	Redhaven Avenue to SR-20	4-Lane Parkway	No Work - Work Completed	No Work	0	0	1,760	0%	100%	Assume 0.0% of the cost is part of the Fee Program	0.0	0.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0		ne east-west roadways	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
20-6	Harter Parkway	SR-20 to Jefferson Boulevard	4-Lane Parkway	New 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	8	0	1,750	10%	90%	This segment is in various stages of completeness with about 10.0% needing work and included in the Fee Program	121.0	121.0	0.0	0	$4.50	$0	$0	**$0**	$0	No Improvements - Work Completed	**$0**	$1,740	$730	$831		ne east-west roadways	$0	**$146,000**	$21,900	$10,220	$29,200	**$61,400**	**$208,000**	**$208,000**
20-7	Harter Parkway	Jefferson Blvd. to Butte House Road	4-Lane Parkway	Widen Existing 2-lane Residential to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	11A	20A	1,820	80%	20%	This segment is in various stages of completeness with about 80.0% needing work and included in the Fee Program	109.0	121.0	12.0	17,470	$4.50	$0	$8,000	**$69,600**	$0	No work required	**$0**	$1,540	$730	$1,378		ne east-west roadways	$0	**$2,007,000**	$301,050	$140,490	$401,400	**$843,000**	**$2,920,000**	**$2,920,000**
20-8	Tuly Parkway	Butte House Road to Queens Avenue	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	535	100%	0%	Assume 100.0% of the cost is part of the Fee Program	95.5	126.0	30.5	16,320	$4.50	$0	$8,000	**$82,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$953,000**	$142,950	$66,710	$190,600	**$400,300**	**$1,436,000**	**$1,436,000**
20-9	Tuly Parkway	Queens Avenue to Bradley Estates	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	6A	0	1,925	100%	0%	Assume 100.0% of the cost is part of the Fee Program	30.0	106.0	76.0	146,300	$4.50	$80,000	$74,000	**$813,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430	0	0.00	$0	**$2,753,000**	$412,950	$192,710	$550,600	**$1,156,300**	**$4,723,000**	**$4,723,000**
20-8	Tuly Parkway	Bradley Estates to Heidi Way	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	6A	0	1,150	50%	50%	This segment is in various stages of completeness with about 50.0% needing work and included in the Fee Program	98.7	106.0	7.3	4,200	$4.50	$0	$2,000	**$10,500**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,080	0	0.00	$0	**$621,000**	$93,150	$43,470	$124,200	**$260,900**	**$893,000**	**$893,000**
20-9	Tuly Parkway	Heidi Way to Lizanne Drive	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	6A	0	1,030	100%	0%	This segment is in various stages of completeness with about 100.0% needing work and included in the Fee Program	0.0	106.0	106.0	109,180	$4.50	$0	$50,000	**$542,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430	0	0.00	$0	**$1,473,000**	$220,950	$103,110	$294,600	**$618,700**	**$2,634,000**	**$2,634,000**
20-10	Tuly Parkway	Lizanne Drive to Pease Road	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	6A	0	2,610	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	106.0	106.0	276,660	$4.50	$0	$125,000	**$1,370,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430	0	0.00	$0	**$3,733,000**	$559,950	$261,310	$746,600	**$1,567,900**	**$6,671,000**	**$6,671,000**
21-1	El Margarita Road	Harter Parkway to Franklin Road	2-Lane Minor Arterial	New 2-lane Arterial Roadway	2-Lane Arterial - No Parking - ROW 104'	6B	0	2,300	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	104.0	104.0	239,200	$4.50	$42,000	$112,000	**$1,231,000**	$0	No Improvements - Work Completed	**$0**	$1,380	$730	$1,380	30	2.00	$1,750,000	**$6,674,000**	$1,001,100	$467,180	$1,334,800	**$2,803,100**	**$10,709,000**	**$10,709,000**
21-2	El Margarita Road	Franklin Road to Imperial Way	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	7	21	1,145	100%	0%	Assume 100.0% of the cost is part of the Fee Program	54.0	106.0	52.0	59,540	$4.50	$80,000	$35,000	**$383,000**	$400	Relocation 12 KV - 30 KV Poles	**$458,000**	$1,490	$730	$1,490	0	0.00	$0	**$1,707,000**	$256,050	$119,490	$341,400	**$717,000**	**$3,265,000**	**$3,265,000**
21-3	El Margarita Road	Imperial Way to Bridge Street	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	7	21	800	100%	0%	Assume 100.0% of the cost is part of the Fee Program	40.0	106.0	66.0	52,800	$4.50	$80,000	$32,000	**$350,000**	$400	Relocation 12 KV - 30 KV Poles	**$320,000**	$1,490	$730	$1,490	0	0.00	$0	**$1,192,000**	$178,800	$83,440	$238,400	**$500,700**	**$2,363,000**	**$2,363,000**
21-4	El Margarita Road	Bridge Street to Spirit Drive	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	7	21	2,530	100%	0%	Assume 100.0% of the cost is part of the Fee Program	54.0	106.0	52.0	131,560	$4.50	$80,000	$68,000	**$741,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,012,000**	$1,490	$730	$1,490	0	0.00	$0	**$3,770,000**	$565,500	$263,900	$754,000	**$1,583,400**	**$7,107,000**	**$7,107,000**
21-5	El Margarita Road	Spill Drive to SR 20	2-Lane Minor Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	7	21	770	50%	50%	Assume 50.0% of the cost is part of the Fee Program	54.0	106.0	52.0	20,020	$4.50	$80,000	$18,000	**$94,500**	$400	Relocation 12 KV - 30 KV Poles	**$308,000**	$1,490	$730	$1,110	33B	1.00	$3,750,000	**$4,178,000**	$626,700	$292,460	$835,600	**$1,754,800**	**$6,336,000**	**$6,336,000**
~~21-6~~	~~El Margarita Road~~	~~North Colusa Frontage Road to Jefferson Blvd.~~	~~2-Lane Residential~~	No Work - Work Completed	~~No Work~~	0	0	2,400	0%	100%	Assume 0.0% of the cost is part of the Fee Program	54.0	54.0	0.0	0	$4.50	$80,000	$8,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$730	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
22-1	George Washington Blvd	Bogue Road to Lincoln Road	2-Lane Arterial	Widen Existing 2-lane Collector to 2-Lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	7	21	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	80.0	106.0	26.0	137,280	$4.50	$60,000	$68,000	**$746,000**	$400	Relocation 12 KV - 30 KV Poles	**$2,112,000**	$1,490	$730	$1,490		ne east-west roadways	$0	**$7,868,000**	$1,180,200	$550,760	$1,573,600	**$3,304,600**	**$14,031,000**	
22-2	George Washington Blvd	Lincoln Road to Franklin Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	5,340	100%	0%	Assume 100.0% of the cost is part of the Fee Program	80.0	121.0	41.0	218,940	$4.50	$360,000	$135,000	**$1,481,000**	$400	Relocation 12 KV - 30 KV Poles	**$2,136,000**	$1,460	$730	$1,460		ne east-west roadways	$0	**$7,797,000**	$1,169,550	$545,790	$1,559,400	**$3,274,800**	**$14,689,000**	
22-3	George Washington Blvd	Franklin Road to Bridge Street	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	1,905	100%	0%	Assume 100.0% of the cost is part of the Fee Program	80.0	121.0	41.0	78,110	$4.50	$40,000	$40,000	**$432,000**	$400	Relocation 12 KV - 30 KV Poles	**$762,000**	$1,460	$730	$1,460		ne east-west roadways	$0	**$2,782,000**	$417,300	$194,740	$556,400	**$1,168,500**	**$5,145,000**	**$5,145,000**
22-4	George Washington Blvd	Bridge Street to SR-20	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	3,230	100%	0%	Assume 100.0% of the cost is part of the Fee Program	84.0	121.0	37.0	119,510	$4.50	$120,000	$66,000	**$724,000**	$400	Relocation 12 KV - 30 KV Poles	**$1,292,000**	$1,460	$730	$1,460		ne east-west roadways	$0	**$4,716,000**	$707,400	$330,120	$943,200	**$1,980,800**	**$8,713,000**	**$8,713,000**
23-1	Western Parkway	Bogue Road to Lincoln Road	2-Lane Parkway	New 2-lane Parkway Roadway	2-Lane Parkway - No Parking - ROW 106'	6A	0	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	106.0	106.0	559,680	$4.50	$0	$252,000	**$2,771,000**	$0	No Improvements - Work Completed	**$0**	$1,430	$730	$1,430		ne east-west roadways	$0	**$7,551,000**	$1,132,650	$528,570	$1,510,200	**$3,171,500**	**$13,494,000**	
23-2	Western Parkway	Lincoln Road to Franklin Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	5,320	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	670,320	$4.50	$0	$302,000	**$3,319,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$9,470,000**	$1,420,500	$662,900	$1,894,000	**$3,977,400**	**$16,767,000**	
23-3	Western Parkway	Franklin Road to Bridge Street	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	2,660	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	335,160	$4.50	$0	$151,000	**$1,660,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$4,735,000**	$710,250	$331,450	$947,000	**$1,988,700**	**$8,384,000**	
23-4	Western Parkway	Bridge Street to SR-20	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	2,560	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	322,560	$4.50	$0	$146,000	**$1,598,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$4,557,000**	$683,550	$318,990	$911,400	**$1,914,000**	**$8,069,000**	
23-5	Western Parkway	SR-20 to Jefferson Avenue	4-Lane Parkway	No Work - Work Completed	No Work	0	0	2,610	0%	100%	Assume 0.0% of the cost is part of the Fee Program	124.0	124.0	0.0	0	$4.50	$280,000	$28,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$0	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
23-6	Western Parkway	Jefferson Avenue to Butte House Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	3,580	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	451,080	$4.50	$280,000	$231,000	**$2,541,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$6,373,000**	$955,950	$446,110	$1,274,600	**$2,676,700**	**$11,591,000**	
23-7	Western Parkway	Butte House Road to Pease Road	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	0	4,430	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	128.0	128.0	558,180	$4.50	$0	$252,000	**$2,764,000**	$0	No Improvements - Work Completed	**$0**	$1,780	$730	$1,780		ne east-west roadways	$0	**$7,886,000**	$1,182,900	$552,020	$1,577,200	**$3,312,200**	**$13,963,000**	
24-1	Township Road	Bogue Road to Lincoln Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	5,280	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	306,240	$4.50	$10,000	$139,000	**$1,528,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,911,000**	$736,650	$343,770	$982,200	**$2,062,700**	**$8,502,000**	
24-2	Township Road	Lincoln Road to Franklin Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	5,320	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	308,560	$4.50	$10,000	$140,000	**$1,539,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,948,000**	$742,200	$346,360	$989,600	**$2,078,200**	**$8,566,000**	
24-3	Township Road	Franklin Road to SR-20	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	5,220	100%	0%	Assume 100.0% of the cost is part of the Fee Program	52.0	108.0	56.0	292,320	$4.50	$10,000	$133,000	**$1,459,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,855,000**	$728,250	$339,850	$971,000	**$2,039,100**	**$8,354,000**	
24-4	Township Road	SR-20 to Jefferson Avenue	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	2,580	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	149,640	$4.50	$8,000	$69,000	**$751,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$2,400,000**	$360,000	$168,000	$480,000	**$1,008,000**	**$4,159,000**	
24-5	Township Road	Jefferson Avenue to Butte House Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	4,415	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	256,070	$4.50	$12,000	$117,000	**$1,282,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$4,106,000**	$615,900	$287,420	$821,200	**$1,724,600**	**$7,113,000**	
24-6	Township Road	Butte House Road to Pease Road	2-Lane Urban Edge	Widen Exist to 2-Lane Urban Edge - AG Half and Buffer Only	2-Lane Urban/Rural Edge - no parking - ROW 108'	16	20A	3,640	100%	0%	Assume 100.0% of the cost is part of the Fee Program	50.0	108.0	58.0	211,120	$4.50	$8,000	$96,000	**$1,065,000**	$0	No work required	**$0**	$930	$730	$930	0	0.00	$0	**$3,386,000**	$507,900	$237,020	$677,200	**$1,422,300**	**$5,864,000**	
25-1	Oji Way	Franklin Road to Kean Avenue	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	0	390	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	25,740	$4.50	$8,000	$0	**$124,000**	$0	No Improvements - Work Completed	**$0**	$1,170	$730	$1,170	32	1.00	$1,100,000	**$1,557,000**	$233,550	$108,990	$311,400	**$654,000**	**$2,335,000**	
25-2	Oji Way	Kean Avenue to Cinemark Parking Lot	2-Lane Collector	New 2-lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	4	0	230	100%	0%	Assume 100.0% of the cost is part of the Fee Program	40.0	66.0	26.0	5,980	$4.50	$8,000	$0	**$35,000**	$0	No Improvements - Work Completed	**$0**	$1,170	$730	$1,170	0	0.00	$0	**$270,000**	$40,500	$18,900	$54,000	**$113,400**	**$419,000**	
26-1	Sanborn Road	McCune Avenue to Cherry Street	2-Lane Collector	Widen Residential to 2-Lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	5	0	1,285	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	84,810	$4.50	$8,000	$38,965	**$429,000**	$0	No Improvements - Work Completed	**$0**	$1,090	$730	$1,090	37	1.00	$650,000	**$2,051,000**	$307,650	$143,570	$410,200	**$861,500**	**$3,342,000**	**$3,342,000**
27-1	Civic Center Blvd.	SR 20 to SR 99	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	21	1,780	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	224,280	$4.50	$8,000	$101,726	**$1,119,000**	$400	Relocation 12 KV - 30 KV Poles	**$712,000**	$1,780	$730	$1,780	0	0.00	$0	**$3,169,000**	$475,350	$221,830	$633,800	**$1,331,000**	**$6,331,000**	**$6,331,000**
27-2	Civic Center Blvd.	SR 99 to Gray Avenue	4-Lane Parkway	New 4-Lane Parkway	4 Lane Parkway - No Parking - ROW 128'	12	21	1,350	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	126.0	126.0	170,100	$4.50	$8,000	$77,345	**$851,000**	$400	Relocation 12 KV - 30 KV Poles	**$540,000**	$1,780	$730	$1,780	0	0.00	$0	**$2,403,000**	$360,450	$168,210	$480,600	**$1,009,300**	**$4,804,000**	**$4,804,000**
28-1	Royo Ranchero Drive	Libby Lane to Colusa Frontage Road	2-Lane Collector	Widen Residential to 2-Lane Collector Roadway - Parking	2-Lane Collector - Parking - ROW 66'	5	0	370	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	66.0	66.0	24,420	$4.50	$8,000	$0	**$118,000**	$0	No Improvements - Work Completed	**$0**	$1,090	$730	$1,090	37	1.00	$650,000	**$1,054,000**	$158,100	$73,780	$210,800	**$442,700**	**$1,615,000**	
29-1	Sutter Street	Lamon Way to North Colusa Frontage Road	4-Lane Major Arterial	Widen Existing 2-lane Collector to 4-Lane Arterial Roadway	4-Lane Arterial - No Parking - ROW 121'	9	21	470	100%	0%	Assume 100.0% of the cost is part of the Fee Program	0.0	121.0	121.0	56,870	$4.50	$8,000	$0	**$264,000**	$400	Relocation 12 KV - 30 KV Poles	**$188,000**	$1,460	$730	$1,460	35	1.00	$1,250,000	**$1,937,000**	$290,550	$135,590	$387,400	**$813,600**	**$3,203,000**	
Total Upgrade Existing and Develop New Roadways																	$3,776,000	$4,768,036	**$48,771,150**			**$16,830,000**				10.00	$12,100,000	**$176,752,000**	$26,512,800	$12,372,640	$35,350,400	**$74,238,100**	**$143,456,000**	**$316,614,000**

Interchange and Bridge

	SR-20 /SR-99 Interchange		N/A	Construct 6 Lane Overcrossing and Connecting Ramps		0	0	0	0%	100%	Assume 0.0% of the cost is part of the Fee Program	0.0	0.0	0.0	422,968	$4.50	$1,800,000	$371,000	**$0**	$0	No Improvements - Work Completed	**$0**	$0	$730	$0	0	0.00	$109,436,305	**$0**	$0	$0	$0	**$0**	**$0**	**$0**
	SR-99/Pease Road Interchange		N/A	Construct 4-Lane Overcrossing and Connecting Ramps		0	0	0	12%	88%	Assume 12.0% of the cost is part of the Fee Program	0.0	0.0	0.0	1,080,288	$4.50	$850,000	$572,000	**$754,080**	$0	No Improvements - Work Completed	**$0**	$0	$730	$642	0	0.12	$67,999,257	**$8,160,000**	$1,224,000	$571,200	$1,632,000	**$3,427,200**	**$12,342,000**	**$12,342,000**
	~~Widen E Parcel/ SR- Street Bridge~~		~~4-Lane Major Arterial~~	~~No work - completed~~		~~0~~	~~0~~	~~2,500~~	~~0%~~	~~100%~~	~~Assume 0.0% of the cost is part of the Fee Program~~	~~80.0~~	~~80.0~~	~~0.0~~	~~0~~	~~$4.50~~	~~$0~~	~~$0~~	~~**$0**~~	~~$0~~	~~No Improvements - Work Completed~~	~~**$0**~~	~~$0~~	~~$730~~	~~$0~~	~~0~~	~~0.00~~	~~$0~~	~~**$0**~~	~~$0~~	~~$0~~	~~$0~~	~~**$0**~~	~~**$0**~~	~~**$0**~~
	~~New Local Bridge to Marysville~~		~~4-L

APPENDIX C:

Transportation Impact Fee Comparisons

Figure C-1 Single-Family Residential (2025$) C-1

Figure C-2 Commercial/Retail Development (2025$) C-2

Figure C-3 Office Development (2025$)..... C-3

Figure C-4 Industrial Development (2025$) C-4

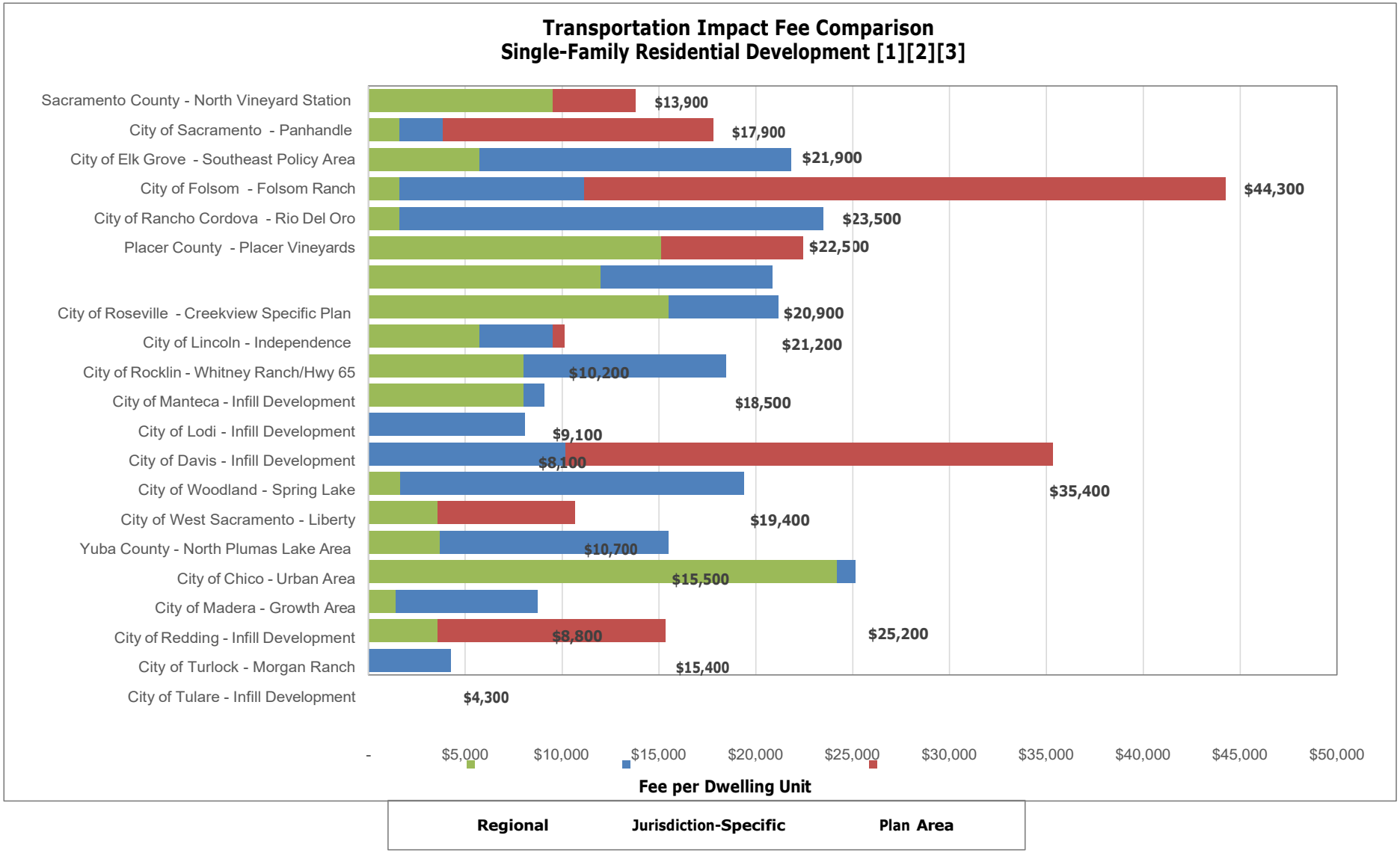
Table C-1 Single-Family Residential (2025$) C-5

Table C-2 Commercial/Retail Development (2025$) C-6

Table C-3 Office Development (2025$)..... C-7

Table C-4 Industrial Development (2025$) C-8

Figure C-1
City of Yuba City TIF Comparison
Single-Family Residential (2025$)



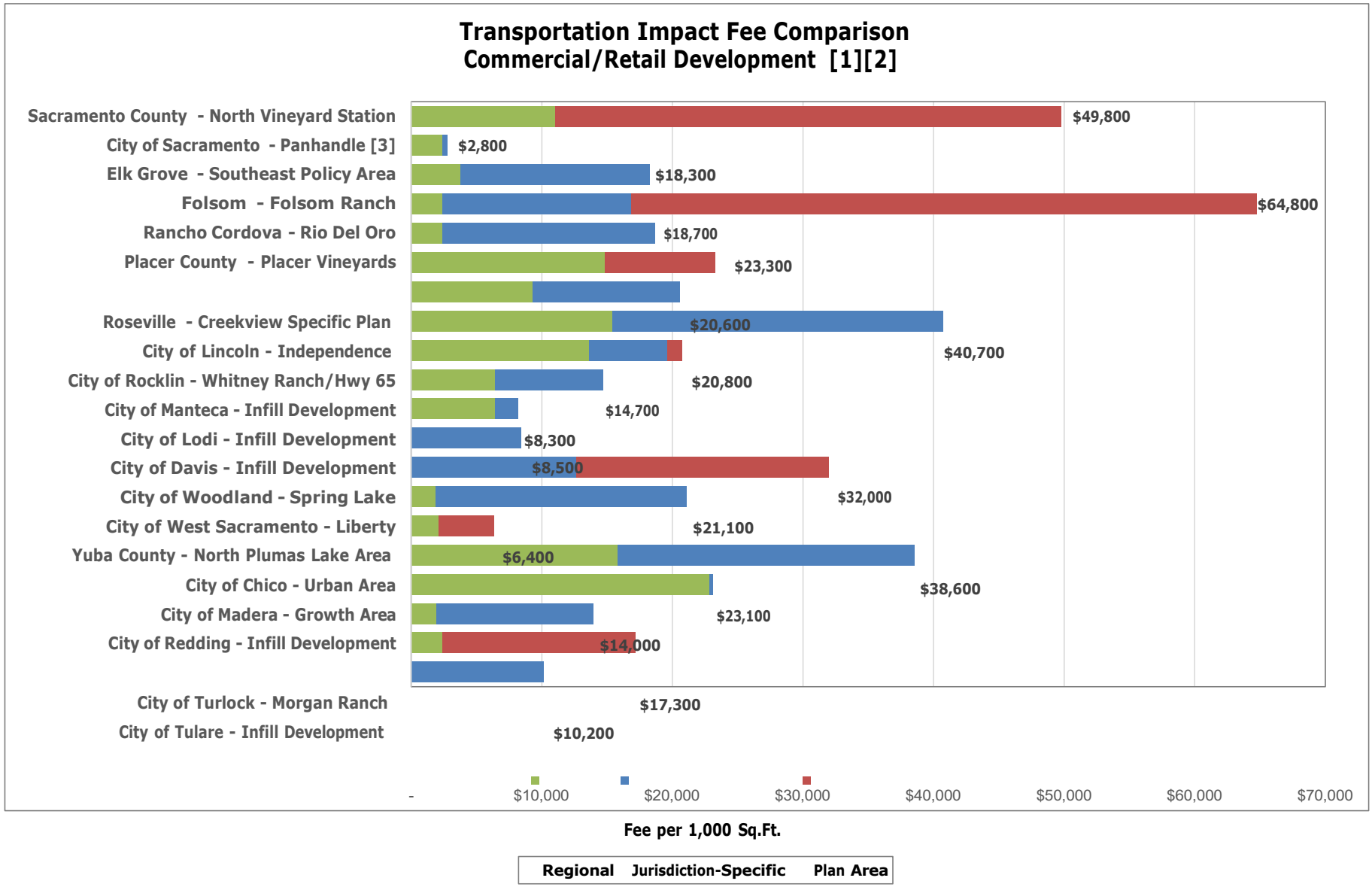
Sources: Various Jurisdictions; EPS.

[1] All rates assumes a 2,400 Sq.Ft single family residential unit.
[2] Regional transportation fees are applicable county-wide.

[1] Total fees are rounded up to the nearest hundred.

Figure C-1
City of Yuba City TIF Comparison
Single-Family Residential (2025$)

Figure C-2
City of Yuba City TIF Comparison
Commercial/Retail Development (2025$)



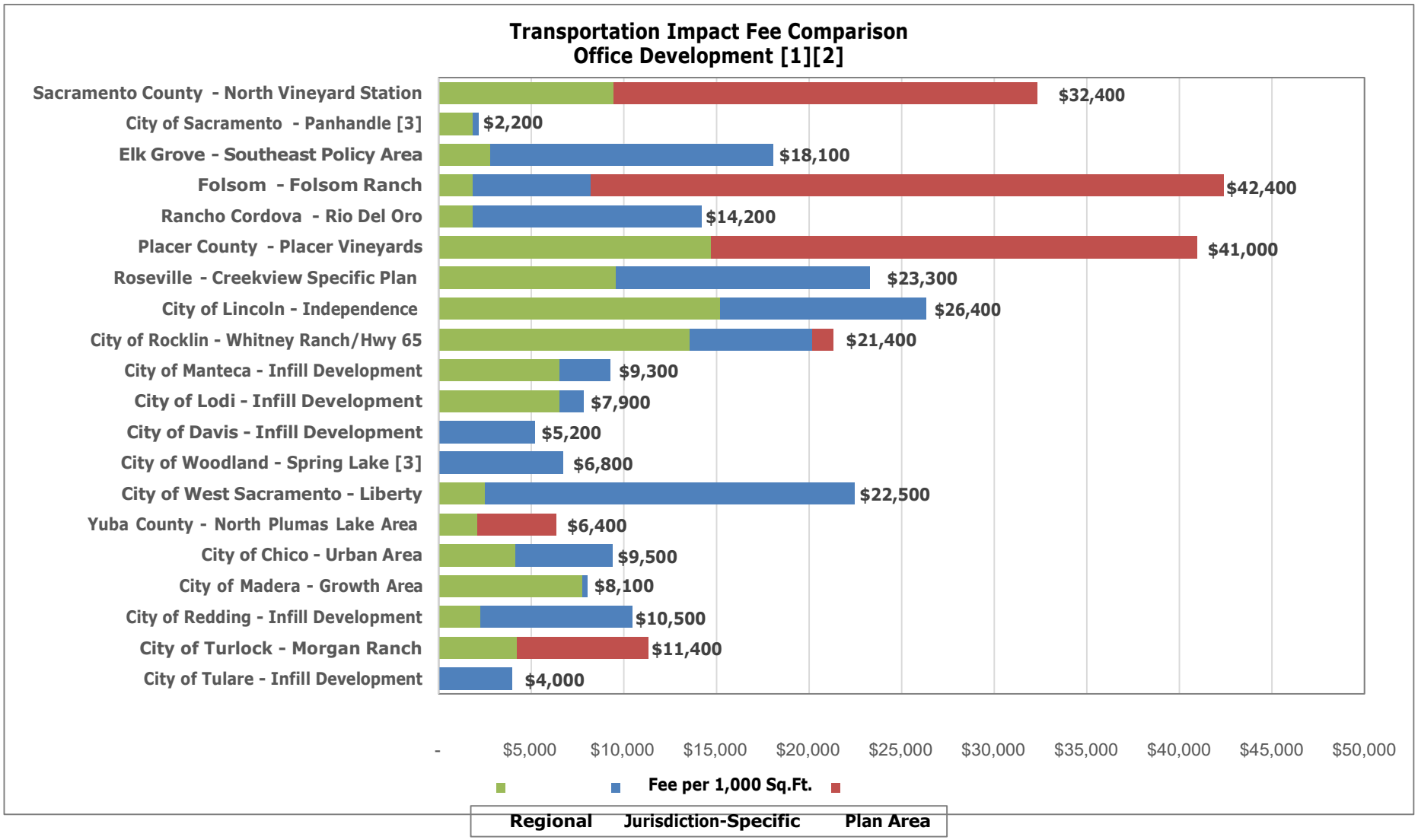
Sources: Various Jurisdictions; EPS.

[1] Regional transportation fees are applicable county-wide.

[2] Total fees are rounded up to the nearest hundred.
[3] Because the TIF is for planned commercial development, so there are no plan area fees shown.

Figure C-2
City of Yuba City TIF Comparison
Commercial/Retail Development (2025$)

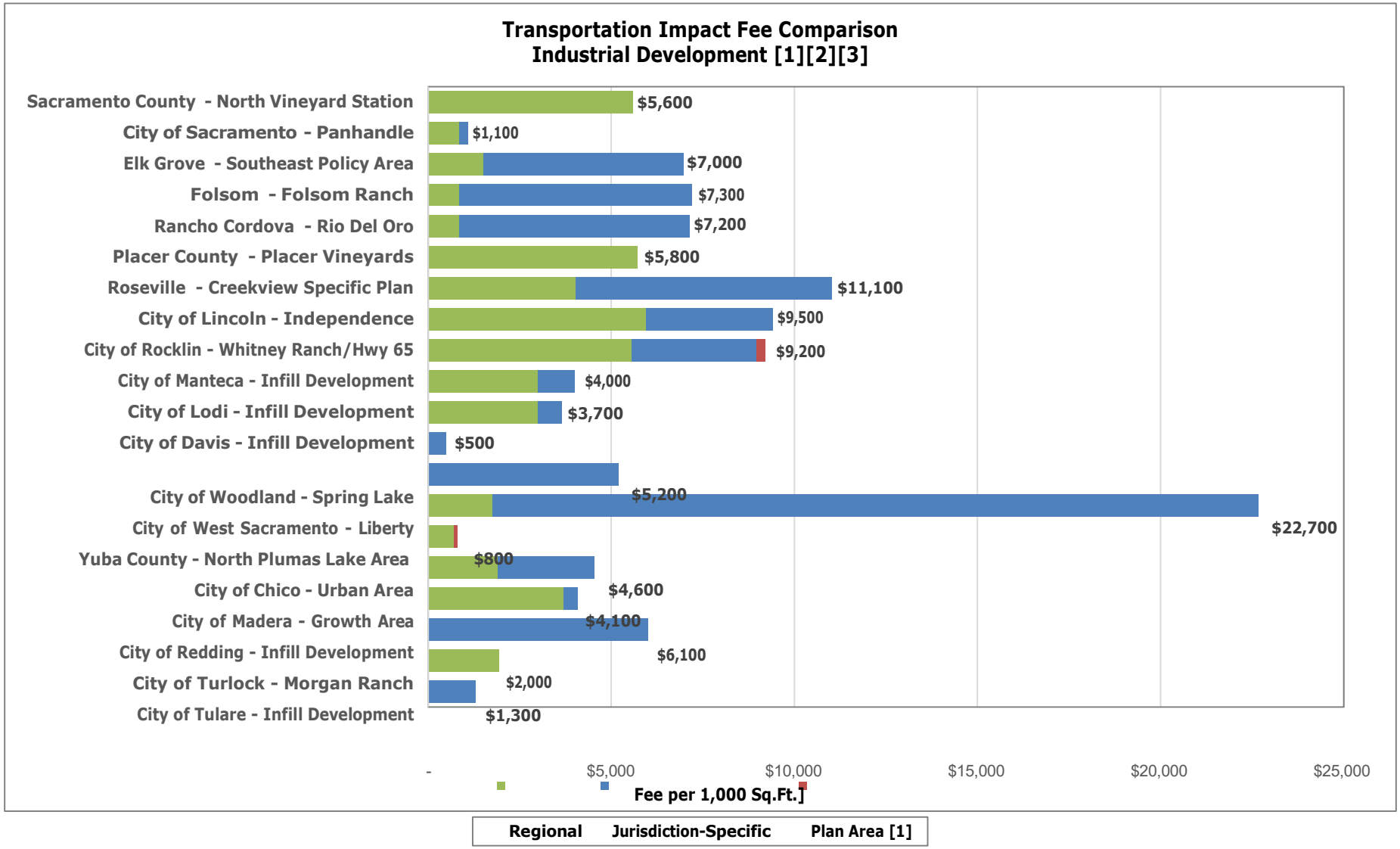
Figure C-3
City of Yuba City TIF Comparison
Office Development (2025$)



Sources: Various Jurisdictions; EPS.

[1] Regional transportation fees are applicable county-wide.
[2] Total fees are rounded up to the nearest hundred.
[3] Panhandle and Spring Lake do not have planned office development, so there are no plan area fees shown.

Figure C-4
City of Yuba City TIF Comparison
Industrial Development (2025$)



Sources: Various Jurisdictions; EPS.

[1] Most projects do not have planned industrial development, so there are no industrial plan are fees shown for those projects.
[2] Regional transportation fees are applicable county-wide.
[3] Total fees are rounded up to the nearest hundred.

Table C-1
City of Yuba City TIF Comparison
Single-Family Residential (2025$)

Single-Family

Jurisdiction [1]	Plan Area	Single-Family Fee per Dwelling Unit			
		Jurisdiction-Specific	Plan Area	Regional [2]	**Total [3]**
Sacramento County	North Vineyard Station	-	$4,280	$9,520	**$13,900**
City of Sacramento	Panhandle	$2,237	$13,975	$1,605	**$17,900**
City of Elk Grove	Southeast Policy Area	$16,087	-	$5,722	**$21,900**
City of Folsom	Folsom Ranch	$9,551	$33,105	$1,605	**$44,300**
City of Rancho Cordova	Rio Del Oro	$21,879	-	$1,605	**$23,500**
Placer County	Placer Vineyards	-	$7,299	$15,113	**$22,500**
City of Roseville	Creekview Specific Plan	$8,852	-	$11,992	**$20,900**
City of Lincoln	Independence	$5,671	-	$15,477	**$21,200**
City of Rocklin	Whitney Ranch/Hwy 65	$3,774	$622	$5,737	**$10,200**
City of Manteca	Infill Development	$10,428	-	$8,017	**$18,500**
City of Lodi	Infill Development	$1,048	-	$8,017	**$9,100**
City of Davis	Infill Development	$8,093	-	-	**$8,100**
City of Woodland	Spring Lake	$10,173	$25,140	-	**$35,400**
City of West Sacramento	Liberty	$17,735	-	$1,638	**$19,400**
Yuba County	North Plumas Lake Area	-	$7,096	$3,577	**$10,700**
City of Chico	Urban Area	$11,784	-	$3,687	**$15,500**
City of Madera	Growth Area	$951	-	$24,179	**$25,200**
City of Redding	Infill Development	$7,319	-	$1,405	**$8,800**
City of Turlock	Morgan Ranch	-	$11,739	$3,592	**$15,400**
City of Tulare	Infill Development	$4,279	-	-	**$4,300**

Sources: Various Jurisdictions; EPS.

[1] All rates assumes a 2,400 Sq.Ft single family residential unit.
[2] Regional transportation fees are applicable county-wide.
[3] Total fees are rounded up to the nearest hundred.

Table C-2
City of Yuba City TIF Comparison
Commercial/Retail Development (2025$)

Commercial/Retail

Jurisdiction	Plan Area	Commercial Fee per 1,000 Bldg. Sq.Ft.			
		Jurisdiction-Specific	Plan Area	Regional [1]	**Total [2]**
Sacramento County	North Vineyard Station	-	$38,740	$11,038	**$49,800**
City of Sacramento	Panhandle [3]	$340	-	$2,408	**$2,800**
Elk Grove	Southeast Policy Area	$14,481	-	$3,809	**$18,300**
Folsom	Folsom Ranch	$14,440	$47,882	$2,408	**$64,800**
Rancho Cordova	Rio Del Oro	$16,250	-	$2,408	**$18,700**
Placer County	Placer Vineyards	-	$8,426	$14,857	**$23,300**
Roseville	Creekview Specific Plan	$11,259	-	$9,300	**$20,600**
City of Lincoln	Independence	$25,292	-	$15,394	**$40,700**
City of Rocklin	Whitney Ranch/Hwy 65	$6,038	$1,131	$13,591	**$20,800**
City of Manteca	Infill Development	$8,229	-	$6,457	**$14,700**
City of Lodi	Infill Development	$1,767	-	$6,457	**$8,300**
City of Davis	Infill Development	$8,448	-	-	**$8,500**
City of Woodland	Spring Lake	$12,632	$19,350	-	**$32,000**
City of West Sacramento	Liberty	$19,215	-	$1,867	**$21,100**
Yuba County	North Plumas Lake Area	-	$4,275	$2,080	**$6,400**
City of Chico	Urban Area	$22,690	-	$15,830	**$38,600**
City of Madera	Growth Area	$254	-	$22,844	**$23,100**
City of Redding	Infill Development	$12,003	-	$1,930	**$14,000**
City of Turlock	Morgan Ranch	-	$14,799	$2,407	**$17,300**
City of Tulare	Infill Development	$10,170	-	-	**$10,200**

Sources: Various Jurisdictions; EPS.

[1] Regional transportation fees are applicable county-wide.
[2] Total fees are rounded up to the nearest hundred.
[3] Panhandle does not have planned commercial development, so there are no plan area fees shown.

Table C-3
City of Yuba City TIF Comparison
Office Development (2025$)

Office

Jurisdiction	Plan Area	Office Fee per 1,000 Bldg. Sq.Ft.			
		Jurisdiction-Specific	Plan Area	Regional [1]	**Total [2]**
Sacramento County	North Vineyard Station	$0	$22,870	$9,443	**$32,400**
City of Sacramento	Panhandle [3]	$330	-	$1,843	**$2,200**
Elk Grove	Southeast Policy Area	$15,260	-	$2,791	**$18,100**
Folsom	Folsom Ranch	$6,360	$34,189	$1,843	**$42,400**
Rancho Cordova	Rio Del Oro	$12,350	-	$1,843	**$14,200**
Placer County	Placer Vineyards	-	$26,245	$14,715	**$41,000**
Roseville	Creekview Specific Plan	$13,711	-	$9,578	**$23,300**
City of Lincoln	Independence	$11,115	-	$15,188	**$26,400**
City of Rocklin	Whitney Ranch/Hwy 65	$6,604	$1,131	$13,572	**$21,400**
City of Manteca	Infill Development	$2,739	-	$6,540	**$9,300**
City of Lodi	Infill Development	$1,284	-	$6,540	**$7,900**
City of Davis	Infill Development	$5,192	-	-	**$5,200**
City of Woodland	Spring Lake [3]	$6,745	-	-	**$6,800**
City of West Sacramento	Liberty	$19,976	-	$2,515	**$22,500**
Yuba County	North Plumas Lake Area	-	$4,275	$2,080	**$6,400**
City of Chico	Urban Area	$5,270	-	$4,140	**$9,500**
City of Madera	Growth Area	$254	-	$7,762	**$8,100**
City of Redding	Infill Development	$8,197	-	$2,281	**$10,500**
City of Turlock	Morgan Ranch	-	$7,090	$4,237	**$11,400**
City of Tulare	Infill Development	$3,980	-	-	**$4,000**

Sources: Various Jurisdictions; EPS.

[1] Regional transportation fees are applicable county-wide.
[2] Total fees are rounded up to the nearest hundred.
[3] Panhandle and Spring Lake do not have planned office development, so there are no plan area fees shown.

Table C-4
City of Yuba City TIF Comparison
Industrial Development (2025$)

Industrial

Jurisdiction	Plan Area	Industrial Fee per 1,000 Bldg. Sq.Ft.			
		Jurisdiction-Specific	Plan Area [1]	Regional [2]	**Total [3]**
Sacramento County	North Vineyard Station	-	-	$5,594	**$5,600**
City of Sacramento	Panhandle	$230	-	$844	**$1,100**
Elk Grove	Southeast Policy Area	$5,472	-	$1,503	**$7,000**
Folsom	Folsom Ranch	$6,360	-	$844	**$7,300**
Rancho Cordova	Rio Del Oro	$6,280	-	$844	**$7,200**
Placer County	Placer Vineyards	-	-	$5,712	**$5,800**
Roseville	Creekview Specific Plan	$6,984	-	$4,029	**$11,100**
City of Lincoln	Independence	$3,459	-	$5,949	**$9,500**
City of Rocklin	Whitney Ranch/Hwy 65	$3,396	$242	$5,556	**$9,200**
City of Manteca	Infill Development	$1,000	-	$2,993	**$4,000**
City of Lodi	Infill Development	$653	-	$2,993	**$3,700**
City of Davis	Infill Development	$480	-	-	**$500**
City of Woodland	Spring Lake	$5,197	-	-	**$5,200**
City of West Sacramento	Liberty	$20,909	-	$1,753	**$22,700**
Yuba County	North Plumas Lake Area	-	$90	$700	**$800**
City of Chico	Urban Area	$2,640	-	$1,900	**$4,600**
City of Madera	Growth Area	$387	-	$3,687	**$4,100**
City of Redding	Infill Development	$6,002	-	-	**$6,100**
City of Turlock	Morgan Ranch	-	-	$1,932	**$2,000**
City of Tulare	Infill Development	$1,290	-	-	**$1,300**

Sources: Various Jurisdictions; EPS.

[1] Most projects do not have planned industrial development, so there are no industrial plan are fees shown for those projects.
[2] Regional transportation fees are applicable county-wide.
[3] Total fees are rounded up to the nearest hundred.

APPENDIX D:

Development Impact Fee Comparisons

Figure D-1 Single-Family Residential (2025$) D-1

Figure D-2 Commercial/Retail Development (2025$) D-2

Figure D-3 Office Development (2025$)..... D-3

Table C-1 Single-Family Residential (2025$) D-4

Table C-2 Commercial/Retail Development (2025$) D-5

Table C-3 Office Development (2025$)..... D-6

Table C-4 Industrial Development (2025$) D-8

Table C-5 Industrial Development (2025$) D-10

Table C-6 Industrial Development (2025$) D-12

Table C-7 Industrial Development (2025$) D-14

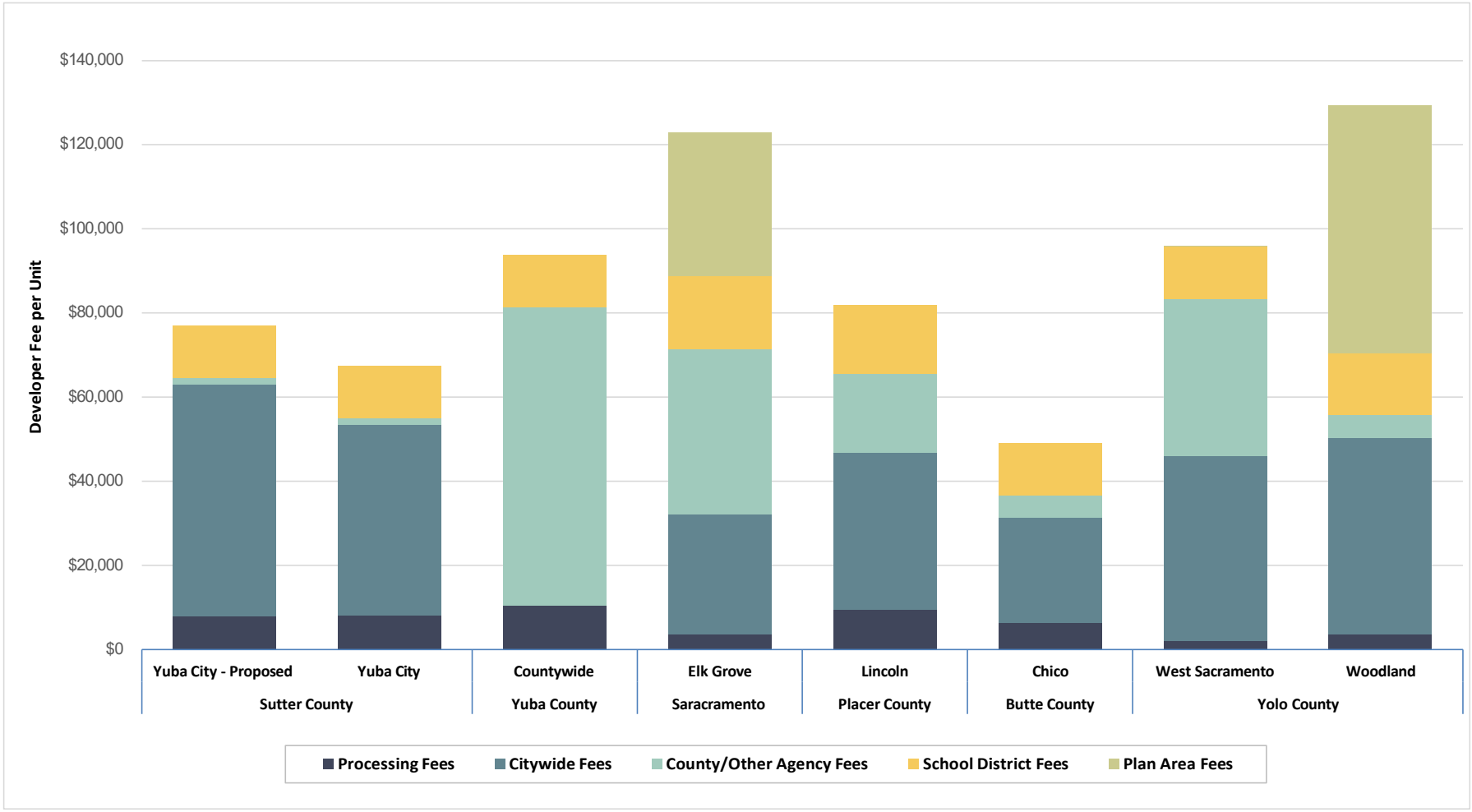
Table C-8 Industrial Development (2025$) D-16

Table C-9 Industrial Development (2025$) D-18

Table C-10 Industrial Development (2025$) D-20

Table C-11 Industrial Development (2025$) D-22

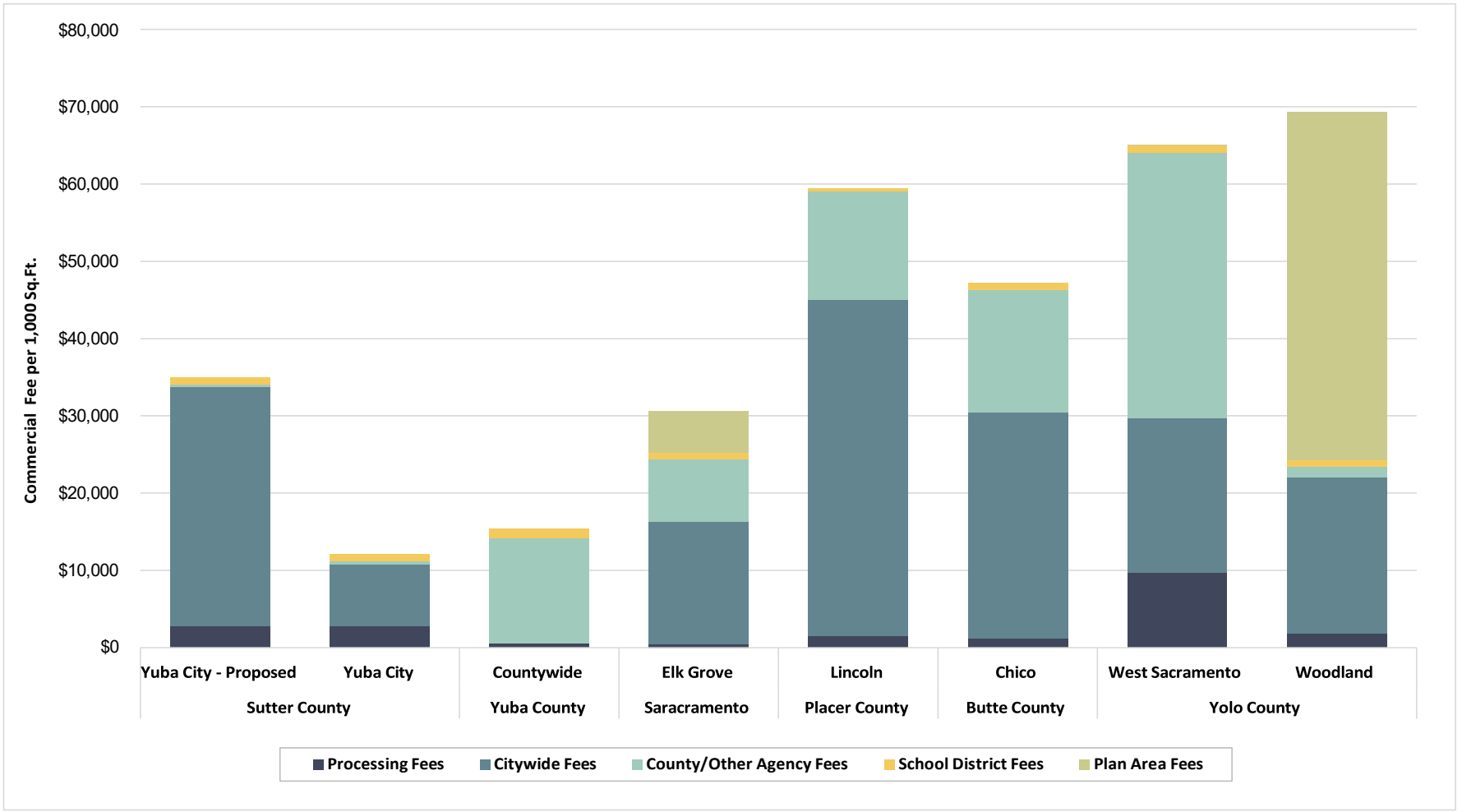
Figure D-1
City of Yuba City DIF Comparison
Fee Comparison - Single-Family Development (2025$)



Source: City of Yuba; City of Sacramento; other public agencies; EPS

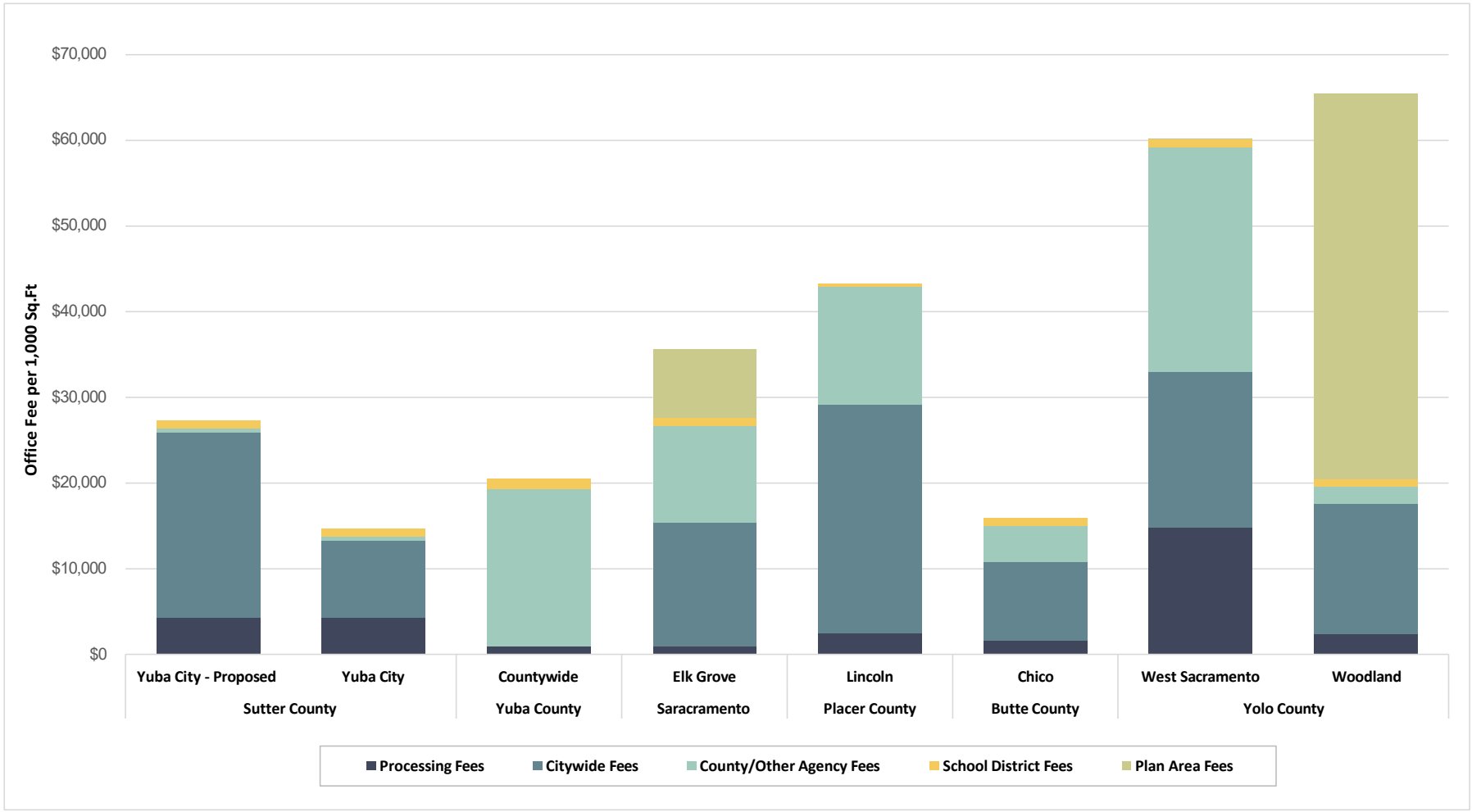
Prepared by EPS 1/1/2026

Figure D-2
City of Yuba City DIF Comparison
Fee Comparison - Retail Development (2025$)



Source: City of Yuba; City of Sacramento; other public agencies; EPS

Figure D-3
City of Yuba City DIF Comparison
Fee Comparison - Office Development (2025$)



Source: City of Yuba; City of Sacramento; other public agencies; EPS

Prepared by EPS 1/1/2026

Table D-1
City of Yuba City DIF Comparison
Fee Comparison - Single-Family Development (2025$)

Item [1]	Sutter County		Yuba County	Saracramento	Placer County	Butte County	Yolo County	
	Yuba City - Proposed	Yuba City	Countywide	Elk Grove	Lincoln	Chico	West Sacramento	Woodland
Source	*Table D-5*	*Table D-5*	*Table D-6*	*Table D-7*	*Table D-8*	*Table D-9*	*Table D-10*	*Table D-11*
				Fee per Unit				
Processing Fees	$8,000	$8,000	$10,500	$3,700	$9,500	$6,400	$2,100	$3,600
Citywide Fees	$55,000	$45,500	$0	$28,500	$37,200	$24,900	$43,900	$46,700
County/Other Agency Fees	$1,500	$1,500	$70,900	$39,300	$18,900	$5,400	$37,400	$5,500
School District Fees	$12,500	$12,500	$12,500	$17,300	$16,300	$12,500	$12,500	$14,800
Plan Area Fees	-	-	-	$34,000	-	$0	$100	$58,800
Total Fees	**$77,000**	**$67,500**	**$93,900**	**$122,800**	**$81,900**	**$49,200**	**$96,000**	**$129,400**

Source: City of Yuba; City of Sacramento; other public agencies; EPS

[1] All rates are rounded to the nearest hundred.

Table D-2
City of Yuba City DIF Comparison
Fee Comparison - Retail Development (2025$)

Item [1]	Sutter County		Yuba County	Saracramento	Placer County	Butte County	Yolo County	
	Yuba City - Proposed	Yuba City	Countywide	Elk Grove	Lincoln	Chico	West Sacramento	Woodland
Source	*Table D-5*	*Table D-5*	*Table D-6*	*Table D-7*	*Table D-8*	*Table D-9*	*Table D-10*	*Table D-11*
				Fee per 1K Bldg. Sq. Ft.				
Processing Fees	$2,800	$2,800	$500	$400	$1,500	$1,200	$9,700	$1,800
Citywide Fees	$30,900	$8,000	$0	$15,900	$43,500	$29,200	$20,000	$20,300
County/Other Agency Fees	$400	$400	$13,700	$8,100	$14,000	$15,900	$34,400	$1,300
School District Fees	$900	$900	$1,200	$900	$400	$900	$900	$900
Plan Area Fees	-	-	-	$5,300	-	$0	$100	$45,000
Total Fees	**$35,000**	**$12,100**	**$15,400**	**$30,600**	**$59,400**	**$47,200**	**$65,100**	**$69,300**

Source: City of Yuba; City of Sacramento; other public agencies; EPS

[1] All rates are rounded to the nearest hundred.

Table D-3
City of Yuba City DIF Comparison
Fee Comparison - Office Development (2025$)

Item [1]	Sutter County		Yuba County	Saracramento	Placer County	Butte County	Yolo County	
	Yuba City - Proposed	Yuba City	Countywide	Elk Grove	Lincoln	Chico	West Sacramento	Woodland
Source	*Table D-5*	*Table D-5*	*Table D-6*	*Table D-7*	*Table D-8*	*Table D-9*	*Table D-10*	*Table D-11*
				Fee per 1K Bldg. Sq. Ft.				
Processing Fees	$4,300	$4,300	$1,000	$900	$2,500	$1,600	$14,800	$2,400
Citywide Fees	$21,600	$9,000	$0	$14,500	$26,700	$9,200	$18,200	$15,200
County/Other Agency Fees	$500	$500	$18,300	$11,300	$13,700	$4,200	$26,200	$2,000
School District Fees	$900	$900	$1,200	$900	$400	$900	$900	$900
Plan Area Fees	-	-	-	$8,000	-	$0	$100	$45,000
Total Fees	**$27,300**	**$14,700**	**$20,500**	**$35,600**	**$43,300**	**$15,900**	**$60,200**	**$65,500**

Source: City of Yuba; City of Sacramento; other public agencies; EPS

[1] All rates are rounded to the nearest hundred.

Table D-4
City of Yuba City DIF Comparison
Development Impact Fee Comparison
City of Yuba - Proposed

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees			
Building Permit Service	$3,971	$1,239	$1,879
Plan Check Fee	$1,986	$806	$1,221
Fire Department Plan Review	$477	$491	$744
California Building Standards Commission (CBSC) Fee	$18	$7	$11
California Environmental Quality Act [1]	$1,000	$4	$29
Strong Motion Instrumentation Fee (SMIP)	$57	$50	$75
GIS/Technology Fee	$419	$168	$255
Subtotal Processing Fees	**$7,928**	**$2,765**	**$4,214**
City Development Impact Fees			
DIF - Parks and Recreation	$4,610	-	-
DIF - Animal Control	$73	-	-
DIF - Fire Protection	$1,019	$158	$198
DIF - Library Services	$683	-	-
DIF - Police Protection	$895	$139	$175
DIF - Roads (Proposed) [2]	$16,299	$28,612	$16,657
DIF - Civic Center	$386	$60	-
DIF - Corp. Yard	$609	$95	-
DIF - Adminstration	$711	$267	-
County General Government	$1,158	$186	$265
Courts & Criminal Justice	$1,098	$176	$251
Health & Social Service	$1,340	$215	$307
Air Quality	$15	$60	$60
West Yuba City Sewer Trunk Line [3][4]	$2,133	$17	$122
Sewer Connection	$7,044	$57	$408
Water Connection	$9,331	$299	$2,133
Water Service Tie-In	$5,499	$57	$405
Water Meter	$745	$10	$74
Sutter Butte Basin Regional Levee Improvement	$1,274	$455	$455
Subtotal City Development Impact Fees	**$54,922**	**$30,864**	**$21,510**

Table D-4
City of Yuba City DIF Comparison
Development Impact Fee Comparison
City of Yuba - Proposed

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
County/Other Agency Fees			
Drainage Fee - Gilsizer County Drainage District [5]	$442	$184	$184
Sutter County Drainage Zone Fee - Zone 1	$992	$146	$243
Subtotal Other County/Agency Fees	**$1,434**	**$330**	**$427**
Yuba City Unified School District (YCUSD)	**$12,408**	**$840**	**$840**
Plan Area Fees	**-**	**-**	**-**
TOTAL	**$76,692**	**$34,798**	**$26,990**
Building Permit Fee Summary			
Processing Fees	$7,928	$2,765	$4,214
Citywide Fees	$54,922	$30,864	$21,510
County/Other Agency Fees	$1,434	$330	$427
School District Fees	$12,408	$840	$840
Plan Area Fees	-	-	-
Total	**$76,692**	**$34,798**	**$26,990**

Source: Yuba City, Sutter County; YCUSD; EPS.

[1] According to the City of Yuba City's FY 2025-26 Fee Schedule, minor development are developments which do not require mitigations or are generally not considered to have any potential significant impacts.
[2] The proposed roadway development impact fee includes three different commercial types, each with a different rate. This analysis assumes the rate for a community commercial use.
[3] The general boundaries of West Yuba City Sewer Trunk service area are Pease Road to the north, Bogue Road to the south, Township Road to the west and variable locaitons, west of State Route 99, to the east.
[4] The West Yuba City Sewer Trunk Line special connection fee is charged in addition to other sewer fees (connection/extension/service). See Yuba City Muni. Code § 5 Section 6-5.508.
[5] Rate shown applies to new impervious area within the Gilsizer Drainage District only. Rates vary by drainage district. As of FY 2025–26, the Sutter County Water Agency has 10 districts, two of which (Districts 1 and 11) are within the Gilsizer Drainage District and have their own fee rates.

Table D-5
City of Yuba City DIF Comparison
Development Impact Fee Comparison
City of Yuba

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees			
Building Permit Service	$3,971	$1,239	$1,879
Plan Check Fee	$1,986	$806	$1,221
Fire Department Plan Review	$477	$491	$744
California Building Standards Commission (CBSC) Fee	$18	$7	$11
California Environmental Quality Act [1]	$1,000	$4	$29
Strong Motion Instrumentation Fee (SMIP)	$57	$50	$75
GIS/Technology Fee	$419	$168	$255
Subtotal Processing Fees	**$7,928**	**$2,765**	**$4,214**
City Development Impact Fees			
DIF - Parks and Recreation	$4,610	-	-
DIF - Animal Control	$73	-	-
DIF - Fire Protection	$1,019	$158	$198
DIF - Library Services	$683	-	-
DIF - Police Protection	$895	$139	$175
DIF - Roads	$6,806	$5,720	$4,117
DIF - Civic Center	$386	$60	-
DIF - Corp. Yard	$609	$95	-
DIF - Adminstration	$711	$267	-
County General Government	$1,158	$186	$265
Courts & Criminal Justice	$1,098	$176	$251
Health & Social Service	$1,340	$215	$307
Air Quality	$15	$60	$60
West Yuba City Sewer Trunk Line [2][3]	$2,133	$17	$122
Sewer Connection	$7,044	$57	$408
Water Connection	$9,331	$299	$2,133
Water Service Tie-In	$5,499	$57	$405
Water Meter	$745	$10	$74
Sutter Butte Basin Regional Levee Improvement	$1,274	$455	$455
Subtotal City Development Impact Fees	**$45,430**	**$7,972**	**$8,970**

Table D-5
City of Yuba City DIF Comparison
Development Impact Fee Comparison
City of Yuba

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
County/Other Agency Fees			
Drainage Fee - Gilsizer County Drainage District [4]	$442	$184	$184
Sutter County Drainage Zone Fee - Zone 1	$992	$146	$243
Subtotal Other County/Agency Fees	**$1,434**	**$330**	**$427**
Yuba City Unified School District (YCUSD)	**$12,408**	**$840**	**$840**
Plan Area Fees	**-**	**-**	**-**
TOTAL	**$67,199**	**$11,906**	**$14,450**
Building Permit Fee Summary			
Processing Fees	$7,928	$2,765	$4,214
Citywide Fees	$45,430	$7,972	$8,970
County/Other Agency Fees	$1,434	$330	$427
School District Fees	$12,408	$840	$840
Plan Area Fees	-	-	-
Total	**$67,199**	**$11,906**	**$14,450**

Source: Yuba City, Sutter County; YCUSD; EPS.

[1] According to the City of Yuba City's FY 2025-26 Fee Schedule, minor development are developments which do not require mitigations or are generally not considered to have any potential significant impacts.
[2] The general boundaries of West Yuba City Sewer Trunk service area are Pease Road to the north, Bogue Road to the south, Township Road to the west and variable locaitons, west of State Route 99, to the east.
[3] The West Yuba City Sewer Trunk Line special connection fee is charged in addition to other sewer fees (connection/extension/service). See Yuba City Muni. Code § 5 Section 6-5.508.
[4] Rate shown applies to new impervious area within the Gilsizer Drainage District only. Rates vary by drainage district. As of FY 2025–26, the Sutter County Water Agency has 10 districts, two of which (Districts 1 and 11) are within the Gilsizer Drainage District and have their own fee rates.

Table D-6
City of Yuba City DIF Comparison
Development Impact Fee Comparison
Yuba County - Plumas Lake Specific Plan (South)

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees			
Building Permit Service Fees [1]	$10,404	$338	$482
California Building Standards Commission (CBSC) Fee	$18	$7	$11
Strong Motion Instrumentation Fee	$57	$50	$75
Fire Plan Review Fee	-	$4	$26
Fire Safe Planning Fees	-	$2	$16
CDSA Processing	-	$0	$3
Planning - Environmental Review	-	$11	$79
Planning - Planned Development	-	$22	$159
Planning - Permit Review	-	$7	$53
CDSA Support & Tech Surcharge	-	$3	$23
Public Water System	-	$6	$41
Sewage Disposal	-	$4	$25
Public Works	-	$1	$5
Subtotal Processing Fees	**$10,480**	**$455**	**$998**
County/Other Agency Fees per Unit			
PLSP/NASA Traffic Impact Fee	$7,144	-	-
SYTIA Traffic Impact Fee	$3,601	$2,080	$2,080
Linda Fire Protection District Fire Impact Fee	$2,928	-	-
Olivehurst Public Utility District Fire Impact Fees	-	$1,928	$1,928
Yuba County Wide Development Impact Fee	$12,096	$577	$823
Reclamation District 784 Drainage Impact Fee	$4,304	$3,144	$5,240
Olivehurst Public Utility District Wide Water Capacity Fee	$8,873	$226	$1,615
Olivehurst Public Utility District Wide WWTF Capacity Fee	$6,820	$682	$682
PLSP Sewer Collection System Capacity Fee	$3,352	$924	$1,539
Three Rivers Levee Fee [2]	$13,024	$3,571	$3,571
PLSP Park Impact Fee	$8,695	$530	$800
Subtotal County/Other Agency Fees per Unit	**$70,836**	**$13,662**	**$18,279**

Table D-6
City of Yuba City DIF Comparison
Development Impact Fee Comparison
Yuba County - Plumas Lake Specific Plan (South)

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
School District Fees			
Plumas Lake Elementary School District (PLESD),	$7,440	$840	$840
Wheatland Union High School District (WUHSD) - South	$4,968	$340	$340
Subtotal School District Fees	**$12,408**	**$1,180**	**$1,180**
Plan Area Fees	**-**	**-**	**-**
TOTAL	**$93,724**	**$15,297**	**$20,457**
Building Permit Fee Summary			
Processing Fees	$10,480	$455	$998
Citywide Fees	-	-	-
County/Other Agency Fees	$70,836	$13,662	$18,279
School District Fees	$12,408	$1,180	$1,180
Plan Area Fees	-	-	
Total	**$93,724**	**$15,297**	**$20,457**

Source: Yuba County; PLESD, WUHSD, & MJUSD; EPS.

[1] The single family building permit fee shown is the County's estimate of a southern PLSP production home with sprinklers
[2] According to the Three Rivers Levee Improvement Authority Levee Impact Fee Nexus Study, the fee will escalate annually by the percentage increase in the average of the San Francisco and 20-Cities CCI as published by ENR.

Table D-7
City of Yuba City DIF Comparison
Single Family Residential Development
City of Elk Grove - Southeast Policy Area (SEPA)

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/SPECIAL DISTRICT FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees [1]			
Building Permit - Production Repeat [2]	$1,233	$93	$275
Plan Review Fee - Production Repeat [2]	$1,850	$56	$165
Master Plan Review	$34	$0	$2
General Plan Update Fee	$101	$41	$62
Technology Fee	$177	$71	$107
Construction and Demolition Fee	$177	$71	$107
Strong Motion Instrumentation Fee	$57	$50	$75
California Building Standards Commission Fee	$18	$7	$11
Subtotal Processing Fees	**$3,647**	**$388**	**$804**
City Development Impact Fees			
Capital Facilities Fee [3]	$5,614	$1,630	$2,040
Affordable Housing Fee	$6,396	$1,050	$1,050
Cosumnes CSD Fire Fee - Zone 1	$2,596	$2,190	$2,190
Cosumnes CSD Fire Sprinkler System Fee	$721	$9	$65
Roadway Fee - Zone 1	$13,113	$10,970	$9,120
Swainson's Hawk Mitigation Fee [4]	-	-	-
Subtotal City Development Impact Fees	**$28,440**	**$15,849**	**$14,465**
County/Other Agency Fees per Unit			
SASD Sewer Collection Impact Fee (Expansion)	$3,209	$1,031	$1,719
SASD Sewer Treatment Impact Fee (New Communities)	$6,479	$657	$328
SASD IT Recovery Fee	$100	$0	$3
Zone 40 Water Development Fee - Pre-Approval Portion [5]	$3,229	-	-
Zone 40 Water Development Fee - Building Permit Portion	$18,295	$689	$4,920
Sacramento County Transportation Mitigation Fee (Measure A)	$1,631	$2,447	$1,873
I-5 Subregional Corridor Mitigation Fee - District 4 [6]	$4,193	$1,432	$968
Active Transportation Fee	$2,113	$1,770	$1,460
Subtotal County/Other Agency Fees per Unit	**$39,249**	**$8,026**	**$11,271**

Table D-7
City of Yuba City DIF Comparison
Single Family Residential Development
City of Elk Grove - Southeast Policy Area (SEPA)

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
	per unit	*per 1,000 sq. ft.*	
Elk Grove Unified School District (EGUSD)	**$17,208**	**$840**	**$840**
Plan Area Fees per Unit			
Park Fee	$13,097	$102	$170
Trail Fee	$12,066	$451	$1,360
SEPA/LRSP Phase 3 Drainage Fee (Basin S6) [7]	$4,668	$2,513	$4,189
Recycled Water Fee	$4,101	$2,190	$2,190
Subtotal Plan Area Fees per Unit	**$33,931**	**$5,256**	**$7,909**
TOTAL	**$122,476**	**$30,359**	**$35,289**
Summary of Estimated Infrastructure Costs per Unit			
Processing Fees	$3,647	$388	$804
Citywide Fees	$28,440	$15,849	$14,465
County/Other Agency Fees	$39,249	$8,026	$11,271
School District Fees	$17,208	$840	$840
Plan Area Fees	$33,931	$5,256	$7,909
Total Estimated Infrastructure Costs per Unit	**$122,476**	**$30,359**	**$35,289**

Source: City of Elk Grove; EGUSD; Sacramento County; various agencies; EPS.

[1] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.
[2] Major Category Permit Fee is $2,230 plus $62 for each additional 100 sq. ft. or fract No changes plus 10% for 2-story homes, plus $350 + $17.50 per 100 garage square feet over 401 total.
[3] Includes facilities for City Administration, Police, Corp Yard, Animal Shelter, Library, and Transit.
[4] Analysis assumes the Swainson's Hawk Mitigation Fee, required at improvement plan, has been satisfied. According to the City of Elk Grove, projects may have to pay an impact fee of $12,925 per impacted habitat acreage.
[5] SCWA caps the intial payment of 15% to a maximum of $200,000 per subdivision.
[6] According to the 2016 Nexus Study for the I-5 Subregional Corridor Mitigation Program, District 4 is the entire City of Elk Grove.
[7] With the creation of the City's SEPA and LRSP P3 drainage fee program (the "Drainage Fee Program"), the County's Zone 11A fee program is no longer needed. Thus, in 2019, the City of Elk Grove detached SEPA from SCWA's Zone 11A program.

Table D-8
City of Yuba City DIF Comparison
Single Family Residential Development
City of Lincoln - Liberty

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/SPECIAL DISTRICT FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees			
Building Permit Fee	$4,042	$639	$1,038
Plan Check Fee - Production Units	$758	$120	$195
Technology Fee	$162	$26	$42
Fire Building Permit Fee	$3,032	$479	$779
Energy Plan Check Fee	$202	$32	$52
Residential Solar Fee	$450	-	-
General Plan Maintenance Fee	$349	$140	$212
Permit Issuance Fee	$77	$0	$2
Building Occupancy Fee	$169	$1	$5
Incremental Fee	$88	$2	$14
California Building Standards Commission (CBSC) Fee	$18	$7	$11
Strong Motion Instrumentation Fee	$57	$50	$75
Subtotal Processing Fees	**$9,403**	**$1,495**	**$2,425**
City Development Impact Fees [1]			
City Transportation Fee	$6,642	$29,624	$13,019
City Wastewater Collection	$4,319	$2,332	$2,332
City Wastewater Treatment	$7,895	$4,263	$4,263
City Water Transmission	$2,025	$810	$810
City Water Storage	$1,050	$420	$420
City Drainage (South of Auburn Ravine)	$1,057	$518	$518
City Fire	$709	$475	$475
City Police	$775	$519	$519
City Administrative	$1,132	$272	$272
City Solid Waste	$699	$49	$49
City Parks and Trails	$5,902	$1,416	$1,416
City Park Recreational Facilities	$776	$186	$186
City Water Connection Fee	$3,075	$98	$703
Water Meter Fee	$570	$15	$108
Park Tax [2]	$261	$2,459	$1,566
Refuse Container Fee	$85	-	-
Cemetery District Fee	$206	-	-
Subtotal City Development Impact Fees	**$37,181**	**$43,458**	**$26,657**

Table D-8
City of Yuba City DIF Comparison
Single Family Residential Development
City of Lincoln - Liberty

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/SPECIAL DISTRICT FEES			
	per unit	*per 1,000 sq. ft.*	
County/Other Agency Development Impact Fees			
SPRTA Fee - Lincoln	$4,006	$5,921	$7,760
SPRTA Tier II Fee	$8,678	$6,958	$4,591
PCWA Regulated Capacity & Transmission Charge	$3,430	$420	$670
Placer County Capital Facilities Impact Fee	$2,788	$670	$670
Subtotal County/Other Agency Development Impact Fees	**$18,903**	**$13,969**	**$13,691**
Western Placer Unified School District (WPUSD)	**$16,224**	**$340**	**$340**
Plan Area Fees	-	-	-
TOTAL	**$81,711**	**$59,263**	**$43,113**
Summary of Estimated Infrastructure Costs			
Processing Fees	$9,403	$1,495	$2,425
Citywide Fees	$37,181	$43,458	$26,657
County/Other Agency Fees	$18,903	$13,969	$13,691
School District Fees	$16,224	$340	$340
Plan Area Fees	-	-	-
Total Estimated Infrastructure Costs	**$81,711**	**$59,263**	**$43,113**

Source: City of Lincoln; Placer County Water Agency; Western Placer Unified School District; EPS.

[1] City development impact fees are zone area 1.
[2] Assume 0.006 employee per sq. ft. for office and 0.002 employee per Sq.ft. for retail.

Table D-9
City of Yuba City DIF Comparison
Development Impact Fee Comparison
City of Chico

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees			
Plan Check and Inspection [1]	$2,279	$1,099	$1,262
Fire Plan Check Processing Fee	$100	$1	$4
Storm Water Pollution Plan (SWPPP) Review and Inspections	$1,382	$6	$39
Erosion and Sediment Control Plan (ESCP) Review and Inspections	$996	$4	$28
California Building Standards Commission (CBSC) Fee	$18	$7	$11
Strong Motion Instrumentation Fee	$57	$50	$75
Fire Sprinkler - Plan Review	$693	$8	$57
Fire Department - Administrative Processing Fee	$106	$0	$3
Fire Department - Basic Inspection Fee	$186	$1	$5
Sewer Application Fee	$245	$1	$7
Engineering Fees- Basic Fee	$305	$1	$9
Subtotal Processing Fees	**$6,367**	**$1,177**	**$1,500**
City Development Impact Fees			
Park Neighborhood Facility Improvement	$1,752	-	-
Park Community Improvement	$3,230	-	-
Park Linear/Greenways Acquisition	$493	-	-
Park - Bidwell Park Land Acquisition	$77	-	-
Street Facility Improvement	$11,488	$22,120	$5,130
Street Maintenance Equipment	$296	$570	$140
Bikeway Improvements	$794	$1,530	$350
Adminstration Building	$59	-	-
Fire Protection	$458	$850	$760
Police	$524	$2,570	$280
Storm Drain Facility - Mud-Sycamore Creek	$1,448	$745	$1,241
Water Pollution Control Plant Capacity	$1,926	$335	$558
Sewer Trunkline	$2,300	$400	$667
Subtotal City Development Impact Fees	**$24,844**	**$29,120**	**$9,126**

Table D-9
City of Yuba City DIF Comparison
Development Impact Fee Comparison
City of Chico

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
County/Other Agency Fees			
Butte County FP - Criminal Justice [2]	$300	-	-
Butte County FP - General Government Countywide [2]	$580	-	-
Butte County FP - Health & Social Services [2]	$110	-	-
Butte County FP - Library [2]	$230	-	-
Butte County FP - Jail [2]	$465	-	-
Butte County FP - CUA Street Improvement [2]	$3,687	$15,830	$4,140
Subtotal Other County/Agency Fees	**$5,372**	**$15,830**	**$4,140**
Chico Unified School District (CUSD)	**$12,408**	**$840**	**$840**
Plan Area Fees	**-**	**-**	**-**
TOTAL	**$48,990**	**$46,966**	**$15,607**
Building Permit Fee Summary			
Processing Fees	$6,367	$1,177	$1,500
Citywide Fees	$24,844	$29,120	$9,126
County/Other Agency Fees	$5,372	$15,830	$4,140
School District Fees	$12,408	$840	$840
Plan Area Fees	-	-	-
Total	**$48,990**	**$46,966**	**$15,607**

Sources: City of Chico, Butte County, CUSD; EPS.

[1] Master plan or production homes may have building fees reduced by up to 50% when the building is the same size and configuration.
[2] Assume rates for Chico urban area.

Table D-10
City of Yuba City DIF Comparison
Single Family Residential Development
City of West Sacramento - Liberty Specific Plan

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dwelling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/SPECIAL DISTRICT FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees [1]			
Building Permit Construction Fee	$515	$5,333	$8,204
Plan Review Fee	$335	$3,466	$5,332
Technology Fee	$68	$704	$1,083
Planning Site Plan Approval	$150	$1	$4
Encroachment Permit Application Fee	$250	$1	$7
California Building Standards Commission (CBSC) Fee	$0	$7	$11
Strong Motion Instrumentation Fee	$0	$50	$75
Fire Prevention Plan Check and Inspection Permit Fees	$95	$50	$53
Engineering Permit and Site Plan Review Fee	$85	$0	$2
Water & Sewer Connection Permit Application Fee [1]	$250	$1	$7
Engineering Application Fee	$160	$1	$5
Engineering Inspection Fee	$132	$1	$4
Subtotal Processing Fees	**$2,040**	**$9,614**	**$14,787**
City Development Impact Fees			
Water Capacity Charge [2]	$11,944	$501	$1,790
Drainage Fee (Zone NC-10)	$5,534	$11,944	$5,863
Park Impact Fee - Neighborhood Facilities (Zone 1)	$2,171	-	-
Park Impact Fee - Community Facilities (Zone 1)	$11,131	$1,450	$2,040
Fire Sprinklers Protection	-	$48	$341
Fire Facilities (Zone 1)	$1,577	$956	$1,591
Police Facilities (Zone 1)	$1,548	$938	$1,562
Corporation Yard Facilities (Zone 1)	$1,181	$715	$1,191
City Hall Facilities (Zone 1)	$863	$523	$871
Childcare Impact Fee	$810	$607	$810
In-Lieu Flood Protection Fee - Zone 3	$1,265	$2,250	$2,100
Housing Trust Fund Program	$5,809	-	-
Subtotal City Development Impact Fees	**$43,833**	**$19,932**	**$18,160**

Prepared by EPS 12/30/2025

Table D-10
City of Yuba City DIF Comparison
Single Family Residential Development
City of West Sacramento - Liberty Specific Plan

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dwelling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/SPECIAL DISTRICT FEES			
	per unit	*per 1,000 sq. ft.*	
County/Other Agency Fees			
SASD Sewer Collection Impact Fee (Expansion)	$3,209	$1,031	$1,719
SASD Sewer Treatment Impact Fee (New Communities)	$6,479	$657	$328
Traffic Fee - Zone 1B (Southport District 1)	$17,735	$28,744	$19,976
I-5 Subregional Corridor Mitigation In-Lieu Fee (District 2)	$1,867	$3,544	$3,505
County Facilities and Services Authorization	$3,613	-	-
Yolo County Facilities Fee	$4,407	$334	$666
Yolo County Habitat Conservation Plan Fee [3]	-	-	-
Subtotal Other County/Agency Fees	**$37,310**	**$34,310**	**$26,194**
Washington Unified School District (WUSD)	**$12,408**	**$840**	**$840**
Southport Framework Plan Fee	**$81**	**$26**	**$43**
TOTAL	**$95,672**	**$64,722**	**$60,025**
Summary of Estimated Infrastructure Costs			
Processing Fees	$2,040	$9,614	$14,787
Citywide Fees	$43,833	$19,932	$18,160
County/Other Agency Fees	$37,310	$34,310	$26,194
School District Fees	$12,408	$840	$840
Plan Area Fees	$81	$26	$43
Total Estimated Infrastructure Costs	**$95,672**	**$64,722**	**$60,025**

Source: City of West Sacramento Book of Fees; Yolo County; Washington Unified School District; EPS.

[1] Assumes one application for both water and sewer connection per unit.
[2] Assume 2 2" meter for commercial and 1 2" meter for office.
[3] Analysis assumes the Yolo County Habitat Conservation Plan Fee, has been satisfied. Per the Yolo Habitat Conservancy, projects may be required to pay $16,672 per acre of converted habitat lands. Additional charges may apply for wetlands.

Prepared by EPS 12/30/2025

Table D-11
City of Yuba City DIF Comparison
Single Family Residential Development
Spring Lake Specific Plan - City of Woodland

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
CITY/COUNTY/OTHER AGENCY FEES			
	per unit	*per 1,000 sq. ft.*	
Processing Fees			
Building Inspection and Plan Review Fee - Production Homes [1]	$1,696	-	-
Building Inspection Fees	-	$785	$1,050
Building Plan Review	-	$510	$683
Building Permit Processing Charge/Application	$8	$0	$2
Green Building Plan Review	$138	$1	$1
Green Building Plan Inspection	$276	$1	$1
Seismic/Strong Motion (SMIP)	$57	$50	$75
California Building Standards Commission Fee	$18	$7	$11
Electrical Permit Processing	$58	$0	$0
Electrical Inspection	$200	$126	$126
Plumbing Permit Processing	$58	$0	$0
Pluming Inspection	$400	$123	$123
Mechanical Permit Processing	$58	$0	$2
Mechanical Inspection	$200	$123	$123
Solar Energy Permit Fees - SP Plan Review and Inspection	$280	$2	$17
Energy Compliance Inspections	$85	$39	$53
Fire Sprinklers Plan Check and Review	$36	$6	$41
Subtotal Processing Fees	**$3,568**	**$1,774**	**$2,307**
City Development Impact Fees			
Roads	$10,264	$12,746	$6,806
Wastewater	$7,789	$3,179	$1,907
General City	$1,040	$695	$868
Fire	$3,526	$2,056	$2,350
Police	$852	$567	$708
Library	$650	-	-
Water	$6,683	$171	$1,222
Parks & Recreation	$9,606	-	-
Administration	$303	$144	$95
Agricultural Mitigation [2]	$2,143	$689	$1,148
Fiscal Deficit Fee [3]	$1,553	-	-
Fire Operations & Maintenance Fund (due at final map) [3]	$798	-	-
Habitat Education (due at final map) [3]	$58	-	-
Offsite Affordable Housing Fee (due at final map) [3]	$1,139	-	-
Public Transit Fee (due at final map) [3]	$252	-	-
Subtotal City Development Impact Fees	**$46,656**	**$20,247**	**$15,104**

Prepared by EPS 12/30/2025

Table D-1
City of Yuba City DIF Comparison
Single Family Residential Development
Spring Lake Specific Plan - City of Woodland

Table D-11
City of Yuba City DIF Comparison
Single Family Residential Development
Spring Lake Specific Plan - City of Woodland

Item	Residential	Non-Residential	
	Single Family	Retail	Office
Assumptions			
Unit Size (Bldg. Sq. Ft.)	2,400	250,000	35,000
Garage Size (Bldg. Sq. Ft.)	450	-	-
Average Density (Dweling Units/Acre)/FAR	7.00	0.50	0.30
Acre per Unit	0.14	-	-
Building Valuation			
Construction Type	VB	IIB	IIB
Building Valuation Group	R-3	M	B
Valuation per Bldg. Sq. Ft. (Aug. 2025)	$170.80	$177.05	$268.41
Valuation per Garage Sq. Ft. (Aug. 2025)	$69.64	-	-
Building Valuation per Unit Bldg. Sq. Ft./Nonres. Permit	**$441,258**	**$44,262,500**	**$9,394,350**
County/Other Agency Fees			
County Facilities and Services Authorization (effective 9/13/16)	$3,118	$500	$666
Yolo County HCP Fee (effective 3/27/23)	$2,315	$744	$1,240
Subtotal Other County/Agency Fees	**$5,433**	**$1,244**	**$1,906**
Woodland Joint Unified School District (WJUSD)	**$14,712**	**$840**	**$840**
SLIF Plan Area Fees			
Roadway	$25,366	$20,000	$20,000
Water	$2,875	$2,000	$2,000
Sewer	$3,705	$3,000	$3,000
Drainage	$13,149	$10,000	$10,000
Fire Station	$1,057	$1,000	$1,000
Parks	$10,439	$8,000	$8,000
On-going Admin Costs	$1,896	$1,000	$1,000
Public Transit Fee (due at final map)	$252	-	-
Subtotal SLIF Plan Area Fees	**$58,739**	**$45,000**	**$45,000**
TOTAL	**$129,108**	**$69,104**	**$65,157**
Building Permit Fee Summary			
Processing Fees	$3,568	$1,774	$2,307
Citywide Fees	$46,656	$20,247	$15,104
County/Other Agency Fees	$5,433	$1,244	$1,906
School District Fees	$14,712	$840	$840
Plan Area Fees	$58,739	$45,000	$45,000
Total	**$129,108**	**$69,104**	**$65,157**

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] Applies to ICC R-3 single family residential production homes only.
[2] Estimated amount. Different requirements for different development and mitigation land.
[3] Based on Spring Lake Specific Plan fees.

ATTACHMENT 3

COMPARISON OF EXISTING AND PROPOSED ROADWAY DEVELOPMENT IMPACT FEE BY LAND USE TYPE

		Proposed Impact Fee Including Administration Fee[2]			
Land Use Category	**Existing Impact Fee[1]**	**<1,500 SQFT**	**1,500 - 2,499 SQFT**	**2,500+ SQFT**	**Nonresidential per KSF**
Single-Family Residential	$6,940 per DU	$14,990	$16,625	$18,284	
Multi-Family Residential	$4,021 per DU	$7,182	$7,965	$8,760	
Duplex	$7,332 per DU	Categorize as Multi-Family Residential			
Single-Family Residential - Senior		$3,843	$4,263	$4,688	
Multi-Family Residential - Senior		$2,944	$3,264	$3,590	
Mobile Home	$4,231 per DU	$7,431	$8,242	$9,064	
Neighborhood Commercial	$5,833 per KSF				$30,126
Community Commercial	$5,833 per KSF				$29,184
Regional Commercial	$5,833 per KSF				$40,482
Office	$4,198 per KSF				$16,990
Light Industrial	$715 per KSF				$6,288
Manufacture					$9,466

Notes:
[1]Based on current fee schedule dated January 1, 2026.
DU = dwelling unit SQFT = square feet KSF = thousand square feet
[2]City Administration Fee is 2%
Sources: Fehr & Peers, EPS, and City of Yuba City

ATTACHMENT 4

NORTH STATE BUILDING INDUSTRY ASSOCIATION

February 20, 2026

Doug Libby, Director of Development Services
and Joshua Wolfe, Director of Public Works
1201 Civic Center Boulevard
Yuba City, California 95993

RE: Draft AB 1600 Development Impact Fee Study (Roads)- Public Review and Comment Period

Mr. Libby and Mr. Wolfe,

On behalf of the North State Building Industry Association (NSBIA), I am writing to express our serious concern regarding the magnitude and timing of the proposed increase to the City of Yuba City's Roadway Development Impact Fees as outlined in the recently released Roadway Facilities Nexus Study and related fee update materials.

NSBIA and our members fully recognize the need for critical transportation and roadway infrastructure to support planned growth and maintain acceptable levels of service. Reliable and well-planned transportation investments are essential to both residents and the long-term economic health of the city. We recognize the City's need to update its fee program, and we sincerely thank staff for proactively communicating with our organization about this process. However, the scale and immediacy of the proposed fee increases raise significant concerns. The proposed fees represent a substantial and abrupt jump from the existing fee schedule—more than doubling in almost all residential categories. Such a sudden increase would have an immediate and material impact on the ability of homebuilders to deliver new housing within the city.

Many active and near-term projects were entitled, financed, and underwritten based on the City's current fee structure. Applying the full proposed increase to those projects would introduce unforeseen costs that cannot easily be absorbed or mitigated. In practical terms, this creates a real risk that projects will be delayed, redesigned, or abandoned altogether, directly reducing near-term housing production and slowing economic activity. At a time when housing supply remains constrained, these impacts would be felt quickly and acutely.

NSBIA strongly believes these outcomes can be avoided while still addressing the City's long-term infrastructure needs. In the spirit of collaboration and maintaining a strong working relationship with the City of Yuba City, we respectfully propose two implementation strategies that would significantly mitigate the impacts to homebuilders while still bringing the city up to the fee levels this study calls for.

1536 Eureka Road o: 916 677 5717
Roseville, CA 95661 **northstatebia.org**

First, we would request “grandfathering in” current active projects. Those with approved entitlements as of the date of fee adoption should be allowed to proceed under the existing roadway fee schedule. This approach respects reasonable reliance interests and ensures that projects already in progress are not destabilized by sudden cost shifts.

Second, rather than implementing the full increase at once, we recommend a four-year phase-in period whereby one-quarter of the total fee increase is applied annually, in addition to an annual inflation adjustment. This measured approach allows the development community to adjust responsibly, enables accurate project underwriting, and still moves the City toward full funding of its roadway capital program.

Our hope is that you will adopt these strategies as a staff recommendation to the City Council in order to help ensure that fee implementation is structured in a way that does not unintentionally stall housing production or undermine feasibility. We value the City’s willingness to engage with stakeholders and would view this as an important component of a productive and constructive partnership.

Thank you again for the opportunity to provide input and for your continued communication with our organization. Please let me know if you would like to discuss this matter further. We look forward to working collaboratively with you and the City Council to arrive at a solution that supports both infrastructure delivery and the continued ability to build homes in Yuba City.

Sincerely,



Jeff Short
Government & Public Affairs Director
North State Building Industry Association

CITY OF YUBA CITY
STAFF REPORT

Date: March 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Utilities Department
Presentation By: Phil Marler, Utilities Director

Summary

Subject: Wastewater Treatment Facility Polymer Activation System Replacements

Recommendation: Adopt a Resolution awarding the purchase of two (2) Polyblend Activation Systems to G3 Engineering, Inc., of Granite Bay, CA in the amount of $108,406.80, with the finding that it is in the best interest of the City and the price is fair and reasonable, and subject to approval as to legal form by the City Attorney

Fiscal Impact: $108,406.80 – Account No. 981103-65501 (WWTF Recurring Plant Projects)

Purpose:

To authorize replacement of aging polymer activation units essential to the solids dewatering process at the Wastewater Treatment Facility (WWTF) and to maintain reliable wastewater treatment operations.

Background:

The WWTF has Polyblend® polymer mixing units which are used to accurately blend the proprietary polymer and water to support the solids dewatering process. These units are a critical component of the screw press operations at the WWTF. If the polymer dosing system is not functioning properly, staff cannot effectively operate the screw presses, creating a risk of excessive solids loss and production of wetter biosolids.

Polyblend units #4 and #5 have been in continuous service since 2005 and are now beyond their reliable service life. Over the past several years, staff have experienced an increasing number of breakdowns and malfunctions with both units. Maintenance staff have proactively replaced mixing motors and wear rings on both systems in an effort to extend operational life. Despite these repairs, the units continue to experience recurring failures, resulting in improper coagulation, inconsistent mixing rates, operational inefficiencies, and increased risk to the dewatering process. Due to the age and condition of the equipment, continued repairs are no longer cost-effective or operationally reliable.

Analysis:

Staff recommends replacement of the existing systems with two (2) UGSI Polyblend® MM1200-P6AB Polymer Activation Systems (See Quote CD1405, Exhibit 1A). The proposed units are approximately 25% more efficient than the existing systems. Improved activation efficiency is expected

to reduce overall polymer usage, improve solids capture, and lower long-term operating costs while restoring dependable screw press performance.

UGSI Chemical Feed, Inc. has confirmed that G3 Engineering is the exclusive manufacturer's representative for UGSI Polyblend® systems in Northern California for the municipal market. The representation letter further states that no other third-party manufacturers are permitted to fabricate or market a Polyblend® polymer system in Northern California (Exhibit 1B).

Staff recommends procurement from G3 Engineering, Inc., in the amount of $108,406.80, as a sole source purchase pursuant to the City's purchasing policies, and Public Contract Code Section 3400(c), for proprietary equipment with no available competitive alternatives. Staff has evaluated the proposed pricing and finds it to be fair and reasonable given the technical specifications and specialized nature of the equipment. The purchase includes two (2) polymer activation units. Installation is excluded from the contract and will be completed by City staff.

Fiscal Impact:

G3 Engineering, Inc., has estimated the two (2) units at a total of $108,406.80. Sufficient funds are available in Account No. 981103-65501 WWTF Recurring Plant Projects to fund these necessary repairs.

Alternatives:

1. Direct staff to formally bid alternative polymer activation systems, which may not be compatible with current materials.
2. Continue to repair existing units and delay replacement.

Recommendation:

Adopt a Resolution awarding the purchase of two (2) UGSI Polyblend® MM1200-P6AB Polymer Activation Systems to G3 Engineering, Inc., of Granite Bay, CA**,** in the amount of $108,406.80**,** with the finding that it is in the best interest of the City and the price is fair and reasonable, and subject to approval as to legal form by the City Attorney.

Attachments:

1. Resolution
2. Exhibit 1A - UGSI Polyblend Quote - CD1405_Rev2
3. Exhibit 1B - G3 Engineering 2026 Representation Letter

Prepared By:
Mylaina McMurray
Administrative Analyst I

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AWARDING THE PURCHASE OF TWO (2) POLYBLEND ACTIVATION SYSTEMS TO G3 ENGINEERING, INC., OF GRANITE BAY, CA IN THE AMOUNT OF $108,406.80.

WHEREAS, the City of Yuba City (City) recognizes the need for ongoing maintenance and improvements to maintain continuous and reliable operation of the Wastewater Treatment Plant, for the health and wellbeing of our customers and the environment; and

WHEREAS, the Utilities Department has identified the need to replace two (2) polymer blending units which have been in continuous operation since 2005 and have reached their end of service life, in order to avoid process disruptions and extensive repairs; and

WHEREAS, the City desires to purchase two (2) Polyblend Activation Systems from G3 Engineering Inc., of Granite Bay CA, in accordance with the City's Purchasing Policies and Procedures, as the activation systems are proprietary equipment uniquely suited for the City's wastewater treatment plant infrastructure and solely available from said vendor; and

WHEREAS, the City has met the requirements to sole source the equipment pursuant to Public Contract Code section 3400(c) and City Purchasing Policies section 9.3.1; and

WHEREAS, the negotiated prices for the equipment from G3 Engineering, Inc., are reasonable and on par with similar proprietary equipment in the wastewater industry; and

WHEREAS, the City Council now desires to authorize the sole source purchase of said equipment from G3 Engineering Inc.,

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

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

2. The City Council finds that a sole source award is appropriate on grounds including that G3 Engineering Inc. is the sole authorized distributor of the desired type of activation systems, that only these units would be financially and practically feasible given the current operating system, facilities, and performance needs, and that the proposed negotiated prices for G3 Engineering Inc.'s equipment are reasonable and on par with similar proprietary equipment in the wastewater industry. Given this, the City Council finds that it is in the best interest of the City to make a sole source award to G3 Engineering, Inc. for two (2) Polyblend Activation Systems and associated parts.

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 March, 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. G3 Engineering, Inc. Quote CD1405
B. UGSI Chemical Feed, Inc. Representation Letter

EXHIBIT 1A

G3 Engineering, Inc.

P.O. Box 2148
Granite Bay, CA 95746
Phone: (209) 225-5095
Email: christopher@g3engineering.com

Quotation

Date: 1/26/2026
Quotation #: CD1405
Revision: 2

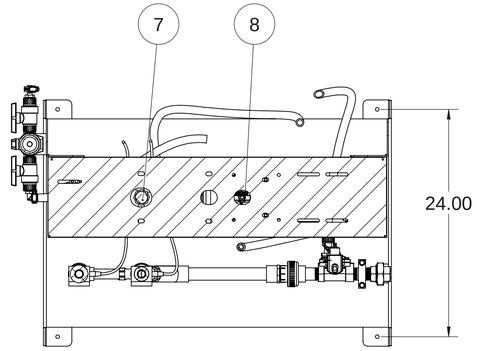
Attention: Jesus Celestino, City of Yuba City
Reference:
Subject: UGSI Polyblend Quote

Item	Qty	Description	Unit Price	Net Price
1	2	Polyblend® MM1200-P6AB Polymer Activation System, including: -Patented UGSI Mixing Chamber with Brass Impeller -Constant Speed: 1/2 HP, 3450 RPM, 115/230 V, 1 PH, 60 Hz (Wash-Down) -36.40" x 26.00" x 47.35" Stainless Steel Frame Dilution Water Inlet, including: -1" PVC Piping for 600 - 1200 GPH of Flow -Solenoid Valve: 1" -Diaphragm Check Valve: ¾" PVC -Globe Valve: ¾" SS -Paddlewheel Flowmeters -Primary and Secondary Dilution Polymer Pump, including: -6.0 GPH, SEEPEX Progressive Cavity Pump w/Mechanical Seal, 316SS Rotor, & Viton Stator -½" PVC Piping for 6.0 GPH Progressive Cavity Polymer Pump Calibration Column Solution Outlet, including 1-1/2" Static Mixer Power Assembly, including: 120V/60Hz/1ph Power Supply Skid-Mounted Electrical Control Panel, including: [B CONTROLS] -Programmable Microcontroller -"On-Off-Remote" circuit -"Run" indicator light -"Loss of Water Flow" indicator light -"Primary Water Flow" display -"Secondary Water Flow" display -"Polymer Flow" display -"Mixing Chamber Solution Concentration" display -"Post-Dilution Discharge Concentration" display -Remote Start contact -Polymer Pump Speed output signal -"Run" output contact -"General Alarm" output contact Freight Included, FOB Factory Lead Time: 4-6 Weeks for Submittals (if required) 10-12 Weeks for Shipment After Submittal Approval	$49,840.00	$99,680.00
2	1	Freight, FOB Factory	$1,500.00	$1,500.00
3	1	Sales Tax @ 7.25%	$7,226.80	$7,226.80
			Subtotal:	$108,406.80

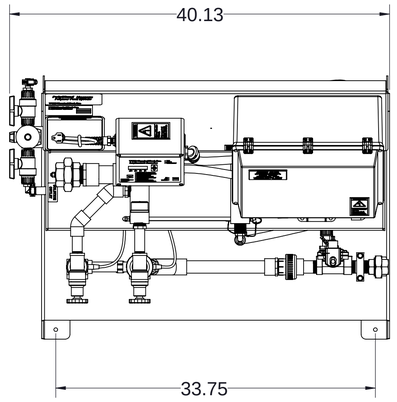
Notes:

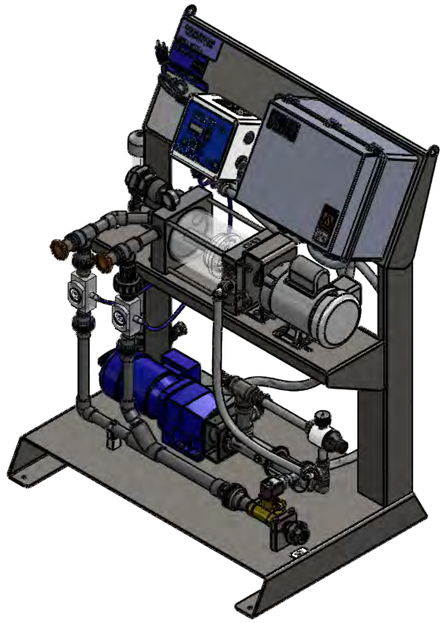
1) Pricing does not include sales tax.
2) Quote is valid for 60 days.
3) Payment terms:
   20% Upon Approved Submittals, Net 30
   20% Upon Release for Manufacturing, Net 30
   60% Upon Shipment, Net 30
4) Purchase order shall be made out to G3 Engineering, Inc.
5) Items not specifically listed on this quote are not included in the scope and are to be supplied by others. Quote is furnish only, installation is not included. Sale is subject to G3 Engineering, Inc. standard terms and conditions.
6) Installation not included.
7) Chemical supply not included.
8) Anchorage calculations and anchor bolts not included.

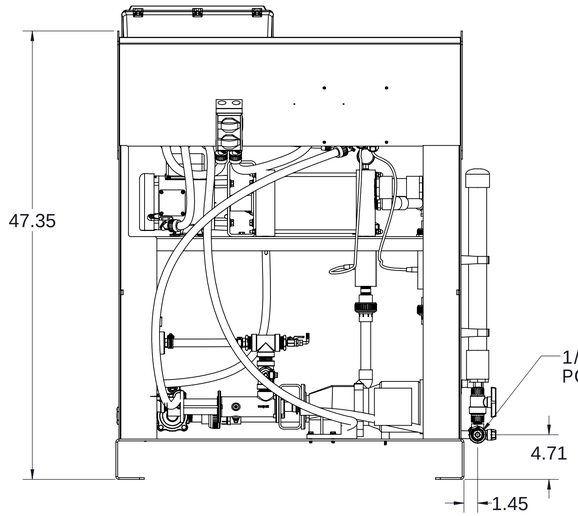
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	H6053	M240-2400 MAGNUM CHAMBER BASE FRAME ASSEMBLY	1
2	2345413	MAGNUM MIX CHAMBER W/DIRECT DRIVE, M240-2400	1
3	5860304	STATIC MIXER ASSY, M601-2400, 1.5"	1
4	4480010	GAUGE, PRESS, 0-160 PSI, .250 NPT	1
5	5902205	MOTOR, CUSTOM, 3450RPM W.MANOVRL	1
6	H6028	POWER CORD ASSEMBLY, 120V, 14GA., SEAL	1
7	6720006	PLUG, PVC, SCH 80 1" MPT	1
8	9570201	VALVE, BALL, .250 FPT X .250 MPT	1
9	K2342014	500 ML CALIBRATION CYLINDER KIT	1
10	H6006	PIPING ASSY, M601, 1" PVC, B-CTRL	1
11	5551283	LABEL, POLYBLEND B CONTROL OPERATING INSTRUCTIONS	1
12	H6015	PC PUMP, SEEPEX, 2-6 GPH, PRV,CHECK VALVE ASSEMBLY	1
13	H6046	ELECTRICAL ASSEMBLY, M240-1200 W/P-PUMP, B-CONTROL, 115V	1

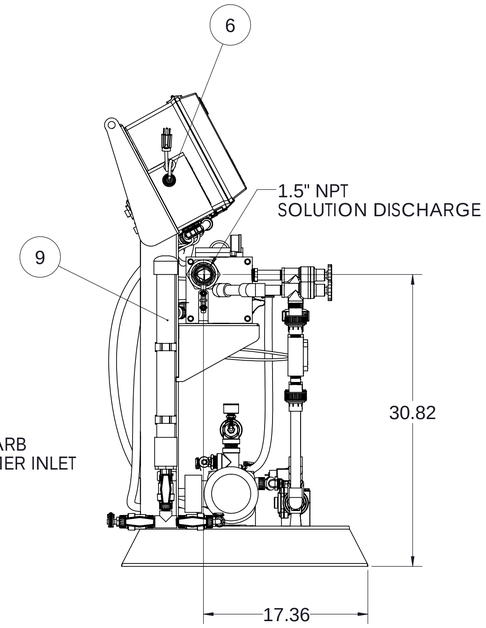


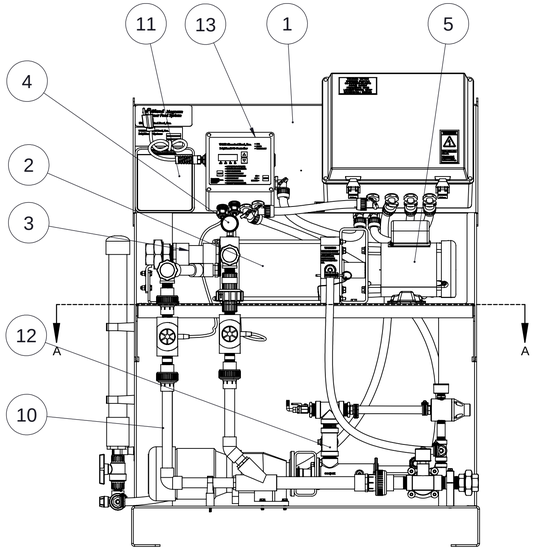
SECTION A-A
SCALE 1 : 8

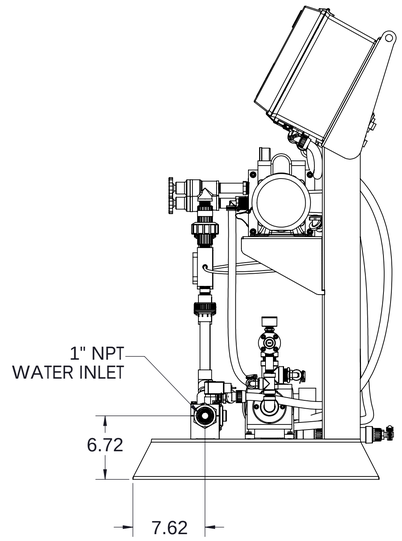












REV.	DESCRIPTION:	DATE:	DRW:	CHKD:	APVD:

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UNLESS OTHERWISE SPECIFIED

DIMENSIONS EXCEPT MACHINED HOLE DEPTH MARKED "DEEP"
ONE PLACE DEC. ± .050
TWO PLACE DEC. ± .010
THREE PLACE DEC. ± .005

SURFACE FINISH 125

ALL WELD SYMBOL DIMENSIONS ARE MINUMUM.

CLIENT:

UGSI Chemical Feed, Inc.
Vineland NJ, USA - Tel. (856) 896-2160
Web - www.ugsichemicalfeed.com
E-Mail - info@ugsichemicalfeed.com

TITLE: MM1200-P6AB ASSEMBLY

DRAWING NUMBER:

CH'K: EM | REV: 1

PROJECT NO.:

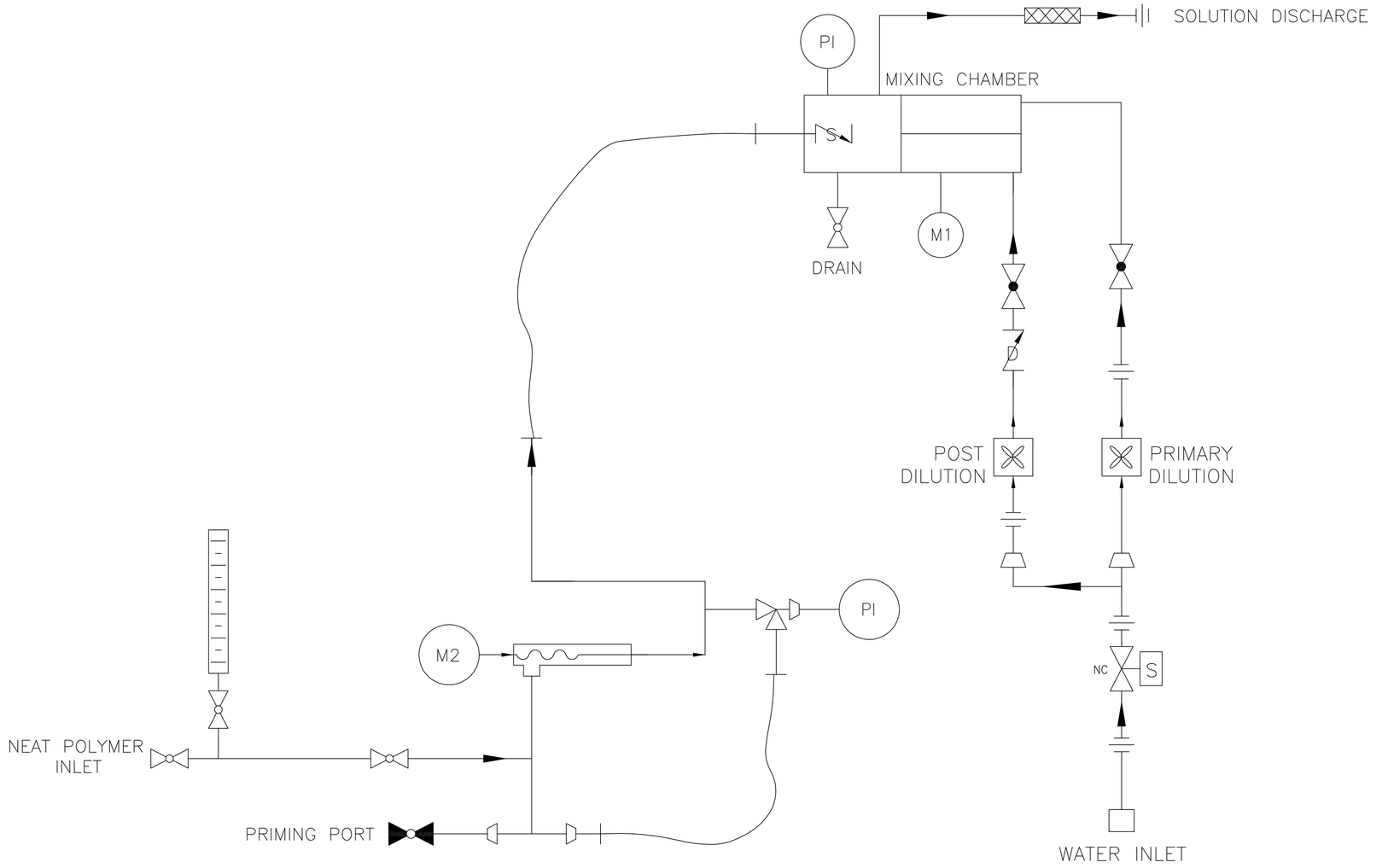
ENG: KP | SCALE: 1:8

DATE: 24MAR17

MAN'G: KP | DR'N: MSM

THIRD ANGLE PROJECTION | DESIGN CENTER: USA | MATERIAL: | SHEET: 1 OF 1

TOLERANCES TO ASME Y14.5M | MODEL: MM1200 | DWG: | WEIGHT: | D | © 2014



LEGEND	DESCRIPTION
	GLOBE VALVE
PI	PRESSURE INDICATOR
	PROGRESSIVE CAVITY PUMP
S	POPPET SPRING CHECK VALVE
S	SOLENOID VALVE
	UNION
	REDUCER
	STATIC MIXER
M	MIXING CHAMBER
D	DIAPHRAGM CHECK VALVE
	BALL VALVE
	PRESSURE RELIEF VALVE
	PADDLE WHEEL FLOW SENSOR
	CALIBRATION CYLINDER

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MATERIAL: .

TITLE: M1200-P6AB
P&ID FLOW SCHEMATIC

1	.	18JUN14
REV.	CHANGE No.	DATE:
SCALE: NONE	DR'N: MSM	CH'K: .
RELEASED: .	ENG: .	Q.A.: .

UGSI Chemical Feed, Inc.
Vineland NJ, USA - Tel. (856) 896-2160
www.ugsichemicalfeed.com

DRAWING NUMBER:
SA1-0001

THIRD ANGLE PROJECTION	DESIGN CENTER: USA	WEIGHT: .	SHEET: 1 OF 1
MODEL: M-SERIES	DWG: SA1-0001-0101	TOLERANCES TO F937.400	D © 2014

PolyBlend® Polymer Feed System
Magnum M Series

The PolyBlend® Magnum M Series liquid polymer feed system is the best product available to handle your liquid/solid separation needs. The Magnum M Series combines proven motorized mixing technology with precise controls to provide superior polymer preparation. In addition, the Magnum M Series can be configured with a variety of pump offerings, and automatic dosage control with constant solution strength to meet a wide range of polymer feed application requirements. The Magnum M Series units are also available for classified area environments including Class 1, Division 1 and Class 1, Division 2 areas.

The Magnum M Series is engineered for quick easy service and is built to last. The open frame design permits quick and easy maintenance and the Magnum M Series is engineered to handle the harshest environments.

The Magnum M Series is designed to handle new polymer developments, ultra-high molecular weights, different charge densities, and even totally new chemistries. Optional advanced controls provide precise and consistent solution strength. Whether you adjust the Magnum M Series output remotely via 4-20 mA signal or right at the unit, water flow and polymer feed increase or decrease together. Primary and secondary dilution water are also kept at the same ratio as the output is adjusted.

A variety of models are available covering output ranges from 12 to 2400 USGPH. Choose between diaphragm, gear, or progressive cavity polymer pumps for your application.

Key Benefits

- Improved polymer efficiency providing maximum polymer activation
- Open-frame design for easy access
- Reliable and consistent direct drive mixing
- Optional advanced controls to meet your application needs

Specifications

Power	115-230 VAC / 60 Hz / 1 Phase 230-460 VAC / 60 Hz / 3 Phase
Dimensions (W x H x D)	36.40” x 47.35” x 27.80” (Approx.)
Polymer pump	Diaphragm, Gear, or Progressive Cavity
Material	304 SS Frame / PVC
Controls	PolyBlend® A, B,B+ or C



UGSI Chemical Feed SOLUTIONS

Technical Data

Magnum M Series Model Numbering Guide

The model numbers for the Magnum M-Series can be generated as follows:

EXAMPLE: MM 2400 - P - 10 AB - V

Water Flow Rate in GPH

240
601
1200
1800
2400

Pump Type and Output GPH

Diaphragm	Gear	Progressive Cavity
D0.4	G36	P2
D1	G60	P6
D2.5	G200	P10
D4	G660	P30
D10		P50

* Model number is “601”

Options

N - Nickel Plated
V - Variable Speed Mixer
R - Mix Chamber Pressure Relief
G - 4.5” Gauge with Isolator
L - Loss of Polymer Flow

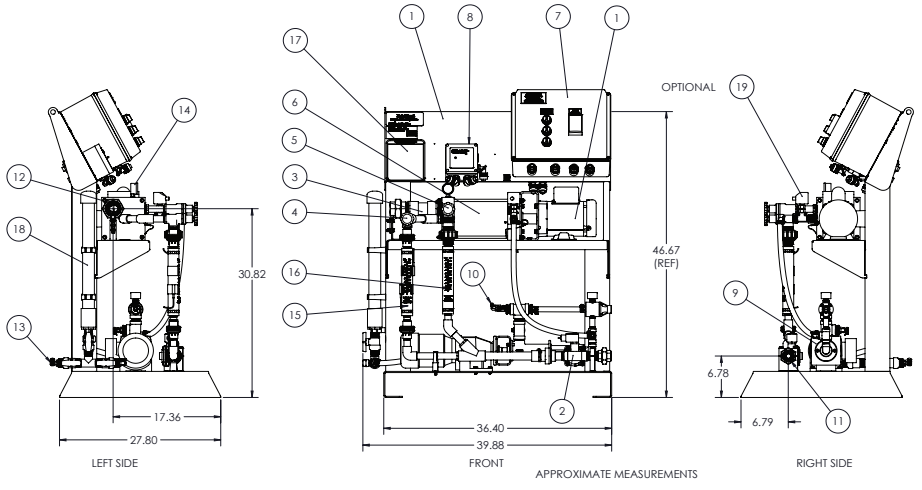
Controls

A - On-Off Remote
B - Micro Controller
P - PLC / HMI Controls (B+)
C - Flow Proportional

Voltage

A - 115 VAC / 60 Hz / 1 ph
B - 460 VAC / 60 Hz / 3 ph
C - 230 VAC / 60 Hz / 1 ph
D - 230 VAC / 60 Hz / 3 ph
E - 575 VAC / 60 Hz / 3 ph

General Layout



Key	Description
1	Base Assembly
2	Solenoid Valve
3	Static Mixer
4	Primary Dilution Control Valve
5	Secondary Dilution Control Valve
6	Mix Chamber
7	Motor Control Panel
8	Micro-Controller
9	Pump, Progressive Cavity
10	Pump, Priming Port
11	Water Inlet
12	Solution Discharge
13	Polymer Inlet
14	Pressure Gauge (Mix Chamber)
15	Primary Dilution Water Sensor
16	Secondary Dilution Water Sensor
17	Operators Instructions
18	Calibration Column
19	Loss of Polymer Flow (Optional)

UGSI Chemical Feed, Inc.
1901 West Garden Road
Vineland, NJ 08360
Toll Free: 855-669-3845
Local: 856-896-2160
Fax: 856-457-5920
Email: info@ugsichemicalfeed.com
Website: www.ugsichemicalfeed.com

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Literature No. CF.480.310.MMA.IE.PS.0217

Polyblend® is a trademark of UGSI Chemical Feed, Inc.

The information provided in this literature contains merely general descriptions or characteristics of performance which in actual case of use do not always apply as described or which may change as a result of further development of the products. An obligation to provide the respective characteristics shall only exist if expressly agreed in the terms of a written contract.

PolyBlend® Polymer Feed System Control Selection

"A" Controls Specifications:

Unit shall be powered through an on-off-remote circuit controlled by a three-position switch. In the remote switch position, the unit shall accept a remote run signal. Unit is powered in the ON position.

Unit shall accept a 4-20 mA analog signal to pace the polymer metering pump. This signal shall be processed
by a pump controller that may be mounted remotely. The controller shall have LCD readout of pumping strokes per minute (or hour), a stroke frequency push pad for local pump control and an internal off external circuit for pacing signal selection.

Unit shall have a dilution water loss of flow sensor which, sensing that water flow has been interrupted for any reason, will place the polymer pump on standby and will restart it automatically when flow is restored. An integral timer shall monitor loss of flow and energize contacts indicating alarm after 15 seconds of continuous loss.

Inputs:

- 4-20 mA signal
- Remote start contact

Outputs:

- Run Contact
- Loss of water
- Contact Switch in Remote Position

Applications:

A. Standard control package which will accommodate most of your control requirement



PolyBlend® Polymer Feed System "A" Controls

UGSI Chemical Feed SOLUTIONS

“B” Controls Specifications:

Unit shall be operated with a programmable micro controller. Controller shall have polycarbonate touchpad membrane with four-digit LED readout. Enclosure shall be non-metallic and of waterproof design.

Micro controller shall pace polymer metering pump based on operator programmed data or based on a 420 mA analog input signal. Operator shall be able to determine mode of operation at touchpad, internal or external.

Internal mode shall allow for automatic polymer pump pacing based on programmed set point. Operator shall be able to enter a makeup concentration set point. Controller will compute a ratio of polymer to water from primary dilution water flow rate signal generated by flow element. Controller will generate signal to pace pump accordingly. As primary dilution water flow changes the set point concentration will be automatically maintained by controller.

External mode shall allow for automatic polymer pump pacing based on a 4-20 mA analog input signal.

Unit shall be powered through an on off remote circuit. In the remote mode, the unit shall accept a remote run signal. Unit is manually powered in the ON mode. Controller shall indicate mode of operation with LED.

Unit shall have a dilution water loss of flow sensor which, sensing that water flow has been interrupted for any reason, will place the polymer pump on standby and will start it automatically when flow is restored. An integral timer shall monitor loss of flow and energize contacts indicating alarm after 15 seconds of continuous loss. Controller shall indicate loss of water alarm with LED.

Controller LED display shall indicate:

- Low flow set point
- Primary water flow
- Secondary water flow
- Polymer flow
- Loss of water
- Make up solution concentration in mixing chamber
- Discharge solution concentration including post dilution

Controller shall have preprogrammed auto flush cycle, which will disable polymer pump yet allow dilution water to flow through system for a preset time at each shutdown.

Inputs:

- 420 mA signal
- Remote start control
- One configurable alarm contact

Outputs:

- Run contact
- Loss of water flow

Applications:

A. Where more indications of flow percent dilution and other functions need to be displayed.
B. Especially effective when system is being used as a make-down unit, to assure consistent solution concentrations are required in the holding tank. Local control only.



PolyBlend® Polymer Feed System “B” Controls

"B+" Controls Specifications:

Unit shall be operated with a PLC and high resolution HMI for greater functionality and future customization. PLC shall include Ethernet communications. An Ethernet Switch shall be supplied inside enclosure. Enclosure door mounted NEMA 4X HMI with 4” high resolution color touch-screen and four membrane Function Keys. A door mounted Power On/Off switch, Power On light and Emergency Stop pushbutton shall be supplied on the enclosure door with quick-release latches.

PLC shall pace polymer metering pump based on operator programmed data or based on a 4-20 mA analog input signal. Operator shall be able to determine mode of operation at HMI, internal or external.

Internal mode shall allow for automatic polymer pump pacing based on programmed set point. Operator shall be able to enter a make-up concentration set point. PLC will compute a ratio of polymer to water from primary dilution water flow rate signal generated by flow element. PLC will generate signal to pace pump accordingly. As primary dilution water flow changes the set point concentration will be automatically maintained by PLC.

External mode shall allow for automatic polymer pump pacing based on a 4-20 mA analog input signal.

HMI Functionality:

- Setup Screens for entry of sensor and system data
- Control, Configuration and Calibration screens for manual operation of motors and Dilution water valve, adjusting analog outputs, calibrating polymer pump capacity and configuring water flow sensors.
- Entry of Polymer Concentration, Loss of Water Set Point and Flush Time.

- Status screens to show the following:
  - ON-OFF-REMOTE status
  - System mode – Maintenance, calibration, run modes
  - System Running Indicator
  - Loss of Water Indicator
  - Alarm status Indicator
  - Make-Up Concentration Readout in %
  - Feed Concentration Readout in %
  - Polymer flow Readout in selected units (calculated)
  - Primary Water Flow Readout
  - Secondary Water Flow Readout
  - System Flush Indicator
  - Pump Capacity Exceeded Indicator
- Help screens to assist setup
- Alarm screen with history
- A No-Action Clean Screen allowing HMI wipe-down while powered.
- On-screen Touch and membrane Function Key navigation buttons allow surfing between screens.
- Main Menu
- System Mode
- System Status
- Pump Control
- Pump Calibrate
- Mixer Control
- Water valve control
- System Run Times
- System Set-up Screens
- Help Screen?
- Set Time, Date and LCD Intensity
- Flush Cycle

DIGITAL INPUTS*:*
- Loss of power input
- E-Stop pushbutton
- Motor overloads (for mixer motor and polymer pump)
- Neat polymer pump protection (thermal flow switch)
- Remote alarm
- Remote start
- Loss of Polymer flow switch
- Neat polymer supply tank low level switch
- Primary flow sensor
- Secondary flow sensor
- Seven available inputs for future customization (All inputs are wired as 24 V DC Sinking)

ANALOG INPUTS:
- REMOTE 4-20mA Signal to control the speed of the Polymer pump.
- 4-20mA Input can be used for connection to a Polymer flow meter for displaying actual Polymer Flow.
- Room for an optional analog I/O module is provided to connect 4-20mA water flow meters, scales or other devices.

DIGITAL OUTPUTS:
- System running relay
- Loss of Water Flow relay (Set Point is configurable)
- System in “Remote” verification relay
- Dilution water valve open/close control relay
- Polymer Pump Run control relay
- Mixer Motor Run control relay
- Alarm output relay
- Pulse Output (adjustable 0 – 360 pulses/minute for solenoid actuated pumps)
- Four available digital outputs (For future customization)

ANALOG OUTPUTS:
- 4-20 mA polymer pump pacing signal
- 4-20 mA customer pump pacing feedback signal
- Room for an optional analog I/O module is provided to control devices or provide primary and secondary water flow feedback
- System running

ALARMS:
- E-Stop Pushbutton alarm
- Remote Alarm Input
- Mixer Motor OL
- Polymer Pump Motor OL
- Polymer Pump Protection Switch
- Loss of Polymer Switch
- Booster Pump Motor OL
- Static Water Pressure Switch
- Booster Tank Low Level
- Bulk Polymer Tank Low Level
- PLC Battery Low
- Low Water Flow Timeout
- Loss of Analog Input Channel 1
- Loss of Analog Input Channel 2

"C "Control Specifications:

With the introduction of the Polymer Dosage Controller, the “C” Control system has been upgraded and is now capable of local and remote flow pacing modes to maintain a constant polymer solution concentration. Components shall include a modulating flow control valve with orifice size based on flow setpoint determined by the controller. Feedback control shall be supplied by monitoring dilution water flow with electronic flowmeters for automatic valve adjustment. This control function shall ensure consistent dosage flow rates and concentration by automatically compensating for changes in incoming water flow rate or pressure by changing the valves variable orifice.

Controller shall be capable of three modes of operation including:

Polymer flow rate setpoint The system shall maintain a desired polymer flow rate either by manual entry setpoint or via a 4-20 mA input signal. The dilution water valve will adjust automatically to maintain the polymer solution concentration setpoint.

Water flow setpoint:

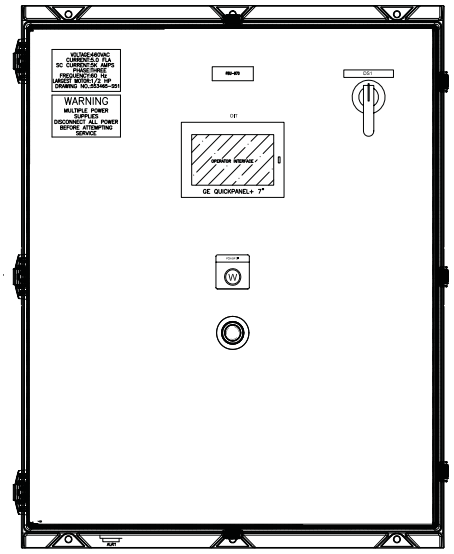
The system shall maintain a desired water flow rate either by manual entry setpoint or via a 4-20 mA input signal. The polymer pump will adjust automatically to maintain the polymer solution concentration setpoint.

Polymer solution concentration setpoint:

The system shall maintain a desired polymer solution concentration either by manual entry setpoint or via a 4-20 mA input signal. The controller shall sense changes in incoming make-up water flow. The system shall automatically maintain a constant concentration via a modulating water flow control valve. This control function shall ensure consistent dosage flow rates and concentration by automatically compensating for changes in incoming water flow rate or pressure by changing the valves variable orifice.

Remote control mode includes:

- Remote polymer flow rate control via 4-20 mA analog input.
- Remote polymer solution concentration control via 4-20 mA analog input.
- Remote water flow rate control via 4-20 mA analog input.
- Electronic static water pressure switches, differential pressure switches, or similar electric devices shall not be acceptable for monitoring water flow.
- Controller shall shut off polymer pump if water flow falls below an adjustable pre-set flow rate. Unit will automatically restart when the proper flow rate is resumed. This will prevent feeding neat polymer in the absence of make-up water flow. Unit shall shut down and alarm after pre-set time.
- Controller shall have pre-set adjustable auto-flush cycle which will disable polymer pump yet allow dilution water to flow through system for a pre-set time at each shutdown.
- In the event the system water supply fluctuates.



PolyBlend® Polymer Feed System "C" Controls

UGSI Chemical Feed, Inc.
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Vineland, NJ 08360
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Website: www.ugsichemicalfeed.com

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Literature No. CF.480.350.PCP.IE.PS.0117

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EXHIBIT 1B

UGSI CHEMICAL FEED
A cleanwater1 Company

1901 West Garden Road
Vineland, NJ 08360
856 896 2160
cleanwater1.com
info@cleanwater1.com

February 13, 2026

Re: UGSI Chemical Feed, Inc. Representation

To Whom It May Concern:

This is to confirm that G3 Engineering is the exclusive manufacturer's representative of UGSI Chemical Feed, Inc. (UGSI) for products offered and sold in Northern California for use in the municipal market. Accordingly, G3 Engineering is also authorized to offer and sell equipment and spare parts for Polyblend®, and Dynablend™ products. Polyblend®/Dynablend™ dry and liquid emulsion polymer activation systems are registered trademarks of UGSI, and no other third-party manufacturers are permitted by UGSI to fabricate or market a Polyblend® or Dynablend™ polymer system in Northern California.

If you have any questions or desire additional information, please contact our Regional Sales Manager, Ethan Brooke, at 917-501-7358, or visit our website at www.cleanwater1.com. Thank you for your interest in our products.

Sincerely,

Guy Chadwell
Guy Chadwell, Vice President

cc: Ethan Brooke

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Annual Report from the Downtown Yuba City Business Improvement District and Proposed Levy of Annual Assessment for 2026

Recommendation: A. Adopt a Resolution Accepting and Approving the 2025-2026 Annual Report of the Downtown Yuba City Business Improvement District

B. Adopt a Resolution of Intention to Levy and Collect 2026 Annual Assessments and set a Public Hearing for April 7, 2026

Fiscal Impact: None related to levy and collection of annual assessments

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Purpose:

To provide notice and opportunity for comment regarding the 2026 Assessment Levy for the Downtown Yuba City Business Improvement District.

Background:

Pursuant to Chapter 9, Title 3 of the Yuba City Municipal Code, the Downtown Yuba City Business Association (DBA) has submitted its Annual Report. The report highlights accomplishments for the past year and identifies activities and improvements to be funded for the coming year. The boundaries of the District and the assessments to be collected are consistent with previous years.

Annually, renewal of the DBA's Business Improvement District (BID) is accomplished in a two-part process. First, the adoption of a Resolution declaring the City's intent to levy an assessment and ordering a Public Hearing. At a subsequent meeting, a Public Hearing is held in consideration of a Resolution confirming the Annual Report and levying the assessments for 2026.

Revenue from the assessments levied in the BID is used to fund improvements and activities to promote the District. The types of activities to be funded include: promotion of public events, promotion of tourism, and activities that benefit businesses located and operating in the BID.

The DBA is charged with carrying out the activities of the BID and their key focus continues to be establishing a strong leadership structure, marketing Downtown and creating new and improved events on Plumas Street. Economic success of the downtown is a priority achieved through the combined efforts of all the businesses in the district.

Analysis:

The attached Downtown Business Association Annual Report outlines the accomplishments during the 2025 calendar year, as well as the budget for 2026. In the coming calendar year, on behalf of the DBA, the City anticipates collecting approximately $35,210 in assessments from both members and associate members. The BID is crucial to the economic success of the downtown merchants, especially as the economy has weathered increased inflation. The assessment district's funds will market the downtown whereas some individual merchants would not be able to market on their own. The DBA is currently managing the marketing efforts for downtown and will continue to do so for the district and the future of the downtown. It is the expressed desire of the DBA that the BID assessments continue.

Fiscal Impact:

While there is no direct fiscal impact to the City related to the levy and collection of annual assessments, the funds generated through the BID are used to promote the downtown merchants, which provide sales tax revenue to the City.

Alternatives:

1. Do not levy assessments.
2. Identify alternate funding source for Downtown improvements and activities.

Recommendation:

A. Adopt a Resolution Accepting and Approving the 2025-2026 Annual Report of the Downtown Yuba City Business Improvement District.

B. Adopt a Resolution of Intention to Levy and Collect 2026 Annual Assessments and set a Public Hearing for April 7, 2026.

Attachments:

1. Resolution - DBA Annual Report-2025-26
2. Yuba City Downtown Annual Report 2025
3. Resolution - Intention to Levy 2025-26

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ACCEPTING AND APPROVING THE 2025-2026 ANNUAL REPORT OF THE DOWNTOWN YUBA CITY BUSINESS IMPROVEMENT DISTRICT

WHEREAS, pursuant to the Parking & Business Improvement Area Law of 1989, California Streets & Highway Code Section 36500 et seq. (the "Act"), the City Council adopted Ordinance No. 06-98 which became effective on January 1, 1999, and

WHEREAS, pursuant to the Act and Section 3.9.020 of the Yuba City Municipal Code added by Ordinance No. 06-98, the City Council established a certain described parking and business improvement area named the Downtown Yuba City Business Improvement District ("District"); and

WHEREAS, pursuant to Section 3.9.030 of the Yuba City Municipal Code added by Ordinance No. 06-98, the City appointed the elected officers of the Yuba City Downtown Business Association to serve as an advisory board to the City Council (the "Advisory Board") and authorized the City to enter into an agreement with the Advisory Board to carry out the purposes of the Act and Chapter 9 of the Yuba City Municipal Code; and

WHEREAS, the Advisory Board has filed the 2025-2026 Annual Report with the City Clerk for consideration by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

1. The recitals set forth herein are true and correct.

2. Revenue from the assessments levied in the District shall be used to fund improvements and activities to promote the District. The types of activities to be funded include promotion of public events in the District, promotion of tourism within the District, and activities that benefit businesses located and operating in the District.

3. The 2025-2026 Annual Report contains a full and detailed description of the improvements and activities to be provided, the boundaries of the District and boundaries of each separate benefit zone within the District, and the proposed assessments to be levied upon the businesses within the area. A true and correct copy of the Annual Report is on file with the City Clerk of the City of Yuba City, which is approved by the City Council.

4. This Resolution is effective on its adoption.

I HEREBY CERTIFY that the foregoing resolution was introduced and read at a Regular Meeting of the City Council of the City of Yuba City on the 17th day of March, 2026, and was duly adopted at said meeting by the following vote:

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

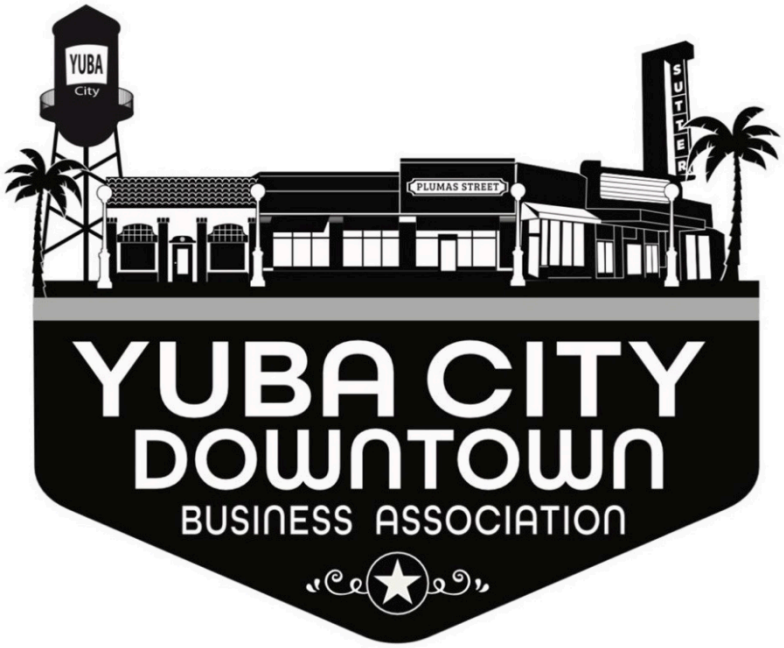
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

1. Exhibits A-I – Annual Report 2025-2026

ATTACHMENT 2
EXHIBITS A – I



Annual Report
2025-2026

To: **Honorable Mayor and Members of the City Council**

Cc: **Robert Bendorf, City Manager**

From: **Board of Directors - Yuba City Downtown Business Association**

RE: **2025-2026 Annual Report**

Date: **February 26, 2026**

1. NAME: Yuba City Downtown Business Association
2. FISCAL YEAR: January 1, 2026 to December 31, 2026
3. BOUNDARY/ZONE CHANGES: There are no proposed changes in the boundaries of the District. (See existing boundaries on Exhibit A)
4. ACCOMPLISHMENTS OF YUBA CITY DOWNTOWN BUSINESS ASSOCIATION DURING 2025: (See Exhibit B)
5. LIST OF 2025-26 YCDBA DIRECTORS AND COMMITTEE MEMBERS (See Exhibit C)
6. LIST OF ASSOCIATE MEMBERS (See Exhibit D)
7. PROPOSED IMPROVEMENTS AND ACTIVITIES (FY2025-26) (See Exhibit E)
8. ESTIMATED 2025 EXPENSES (See Exhibit F)
9. ESTIMATED BUDGET (FY2026) (See Exhibit G)
10. AGING ACCOUNTS RECEIVABLE-COLLECTIONS (See Exhibit H)
11. BASIS OF ASSESSMENT (FY2026) (See Exhibit I)



There are no proposed changes in the boundaries of the District.

Yuba City Downtown Business Association
Mission of the Organization:

To preserve, promote and encourage aspiring businesses and provide a safe, clean center of culture and community life for residents and visitors alike.

Accomplishments for 2024/2025

Marketing Committee:

Tower Park officially opened in partnership with the City of Yuba City, creating a revitalized community gathering space in the downtown corridor.

Successfully resolved long-standing billing issues and implemented a formal lien process to improve accountability and strengthen financial operations.

Celebrated and promoted the activation of the Center Street lighting project, enhancing the visual appeal and nighttime experience of downtown.

Secured additional outside volunteers to support downtown initiatives, strengthening community involvement and operational capacity.

Continued collaboration with the City of Yuba City to maintain and build upon infrastructure improvements that support long-term downtown revitalization.

Events Committee:

Built on the momentum of established annual events while maintaining strong community participation.

Continued growth and refinement of downtown programming to increase consistency and community engagement.

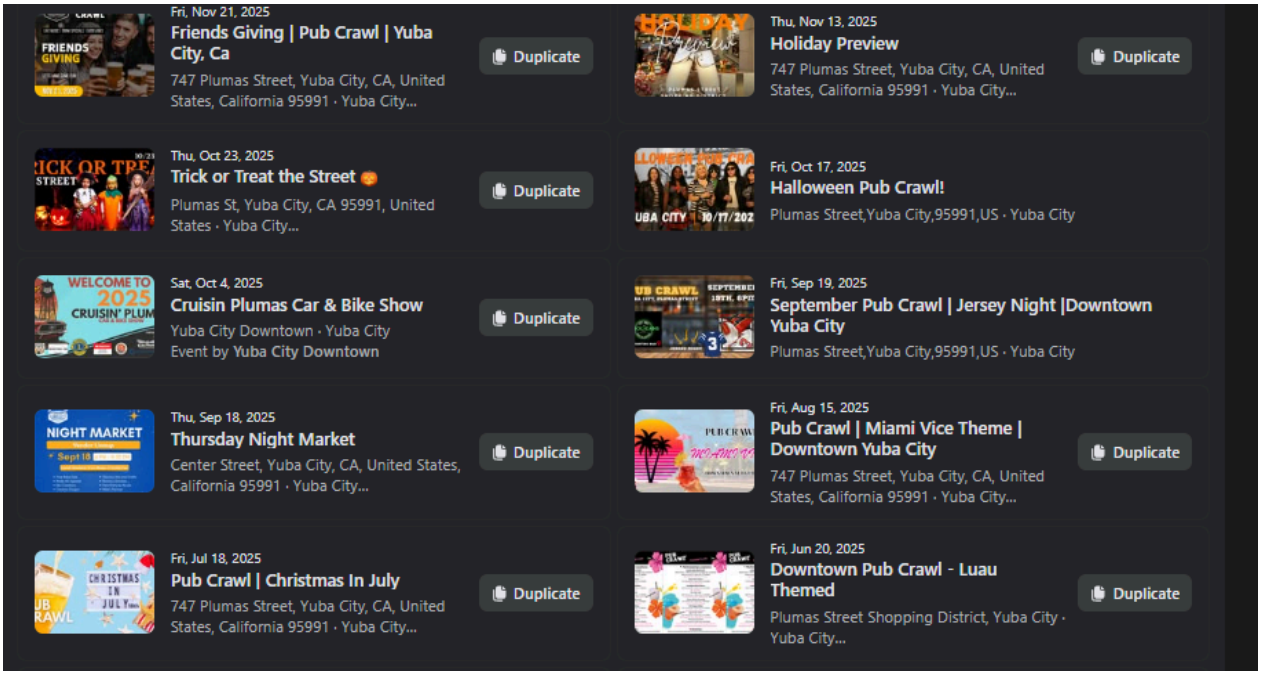
Strengthened volunteer involvement to support event execution and logistics.

Leveraged improved downtown infrastructure, including Center Street lighting and Tower Park, to enhance event atmosphere and attendance experience.

Maintained compliance with the City's Special Event Ordinance through organized planning and structured event coordination.

Expanded collaboration efforts with local partners and community stakeholders to position downtown as a premier destination for events and gatherings.





List of 2026 Directors and Committee Members
Yuba City Downtown Business Association

YCDBA Officers

President – Marni Sanders, Blue Zones
Vice President – Jake Livingood, Electronic Playground, LLC (Marketing Chair)
Treasurer – Chris Drown, The Happy Viking
Secretary - Natalie Syverson, Natalie Syverson Photography
Past President – Ryan Henshaw, State Farm Insurance

YCDBA Board of Directors

Sandee Drown, The Happy Viking (Events Chair
Jake Livingood, Electronic Playground, LLC (Marketing Chair)
Tiffani Heyford, Creative Interiors
Alfredo Padilla, A & E Kings Boutique
Ryan Henshaw, State Farm Insurance
Natalie Syverson, Natalie Syverson Photography
Scott Sargent, Sutter Buttes Brewing
Marni Sanders, Blue Zones
Chris Drown, The Happy Viking
Brett Miles, Visual Impact Signs

Associate Members

- *The DBA has 6 Associate Member businesses. These are businesses that are not located downtown; however, they want to be a part of and show their support for the downtown district. The following are DBA Associate Members:*

    - *City of Yuba City*
    - *Harkey House Bed & Breakfast*
    - *Holycross*
    - *Recology Yuba-Sutter*
    - *Visual Impact Signs*
    - *Yuba Sutter Chamber of Commerce*

EXHIBIT E

Proposed Improvements and Activities

- Refined volunteer coordination system with designated event leads to reduce staff time on-site.
- Encourage merchant-led micro events that require minimal DBA oversight.
- Encourage business-sponsored beautification elements (planters, lighting accents).
- Seek Additional Funding for immersive experiences, lighting, marketing, and beautification.

EXHIBIT F

Estimated 2025 Expenses

YCDBA 2025 Budget	2025Projected	2025Actual	Marketing Committee	Summer Stroll Budget	Summer Stroll Actual	Summer Stroll 24 Budget	Summer Stroll +/-	Christmas Stroll Christmas	Christmas Stroll Actual
Association Income									
DBA Members	$ 29,500.00	$ 29,869.15	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ -	$ 2,000.00	
Associate Member Dues	$ 2,200.00	$ 750.00					$ -		
Collection on Delinquent Account	$ 1,500.00						$ -		
Income from Event Insurance	$ 2,400.00	$ 1,170.00		$ 600.00	$ 1,170.00	$ 1,900.00	$ (570.00)	$ 600.00	
Income From Downtown Events	$ 30,000.00	$ 19,000.00		$ 5,500.00	$ 12,925.00	$ 13,000.00	$ (7,425.00)	$ 5,500.00	
Income from Kids events	$ 2,700.00	$ 1,733.00		$ 300.00	$ 1,733.00	$ 1,700.00	$ (1,433.00)	$ 2,400.00	
Income from Food and Beverage	$ 2,900.00	$ 2,380.00		$ 2,400.00	$ 2,380.00	$ 2,400.00	$ 20.00	$ 500.00	
Income from Sublet	$ -	$ -	$ 300.00	$ -			$ -	$ -	
Sponsorships	$ 30,000.00	$ 28,500.00		$ 15,000.00	$ 15,000.00	$ 14,000.00	$ -	$ 15,000.00	
Total Association Receipts	$ 101,200.00	$ 83,402.15	$ 2,000.00	$ 25,800.00	$ 35,208.00	$ 35,000.00	$ (9,408.00)	$ 26,000.00	
							$ -		
Association Expenses							$ -		
Credit Card Processing Fees	$ 500.00	$ 449.32		$ 167.00	$ 212.50	$ -	$ (45.50)	$ 167.00	
Board Training and Seminar Expenses	$ 600.00	$ 246.62					$ -		
Dues and Subscriptions	$ 1,500.00	$ 2,126.55					$ -		
Insurance and Permits	$ 12,000.00	$ 3,904.25		$ 1,300.00	$ 2,101.62	$ 2,500.00	$ (801.62)	$ 1,300.00	
Office and Computer Supplies	$ 500.00	$ 400.53					$ -		
P.O. Box, Postage and Mailing	$ 300.00	$ 294.20		$ 50.00	$ 50.00	$ 50.00	$ -	$ 50.00	
Collections/ Small Claims Expense	$ 1,000.00						$ -		
Commercial Marketing/ Advertising and Promotion	$ 1,200.00	$ 117.98	$ 500.00	$ 500.00	$ 496.61	$ 500.00	$ 3.39	$ 500.00	
Employeee Exp 15 Hours a week @ $25 per hour	$ 19,500.00	$ 11,412.50					$ -		
Contractor - Cameo		$ 8,537.50							
Employee Exp. 10 hours @$25 per hour per event	$ 500.00			$ 500.00	$ 600.00	$ 600.00	$ (100.00)	$ 500.00	
Employee Taxes		$ 1,780.50							
Employee - Worksman Comp		$ 1,020.51							
Event Entertainment	$ 13,000.00	$ 11,661.50		$ 8,000.00	$ 14,038.00	$ 17,000.00	$ (6,038.00)	$ 4,000.00	
Event Expense - Other - signs		$ 385.04							
Event Expense - Other - Kids zone /Bock Capt					$ 1,300.00	$ 3,500.00			
Event Expense - Refund Christmas Stroll		$ 24,506.84							
Equipment Rental	$ 13,000.00	$ 6,507.98		$ 8,700.00	$ 1,949.00	$ 2,500.00	$ 6,751.00	$ 3,000.00	
Maintenance	$ 500.00	$ 400.00					$ -		
Mixer/ Annual Meeting	$ 650.00	$ 804.67					$ -		
Newsletter		$ 457.00					$ -		
Non-Profit Status Fees and Costs	$ 35.00	$ 25.00					$ -		
Printing and Reproduction	$ 300.00	$ 425.36	$ 250.00	$ 375.00	$ 187.53	$ 350.00	$ 187.47	$ 375.00	
Police	$ 7,000.00	$ 3,412.95		YC	$ 3,412.95	$ 3,500.00	$ 3,500.00	$ 3,500.00	
Rent	$ 4,800.00	$ 3,910.00					$ -		
Security	$ 1,000.00			$ 360.00			$ 360.00	$ 360.00	
Miscellaneous - Drew, lights	$ 6,000.00	$ 4,000.00		$ 250.00		$ 250.00	$ 250.00	$ 250.00	
Bad Debt Expenses		$ 4,757.62							
Community Relations Expense - Savemart		$ 49.72							
Street Décor	$ 8,500.00	$ 540.39	$ 500.00				$ -		
Landscape and Flower Bowl maintenance	$ 2,700.00	$ 675.00					$ -		
Telephone and Internet	$ 2,400.00	$ 2,449.90					$ -		
Tax Preparation	$ 400.00	$ 289.00					$ -		
Website and Social Media	$ 2,400.00	$ 1,400.00					$ -		
Total Association Expenses	$ 100,285.00	$ 96,948.43	$ 1,250.00	$ 20,202.00	$ 24,348.21	$ 30,750.00	$ (4,146.21)	$ 14,002.00	
Estimated Operation gain/loss Per category	$ 915.00	$ (13,546.28)	$ 750.00	$ 5,598.00	$ 10,859.79	$ 4,250.00	$ (5,261.79)	$ 11,998.00	
Total Budget			$ 2,000.00				$ -	**$ 26,000.00**	

EXHIBIT G

Estimated Budget FY 2026

YCDBA 2026 Budget	2024 Projected	2023 Actual	Marketing Committee	Summer Stroll Budget	Summer Stroll Actual	Summer Stroll 24 Budget
	$ 29,500.00	$ 29,869.15	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
	$ 4,000.00	$ 4,750.00				
	$ 1,500.00					
	$ 2,400.00	$ 1,170.00		$ 600.00	$ 1,170.00	$ 1,900.00
	$ 30,000.00	$ 37,888.00		$ 5,500.00	$ 12,925.00	$ 13,000.00
	$ 2,700.00	$ 1,733.00		$ 300.00	$ 1,733.00	$ 1,700.00
	$ 2,900.00	$ 2,380.00		$ 2,400.00	$ 2,380.00	$ 2,400.00
	$ -	$ -	$ 300.00	$ -		
	$ 30,000.00	$ 28,500.00		$ 15,000.00	$ 15,000.00	$ 14,000.00
	$ 103,000.00	$ 106,290.15	$ 2,000.00	$ 25,800.00	$ 35,208.00	$ 35,000.00
Association Expenses						
Credit Card Processing Fees	$ 500.00	$ 449.32		$ 167.00	$ 212.50	$ -
Board Training and Seminar Expenses	$ 600.00	$ 246.62				
Dues and Subscriptions	$ 1,500.00	$ 2,126.55				
Insurance and Permits	$ 12,000.00	$ 3,904.25		$ 1,300.00	$ 2,101.62	$ 2,500.00
Office and Computer Supplies	$ 500.00	$ 400.53				
P.O. Box, Postage and Mailing	$ 300.00	$ 294.20		$ 50.00	$ 50.00	$ 50.00
Collections/ Small Claims Expense	$ 1,000.00					
Commercial Marketing/ Advertising and Promotion	$ 1,200.00	$ 117.98	$ 500.00	$ 500.00	$ 496.61	$ 500.00
Employeee Exp 15 Hours a week @ $25 per hour	$ 19,500.00	$ 11,412.50				
Contracted Employee - Judy		$ 8,537.50				
Employee Exp. 10 hours @$25 per hour per event	$ 500.00			$ 500.00	$ 600.00	$ 600.00
Employee Taxes		$ 1,780.50				
Employee - Worksman Comp		$ 1,020.51				
Event Entertainment	$ 13,000.00	$ 11,661.50		$ 8,000.00	$ 14,038.00	$ 17,000.00
Event Expense - Other - signs		$ 385.04				
Event Expense - Other - Kids zone /Bock Capt					$ 1,300.00	$ 3,500.00
Event Expense - Refund Christmas Stroll		$ 24,506.84				
Equipment Rental	$ 13,000.00	$ 6,507.98		$ 8,700.00	$ 1,949.00	$ 2,500.00
Maintenance	$ 500.00	$ 400.00				
Mixer/ Annual Meeting	$ 650.00	$ 804.67				
Newsletter		$ 457.00				
Non-Profit Status Fees and Costs	$ 35.00	$ 25.00				
Printing and Reproduction	$ 300.00	$ 425.36	$ 250.00	$ 375.00	$ 187.53	$ 350.00
Police	$ 7,000.00	$ 3,412.95		YC	$ 3,412.95	$ 3,500.00
Rent	$ 4,800.00	$ 3,910.00				
Security	$ 1,000.00			$ 360.00		
Miscellaneous - Drew, lights	$ 6,000.00	$ 4,000.00		$ 250.00		$ 250.00
Bad Debt Expenses		$ 4,757.62				
Community Relations Expense - Savemart		$ 49.72				
Street Décor	$ 8,500.00	$ 540.39	$ 500.00			
Landscape and Flower Bowl maintenance	$ 2,700.00	$ 675.00				
Telephone and Internet	$ 2,400.00	$ 2,449.90				
Tax Preparation	$ 400.00	$ 289.00				
Website and Social Media	$ 2,400.00	$ 1,400.00				
Total Association Expenses	$ 100,285.00	$ 96,948.43	$ 1,250.00	$ 20,202.00	$ 24,348.21	$ 30,750.00
Estimated Operation gain/loss Per category	$ 2,715.00	$ 9,341.72	$ 750.00	$ 5,598.00	$ 10,859.79	$ 4,250.00
Total Budget			$ 2,000.00			

EXHIBIT H

Aging Accounts Receivable – Collections

Balance Sheet

City of Yuba City

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Butte Community Bank (deleted)	0.00
River Valley Community Bank	20,000.00
Sutter Community Bank	37,638.63
Total for Bank Accounts	**$57,638.63**
Accounts Receivable	
*Accounts Receivable	-1,500.00
Total for Accounts Receivable	**-$1,500.00**
Other Current Assets	
Accounts Receivable	22,746.08
Accounts Receivable - City of Yuba City	-28,830.85
Allowance for Doubtful Accounts	0.00
NACC-TEL Shares	1,374.03
Security Deposit	0.00
Undeposited Funds	0.00
Total for Other Current Assets	**-$4,710.74**
Total for Current Assets	**$51,427.89**
Fixed Assets	
Accum Depr	0.00
Bad Debt	0.00
Furn & Equipment	0.00
Total for Fixed Assets	**$0.00**
Other Assets	
Clearing Account (deleted)	0.00
Total for Assets	**$51,427.89**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (deleted)	0.00
Other Current Liabilities	
Events Pending	0.00
Payroll Liabilities	0.00
Total for Other Current Liabilities	**$0.00**
Total for Current Liabilities	**$0.00**
Total for Liabilities	**$0.00**
Equity	
Opening Bal Equity	0.00
Retained Earnings	43,809.59
Net Income	7,618.30
Total for Equity	**$51,427.89**
Total for Liabilities and Equity	**$51,427.89**

EXHIBIT I

District Assessment Formula

The Business Improvement District (BID) is a self-initiated business district funded by an annual assessment based on a formula developed by the Downtown Yuba City Business Improvement District Formation Committee. The assessments will be used to fund improvements and activities in the BID designed for economic stimulation and business enhancement for the businesses in the BID. The assessment formula is based on type, size and location of businesses in order to offer a fair and equitable charge for each business in the BID.

Retail, Restaurant and Service Businesses: Includes businesses that buy and resell goods such as clothing stores, shoe stores, office supplies, businesses that sell prepared foods and drinks, general office, news and advertising media, printers, photographers, personal care facilities and outlets, contractors, builders, service stations, repairing and servicing businesses, renting and leasing businesses, utilities, vending machine businesses, household finance companies, theaters and entertainment-oriented businesses, and other similar businesses not otherwise defined in the other categories.

Professional Business: Includes attorneys, architects, accountants, engineers, surveyors, physicians, dentists, optometrists, chiropractors and others in a medical/health service field, consultants, real estate brokers, financial advisors, laboratories (including dental and optical), hearing aid services, artists and designers, and similar businesses.

Lodging Businesses: Includes inns, hotels, motels, RV parks, and other similar businesses.

Financial Institutions: Includes banks, savings & loans, credit unions, and similar businesses.

Associate Members: Businesses outside the BID boundaries that would like to participate will be charged.

Note: Retail and restaurant businesses will be assessed on size which will be determined by number of employees, either full-time or the equivalent made up of multiples of part-time employees.

Business Type	Business Size (Number of Employees)	Annual Assessment Zone	
		A	B
Retail, Restaurant and Service	Small (1-4)	$385	$180
	Medium (5-9)	$560	$285
	Large (10+)	$735	$380
Professional Business		$350	$180
Lodging Business		$560	$285
Financial Business		$875	$725

ATTACHMENT 3

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY DECLARING ITS INTENTION TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR CALENDAR YEAR 2026 IN THE DOWNTOWN YUBA CITY BUSINESS IMPROVEMENT DISTRICT AND SETTING A PUBLIC HEARING FOR APRIL 7, 2026

WHEREAS, pursuant to the Parking & Business Improvement Area Law of 1989, California Streets & Highway Code Section 36500 et seq. (the "Act"), the City Council adopted Ordinance No. 06-98 which became effective on January 1, 1999, and

WHEREAS, pursuant to the Act and Section 3.9.020 of the Yuba City Municipal Code added by Ordinance No. 06-98, the City Council established a certain described parking and business improvement area named the Downtown Yuba City Business Improvement District ("District"); and

WHEREAS, pursuant to Section 3.9.030 of the Yuba City Municipal Code added by Ordinance No. 06-98, the City appointed the elected officers of the Yuba City Downtown Business Association to serve as an advisory board to the City Council (the "Advisory Board") and authorized the City to enter into an agreement with the Advisory Board to carry out the purposes of the Act and Chapter 9 of the Yuba City Municipal Code; and

WHEREAS, the Advisory Board has filed the Annual Report for calendar year 2025-2026 with the City Clerk.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

1. The recitals set forth herein are true and correct.

2. The City Council does, at the request of the Advisory Board, and pursuant to the Act, declare its intention to levy and collect assessments within the District for calendar year 2026. The District is generally located in the downtown area of Yuba City, as more specifically depicted in Attachment 2.

3. Revenue from the assessments levied in the District shall be used to fund improvements and activities to promote the District. The types of activities to be funded include promotion of public events in the District, promotion of tourism within the District, and activities that benefit businesses located and operating in the District.

4. The 2025-2026 Annual Report contains a full and detailed description of the improvements and activities to be provided for in calendar year 2026, the boundaries of the District and boundaries of each separate benefit zone within the District, and the proposed assessments to be levied upon the businesses within the area. A true and correct copy of the Annual Report is on file with the City Clerk of the City of Yuba City, which has been approved by the City Council.

5. A public hearing to levy the annual assessment is hereby set for Tuesday, April 7, 2026, at 6:00 p.m., or as soon thereafter as may be heard, before the City Council of the City of Yuba City at the Council Chambers located at 1201 Civic Center Boulevard, Yuba City, California.

6. At the public hearing the testimony of all interested persons, for or against the levying of the proposed assessment will be heard. A protest against the levying of the proposed assessment may be made orally or in writing. An oral protest shall be made at the public hearing. The form and manner of protests must comply with Sections 36524 and 36525 of the Act.

7. If at the conclusion of the public hearing, there are of record, valid written protests by the owners of the businesses within the District that will pay fifty percent (50 percent) or more of the total assessments of the entire District, no further proceedings, to levy the proposed assessment shall be taken for a period of at least one (1) year from the date of the finding of the majority written protest by the City Council.

8. Further information regarding the Downtown Yuba City Business Improvement District may be obtained from the City Clerk of the City of Yuba City at 1201 Civic Center Boulevard, Yuba City, California, or from the President of the Yuba City Downtown Business Association, Ryan Henshaw, State Farm Insurance, 799 Plumas Street, Yuba City, California.

9. The City Clerk is instructed to provide notice of the public hearing by publishing this Resolution of Intention in a newspaper of general circulation in the City of Yuba City no less than seven (7) days before the hearing.

10. This Resolution is effective on its adoption.

I HEREBY CERTIFY that the foregoing resolution was introduced and read at a Regular Meeting of the City Council of the City of Yuba City on the 17th day of March, 2026, and was duly adopted at said meeting 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: March 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: Community Sponsorship Request - Playzeum
Recommendation: Consider the sponsorship request from Playzeum, and if approved:
Adopt a Resolution approving the sponsorship request from Playzeum
Fiscal Impact: Monetary sponsorship up to $2,000.00 (Account 4220-66015)
Estimated costs associated with staff time for the event: $1,787.45

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 March 2026, a sponsorship request was received from:

Playzeum

Playzeum's mission is to provide our local community with programs, services and hands-on play exhibits where all children, families and community members of diverse backgrounds and abilities can explore, discover, create and learn together. Their annual Touch-a-Truck event provides an opportunity for more than 3,500 residents to get up close with a variety of vehicles including a helicopter, garbage truck, concrete mixer, and tow truck just to name a few.

As part of the Touch-a-Truck event scheduled for April 18, 2026, Playzeum has requested a monetary sponsorship up to $2,000.00 and in-kind services, including the participation of any available City

service vehicles including but not limited to a Fire Engine and Public Works/Parks/Police vehicles. The City has been a participant and a sponsor of this event in previous years.

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.

	Community Contributions (4220-66010)	Amount	Community Events (4220-66015)	Amount
	Annual Budget: $10,000 ($2,500 Quarterly)	$10,000	Annual Budget: $10,000 ($2,500 Quarterly)	$10,000
Q1 - July - Sept 2025			Casa De Esperanza	-$2,500
Q2 - Oct - Dec 2025	YCHS Baseball	-$1,000	Sutter County Museum	-$1,000
			YSEDC	-$1,000
Q3 - Jan - Mar 2026	Girls on the Run	-$1,800	Hayne Avenue Parade	-$1,800
Q4 - April - June 2026			Request: Playzeum	-$2,000
Remaining Balance		**$7,200**		**$1,700**

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:

Monetary sponsorship up to $2,000.00 (Account 4220-66015)
Estimated costs associated with staff time for the event: $1,787.45

Alternatives:

1. Authorize a monetary sponsorship in a different amount and approve the in-kind contribution of equipment and staffing.
2. Do not authorize a monetary sponsorship and approve the in-kind contribution of equipment and staffing only.
3. Do not approve monetary or in-kind sponsorship requests.

Recommendation:

Consider the sponsorship request from Playzeum, and if approved:
Adopt a Resolution approving the sponsorship request from Playzeum.

Attachments:

1. RESOLUTION - Community Sponsorship Request (Playzeum) 03.17.26
2. Touch A Truck Flyer & Application 2026

Prepared By:
Ciara Wakefield
City Clerk

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING COMMUNITY SPONSORSHIP REQUEST FOR PLAYZEUM (TOUCH A TRUCK EVENT)

WHEREAS, Playzeum Yuba-Sutter provides the local community with programs, services and hands-on play exhibits where children, families and community members of diverse backgrounds and abilities can explore, discover, create and learn together; and

WHEREAS, Playzeum Yuba-Sutter, a 501(c)(3) non-profit organization, is requesting a monetary sponsorship and in-kind participation at their upcoming Touch A Truck event ; and

NOW, THEREFORE, the City Council of the City of Yuba City ("City Council") does hereby resolve as follows:

Section 1. The City Council finds the above recitals true and correct; and

Section 2. The City Council finds that this event fosters community engagement and a safe space for community members to gather and celebrate together; and

Section 3. The City Council finds that the Playzeum Yuba-Sutter request meets the criteria for consideration of such request because the applicant is a nonprofit with financial hardships that services an important public purpose, and according approves the monetary sponsorship request in the amount of $2,000.00 for the Touch A Truck event.

Section 4. The City Council approves in-kind services including staff participation at the Touch A Truck event with available City service vehicles.

Section 5. This Resolution shall take effect immediately and that the City Clerk shall certify the adoption of this Resolution.

The foregoing Resolution of the City Council of the City of Yuba City is duly introduced, PASSED AND ADOPTED at a regular meeting thereof held on this 17th day of March, 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

SATURDAY APRIL 18, 2026

TOUCH A TRUCK







HANDS ON FUN!

PURCHASE TICKETS
ONLINE AND VOID THE LINE

11 AM TO 3 PM

$5.00 PER PERSON

1980 SOUTH WALTON AVE YUBA CITY

GIVING CHILDREN THE CHANCE TO GET BEHIND THE WHEEL OF THEIR FAVORITE VEHICLES, MEET COMMUNITY HEROES, HELP FAMILIES CREATE FUN MEMORIES, AND RAISE AWARENESS AND FUNDS FOR PLAYZEUM.

A sensory friendly hour from 10am to 11am for families to enjoy a less-crowded, reduced sound from select exhibits and a quiet, respite space with sensory materials available.

COMMUNITY SPONSORSHIP APPLICATION FORM

Name of Organization Playzeum Yuba Sutter Non-Profit ID/ 501 C# 47-1038412

Address 1980 S Walton Ave City/State/Zip Yuba City

Contact Person Staci Howell Phone 530-301-0623 Email staci@yubasutterplay.org

Organization Purpose/Mission dedicated to strengthening families and building community through play-based learning, inclusive programming.

Type of Organization:

- ■ Non-Profit (located or primarily serves residents within the City of Yuba City
- ☐ Educational Institution
- ☐ Local business (located within City of Yuba City city limits)

Type of Event:

☐ Local Celebration	☐Athletic	☐Cultural	☐Educational
■ Fundraiser	☐Entertainment	☐Other	

Program or Event Name Touch A Truck

Event Location Playzeum

Event Date/Time April 18, 2026

Expected Number of Participants 3,500

Open to the Public? ■ Yes ☐ No

Please explain how your program or event meets one or more of the sponsorship criteria below:

- Boosts the local Yuba City economy: Touch-A-Truck attracts families from across Yuba-Sutter and surrounding counties, increasing foot traffic to local businesses, restaurants, and retail establishments. The event also highlights local vendors, sponsors, and service providers, creating opportunities for community commerce and business visibility.
- Provides an opportunity to help build community, foster a sense of pride within our community, and engage our community: Touch-A-Truck brings together first responders, public works, local agencies, businesses, and families in a hands-on, interactive environment. Children engage directly with community helpers and equipment, creating meaningful connections while families gather for a shared experience that strengthens community pride and belonging.
- Contributes positively to the recognition and image of the City of Yuba City: As a large, family-centered and sensory-inclusive event, Touch-A-Truck showcases Yuba City as a welcoming, inclusive, and family-friendly community. The sensory-friendly hour demonstrates leadership in accessibility and inclusion, reinforcing the City's commitment to serving all residents and positioning Yuba City as a regional destination for community-focused events.

Type of Sponsorship Requested:

☒ In-kind services – Amount requested: _____

Provide a description of the in-kind services requested: Requesting participation of City service vehicles, ncluding but not limited to street sweepers, fire department apparatus, parks and recreation equipment, and water collection vehicles.

☐ Facility Waiver – Amount requested: _____

☒ Monetary Funding – Amount requested: $2,000

☐ 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 Staci Howell Date 3/2/2026

Print Name of Applicant Staci Howell

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: ZC 26-01 Mobile, Open Air, and Sidewalk Vending Ordinance Update

Recommendation: A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City amending Article 53 of Chapter 5 of Title 8 of the Municipal Code regarding mobile, open air, and sidewalk vending operations, including a finding that Zoning Code Amendment ZC 26-01 is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3)

Fiscal Impact: No direct fiscal impact will result from amending the Municipal Code to revise the standards discussed.

Purpose:

To update the Municipal Code standards regulating vending operations within the city limits (including seizure of equipment of illegal vendors serving food), implementation of new requirements from the State involving sidewalk vending, and to clarify limitations on regulations to promote young entrepreneurs.

Council's Strategic Goal:

This item is consistent with the Council's Public Safety Strategic Goal to enhance public safety in the community.

This item is also consistent with the Council's Business Friendly Strategic Goal. Establishing enhanced penalties for illegal vendors protects permitted vendors and restaurants who have complied with food facility regulations and obtained the required permits to operate. Additionally, clarifying special exceptions for young entrepreneurs promotes the development of business acumen for the next generation.

Background:

The Planning Commission considered this matter at a notice public hearing on February 25, 2026. There was no opposition expressed and the Planning Commission unanimously recommended approval of the proposed ordinance to the City Council.

Staff periodically brings forward recommended code revisions to incorporate statutory and miscellaneous changes for consideration to keep the Zoning Code contemporary for the City's needs and consistent with State law.

The City's regulation of mobile vendors was last modified over a decade and a half ago. Since that time, there have been substantial changes both in business practices and in comprehensive changes in State law, local vending practices, etc. that necessitate an ordinance update.

Analysis:

The draft ordinance proposes to address these issues, as well as other updates including codifying largely existing practices for youth lemonade stands, removing outdated language, synching up requirements for mobile and other vendors, etc. The Planning Commission unanimously recommended approval of the proposed ordinance to the City Council. Staff have also proposed some refinements to allow mobile vendors for certain catering and party events limited to a specific residential property.

Mobile Vendors

Mobile Vendors include food trucks, mobile caterers and can include ice cream trucks and push carts and bicycle carts. Below is a summary of changes proposed for mobile vendors.

- Update definitions for compliance with State law and practice.
- Require a permit to operate to be prominently displayed at point of sale.
- Clarify that permit renewals are to ensure data on file with the City is current.
- Extend allowed hours of operation from 8pm to 9pm.
- Establish options for food trucks to operate, if approved by a school, in loading/unloading areas for up to 2.5 hours daily.
- Limit sales from private commercial property to 2 hours before needing to move locations. Create an exception if the City issues a temporary use permit or other approval.
- Provide for a single food truck to serve a party at a private residence up to six times per year.
- Provide an option for limited tables and chairs if allowed by the City under a temporary use permit or specified in another City approval.

Open Air Vending ("Pop Up" Vendors)

Recently there has been a significant spike in illegal vending operations, especially with illegal food vendors temporarily setting up on private and public property and selling food at various locations throughout the city where otherwise prohibited. These operations can be quite extensive, including tents, generators, lights, food service areas, tables, chairs, music, etc. Among others, these "pop up" vendors are often trespassing, do not comply with State food facility regulations overseen by Sutter County, violate safety and ADA requirements, are in incompatible locations with existing uses, and are placing lawfully operating vendors (including traditional brick and mortar restaurants and licensed food truck vendors) at a significant competitive disadvantage.

City Code Enforcement conducts periodic evening and weekend education and enforcement activities. Despite this, these illegal operators continue to "pop up" throughout the City. Code Enforcement has even had to close down illegal vendors multiple times in a single evening operation. Additionally, many of the operators claim to not have any identification, making any administrative citations or fines difficult to enforce.

Staff have prepared a draft ordinance for Council consideration. Among others, the draft ordinance

would allow Code Enforcement including:

- Seize and dispose of perishable materials, including unsafe food.
- Seize equipment associated with the operation. The equipment would be stored by the City for 30 days and then can be disposed of if not claimed by the owner.
- The owner can come to the City to reclaim the property upon providing suitable evidence of ownership, etc.
- Any costs incurred in the salvage, disposal, or storage of impounded property may be assessed against any responsible person, including the owner.
- An appeal process.

The proposed ordinance establishes a new "temporary use permit" that can be approved by the Director of Development Services for short-term activities on publicly owned property for three or fewer consecutive days within a 90-day period and sponsored by educational, fraternal, religious or service organizations or tax-exempt organizations. Other temporary uses may be considered by the Director if they are similar in nature and the required findings can be made, otherwise the Director shall forward the matter to the Planning Commission for consideration.

These requirements are in addition to the existing food vendor requirements having the appropriate Sutter County Environmental Health permit(s), City business license, a vending permit, insurance, etc.

Sidewalk Vendors

The State continues to pass legislation imposing additional limitations on the ability of cities to regulate local affairs. This includes the adoption of SB 946 and successor legislation which limits the ability of local governments to regulate sidewalk vendors, except as authorized under the law. In essence, the City is prohibited from regulating sidewalk vendors unless it adopts a program, such as through an ordinance, in limited circumstances and when the restriction is directly related to objective health, safety, or welfare concerns.

The draft initial ordinance establishes a program requiring, among others, limitations of sidewalk vending in residential zones, in parks with concessions, and on hours of operation; compliance with the ADA and local permit requirements; compliance with applicable Sutter County Environmental Health regulations; distance requirements from special events, etc. Under State law, violations of a city's sidewalk vending regulations by a sidewalk vendor are punishable only by administrative fine.

Young Entrepreneurs

Many youth have had their first business opportunities from a simple stand in their front yards occasionally selling lemonade, baked goods, crafts, and similar items. Others have worked with local businesses to allow occasional sales to entering/exiting customers.

Currently this is illegal in many cities, who would require health permits, business licenses, insurance, and even entitlement such as a use permit. However, it has been the Council's policy to encourage youth entrepreneurship and promote community engagement, and it has been the City's practice to provide flexibility to these budding entrepreneurs. In furtherance of this, the draft ordinance proposes to formally codify exceptions for minors under the age of 18 from limited, low-impact sales activities without a business license.

To qualify, sales must be located on a residential property owned or lawfully occupied by the youth entrepreneur, or on a commercial or similar property where the owner or authorized agent has granted

permission for the activity. Sales may not include alcoholic beverages, obstruct public rights-of-way or sidewalks, or create traffic or safety hazards (such as having an open flame). Sales shall not exceed a cumulative total of 25 days within a rolling 12-month period. Temporary use of portable tables, chairs, shade structures, or other site furniture, and signs is permitted.

Finally, the draft ordinance (Section 8-5.5380 (d)) states that violations shall constitute a misdemeanor and not an infraction. Due to restrictions of State law, this provision does not apply to sidewalk vendors.

Environmental Considerations:

After reviewing the California Environmental Quality Act (CEQA) and the Guidelines, staff believes this item is covered by the general rule specified at CEQA Guidelines Section 15061(b)(3) and has determined with certainty that there is no possibility the proposed update to the Municipal Code would cause a significant, adverse, effect on the environment. This is because the proposed revisions merely provide for refinements to existing allowed uses and for additional clarity regarding the standards for Mobile, Open Air, and Sidewalk Vending operations in the City of Yuba City.

Fiscal Impact:

No direct fiscal impact will result from amending the Municipal Code to establish the proposed revisions. Existing budgeted monies will be used for this effort.

Alternatives:

The City Council may determine not to introduce the ordinance proposed or may desire to make revisions to the proposal. Depending on the nature of desired revisions, it may necessitate a continuance of the matter.

Recommendations:

A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City amending Article 53 of Chapter 5 of Title 8 of the Municipal Code regarding mobile, open air, and sidewalk vending operations, including a finding that Zoning Code Amendment ZC 26-01 is not subject to environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

Attachments:
1. City Council Ordinance (with track changes)

Prepared By:
Doug Libby
Development Services Director

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AMENDING ARTICLE 53 OF CHAPTER 5 OF TITLE 8 OF THE MUNICIPAL CODE REGARDING MOBILE, OPEN AIR, AND SIDEWALK VENDING OPERATIONS

WHEREAS, there has been a significant spike in illegal vending operations, especially with illegal food vendors temporarily setting up on private and public property and selling food at various locations throughout the city where otherwise prohibited. These operations can be quite extensive, including tents, generators, lights, food service areas, tables, chairs, music, etc. Among others, these "pop up" vendors are often trespassing, do not comply with State food facility regulations overseen by Sutter County, violate safety and ADA requirements, are in incompatible locations with existing uses, and are placing lawfully operating vendors (including traditional brick and mortar restaurants and licensed food truck vendors) at a significant competitive disadvantage; cause queuing of vehicles in the street or unsafe ingress/egress of traffic onto sites not suitable for said traffic, blocking of pedestrian passage, trespassing, or setting up semi-permanent operations contrary to the City's zoning ordinance and which are not compatible with surrounding lawful uses, sanitation (including the lack of hand washing stations, trash receptacles, and appropriate storage to prevent insect intrusions, etc.); and

WHEREAS, the various challenges the City has encountered include difficulty in citing vendors who do not carry personal identification and enforcing said citations, receiving resources from sister agencies in citing food vendors operating unsafely and in violation of State and county law, and encountering "repeat offenders" who continue to vend in violation of Article 53 of Chapter 5 of Title 8 despite having received multiple warning or administrative citations; and

WHEREAS, the City Council now desires to amend and supplement Article 53 of Chapter 5 of Title 8 pursuant to its police power to permit the City to impound equipment, food, goods, merchandise, and other vending items from vendors operating in violation of the Municipal Code and/or Sutter County Health Department regulations to thereby promote the public health, safety and welfare of the City's residents and visitors; and

WHEREAS, the California State Legislature has also passed various legislation limiting local regulation of sidewalk vending; and

WHEREAS, local agencies still retain the authority to pass ordinances regulating certain aspects of sidewalk vending, such as time, place, and manner of vending in sensitive areas, but local agencies are prohibited from banning sidewalk vending altogether; and

WHEREAS, additional requirements as to the manner of sidewalk vending are warranted, and are directly related to objective health, safety, and welfare concerns; and

WHEREAS, it has been the Council's policy to encourage youth entrepreneurship and promote community engagement, and it has been the City's practice to provide flexibility to these budding entrepreneurs for certain vending. In furtherance of this, the Council desires to formally

codify exceptions for minors under the age of 18 from limited, low-impact sales activities without a business license; and

WHEREAS, the City Council considered this ordinance pursuant to a noticed public hearing at its meeting on _____, 2026, and now desires to adopt the same.

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

SECTION 1. Recitals. The above recitals are incorporated by reference.

SECTION 2. Findings. The City Council finds that the updates to the ordinance are necessary for, and promote, the public health, safety, and welfare. The City Council further finds i) the limitations on hours of sidewalk vending are not unduly restrictive, and are not more restrictive than any limitations on hours of operation imposed by other vending uses; ii) the requirements maintain sanitary conditions; iii) the requirements are necessary to ensure compliance with disability access standards, including the Americans with Disabilities Act of 1990; iii) the City has met the requirements for requiring vendors to obtain a permit for vending from the City; iv) requiring a vendor to possess a valid California Department of Tax and Fee Administration seller's permit promotes accountability, safety, and payment of taxes; v) requiring additional licenses, such as a Sutter County Environmental Health permit for the sales of food, promotes public health, safety, and welfare and is required by law; and vi) requiring compliance with other generally applicable laws is not only consistent with said laws, but allows for more effective enforcement of the same.

The City council also makes additional findings regarding sidewalk vending updates related to objective health, safety, and welfare concerns including as follows:

(a) The presence or accumulation of sidewalk vendors in areas that are necessary or reserved for vehicular or pedestrian ingress or egress, including driveways, building entrances and transit stops, or on sidewalks or pedestrian walkways such that adequate space is not reserved for ingress or egress, can cause trip and fall and traffic accidents, create other hazards such as fire hazards relating to the flow of traffic into or out of a building or facility, and inhibit accessibility by individuals with disabilities and others.

(b) The use of stands or additional tables, crates or other equipment or items by sidewalk vendors can further impede the flow of vehicular or pedestrian traffic and cause or contribute to traffic accidents, and can also cause bodily injury to pedestrians resulting from obstructed visibility.

(c) Imposing City business license and permit requirements on sidewalk vendors is necessary to ensure that sidewalk vendors in the City operate in a manner that is safe, legal, and conducive to the public health and welfare.

(d) The operation of stationary sidewalk vendors in residential areas, and the operation of roaming sidewalk vendors at night in residential areas, can increase the incidence of crime in such areas and cause a public nuisance to the residents of such areas.

(e) The operation of stationary sidewalk vendors in areas of City parks that are within 50 feet of residential dwellings can cause a public nuisance to the residents of such dwellings.

(f) The operation of sidewalk vendors in non-residential areas at night, or at any time when the other businesses or uses in such areas are closed, can increase the incidence of crime in such areas.

(g) The transaction of business between sidewalk vendors and persons in motor vehicles can contribute to or facilitate concealment of criminal activities, including but not limited to solicitation and illegal distribution of controlled substances.

(h) The creation of loud and unnecessary noises by sidewalk vendors, including the projection or amplification of sounds by sirens, megaphones or other devices, whether for the purposes of attracting attention to their operations or otherwise, can cause a public nuisance.

(i) The presence of sidewalk vendors in streets or on medians increases the risk of vehicular-pedestrian and vehicular-vehicular traffic accidents and the adverse effects caused by transaction of business between sidewalk vendors and persons in motor vehicles.

(j) The presence of sidewalk vendors near fire hydrants can impede the ability of firefighters to access the hydrants in the most efficient possible manner and thereby threaten public health and safety by slowing the response time in the event of a fire.

(k) The operation of sidewalk vendors who sell food or beverages generates trash and refuse and can result in littering, particularly if appropriate receptacles are not provided.

(l) The presence of unattended stands or other equipment or items of sidewalk vendors at any time, and the parking or storage of such stands or items in public areas when not in operation, can attract criminal activities including theft, and can increase the likelihood of trip and fall accidents and bodily injury to pedestrians who do not see or expect the presence of such items in their path.

(m) The operation of sidewalk vendors in public parks, where the park operator has an exclusive concessionaire agreement with a concessionaire operating in the park, can unreasonably interfere with the business operations of the concessionaire and the agreement between the park operator and the concessionaire.

(n) The operation of sidewalk vendors in the immediate vicinity of areas designated for temporary use permit, or other permit or approval issued by the City can unreasonably interfere with the operations of the special event or other activity authorized by the permit.

(o) The operation of sidewalk vendors in the immediate vicinity of certified farmer's markets or permitted swap meets can unreasonably interfere with the operations of the farmer's market or swap meet.

(p) The procurement of a permit from the Sutter County Environmental Health Department is required by state law for all sidewalk vendors who sell food.

(q) All of the regulations imposed on sidewalk vendors by this ordinance are time, place and manner requirements pertaining to the operation of sidewalk vendors and are directly related to objective public health, safety or welfare concerns as set forth in this ordinance.

SECTION 3. CEQA. The City Council finds and determines that the adoption of an ordinance regulating and restricting mobile, pen air, and sidewalk vending operations not a "project" for the purposes of the California Environmental Quality Act (CEQA) as the it establishes administrative activities, or otherwise clarifies uses associated with existing regulations including State regulations, that will not result in direct or indirect physical changes to the environment as contemplated by CEQA Guidelines section 15378. Further, this ordinance is exempt under section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the activity in question would have a significant adverse effect on the environment. As such, this activity is not subject to CEQA.

SECTION 4. Article 53 (Special Provisions for Mobile and Open Air Vending Operations) of Chapter 5 (Zoning) of Title 8 (Planning and Zoning) of the Yuba City Municipal Code is amended to read in its entirety as follows:

Article 53. - Special Provisions for Mobile, ~~and~~ Open Air, and Sidewalk Vending Operations

Sec. 8-5.5305. Declaration of purpose.

The ~~City~~ Council ~~of Yuba City~~ expressly finds that the vending of produce and prepared or prepackaged foods, goods, wares, and/or services on public streets, sidewalks, or alleys and on private property could potentially pose unsafe conditions and special dangers to the public health, safety, and welfare of the residents of the City ~~of Yuba City~~. It is the purpose and intent of the ~~City~~ Council, in enacting this article, to provide those persons who engage in those types of vending operations with clear and concise regulations to prevent safety, traffic, and health hazards, as well as to preserve the peace, safety, and welfare of the community.

Sec. 8-5.5310. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a) "Business owner" shall mean any person, firm, or corporation, which owns or controls any interest in any business engaged in vending as defined in subsection (u) of this section.

(b) "Building complex" shall mean a grouping of any number of buildings that was comprehensively planned as a single or multi-phased project. Building complexes are characterized by shared ingress/egress and parking improvements and master planned utility infrastructure. Building complexes can be located on the same or separate parcel(s) of land.

(c) "Commissary" shall mean a food establishment in which food, containers, equipment, or supplies are stored or handled for use in motorized food wagons or conveyance.

(d) "Conveyance," as used in this chapter, shall mean any vehicle (except motorized food wagons, as defined below), trailer, cart, wagon, or stand, with or without wheels, which may be moved from one place to another under its own power or by other means.

(e) "Fixed place of business" shall mean a commercial activity operating from an immoveable building or enclosed structure at a permanent location which complies with applicable City, State and Federal regulations.

(f) "Itinerant merchant," for purposes of this chapter, shall mean any person who engages in a temporary business of selling and delivering goods, wares, or merchandise within the City, and who, in furtherance of such purpose, hires, leases, uses, or occupies any building structure, motor vehicle, tent, public rooms in hotels, lodging houses, apartments, shops, or any street alley, or other place within the City, for the exhibition and sale of such goods, wares, or merchandise, either privately or at public auction; provided that any person so engaged shall not be relieved from complying with the provisions of this chapter merely by reason of associating temporarily with any local dealer, trader, merchant, or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant, or auctioneer.

(g) "Mobile food vendor" shall mean any person that sells, or causes or allows another, whether as an employee or as an independent contractor leasing or renting equipment, to sell any food or drinks by means of a motorized food wagon or nonmotorized vehicle, such as catering truck, motorized cart, food truck, or other itinerant method. It includes a nonmotorized vehicle which is not self-propelled or which cannot be moved by a person pushing or pulling such nonmotorized vehicle. Where one person employs another person to sell food or drinks or where one person leases or rents equipment or a vehicle to another person to allow them to sell food or drinks, both individuals shall be considered mobile food vendors. Mobile food vendor shall not mean a sidewalk vendor as defined by this article.

(h) "Mobile vendor" shall mean a person conducting commercial activity from either a motorized or nonmotorized vehicle, or in conjunction with the same, offering goods for sale on a temporary, intermittent or seasonal basis in which customers approach the vehicle to make a purchase. This term includes mobile caterers, mobile food vendors, lunch wagons, eating cars, ice cream trucks, pushcarts, bicycle carts, motorized food wagon or conveyance. Notwithstanding, a mobile vendor does not include a sidewalk vendor.

(ih)"Mobile unit" shall mean any vehicle, truck, trailer, cart, pushcart, wagon, bicycle, dray, conveyance or structure on wheels, not firmly fixed to a permanent foundation, which is not required to have a license to operate issued by the California Department of Motor Vehicles.

(ji) "Motor vehicle" shall mean any automobile, truck, trailer or other conveyance requiring a license issued by the California Department of Motor Vehicles.

(kj)"Motorized food wagon" shall mean any vehicle as defined in the California Vehicle Code, which is equipped and used for retail sales of prepared, prepackaged, or unprepared, unpackaged food or foodstuffs of any kind on any public street, alley, highway, or private street, alley, or property within the City of Yuba City. For the purposes of this chapter, a motorized food wagon shall also include any trailer or wagon pulled by a vehicle.

(lk)"Open air vendor" shall mean a person conducting commercial activity from either a motorized or nonmotorized vehicle at a fixed location on private property, offering goods for sale on a temporary, intermittent or seasonal basis in which customers approach the vending operation to make a purchase. Open air vendor operations are not mobile enough to comply with the time requirements identified for mobile vendors and are therefore constrained to setting up operations at an approved fixed location. Open air vending includes commercial activity from a stall or booth, including food sales, and may include associated canopies, tables, chairs, serving tables, temporary signage, or displays affiliated with the same. Notwithstanding, an open air vendor does not include a sidewalk vendor.

(ml) "Operator's permit" shall mean either a mobile vendor permit, ~~or an~~ open air vendor permit, or sidewalk vendor permit as provided for in this article.

~~(m)"Peddler," for purposes of this chapter, shall mean any person traveling by ft., motor vehicle, mobile unit or any other type of conveyance from place to place conveying or transporting goods, wares, merchandise, foods, farm products, or provisions, or personal property of any nature whatsoever, and hawking or offering and exposing the same for sale, soliciting or taking or attempting to take orders for the same or for services to be furnished or performed in the future, or making sales and delivering articles to purchasers, or who, without traveling from place to place, shall sell or offer or solicit or taking or attempting to take orders for the same for sale from a motor vehicle or mobile unit.~~

~~(n) "Peddle" and "peddling" shall mean traveling by ft., motorized vehicle, nonmotorized vehicle or any other type of conveyance from place to place, house to house, or from street to street, carrying, conveying or transporting goods, wares, merchandise, or food and concurrently offering or exposing the same for sale.~~

~~(o) "Peddling" shall mean the act of being a peddler.~~

(np) "Permittee" shall mean the person issued a permit to operate either a mobile or open air vending operation by the ~~City of Yuba City~~city.

(oq) "Persons" shall mean any person, business owner, firm, partnership, association, or corporation, and includes, but is not limited to, owners, operators, drivers, lessors, and lessees of motorized food wagons and conveyances.

(pr)"Public sidewalk or street" shall mean all of those areas dedicated as public thoroughfares, including, but not limited to, roadways, parkways, medians, alleys, sidewalks and public ways or dedicated easements for public rights-of-way.

(qs) "Sidewalk vendor" shall mean a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path. A sidewalk vendor also includes a "roaming sidewalk vendor" who moves from place to place and stops only to complete a transaction, as well as a "stationary sidewalk vendor" who vends from a fixed location.

"Solicitor," "drummer," or "canvasser" shall mean any person who goes from house to house or from place to place taking, or attempting to take, orders for the sales of goods, wares, and merchandise of any nature whatsoever for future delivery or for services to be furnished or performed in the future, whether or not such individual has a sample, or whether or not he or she is collecting advance payments. "Canvasser" shall also include any person who goes from house to house or place to place for the purpose of leaving samples and/or advertisements for any goods, wares, or merchandise or for services to be rendered.

(t) "Traveling merchant" shall mean any person who engages in buying, selling, trading or exhibition for purchase, sale or trade of any goods, wares, merchandise or services door-to-door, street-to-street or on a temporary or intermittent basis from a location which is not a fixed place of business. Traveling merchant includes, but is not limited to mobile street vendors and persons commonly referred to as solicitors, peddlers, hawkers, itinerant merchants, door-to-door salesman and transient vendors(ru) "Vend" or "vending" shall mean the sale of any goods, wares, merchandise, prepared, prepackaged, or unprepared, unpackaged food or foodstuffs of any kind from private or public property.

(sv) "Vendor"/"operator" shall mean any person who sells and makes immediate delivery, or offers for sale and immediate delivery, any goods, wares, or merchandise, or drives, operates, vends, and/or prepares food on or from a motorized food wagon or conveyance.

Sec. 8-5.5315. Regulation of sales.

It is unlawful for any person to vend, or attempt to engage in vending, or to conduct business for the purpose of vending, or operate any vehicle or conduct any business for the purpose of vending, from any motor vehicle, motorized food wagon, mobile unit, or conveyance, that is parked, stopped, or standing upon any public street, alley, highway, or property, or private street, alley, or property within the City of Yuba City except in accordance with all applicable provisions of this Codechapter.

Sec. 8-5.5320. Permit to operate—Mobile vendors.

A person desiring to engage in a mobile vendor operation, as defined by this article, shall submit a written application for a zoning clearance permit with all supporting information required by the City of Yuba City. Such application shall be accompanied by a nonrefundable, non-transferable application fee in an amount as may be established by resolution of the City Council. A zoning clearance ny such permit shall be required to be renewed annually so that all information on file is current and a separate nonrefundable, nontransferable application fee shall annually be paid annually for such renewal application. Vendors must have the permit in their

possession when vending. Additionally, the permittee shall display a City issued permit sticker upon each of their mobile units, motor vehicles, or motorized food wagons, ~~as defined herein~~ to demonstrate compliance with the requirements of this article. For mobile vending not directly occurring from a mobile unit, motor vehicle, or motorized food wagon, such as may be the case for certain mobile food vendors, the permit must be prominently displayed at the point of sale in a location readily visible to the public and available for inspection.

(a) As part of the permit to operate application, the vendor or business owner shall provide the following:

(1) Name, mailing address, and telephone number of applicant;
(2) Presentation of a California driver's license, if any, or other photographic identification issued by a State or United States Federal agency establishing the applicant's age as 18 or older;
(3) Proof of current vehicle registration and a copy of an applicable vehicle insurance policy for any vehicles used in the vending activity;
(4) Four photographs (showing different exterior views) of each motorized food wagon or conveyance;
(5) A copy of a current Sutter County Environmental Health permit for any food service vending operation;
(6) A copy of the vendor or business owner's current business license certificate~~business tax certification~~ and applicable Board of Equalization Seller's Permit;
(7) Business owners must show proof of payment to a commissary for the prior 12 months for all cases involving the reissuance of a permit; and proof of current payment for new vendors;
(8) Satisfactory proof of insurance as required by Section 8-5.5355;
(9) A description of the goods, wares, merchandise, products, or any other thing or representation of value on consignment which will be the subject of the applicant's peddling or itinerant merchant business or activity.

(b) A permit to operate shall be granted unless:

(1) The vendor or business owner~~operator~~ fails to submit a complete application;
(2) The vendor or business owner ~~operator~~ makes any omission, untrue statement or material misrepresentation in the application or provides fraudulent documentation with the application;
(3) The vendor or business owner~~operator~~ has violated this article within the last 12 months;
(4) Any vehicle proposed to be operated lacks the required equipment, is improperly licensed or is unsafe;
(5) The vendor or business owner~~operator~~ has not otherwise complied with this article.

Sec. 8-5.5325. Conditions to operate—Mobile vendors.

A person who has obtained a zoning clearance permit to operate a mobile vending operation shall comply with all of the required conditions below or be subject to revocation of the permit as described in Section 8-5.5360.

(a) No permittee shall engage in business activity between the hours of 9:008:00 p.m. and 8:00 a.m., except upon invitation of the occupant or business owner.

(b) No permittee shall solicit or attempt to solicit on any premises on which a notice or sign is clearly posted prohibiting solicitations or indicating the owner or occupant desire not to be solicited.

(c) The peddling of goods, merchandise, wares, or foods within a public or private parking lot is prohibited, unless the permittee can provide written permission from the property owner of the subject property to be located at said location.

(d) The permit shall be exhibited by the permittee whenever requested by a law enforcement officer or at the request of any citizen the permittee is engaged in selling or soliciting.

(e) The permittee shall maintain a valid City of Yuba City Business Licensebusiness license certificate at all times.

(f) No permittee shall peddle goods from any motorized vehicle that is not properly licensed and insured as required by the State of California.

(g) Any permittee engaged in the sale of tangible personal property that would normally be subject to sales tax if sold at retail shall maintain and have available for review, their California Sellers Permit issued by the- California Department of Tax and Fee AdministrationState Franchise Tax Board.

(h) No permittee shall intentionally or deliberately obstruct the free movement of any member of the public on any sidewalk, street or public place.

(i) No permittee shall peddle items or solicit to a captive audience, including persons in lines or seated in public places.

(j) No permittee shall peddle any prepackaged food unless the items have all State and Federally required food labels and a Sutter County Environmental Health permit, to sell such items.

(k) Except as otherwise provided, no permittee shall peddle any goods, merchandise, wares or foods by sitting, standing or walking on a public street, or upon a median or parkway within a public street or right-of-way.

(l) No permittee shall peddle or attempt to peddle to the occupant(s) of a vehicle in a public street or highway.

(m) The permittee may not park, store, or maintain a vehicle on a residentially zoned parcel in the City or a public street in a residential area.

(n) The permittee shall comply with all California State Vehicle Code Requirements.

(o) The peddling of goods, merchandise, wares or foods from a nonmotorized vehicle with the exception of bicycle carts shall be limited to the public or private sidewalk. Except for bicycle carts, peddling is prohibited from or within a public street or highway.

(p) The use of amplified music and horns must comply with the City's noise regulations as specified in Title 4, Chapter 17.

Sec. 8-5.5330. Parking and stopping restrictions—Mobile vendors.

(a) A mobile vendor may locate and operate in the public right-of-way subject to the following conditions:

(1) A vendor shall not operate within 100 feet~~.~~ of any street intersection.

(2) No mobile vendor shall stop to conduct his or her business or activity from a motor vehicle or mobile unit within 200 feet~~ft.~~ of another mobile vendor who has already stopped to conduct business.

(3) A mobile vendor not on private property (such as in the public right of way) shall move not less than 600 feet~~ft.~~ at least every 30 minutes and may not return to a previous location or within 600 feet~~ft.~~ of a previous location on the same calendar day.

(i) An exception to the above requirements include ~~The lone sole exception to the above requirement is at~~ an industrial/office building or ~~office building~~complex where there are multiple shift changes over ~~during the course of~~ a 24-hour day. For those occurrences, a mobile vendor can return to the same location a maximum of two times during a calendar day.

An additional exception shall include school zones, as allowed by the school district in writing, where mobile vendors do not interfere with school functions and may operate in designated drop-off and pick-up zones for up to 2.5 hours daily to provide food service on the sidewalk side of the vehicle only.

~~For those occurrences, a mobile vendor can return to the same location a maximum of two times during a calendar day.~~

(b) A mobile vendor operating lawfully on private property (e.g., not in the public right of way or on a street) shall move not less than 600 feet at least every 2 hours and may not return to a previous location or within 600 feet of a previous location on the same calendar day.

(1) An exception to the above requirements are those uses that are specifically authorized for the private property with an approved use permit, temporary use permit, or other permit or approval issued by the City.

(c) Notwithstanding the foregoing subsections, a mobile food vendor hired by a homeowner or lawful resident to exclusively serve at the private residence for a party or similar event may operate and park under the following conditions:

(1) Service is limited to only the residential property.

(2) Only a single mobile vendor may be present at any one time.

(3) A mobile food vendor may park either in the driveway or along the street in front of the residence for the duration of the event. No parking is authorized overnight. If the residence is located within 100 of a local (residential) intersection, then any mobile vending parking on the roadway must be at least 25 feet from the intersection. If the residence is located within 100 feet of any other type of roadway (such as a collector or arterial) intersection, then the mobile vending parking must be located at least 50 feet from the intersection if it is not reasonably feasible to park at least 100 feet away or to use the driveway.

(4) No use permit, temporary use permit, or other permit is required for use of the residential property in such a manner. However, the mobile food vendor is still required to comply with section 8-5.5335, including a permit to operate.

(5) This exception shall not be used more than six times in a rolling twelve- month period.

(6) This exception does not apply to apartment complexes.

Sec. 8-5.5335. Condition/appearance of site and motorized food wagon and conveyance—Mobile vendors.

(a) Any permitted mobile vendor who stops at a site shall maintain the property as follows:

(1) The site shall be maintained in a safe and clean manner at all times.

(2) No tables, chairs, fences, shade structures, or other site furniture~~,~~ (permanent or otherwise), or any freestanding signs shall be permitted for the customers of the business.

(i) An exception to this requirement is a mobile food vendor legally operating at an ~~approved~~ event allowing said uses or site furniture or signs consistent with an approved use permit, temporary use permit, or other permit or approval issued by the City that specifically allows for the use.

(i) An exception to this requirement is for a mobile food vendor hired by a homeowner or lawful resident to exclusively serve at the residence for a period not to exceed one day during normal operation hours, for a total period not to exceed six times in a rolling twelve-month period. For such authorized uses, site furniture may be used on the residential property itself, but not in the street.

(3) Exterior storage or display of surplus refuse, equipment, materials, goods, wares, or merchandise associated with the vendor is prohibited.

(b) Any permitted mobile vendor shall comply with the following standards for the condition/appearance of their motorized food wagon and conveyance:

(1) The vendor shall display, in plain view and at all times, current permits and licenses in or on their vehicle.

(2) Any motorized food wagon or conveyance used in the course of vending shall be entirely self-sufficient in regards to gas, water, and telecommunications.

(3) Should any utility hook-ups or connections to on-site utilities be required, the vendor shall be required to apply for appropriate permits to ensure building and public safety and consistency with applicable building and zoning regulations.

(4) The vendor shall not discharge items from any motorized food wagon or conveyance vehicle onto the sidewalk, gutter, storm inlets, or streets.

(c) Any permitted mobile vendor shall comply with the following sanitation standards.

(1) All motorized food wagons or conveyances shall operate out of a commissary pursuant to the requirements of the California Health and Safety Code.

(2) All motorized food wagons or conveyances shall be equipped with refuse containers large enough to contain all refuse generated by the operation of such a vehicle, and the vendor of the motorized food wagon or conveyance shall pick up all refuse generated by such operation within a 25 footft. radius of the vehicle before such vehicle is moved. No vendor shall dispose of any trash or refuse in any such public or private trash receptacle other than a trash receptacle owned, operated, or otherwise provided by and under the control of such vendor.

(3) A motorized food wagon or conveyance shall comply with California Health and Safety Code regarding the availability of adequate toilet facilities for use by food service personnel.

Sec. 8-5.5340. Permit to operate—Open air vendors.

A person desiring to engage in an open air vendor operation, as defined by this article, shall submit a written application for a use permit with all supporting information required by the City of Yuba City. Such application shall be accompanied by a nonrefundable, nontransferable application fee in an amount as may be established by resolution of the City Council. Any such permit shall be required to be renewed annually and a separate nonrefundable, nontransferable application fee shall be paid annually for such renewal application. Vendors must have the permit in their possession when vending. There must be at least one vendor with a valid permit present whenever vending is taking place.

(a) As part of the permit to operate application, the vendor or business owner shall provide the same information as specified in Section 8-5.5320(a). In addition, the applicant must also provide the following:

(1) An affidavit in a form approved by the City from the property owner (if other than self) permitting the vendor to locate on the site;
(2) A site plan, drawn to scale and with dimensions, indicating the location of all existing buildings, structures, driveways, parking spaces, traffic controls, and improvements, and the location or areas where the proposed vending activity, structures, and improvements related to the vending activity will be located upon the site;

(3) If the open air vendor is located within 400 feet~~.~~ of a business selling similar goods and products, then the vendor shall obtain written approval from said business and submit such written approval as part of the application.

(b) The open air vending application for a use permit shall be forwarded to the Planning Commission for review unless:

(1) The ~~operator~~ business owner or vendor fails to submit a complete application;
(2) The business owner or vendor ~~operator~~ makes any omission, untrue statement or material misrepresentation in the application or provides fraudulent documentation with the application;
(3) The business owner or vendor ~~operator~~ has violated this article within the last 12 months;
(4) Any vehicle proposed to be operated lacks the required equipment, is improperly licensed or is unsafe;
(5) The business owner or vendor~~operator~~ has not otherwise complied with this article.

(c) Any use permit request for an open air vending operation shall be processed in accordance with Section 8-5.7003.

(d) Notwithstanding subsections (b) and (c), and to the extent the proposed use is not otherwise subject to Section 8-5.5103, the Director of Development Services may instead issue a temporary use permit for a variety of short-term activities.

(1) Temporary open-air vending. Short-term activities include the following types of temporary uses:

(i) Publicly owned property. Events that are to be conducted on publicly owned property for three or less consecutive days within a 90 day period and are sponsored by educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts, or to tax exempt organizations in compliance with 501(c) of the Federal Revenue and Taxation Code.

(ii) Any other temporary use the Director of Development Services may determine is similar in nature. If the use does not qualify, then the open air vending application for a use permit shall be forwarded to the Planning Commission for review in accordance with Section 8-5.7003.

(2) Required findings. The Director may approve a temporary use permit application, with or without conditions, only if all of the following findings are made:

(i) The operation of the requested temporary use at the location proposed and within the time period specified would not jeopardize, endanger, or otherwise constitute a menace to the public convenience, health, safety, or general welfare;

(ii) The proposed location is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the parcel;

(iii) The proposed parcel is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use would or could reasonably be expected to generate; and

(iv) Adequate temporary parking to accommodate vehicular traffic to be generated by the use would be available either on site or at alternate locations acceptable to the Director.

(3) Appeals. Any applicant or person claiming to be directly and adversely affected by any action of the Director may file an appeal in accordance with Section 8-5.7104.

Sec. 8-5.5345. Conditions to operate an Oopen Aair Vvending Ooperation.

(a) Open air vending operations are allowed under the following conditions or be subject to revocation of the permit as described in Section 8-5.5360.:

(1) Vendors may only locate on private property except as authorized by a temporary use permit issued under Section 8-5.5340. No open air vending operations shall be allowed on public property, including the public right-of-way, except as authorized by a temporary use permit, event permit, or similar permit issued by the City.

(2) Open air vending operations are allowed in areas where there is a large unmet need for service to be offered by the open air vendor; in general, open air vending operations shall only be allowed in the following areas of the City:

(i) Industrial building/complex greater than 65,000 square feet.
(ii) Office building/complex greater than 50,000 square feet.
(iii) Retail building/complex greater than 100,000 square feet.

The Planning Commission may issue use permits for open air vending operations in areas of less square footage than shown above when the findings for issuance of a use permit, as provided in section 8-5.7003(d), and in particular, finding number (d)(5), can be made, based on information in the record. The obligation to present evidence of an unmet need in areas of less square footage than shown above is the responsibility of the applicant.

(3) Open air vending operations shall comply with the following development standards:

(i) An open air vendor shall be incidental to a primary use of the subject property on which it isit's located, with the primary use having a valid City business license certificateof Yuba City Business License.
(ii) An open air vendor shall not be permitted as an accessory use to a stand-alone parking lot.
(iii) If the open air vendor is located within 400 feet. of a business selling similar goods and products, then the vendor shall obtain written approval from said business before being issued permit to operate.
(iv) An open air vendor cannot utilize, or be located on, parking spaces required for the primary use at that property.
(v) An open air vendor cannot be located on a vacant, undeveloped parcel or lot.

(vi) An open air vendor must be located on a paved concrete or asphalt parking surface.

(vii) An open air vendor cannot interfere with access, parking, aisles, circulation, driveways, or fire lanes and hydrants.

(viii) An open air vendor cannot interfere with pedestrian movement or create a pedestrian hazard.

(ix) An open air vendor shall not peddle any food unless the items have all State and f~~F~~ederally required food labels and a Sutter County Environmental Health permit, to sell such items.

(x) An open air vendor engaged in the sale of tangible personal property that would normally be subject to sales tax if sold at retail shall maintain and have available for review, their California Seller's Permit issued by the California Department of Tax and Fee Administration~~State Franchise Tax Board~~.

Sec. 8-5.5350. Condition/appearance of site—Open air vendors.

(a) Any permitted open air vendor who is located at an approved fixed location shall maintain the property as follows:

(1) The site shall be maintained in a safe and clean manner at all times.

(2) No tables, chairs, fences, shade structures, or other site furniture~~,~~ (permanent or otherwise), or any freestanding signs shall be permitted for the customers of the business.

(3) Exterior storage or display of surplus refuse, equipment, materials, goods, wares, or merchandise associated with the vendor is prohibited.

(b) Any permitted open air vendor shall comply with the following standards for the condition and ~~/~~appearance of their motorized food wagon and conveyance.

(1) The vendor shall display, in plain view and at all times, current permits and licenses in or on their vehicle.

(2) Any motorized food wagon or conveyance used in the course of vending shall be entirely self-sufficient in regards to gas, water, and telecommunications.

(3) Should any utility hook-ups or connections to on-site utilities be required, the vendor shall be required to apply for appropriate permits to ensure building and public safety and consistency with applicable building and zoning regulations.

(4) The vendor shall not discharge items from any motorized food wagon or conveyance vehicle onto the sidewalk, gutter, storm inlets, or streets.

Sec. 8-5.5353. Permit to operate - Sidewalk Vending.

A person desiring to engage in a sidewalk vendor operation, as defined by this article, shall submit a written application for a zoning clearance permit with all supporting information

required by the City. Such application shall be accompanied by a nonrefundable, non-transferable application fee in an amount as may be established by resolution of the Council. Any such zoning clearance permit shall be required to be renewed annually and a separate nonrefundable, nontransferable application fee shall be paid annually for such renewal application.

(a) As part of the permit to operate application, the vendor or business owner shall provide the following to the City:

(1) Identification in the form of a California driver's license or identification number, an individual taxpayer identification number, or a municipal identification number in lieu of a social security number if the City otherwise requires a social security number for the issuance of a permit or business license.
(2) A copy of the vendor or business owner's current business license certificate and applicable Board of Equalization Seller's Permit.
(3) Any additional licenses from other state or local agencies to the extent required by law, such as a Sutter County Environmental Health permit for the sales of food.
(4) Any other information to ensure compliance with other generally applicable laws.
(5) Information on operations, including, but not limited to, any of the following:
(i) The name and current mailing address of the sidewalk vendor.
(ii) A description of the merchandise offered for sale or exchange.
(iii) A certification by the vendor that to their knowledge and belief, the information contained on the application is true.
(iv) The California seller's permit number (California Department of Tax and Fee Administration sales tax number) of the sidewalk vendor.
(v) If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal.

(b) A permit to operate shall be granted unless:

(1) The vendor or business owner fails to submit a complete application;
(2) The vendor or business owner makes any omission, untrue statement or material misrepresentation in the application or provides fraudulent documentation with the application;
(3) The vendor or business owner has violated this article within the last 12 months; or
(4) The vendor or business owner has not otherwise complied with this article.

Sec. 8-5.5344. Conditions to operate – Sidewalk Vendors.

A person conducting a sidewalk vending operation shall comply with all of the required conditions below or be subject to revocation of the permit as described in Section 8-5.5360.

(a) No sidewalk vendor shall operate without first obtaining and maintaining a valid City business license certificate and a sidewalk vendor's permit.

(b) Each sidewalk vendor shall display the required sidewalk vendor's permit in a conspicuous location on the sidewalk vendor's person or stand at all times while the sidewalk vendor is operating.

(c) Operating Restrictions. It shall be unlawful and a violation of this chapter for any sidewalk vendor to:

(1) Operate outside the hours authorized in the required sidewalk vendor's permit, which hours shall not exceed 8:00 a.m. to 9:00 p.m.;

(2) Operate as a stationary sidewalk vendor at any time in any residential zone;

(3) Leave unattended any stand at any time while operating, or store, park or leave unattended any stand at any time outside of operating hours on any public sidewalk, pedestrian walkway, or other public place;

(4) Sell food without first obtaining and thereafter maintaining the required permit issued by the Sutter County Environmental Health permit or any other permit or license required pursuant to Part 7 (commencing with Section 113700) of Division 104 of the Health and Safety Code;

(5) Sell food for immediate consumption unless there is a litter receptacle available for patrons' use;

(6) Leave any location without first disposing of all trash or refuse generated by operating in such location;

(7) Allow any items used in connection with the operation to be placed or stored anywhere other than in, on, or under the stand, or on the person of the sidewalk vendor;

(8) Operate from a stand other than the stand authorized pursuant to the sidewalk vendor's permit;

(9) Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or displaying capacity of a stand without having obtained express authorization to do so pursuant to the required sidewalk vendor's permit;

(10) Solicit or conduct business with any person in a motorized vehicle;

(11) Sell anything other than the specific food, beverages or merchandise authorized to be sold as part of the operation pursuant to the required sidewalk vendor's permit;

(12) Create any unnecessary noise in violation of this Code, including but not limited, except that such conduct, when engaged in by a sidewalk vendor while operating, shall be punishable only by the administrative fines established pursuant to this chapter;

(13) Operate within: (a) 50 feet of any fire hydrant; (b) 25 feet of any transit stop; (c) 25 feet of any building entrance; (d) 15 feet of the outer edge of any driveway or vehicular entrance to public or private property; (e) within 5 feet of any other sidewalk vendor on any public sidewalk, pedestrian path or walkway or other area intended for ingress or egress;

(14) Operate on any public sidewalk or pedestrian path or walkway in a manner that does not maintain 4 feet in width of clear space on the sidewalk, path or walkway, or which otherwise is not in compliance with the Americans with Disabilities Act of 1990;

(15) Operate on a public sidewalk, pedestrian path or walkway in, or within 1,000 feet of any entrance of, a place of public assemblage during or within two hours before or after any event held at the place of public assemblage with the capacity to host 500 or more persons. For purposes of this paragraph: (i) "event" excludes any private gathering that is open neither to the ticketed public nor to the public generally and that does not exceed 500 persons; and (ii) "entrance" means and includes any building entrance or exit and any entrance or exit to or from exterior premises, such as through outer fences or gates or into outer parking lots or driveways on the property or site of the place of public assemblage.

(16) Operate within 100 feet of any street intersection adjacent to a school site, or within 200 feet of another sidewalk vendor who has already stopped to conduct business at a school site, and shall move not less than 600 feet at least every two hours and may not return to a previous location or within 600 feet of a previous location on the same calendar day.

(17) Operate in any public street (i.e., in the street itself and not on the sidewalk), or on any median;

(18) Operate as a stationary sidewalk vendor in any park owned or operated by the City, where the City or other park operator has an agreement in place with a concessionaire that exclusively permits the sale of food or merchandise by the concessionaire, during the hours the concessionaire is open in the park;

(19) Operate as a stationary sidewalk vendor within any area of a City park that is within 50 feet of an abutting residential dwelling;

(20) Operate within a parking lot, except as expressly authorized pursuant to the required sidewalk vendor's permit based on a finding that such operation will not obstruct vehicular ingress, egress, or parking, or adversely affect public health or safety;

(21) Operate within 500 feet of a certified farmers' market or a permitted swap meet during the operating hours of that certified farmers' market or swap meet;

(22) Operate within 500 feet of an area designated for a temporary use permit issued by the City during the duration of the permit; provided, that any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the temporary use permit are also provided to the sidewalk vendor, if such vendor is specifically permitted to operate in the area pursuant to a sidewalk vendor's permit;

(23) Operate in any area or manner that would obstruct or interfere with disability access standards or accessibility to any facility or area that is provided pursuant to

requirements of or in compliance with the Americans with Disabilities Act of 1990; or

(24) Operate in violation of any applicable law or regulation.

Sec. 8-5.5355. Insurance requirements.

To obtain an operator's permit from the City, the operator must demonstrate that it maintains, at its sole expense, liability insurance as established by the Director of Development Services from time to time.~~meeting the following requirements:~~

~~(a) General liability coverage of $1,000,000 per occurrence for bodily injury personal injury and property damage.~~

~~(b) Separate commercial automobile liability insurance for each motor vehicle proposed to be operated within the City pursuant to the operators permit, with at least the following limits of liability: $1,000,000 per accident for bodily injury and property damage.~~

~~(c) Evidence that the operator has procured workers compensation insurance covering all employees of the operator.~~

~~(d) Required insurance must be issued by companies admitted to do business in California, with a current A.M. Best rating of no less than A:VI. Exception may be made for the State Compensation Insurance Fund when not specifically rated.~~

~~(e) Each insurance policy required by this Section 8-5.5355 shall provide a minimum scope of insurance at least as broad as:~~

~~(1) Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01).~~

~~(2) Insurance Services Office Form Number CA 00 01 covering Automobile Liability, Code 1 (any auto).~~

~~(f)The general liability and automobile liability policies are to contain the following provisions:~~

~~(1) The City, its officers, agents, officials, employees and volunteers must be named as additional insureds under the policies. General liability coverage shall be provided in the form of an additional insured endorsement (CG 20 10 11 85 or equivalent) to the operator's insurance policy, or as a separate owner's policy.~~

~~(2) For any claims related to the operator's permit or vehicle, the operator's insurance coverage shall be primary insurance as respects the City, its officers, agents, officials, employees and volunteers.~~

~~(3) Each insurance policy required by this Section 8-5.5355 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.~~

~~(4) Any deductible or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees, and volunteers, or the operator shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.~~

Sec. 8-5.5360. Revocation of permits.

Any permit issued by the City under this article may be revoked by the issuing ~~party~~ City department or body for ~~any of the following reasons, including but not limited to~~ the following, and no new permit shall be issued after revocation for 12 months:

(a) The existence of any fact which, at the time of application, would have caused the City to deny the application, whether such fact existed at the time of the application or occurred thereafter;

(b) Any violation of laws relating to the requirements for operation of a mobile or open air vending operation;

(c) Failure to maintain insurance as required by this article;

(d) Failure to maintain a mobile or open air vending operation in a safe and sanitary condition such that the vehicle could pass, at any time throughout the permit period, the inspection required for the issuance of a permit;

(e) Fraud, misrepresentation, or a false statement made in the course of applying for a permit or carrying on the business of a vendor;

(f) The conviction of any crime or misdemeanor involving moral turpitude;

(g) Conducting the business in an unlawful manner or in such a manner as to constitute a breach of the peace, trespass, or to constitute a menace to the health, safety, or general welfare of the public; or

(h) Any violation of this article.

Sec. 8-5.5365. Appeal of revocation or denial.

An operator or applicant for an operator's permit shall be entitled to appeal the City's decision to revoke or deny a permit by filing a written notice of appeal with the City Clerk within ten days from the date the notice of revocation or denial is mailed. The appeal shall set forth the reasons why such action is not proper. Failure to set forth specific reasons why the action is improper or to timely file such appeal shall constitute a waiver of the right to appeal, and the proposed adverse action shall become final. The appeal shall be conducted pursuant to the provisions of Article 70 of the Zoning Code.

Sec. 8-5.5370. Exceptions.

The provisions of this article shall not apply to:

(a) Any person engaged in vending conducted in connection with the operations of a State-certified open-air market or an authorized street fair or event under a special event permit, lease, real property license, agreement (including a concession, or a preexisting businesses identified by the Council in former Section 8-8.5375 that became effective June 17, 2010, for which a separate agreement with the City is required to be in effect with said preexisting business), or other entitlements or approvals issued by the City ~~of Yuba City~~.

(b) Any person delivering any goods by vehicle where such goods have been ordered in advance for such delivery from any business located at a permanent location and which goods are being delivered from such location to the customer by vehicle, regardless of the point of sale.

(c) Persons invited to call upon private residences or businesses that operate from a fixed place of business located in or outside the City limits.

(d) Persons selling or soliciting sales of daily or weekly newspaper as defined by the California Government Code.

(e) Persons soliciting or canvassing on behalf of or against any candidate for public office or any ballot initiative.

(f) Persons engaged in selling or soliciting sales as a fundraiser for a local school, civic or nonprofit corporation. For the purposes of this section, local shall mean within a seven-mile radius of the City limits.

(g) Persons engaged in religious solicitation or other protected religious activities.

(h) Young entrepreneurs. It is the Council's policy to encourage youth entrepreneurship and community engagement by exempting minors under the age of 18 from this chapter when conducting limited, low-impact sales activities. Notwithstanding any other provision of this Code, this exemption is allows occasional vending for lemonade stands, baked goods, crafts, and similar small-scale activities as authorized by the Development Services Director or designee without the burden of full commercial permitting or regulatory requirements including a business license certificate. To qualify, sales must be located on a residential property owned or lawfully occupied by the youth entrepreneur, or on a commercial or similar property where the owner or authorized agent has granted permission for the activity. Sales may not include alcoholic beverages, obstruct public rights of way or sidewalks, or create traffic or safety hazards (such as having an open flame). Sales shall not exceed a cumulative total of 25 days within a rolling 12 month period. Temporary use of portable tables, chairs, shade structures, or other site furniture, and signs is permitted.

Sec. 8-5.5375. ~~Applicability of regulations to existing vending operations~~[Reserved].~~The provisions of this article shall be applicable to all persons and businesses described herein whether the herein described activities were established before or after the effective date of the ordinance enacting this article into law except for those three preexisting businesses identified by the City Council which shall be required to enter into a separate agreement with the City to allow for the continued operation of those businesses (which include: Fat Daddy's Hot Dogs; Fotine's Greek Café; and Rosie's Snobiz). Said agreement, among other things, shall specify that the operators of those three pre-existing, nonconforming businesses can continue to operate at their current locations, selling those items currently sold. The right to operate these businesses shall not be transferable and no expansion of the site or business shall be allowed. These businesses must obtain the insurance required by this article, comply with all applicable Sutter County Health Department regulations and possess a valid City of Yuba City Business License at all times of operation.~~

Sec. 8-5.5380. Penalties.

Any person violating any provisions or failing to comply with any of the mandatory requirements of this article is subject to the following penalties:

(a) Violations are subject to enforcement by any means authorized in this Code, including but not limited to the administrative enforcement provisions established in Section 1-6.010 of the Municipal Code. Notwithstanding, said enforcement shall be limited for sidewalk vendors as follows:

(1) A violation of sidewalk vending requirements, other than failure to possess a valid sidewalk vending permit, is only punishable by the following:

(i) An administrative fine of one hundred dollars ($100.00) for a first violation.

(ii) An administrative fine of two hundred dollars ($200.00) for a second violation within one year of the first violation.

(iii) An administrative fine of five hundred dollars ($500.00) for each additional violation within one year of the first violation.

(iv) Rescission/revocation of a sidewalk vending permit for the term of that permit upon the fourth violation or subsequent violations.

(2) Vending without a sidewalk vending permit issued by the City is only punishable by the following:

(i) An administrative fine of two hundred fifty dollars ($250.00) for a first violation.

(ii) An administrative fine of five hundred dollars ($500.00) for a second violation within one year of the first violation.

(iii) An administrative fine of one thousand dollars ($1,000.00) for each additional violation within one year of the first violation.

(iv) Upon proof of a valid sidewalk vending permit issued by the City, any administrative fines imposed under this subsection for vending without possessing a copy of the permit shall be reduced to the administrative fines set forth in subsection (a)(1).

(3) All fines imposed pursuant as to sidewalk vendors shall be subject to an ability-to-pay determination as described in California Government Code Section 51039(f). Concurrently with issuing a citation for such fines to a person, the City shall provide the person with notice of the right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination.

(b) Revocation of permit to operate/conditional permit to operate as defined herein in Section 8-5.5360.

(c) Impoundment.

(1) Any City enforcement officers, including any peace officer or Code enforcement officer, is authorized to impound equipment, carts, food, goods, or merchandise of any mobile vendor or open air vendor whose operations constitute an immediate threat, hazard, or danger to persons or property. For food vendors, failure to have a Sutter County Environmental Health permit, or to comply with food safety requirements established by the same, is presumptive evidence of an immediate threat, hazard, or danger to persons. Written notice of the seizure and removal of personal property shall be provided to the person believed to be the owner or otherwise lawfully entitled to possession of the property.

(2) The City shall store impounded vending equipment, carts, goods, or merchandise for a minimum of thirty (30) days. If the property is not claimed within that time period, the property will be considered legally abandoned and the City may dispose of the property.

(3) The City may immediately dispose of impounded materials that are perishable or cannot be safely stored.

(4) Any costs incurred in the salvage, disposal, or storage of impounded property may be assessed against any responsible person.

(5) Any owner of impounded vending equipment, carts, food, goods, or merchandise may appeal the impoundment in writing, along with the payment of any appeal fee as set by City resolution, per Section 4-8.601, except that the City Manager may instead choose to designate the City's Director of Development Services as a hearing officer. The appeal shall be filed with the city clerk within fifteen days following the date of the impoundment.

(6) Prior to the expiration of the thirty (30) day holding period or before any appeal related to impoundment becomes final, any person claiming ownership of vending equipment, carts, goods, or merchandise that has been impounded may reclaim such materials upon payment in full of all applicable impound fees incurred and proper

proof of ownership. Any unclaimed items will be considered abandoned and forfeited to the City after thirty (30) days following impoundment, and may, in the City's Director of Development Services' discretion, be disposed of as appropriate under applicable state law.

(d) Misdemeanor. Violation of the provisions of this article shall constitute a misdemeanor and not an infraction. Notwithstanding, this subsection shall not apply to sidewalk vendors.

Sec. 8-5.5385. Enforcement.

The provisions of this article may be enforced by any peace officer, Code enforcement officer, or the Director of ~~Community~~ Development Services or ~~his/her~~ designee.

SECTION 5. Severability. If any provision(s) of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall be effective on the thirty-first day after its adoption.

This Ordinance was introduced on _____, 2026, and duly adopted by the City Council of the City of Yuba City at its duly noticed regular meeting _____, 2026, by the following electronic vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

_____
Mark Boomgaarden, Mayor
City of Yuba City

Attest:

_____
Ciara Wakefield, City Clerk
City of Yuba City

CITY OF YUBA CITY
STAFF REPORT

Date: March 17, 2026
To: Honorable Mayor & Members of the City Council;
From: Utilities Department
Presentation By: Phil Marler, Utilities Director

Summary

Subject: Adoption of the Utilities Rate Studies and Initiation of Proposition 218 Process

Recommendation: Adopt a Resolution:

A. Accepting the results of and adopting the 2026 Water and Wastewater Rate Studies
B. Initiating a Proposition 218 process and approving the form of the Notice for Proposition 218 Protest Hearing
C. Setting the Protest Hearing for May 19, 2026 at 6:00 pm at the Council Chambers

Fiscal Impact: If a Proposition 218 process is successful, the water and wastewater revenue changes proposed in the rate studies would adequately fund projected operations, maintenance, and capital improvement for the study period.

Purpose:

To adopt the results of the water and wastewater rate studies, which recommend changes to the utilities service rates and fees, and initiate the Proposition 218 process required for implementation.

Council's Strategic Goals:

This item addresses Council's strategic goals of *Fiscal Responsibility* and *Infrastructure* by providing the necessary cost recovery to support the services, operations, maintenance, labor, and capital improvement of the City's water and wastewater systems.

Background:

The City's utilities service rates and fees are intended to fully recuperate costs to deliver water and wastewater services and the operations and infrastructure of their associated systems via self-funded enterprise funds. In order to develop and propose rate maximums for a five-year projection, local agencies are required to provide a documentary record as evidence of the fiscal requirements per California statute. A rate study which evaluates the operational and infrastructural needs of water and wastewater systems and the share of rates and fees by customer classes fulfills this need for the Proposition 218 rate approval process.

The City Council awarded a contract for both water and wastewater rate studies to Black & Veatch Management Company, LLC of Los Angeles, CA (Black & Veatch) on February 7, 2023. Black & Veatch has completed the rate studies, including a financial plan, which recommend rate adjustments for the five-year projected period to fund critical capital infrastructure improvements and operating costs. Staff presented City Council with the initial findings on March 3, 2026, following which Council directed staff to move forward with finalizing the rate studies and affirmed the need to subsequently initiate the Proposition 218 process.

Once adopted, the study will serve to set a maximum limit on the amount that can be charged; the City Council retains the authority to adopt reduced rates as appropriate to match actual costs and revenues received.

Analysis:

Utilities Rate Studies

Black & Veatch, in collaboration with key staff in the Utilities and Public Works Departments, has projected the operating, debt service, cash reserve, and capital improvement funding needs for the next five years and prepared recommended rate schedules to ensure the necessary revenue stream for each utility. The results of these rate models were then evaluated by both staff and a third-party consultant to confirm accuracy and feasibility. The water and wastewater rate studies are now ready for adoption and are included as Exhibit 1A and Exhibit 1B to the Resolution.

The recommended water service rates for the next five years for a typical single-family household are included below in Figure A. The full recommended rate schedule for all customer classes is included in the financial plan, which is calculated by the appropriate cost share for each customer class based on their meter size and impacts on the water system (Exhibit 1A).

Figure A

	Current Rate	Year 1 Nov. 1, 2026	Year 2 Nov. 1, 2027	Year 3 Nov. 1, 2028	Year 4 Nov. 1, 2029	Year 5 Nov. 1, 2030
Water						
1" Meter	$42.59	$50.67	$57.76	$60.65	$63.68	$65.59
Change		$8.08	$7.09	$2.89	$3.03	$1.91

The recommended wastewater service rates for the next five years for a typical single-family household are included below in Figure B. The full recommended rate schedule for all customer classes is included in the financial plan, which is calculated by the appropriate cost share for each customer class based on their wastewater volume and strength contribution to the system (Exhibit 1B).

Figure B

	Current Rate	Year 1 Nov. 1, 2026	Year 2 Nov. 1, 2027	Year 3 Nov. 1, 2028	Year 4 Nov. 1, 2029	Year 5 Nov. 1, 2030
Wastewater						
Single Family	$65.23	$67.56	$78.03	$83.49	$89.34	$93.36
Change		$2.33	$10.47	$5.46	$5.85	$4.02

Black & Veatch projected the revenue requirements and developed the proposed rate schedules to address the following factors:

- The City's water and wastewater utilities are "enterprise fund" utilities. In California, enterprise-fund utilities must be self-supporting. In other words, the cost of providing service must be funded by those receiving services (via rates) and costs cannot be shifted to other users who do not receive the services.
- The City's current water and wastewater rate revenue does not cover the costs of operating and maintaining each utility. Underfunded maintenance and capital projects could lead to system failures, service disruptions, and large fines for violating state water quality, treatment, and disposal regulations.
- Water and wastewater utility rates were last projected via rate study and adjusted in 2016. Since that time:
    - Inflation has increased approximately 45% (based upon changes in Western Region CPI).
    - State and federal water quality regulations and permit requirements have become stricter and compliance more costly.
    - Costs for equipment, treatment chemicals, and labor and construction (for critical projects) have all increased significantly.
    - City water and wastewater infrastructure is aging, and in some cases failing, and must be repaired or replaced.
- Since customer costs for water and wastewater service do not cover the City's cost of providing those services, the City has had to defer routine maintenance, required facility repairs, and necessary capital projects.
- If continued, underfunding of the utilities could lead to system failures, service disruptions, and large financial penalties from state regulators for violating water quality regulations and NPDES permit requirements.

Proposition 218 Process

California Proposition 218, adopted in 1996, requires the City to provide a 45-day period for affected utilities property owners to submit written protests in the event of proposed changes to the mandatory water and wastewater service charges and hold a public hearing. Guidelines for the Proposition 218 submission and tabulation of written protests have been prepared by the City Attorney's office and are included as Exhibit 1C.

The Proposition 218 protest hearing is scheduled for May 19, 2026 at 6:00 pm in the Council Chambers. Staff and the City's consultant have prepared a Notice of Proposition 218 Protest Hearing to inform utilities property owners and customers about the findings and recommendations of the rate studies and the written protest process, which will be mailed not less than 45 days prior to the hearing (Exhibit 1D).

Written protests may be mailed or delivered to the City Clerk or be submitted at the protest hearing. If more than 50% of the total affected property owners or customers protest in writing before the close of the public hearing for water and/or wastewater, the proposed rate changes for that utility will fail. If there is no majority protest, staff will make the appropriate changes to the water and/or wastewater ordinances for formal adoption by the Council.

Fiscal Impact:

The water and wastewater revenue changes proposed in the rate studies would adequately fund projected operations, maintenance, and capital improvement for the study period. A successful Proposition 218 process would provide Council with the ability to set appropriate rate schedules to secure the necessary cashflow recommended in the rate studies. If successful, Council would establish the rate schedules via Resolution, with implementation beginning November 1, 2026.

Alternatives:

1. Direct staff to modify one or both of the draft rate studies with different direction for rate changes and/or planned capital improvements prior to adoption.
2. Direct staff to delay adoption and the subsequent Proposition 218 process and keep water and wastewater service rates at the current levels.

Recommendation:

Adopt a Resolution:

A. Accepting the results of and adopting the 2026 Water and Wastewater Rate Studies.
B. Initiating a Proposition 218 process and approving the form of the Notice for Proposition 218 Protest Hearing.
C. Setting the Protest Hearing for May 19, 2026 at 6:00 pm at the Council Chambers.

Attachments:

1. Attachment 1 Resolution - Adoption of the Utilities Rate Studies and Initiation of Prop 218
2. Exhibit 1A - Water Rate Study 2026
3. Exhibit 1B - Wastewater Rate Study 2026
4. Exhibit 1C - Proposition 218 Guidelines
5. Exhibit 1D - Draft Prop 218 Notice

Prepared By:
Scarlett O. Harris
Utilities Administrative Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ACCEPTING THE FINDINGS OF THE 2026 UTILITIES RATE STUDIES, DIRECTING STAFF TO MAIL OUT NOTICES OF THE PROPOSED WATER AND WASTEWATER RATE INCREASES FOR A MAJORITY PROTEST PROCESS IN ACCORDANCE WITH PROPOSITION 218, SETTING A HEARING THEREFORE ON MAY 19, 2026, AND ADOPTING THE GUIDELINES FOR THE SUBMISSION AND TABULATION OF PROTESTS

WHEREAS, the City of Yuba City collects water and wastewater utilities fees by billing its customers, which fees pay for the cost of water and wastewater services, including water supply and treatment, water distribution, wastewater collection, wastewater treatment and disposal, environmental compliance, water quality laboratory testing, and administrative and fiscal management; and

WHEREAS, the utilities service fees were last projected and adjusted following water and wastewater rate studies and a successful Proposition 218 process in 2016. Since the 2016 studies, rising costs for critical energy, chemicals, and other materials for daily operation and the need to maintain and replace aging infrastructure have increased the cost of providing reliable water and wastewater services beyond the current water and wastewater revenues; and

WHEREAS, the Utilities Department worked with Black & Veatch Management Consulting, LLC of Los Angeles, CA to develop water and wastewater rate studies for 2026, which include financial plans, cost-of-service-analysis, and rate structure recommendations for both utilities systems in order to provide a minimum level of funding for projected expenditures for the next five (5) years and thus ensure safe and reliable operations while remaining affordable for the residents and businesses of Yuba City; and

WHEREAS, water and wastewater rates qualify as “property-related fees” and, therefore, water and wastewater rate adjustments such as those presented in the proposed rate structure, are subject to the substantive and procedural requirements of Proposition 218 (Cal. Const. Art. XIIID); and

WHEREAS, Section 6 of Article XIIID of the California Constitution sets forth notice, hearing, and protest requirements applicable to increases of water and wastewater rates; and

WHEREAS, the City desires to establish a uniform set of procedures applicable to the submission and tabulation of protests submitted against proposed water and wastewater rate increases.

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

Section 1. The foregoing recitals, and all information presented in the staff presentation, 2026 Water Rate Study (Exhibit 1A – including the five-year rate structure described therein), and 2026 Wastewater Rate Study (Exhibit 1B –

including the five-year rate structure described therein), are hereby found to be true and correct and incorporated herein by this reference.

Section 2. The City Council hereby finds that the proposed five-year rate structure meets the substantive requirements of Proposition 218 (Cal. Const. Art. XIIID) as follows:

a. *Fee for Service Provided Only*: Revenues derived from the fee may not be used for any purpose other than that for which the fee was imposed. *Except for the reasonable and normal administrative costs, the fees collected for water service are used to provide water services to the City's residential and commercial customers. Likewise, the fees collected for wastewater service are used to provide wastewater services to the City's residential and commercial customers.*

b. *Fee not to Exceed Cost of Service*: Revenues derived from the fee may not exceed the funds required to provide water and wastewater service. *The City's water and wastewater cost-of-service rates analyses concluded that the proposed rates do not exceed the City's cost of providing the respective water and wastewater services.*

c. *Fee not to Exceed Proportional Cost*: The amount of the fee may not exceed the proportional cost of the service attributable to the parcel. *The City's water and wastewater rates analyses concluded that the City's proposed water and wastewater rates are reasonably proportional and cost-based and meet the general requirements of fairness and equity under Proposition 218.*

Section 3. The City Council hereby finds that the proposed rate structure offers the best rate structure to allow the City to meet minimum operating requirements and provide a minimum level of funding for the projected expenditures over the next five years, while remaining affordable to the residents and businesses of Yuba City. Therefore, the City Council resolves:

a. To direct staff and City Counsel to prepare and mail public notices proposing implementation of the proposed water and wastewater rate structure (Exhibit 1D). Said notice shall be issued in compliance with Proposition 218 (Cal. Const. Art. XIIID) for the initiation of the 45-day public review period before a majority protest hearing.

b. To set a majority protest hearing on the proposed water and wastewater rates, as noticed, for the date of May 19, 2026 at 6:00 pm at the Council Chambers.

Section 4. The City adopts the guidelines attached to this Resolution as Exhibit 1C, which are incorporated herein by reference to govern the acceptance and tabulation of protests against proposed water and wastewater rate increases. A copy or summary of such guidelines may be included in the notice described in Section 3.

Section 5. This Resolution shall be effective as of the date of its adoption.

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 March 2026.

AYES:

NOES:

ABSENT:

_____
Marc Boomgaarden, Mayor

ATTEST:

_____
Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNCIL FOR YUBA CITY:

_____
Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibits:

A. Water Rate Study 2026
B. Wastewater Rate Study 2026
C. Proposition 218 Guidelines for the Submission and Tabulations of Protests
D. Notice of Proposition 218 Protest Hearing

EXHIBIT 1A

DRAFT FINAL

WATER RATE STUDY

BLACK & VEATCH PROJECT NO. 415056

PREPARED FOR

City of Yuba City, CA

11 MARCH 2026

BLACK & VEATCH

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Legal Notice

Black & Veatch Corporation (Black & Veatch) has prepared this report for the City of Yuba City (City), and it is based on information not within the control of Black & Veatch. The City has not requested Black & Veatch to make an independent analysis, verify the information provided to us, or render an independent judgment of the validity of the information provided by others. Because of this, Black & Veatch cannot, and does not, guarantee the accuracy thereof to the extent that such information, data, or opinions were based on information provided by others.

In conducting these analyses and in forming an opinion of the projection of future financial operations summarized in this report, Black & Veatch made certain assumptions on the conditions, events, and circumstances that may occur in the future. The methodology utilized in performing the analyses follows generally accepted practices for such projections. Such assumptions and methodologies are reasonable and appropriate for the purpose for which they are used. While we believe the assumptions are reasonable and the projection methodology valid, actual results may differ materially from those projected, as influenced by the conditions, events, and circumstances that occur. Such factors may include the City's ability to execute the capital improvement program as scheduled and within budget, regional climate and weather conditions affecting water demand, and adverse legislative, regulatory, or legal decisions (including environmental laws and regulations) affecting the City's ability to manage the system and meet water quality requirements.

1.0 Executive Summary

The City of Yuba City (City) commissioned Black & Veatch Corporation (Black & Veatch) to perform a Water Rate Study (Study) for its Water Utility. The Study included the development of a five-year financial plan, a cost-of-service analysis, and the design of rates. The specific objectives of the Study were to:

- Evaluate the adequacy of projected revenues under existing rates to meet projected revenue requirements.
- Develop a sound financial plan for the Water Utility covering five years for ongoing operations and planned capital improvements.
- Allocate the projected revenue requirements to the various customer classes in accordance with their respective service requirements.
- Develop a suitable rate schedule that produces revenues adequate to meet financial needs while recognizing customer costs of service and regulatory considerations such as Proposition 218 and other applicable judicial decisions.

1.1 Financial Plan

The City operates the Water Utility as a self-supporting enterprise. The Water Utility is a combination of funds. The funds include:

- Fund 507: Surface Water Operation
- Fund 509: Water Connection Fees
- Fund 517: Water Cash CIP
- Fund 533: Water Hillcrest Water System (HWS) Region 1
- Fund 534: Water Hillcrest Water System Region 2/3

As such, the Water Utility's financial plan encompasses all the funds revenues, operation and maintenance (O&M) expenses, water supply costs, debt service requirements, capital improvement program (CIP), and other expenditures. The revenues incorporate projections of customer accounts and water consumption based on the City's historical data and estimates of growth. In addition, the Water Utility's forecast incorporates conservation goals established in the 2020 Urban Water Management Plan and Water Shortage Contingency Plan.

Black & Veatch worked with the City to develop a proposed financial plan over a five-year planning period beginning fiscal year (FY) July 1, 2026, and ending June 30, 2031 (study period), that will support the Water Utility's ongoing operating and capital costs, while minimizing impacts on customers. The financial plan supports the following activities:

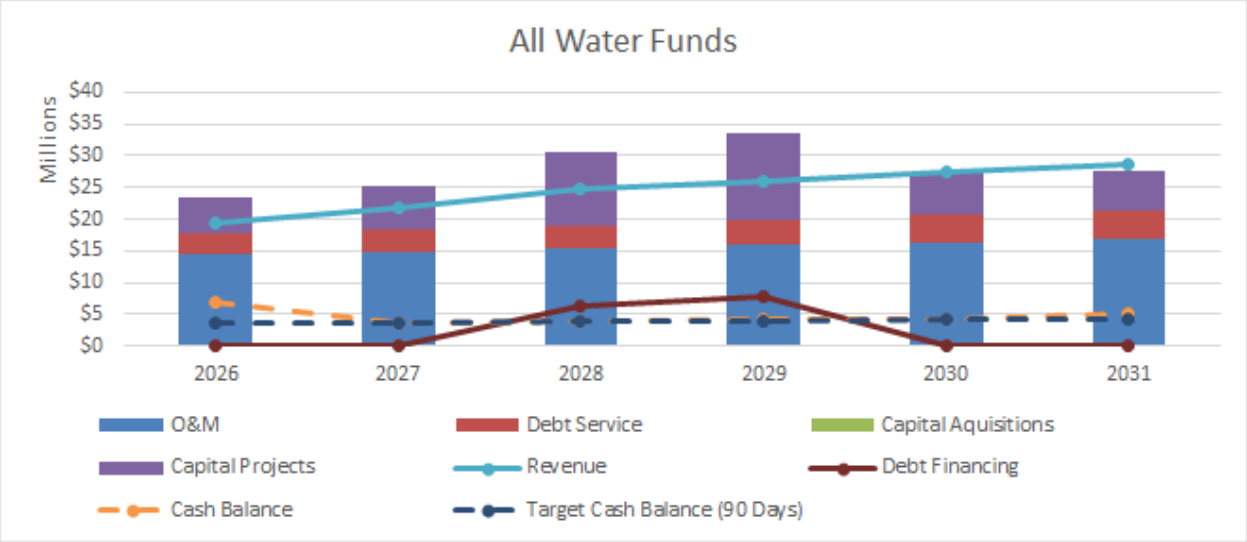
- **Operation and Maintenance Expenses**: The Water Utility anticipates O&M expenses to increase from $14.9M in FY 2027 to $17.0M in FY 2031. Water costs include water production, water treatment, and administration.
- **Debt Service Payments**: The Water Utility has existing debt service related to Series 2013 and 2017 Revenue Bonds plus debt service on several State Revolving Fund (SRF) loans. It is projected that the Water Utility will require two additional SRF loans. In FY 2028 for the

Rowe/Sam Brannan Tanks and in FY 2029 for the Water Treatment Basin Improvements. Total debt service payments increase from $3.5M in FY 2027 to $4.3M in FY 2031.

- **Capital Improvement Projects**: The Water Utility plans to execute $45.2M in capital projects over the study period.
- **Reserves**: The Water Utility plans to continue funding the operating fund reserve, maintain an adequate balance in its Water Cash CIP fund, and maintain adequate debt service coverage.
    1. The operating fund reserve is to help cover fluctuations in day-to-day expenses. The scheduled target is 90 days of O&M expenses.
    2. The City targets to maintain enough funds to cover a portion of upcoming annual capital expenditures, smooth out the amount of capital infusion needed each year, and help mitigate unexpected capital costs. The scheduled target is 25% annual depreciation. The City should aim at increasing it to 100% annual depreciation.

The Water Utility is proposing revenue adjustments to allow the enterprise to meet operating and capital needs and reserve targets, as shown in Figure 1-1.

Figure 1-1 Financial Plan



1.2 Cost-of-Service Analysis

The water cost-of-service allocation methodology used in this Study uses the Base-Extra Capacity Method endorsed by the American Water Works Association (AWWA) Principles of Water Rates, Fees, and Charges, M1 manual. Under cost-of-service principles, costs are allocated to the different customer types in proportion to their water system use. As recommended by AWWA, Black & Veatch distributed functional costs to the base (average load conditions), extra capacity (peaking), and customer-related parameters. This allocation methodology produces unit costs for allocation to individual customer classes based on the projected customer service requirements.

1.3 Rate Design

The Right to Vote on Taxes Act, also known as Proposition 218, was passed by California voters in 1996 and added Article XIIIC and Article XIIID to the California Constitution. These articles and subsequent legal cases provide the regulatory framework that guides and informs the rate-setting process. The cost-

of-service analyses provide the cost nexus for the proposed rate structures. The regulatory framework helps ensure cost recovery is proportionate to the cost of providing the service.[1]

To minimize impacts, retain simplicity, and ensure the reasonable stability of revenue, Black & Veatch recommends the following rate structure.

- **Monthly Fixed Charge**: The Water Utility should retain the monthly fixed charge based on meter sizes for all customer types. The monthly fixed charge will retain the consumption allowance by meter size.
- **Consumption Charge**: The Water Utility should retain the uniform consumption charge for all customer types.

1.4 Proposed Water Rates

Table 1-1 shows the Water Utility's recommended five-year rate schedules for water services. Proposed rates are effective July 1st for all fiscal years over the study period. Any rates adopted for an effective date later July 1st will impact rates.

Table 1-1 Proposed Water Rate Schedule

Description	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Monthly Fixed Charge ($/Month)						
1" & less	42.59	50.67	57.76	60.65	63.68	65.59
1-1/2"	85.18	93.56	106.65	111.99	117.59	121.11
2"	170.39	179.34	204.45	214.67	225.41	232.17
3"	681.53	694.06	791.23	830.79	872.33	898.50
4"	1,363.08	1,380.34	1,573.59	1,652.27	1,734.89	1,786.93
6"	2,555.74	2,581.34	2,942.72	3,089.86	3,244.35	3,341.68
8"	5,963.42	6,012.76	6,854.54	7,197.27	7,557.14	7,783.85
Commodity Charges ($/HCF)						
All Customers	2.14	2.36	2.68	2.82	2.96	3.05

1.5 Customer Impact

If approved, the water rate adjustments will affect a typical single-family residential customer with a 1" metered connection consuming less than 15 hundred cubic feet (HCF) per month as shown in Table 1-2.

Table 1-2 Typical Residential Customer Monthly Bill Impacts

Description	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Monthly Charge ($/Month)						
Water Bill	42.59	50.67	57.76	60.65	63.68	65.59
$ Increase		8.08	7.09	2.89	3.03	1.91

[1] Black & Veatch is not a legal firm and interpretations of the legal requirements under Proposition 218 should be reviewed by legal counsel.

1.6 Summary

The financial plan described herein reflects a balanced approach by the City to operate the Water Utility in a sustainable manner, while providing high quality services and minimizing customer bill impacts. Black & Veatch used industry standard principles for equitable cost-of-service allocations to calculate the proposed rates. Detailed explanations for these calculations are provided in the remainder of this report.

2.0 Introduction

2.1 Purpose

The purpose of this report is (1) to project the future revenues of the Water Utility under existing rates and charges, project operating expenses and capital financing revenue requirements, and to examine the adequacy of projected revenues to meet these revenue requirements through FY 2031; (2) to allocate these revenue requirements, or costs of service, for a representative test year to the various customer types in accordance with the respective service requirements that each class places on the systems; and (3) to develop a suitable schedule of water rates that will produce revenues adequate to meet the financial needs of the utility on the basis that recognizes customer costs of service and practical bill impact considerations.

2.2 Water System

The Water Utility provides water services to over 19,300 residential and non-residential customers. The City obtains surface water from the Feather River which is conveyed to the Yuba City Water Treatment Plant. The Plant has capacity for 36 million gallons per day. The water system infrastructure consists of 281 miles of transmission and distribution mains, two wells, six storage reservoirs with a capacity of 17 million gallons, three clear wells with a capacity of 8 million gallons and six pump stations. The City surface water sources include two appropriative water rights regulated by the State Water Resources Control Board and two surface water contracts.

2.3 Methodology

The rate-setting methodology employed by Black & Veatch is consistent with industry guidelines established by AWWA's *Principles of Water Rates, Fees, and Charges, M1* manual (M1 Manual). The manual is nationally recognized and provides recommendations and generally accepted practices in the water industry. The M1 Manual is used by rate practitioners as guidance on rate-making practices that can be used to address the unique circumstances of the communities served. An overview of the methodology is outlined below.

2.3.1 Financial Plan

Financial planning compares the projected revenues of the utility under existing conditions to its projected operating expenses and capital expenditure. This step tests the adequacy of the current rates to recover the utility's forecasted costs. If shortfalls occur, revenue increases are recommended until the utility is financially stable.



Financial Planning
Establish operating and capital financing plans that fully fund activities

Cost of Service Analysis
Perform a cost-of-service analysis to determine if cost allocations are fair and equitable among customer classes



2.3.2 Cost-of-Service Analysis

The cost-of-service analysis builds a link between the utility's cost of service and the proposed rates for each customer type. This process takes individual budget cost items and allocates them based on their function. Organizing the budget in terms of end function allows the creation of a nexus between the budget cost item and the rate.

2.3.3 Rate Design

Rate design involves developing a rate structure that equitably and proportionately recovers costs from the customers. The rate structure should reflect a customer group's demand profile and be resilient and flexible enough to handle changing costs (i.e., operating and/or capital) and demand scenarios (i.e., customers change their demand on the system by contributing less or more flow). Rate equity is inherently built upon each customer's relative use of the system. By designing different rate components, the utility can balance affordability and equity.



Rate Design
Review the existing rate structure and design proposed rates that provide adequate revenues

Rate Adoption
Establish the basis for the proposed rates to be adopted in compliance with Proposition 218

2.3.4 Rate Adoption

In California, public utilities must meet procedural requirements for adopting new or increased rates for property-related fees under Proposition 218. Proposition 218 states that the utility must hold a public hearing to consider the proposed rates and provide written notice to all customers at least 45 days before the hearing. Any property owner or tenant directly liable to the public agency for payment of the property-related fees may submit a written protest to the new or increased rates until the close of the public hearing. The City Council may not adopt the proposed new or increased rates if property owners or tenants directly liable for payment submit written protests on behalf of more than 50% of the properties upon which the proposed rates may be imposed.

3.0 Revenue and Revenue Requirements

To meet the costs associated with providing water services to its customers, the Water Utility derives revenue from a variety of sources, including water user charges (rates), penalties, backflow prevention fees, main extension charges, connection fees, interest earned from the investment of available funds, and other miscellaneous revenues. The Water Utility is constantly looking for other sources of revenue, such as grants and loans, to fund infrastructure investments. Black & Veatch has projected the future revenue generated in the Study by analyzing historical and future system growth in terms of the number of accounts and billed water consumption. This section also projects the expenses, or revenue requirements, necessary to operate and maintain the system, invest in capital improvements, make debt service payments, and cover other water systems expenses.

3.1 Customer Data

3.1.1 Number of Customers

The City provides water services to over 19,300 residential and non-residential customers. All customers connected to the water system do so through metered connections. The City bills customers based on the size of the metered connection and their consumption. Since the City bills customers based on the metered connection, the analysis included a review of historical bills for customers and anticipated growth within the City. The analysis herein projects the total number of accounts to grow about 1.0% per year for the entire study period.

Table 3-1 shows the projected number of bills for the Water Utility.

Table 3-1 Number of Water Customers

Line No.	Description	Fiscal Year Ending June 30,					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		(Bills)	(Bills)	(Bills)	(Bills)	(Bills)	(Bills)
	Number of Bills						
1	All Customers	231,746	234,017	236,310	238,627	240,966	243,328
2	Total	231,746	234,017	236,310	238,627	240,966	243,328
3	Estimated Accounts	19,312	19,501	19,693	19,886	20,081	20,277

3.1.2 Billed Water Consumption

Table 3-2 shows the projected billed water consumption for the study period. In determining the projected water consumption, Black & Veatch analyzed historical water consumption patterns in conjunction with the 2020 Urban Water Management Plan and the City's Water Shortage Contingency Plan. In 2016, after years of drought conditions, the State of California mandated cutbacks to all water purveyors to reduce water usage by 25%. This action led to a significant decline in water consumption. In 2017, the State of California formally lifted the water restrictions as it declared the drought over. Yet the mandatory cutback had a lasting effect on water conservation habits, leading to a continued decrease in overall water consumption.

In 2020, California again entered a drought. In 2022, to conserve water, the State of California adopted emergency regulations to increase water conservation and required urban water suppliers to implement Level 2 of their Water Shortage Contingency Plans. In 2023, after record rainfall and snowpack levels, the State of California eased the drought restriction. In April 2023, the City reduced from Level 3 to Level 1, providing relief to the community while promoting the wise use of water. The levels in the Water Shortage Contingency Plan represent the shortage levels, water conservation targets, and response strategies and actions needed to achieve the conservation targets.

Many factors contribute to the City's annual consumption. The City's primary goal is to provide its residents with safe and reliable drinking water, while encouraging water conservation. Overall, customers have done well to increase efficiency in the use of water resources.

Recognizing the various factors contributing to water demand patterns and understanding the state requirements, the billed water consumption is projected to grow at 0.8% per year during the study period. The City currently bills water consumption in hundred cubic feet (HCF). One HCF represents about 748 gallons of water.

Table 3-2 Billed Water Consumption

Line No.	Description	Fiscal Year Ending June 30,					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		(HCF)	(HCF)	(HCF)	(HCF)	(HCF)	(HCF)
	Billed Water Sold						
1	All Customers	5,302,673	5,345,459	5,388,674	5,432,317	5,476,400	5,520,923
2	Total Usage (HCF)	5,302,673	5,345,459	5,388,674	5,432,317	5,476,400	5,520,923
3	Total Usage (Acre-Feet)	12,173	12,271	12,371	12,471	12,572	12,674

3.2 Revenue under Existing Rates

Water user rates serve as the Water Utility's primary revenue source. Therefore, the level of future rate revenue is important in developing a long-range financial plan. Future water rate revenues are calculated using the system growth for the number of accounts and billed water consumption multiplied by the applicable existing rates.

Table 3-3 presents the rates in effect for FY 2026 (effective March 1, 2025), which were approved by City Council on June 21, 2016, as part of the City's 2016 Rate Study. The rates are composed of monthly fixed and consumption charges. The monthly fixed service charge includes baseline consumption increasing by meter size. The consumption charge is applied to excess usage above the baseline on $/HCF basis.

Table 3-3 Existing Water Rates

Description	Baseline Consumption	Fiscal Year 2026
	(HCF)	
Monthly Meter Charge ($/month)		
1" & less	15	42.59
1-1/2"	30	85.18
2"	60	170.39
3"	240	681.53
4"	480	1,363.08
6"	900	2,555.74
8"	2,100	5,963.42
Commodity Charges ($/HCF)		
Flow Rate per Excess HCF		2.14

Table 3-4 shows projected water rate revenue under existing rates. The projected Water Utility revenues under existing rates increase from $17.5M in FY 2027 to $18.1M in FY 2031.

Table 3-4 Projected Water Revenue under Existing Rates

Line No.	Description	Fiscal Year Ending June 30,					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		($)	($)	($)	($)	($)	($)
	Revenue						
1	Fixed Service Charges	12,058,000	12,169,500	12,282,100	12,395,700	12,510,600	12,626,300
2	Commodity Charges	5,296,000	5,330,300	5,364,800	5,399,700	5,435,000	5,470,400
3	Total	$ 17,354,000	$ 17,499,800	$ 17,646,900	$ 17,795,400	$ 17,945,600	$ 18,096,700

3.3 Other Revenue

Other sources of operating revenue include service charges, surcharges, connection charges, interest earned from the investment of available funds, and other miscellaneous revenues. Other operating revenues represent on average 7.3% of the Water Utility's total revenue excluding debt financing. The City anticipates these revenues will remain relatively constant for the study period.

3.4 Operating and Maintenance Expenses

Table 3-6 shows the Water Utility's projected O&M expense for the study period. These expenses include salaries and benefits, maintenance and operations, internal service charges, and capital expenditures. The City anticipates that all O&M expenditure will escalate based on the factors identified in Table 3-5.

Table 3-5 O&M Escalation Factors

Line No.	Description	Fiscal Year Ending June 30,					Sources
		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
1	Salaries & Wages	3.00%	3.00%	3.00%	3.00%	3.00%	City Negotiation
2	Fringe Benefits	3.00%	3.00%	3.00%	3.00%	3.00%	City Negotiation
3	Materials & Supplies	3.20%	3.20%	3.20%	3.20%	3.20%	All items CPI
4	Contractual Services	3.10%	3.10%	3.10%	3.10%	3.10%	Services CPI
5	Utilities	5.00%	5.00%	5.00%	5.00%	5.00%	Electricity CPI
6	Equipment & Structures	3.90%	3.90%	3.90%	3.90%	3.90%	ENR CCI
7	Chemicals	4.20%	4.20%	4.20%	4.20%	4.20%	Chemicals PPI
8	Water Purchases	3.00%	3.00%	3.00%	3.00%	3.00%	Estimated
9	General Admin	3.20%	3.20%	3.20%	3.20%	3.20%	All items CPI
10	Capital Expenditures	3.90%	3.90%	3.90%	3.90%	3.90%	ENR CCI

The following are O&M categories in Table 3-6.:

- **Salaries and Benefits:** These costs represent salaries and benefits for water staff assigned to operating and maintaining the water infrastructure system.
- **Materials, Supplies & Services**: These costs represent contract services, water supply, supplies and materials, maintenance and repairs, travel & training, and general expenses.
- **Power and Utilities:** These costs represent heat, power, and telephone.
- **Contribution to Other Funds:** These costs represent internal costs to the Water Utility from other City departments for indirect costs such as customer service and billing, capital project engineering and administration, vehicle replacement, IT charges, and insurance.
- **Acquisitions:** These costs represent small capital expenditure on physical movable equipment such as tools, equipment, generators, and computers.

Table 3-6 O&M Expenses

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		($)	($)	($)	($)	($)	($)
	Operation & Maintenance						
1	Salaries & Benefits	4,341,700	4,471,900	4,606,100	4,744,200	4,886,400	5,033,100
2	Materials, Supplies & Services	5,134,500	5,311,300	5,494,200	5,683,600	5,879,800	6,082,700
3	Power and Utilities	1,667,000	1,750,300	1,837,900	1,929,800	2,026,200	2,127,600
4	Contributions to Other Funds	3,198,800	3,301,200	3,406,900	3,516,000	3,628,600	3,744,800
5	Acquisitions	34,700	36,100	37,500	39,000	40,500	42,100
6	Total	$ 14,376,700	$ 14,870,800	$ 15,382,600	$ 15,912,600	$ 16,461,500	$ 17,030,300

As shown in Table 3-6, the Water Utility's O&M expenses are projected to increase from $14.4M in FY 2026 to $17.0M in FY 2031.

3.5 Capital Improvement Program

The Water Utility annually develops its five-year Capital Improvement Plan to identify water system needs, including assessments, inspections, maintenance, and rehabilitation and replacement requirements. In 2019, the City completed its 20-year Water Master Plan, which identified $105.4M in capital projects to address existing system deficiencies and $369.3M for future growth. All costs were in 2017 dollars. Understanding that capital expenditure is constrained by available funds, staff developed a feasible CIP for the study period.

Table 3-7 shows the CIP for the study period. The Water Utility is composed of many functions, of which treatment, transmission, and distribution pipelines are significant elements. Therefore, of the total $45.2M, treatment accounts for $14.6M and transmission and distribution accounts for $13.5M of the total projects. The City examines the water infrastructure system on an ongoing basis; therefore, CIP might change based on the current need.

Table 3-7 Capital Improvement Projects

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		($)	($)	($)	($)	($)	($)
	Capital Improvement Program						
1	Water Supply	207,800	215,800	224,200	232,900	362,900	251,300
2	Pumping	0	0	0	0	0	0
3	Storage	1,350,500	809,400	6,165,700	0	0	0
4	Treatment	519,400	1,726,600	1,233,100	9,039,300	1,330,700	1,256,700
5	Transmission & Distribution	2,077,600	2,266,200	2,466,300	2,678,500	2,903,400	3,141,800
6	Meters & Services	519,400	539,600	560,500	582,300	604,900	628,400
7	Hydrants	0	0	0	0	0	0
8	Stormwater	26,000	27,000	28,000	29,100	30,200	31,400
9	General Plant	955,700	1,106,100	1,037,000	1,193,700	1,482,000	974,000
10	Total	$ 5,656,400	$ 6,690,700	$ 11,714,800	$ 13,755,800	$ 6,714,100	$ 6,283,600

3.6 Transfers within the Fund

Since the Water Utility is composed of multiple funds, there will be transfers of money between the Surface Water Operations (Fund 507), Water Connection Fees (Fund 509), Water Cash CIP (Fund 517), Water HWS Region 1 (Fund 533), and Water HWS Region 2/3 (Fund 534) over the study period.

3.7 Reserves

A utility typically establishes reserves for several reasons, such as covering shortfalls in operating revenues, maintaining strong bond ratings, covering day-to-day operating costs, and easing the burden on ratepayers associated with large rate increases. The Water Utility will maintain two reserves:

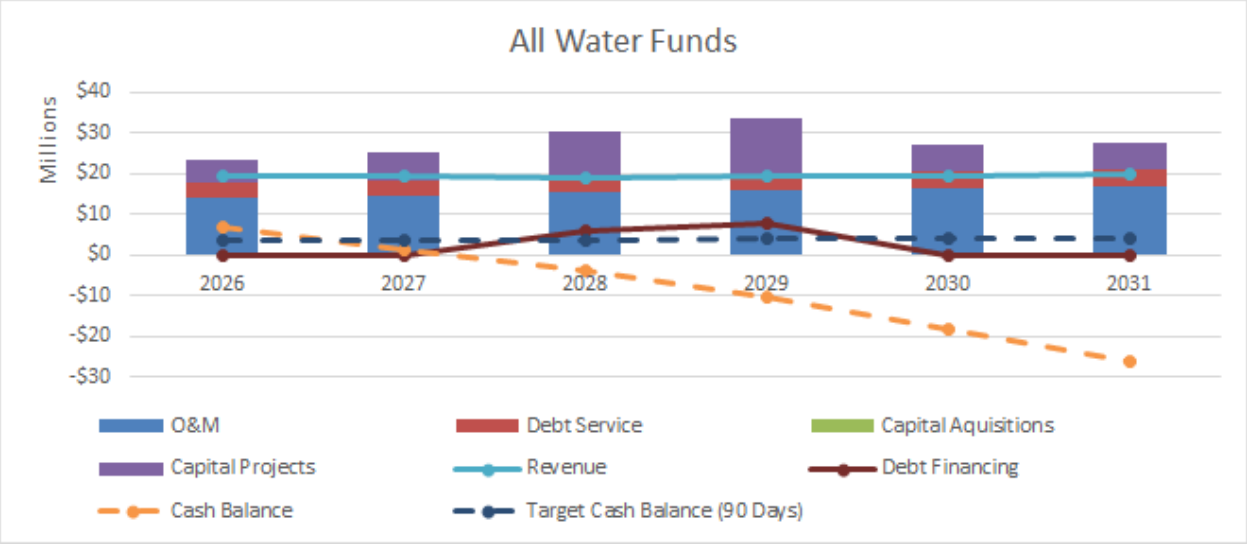
- Operating Reserve represents working capital to cover day-to-day expenses and accounts receivables, periods of lower-than-expected water sales, or unforeseen cost increases such as in chemicals and power. The reserve will maintain a minimum balance of 90 days of operating expenses once fully funded.
- Capital Reserve represents funds maintained to cover a portion of upcoming annual capital expenditures, smooth out the amount of capital infusion needed each year, and help mitigate unexpected capital costs. This reserve will maintain a minimum balance of 25% annual depreciation. It is recommended that the City increases the minimum balance to 100% annual depreciation in the future.

Appropriate reserve levels help the Water Utility with liquidity, provide operational flexibility, and demonstrate fiscal responsibility to the rating agencies, which allows the City to access lower-cost funds.

3.8 Projected Operating Results

The revenue requirements of the Water Utility consist of O&M expenses, debt payments, capital expenditure, and reserve requirements. To fully understand the current condition of the Water Utility, it is important to examine the cash flow projections under the status quo scenario. As shown in Figure 3-1, the status quo conditions would project that the Water Utility would operate from an annual deficit position, thus requiring the use of reserves to keep operating. In this scenario, the Water Utility would not impose any revenue increases over the study period and continue to incur O&M expenses, make debt service payments, pay for the execution of the planned CIP, and transfer to reserves. It is important to note that without revenue adjustments, the City will not have the capacity to issue new debt.

Figure 3-1 Status Quo Financial Plan



The analyses performed for the Study indicate that the City should implement the proposed revenue increases shown in Table 3-8 if it wishes for the user rates to cover expenses and to keep the Water Utility in a balanced financial condition. The revenue increases represent the total revenue adjustment needed

to meet revenue requirements. The revenue adjustment does not represent adjustments to the individual rates but reflects the overall level of revenue needed to meet the Water Utility's obligations.

The suggested revenue increases help the Water Utility meet the following goals:

- Meet budgeted operating obligations in the five FYs.
- Meet planned capital investments in the five FYs.
- Maintain the reserve within their targets.
- Meet current and future debt service obligations.

Table 3-8 shows the proposed Water Utility for the study period. The financial plan consists of 1) Revenue and 2) Revenue Requirements.

Revenues

- Line 1 is the revenue under existing rates.
- Lines 2 through 6 are the additional revenues generated from the required annual increases. The additional revenue generated directly reflects the number of months the increase is effective for; therefore, the amount might be calculated at less than that stated amount.
- Line 8 is the total revenue generated from user charges.
- Lines 11 and 12 represent a surcharge applied to HWS Region 1 and 2/3 customers. The surcharge recoups the costs associated with upgrades to the system when it was acquired from Hillcrest Water Company.
- Line 14 represents other operating revenues.
- Line 17 represents proposed debt financing.
- Line 18 represents the total revenues for the Water Utility.

Revenue Requirements

- Line 21 represents O&M expenses. The O&M expenses include water supply costs.
- Line 24 represents debt service requirements.
- Line 27 represents routine capital outlay and capital project expenditures.
- Line 28 represents the total revenue requirements for the Water Utility.

Line 31 represents the net cumulative cash balance within the Water Utility. The net cumulative cash balance intends to match, to the extent possible, Line 32. The cash balance reserve is required to ensure the Water Utility can continue in the event of supplier interruption, market price fluctuations of critical equipment or supplies, or an abrupt drop in account receivables. The reserve target minimum is 90 days of O&M expenses.

Line 33 represents the debt service coverage. Currently, the debt service coverage requirement is 1.20x. The debt service coverage requirement is set forth by financial institutions that lent the Water Utility money in the form of Revenue Bonds. Any proposed debt financing identified in the financial plan are SRF loans, which will not change the debt service coverage requirement.

Table 3-8 Financial Plan

Line No.	Description			Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Revenue								
	Operating Revenue								
1	Revenue from Existing Rates			17,354,000	17,499,800	17,646,900	17,795,400	17,945,600	18,096,700
	Year	Months Effective	Rate Adj						
2	2027	12	14.00%		2,450,000	2,470,600	2,491,400	2,512,400	2,533,500
3	2028	12	14.00%			2,816,500	2,840,200	2,864,100	2,888,200
4	2029	12	5.00%				1,156,400	1,166,100	1,175,900
5	2030	12	5.00%					1,224,400	1,234,700
6	2031	12	3.00%						777,900
7	Increased Revenue Due to Adj				2,450,000	5,287,100	6,488,000	7,767,000	8,610,200
8	Subtotal Rate Revenue			$ 17,354,000	$ 19,949,800	$ 22,934,000	$ 24,283,400	$ 25,712,600	$ 26,706,900
	Other Operating Revenue								
9	Service Charges and Fees			337,500	337,500	337,500	337,500	337,500	337,500
10	Connection Fees			555,000	555,000	555,000	555,000	555,000	555,000
11	HWS Region 1 Surcharges			142,800	142,800	142,800	142,800	142,800	142,800
12	HWS Region 2/3 Surcharges			515,200	515,200	515,200	515,200	515,200	515,200
13	Interest Income			447,100	297,500	152,300	181,800	250,800	272,200
14	Subtotal Operating Revenue			$ 1,997,600	$ 1,848,000	$ 1,702,800	$ 1,732,300	$ 1,801,300	$ 1,822,700
	Debt Financing								
15	Revenue Bonds			0	0	0	0	0	0
16	SRF Loans			0	0	6,165,700	7,758,300	0	0
17	Subtotal Other Operating Revenue			$ 0	$ 0	$ 6,165,700	$ 7,758,300	$ 0	$ 0
18	**Total Revenue**			**$ 19,351,600**	**$ 21,797,800**	**$ 30,802,500**	**$ 33,774,000**	**$ 27,513,900**	**$ 28,529,600**
	Revenue Requirements								
	Operating & Maintenance								
19	O&M Expenses			14,342,000	14,834,700	15,345,100	15,873,600	16,421,000	16,988,200
20	O&M Expenses - HWS Region 1,2/3			0	0	0	0	0	0
21	Subtotal O&M			$ 14,342,000	$ 14,834,700	$ 15,345,100	$ 15,873,600	$ 16,421,000	$ 16,988,200
	Debt Service								
22	Existing Rev Bonds/SRF Loans/Other			3,512,600	3,523,700	3,539,000	3,552,300	3,569,000	3,584,400
23	Proposed Rev Bonds/SRF Loans/Other			0	0	0	294,600	665,300	665,300
24	Total Debt Service			$ 3,512,600	$ 3,523,700	$ 3,539,000	$ 3,846,900	$ 4,234,300	$ 4,249,700
	Capital								
25	Capital Acquisitions			34,700	36,100	37,500	39,000	40,500	42,100
26	Capital Improvements Projects			5,656,400	6,690,700	11,714,900	13,755,800	6,714,200	6,283,600
27	Total Capital			$ 5,691,100	$ 6,726,800	$ 11,752,400	$ 13,794,800	$ 6,754,700	$ 6,325,700
28	**Total Revenue Requirements**			**$ 23,545,700**	**$ 25,085,200**	**$ 30,636,500**	**$ 33,515,300**	**$ 27,410,000**	**$ 27,563,600**
29	Net Annual Cash Balance			(4,194,100)	(3,287,400)	166,000	258,700	103,900	966,000
30	Beginning Fund Balance			11,211,600	7,017,500	3,730,100	3,896,100	4,154,800	4,258,700
31	Net Cumulative Fund Balance			$ 7,017,500	$ 3,730,100	$ 3,896,100	$ 4,154,800	$ 4,258,700	$ 5,224,700
32	Minimum Operating Reserves (90 Days of O&M			3,536,400	3,657,900	3,783,700	3,914,000	4,049,000	4,188,900
33	Sr. Debt Service Coverage (Min 1.2x)			3.21	4.46	5.93	6.46	7.04	7.30

Figure 3-2 presents the proposed Water Utility Financial Plan.

Figure 3-2 Financial Plan

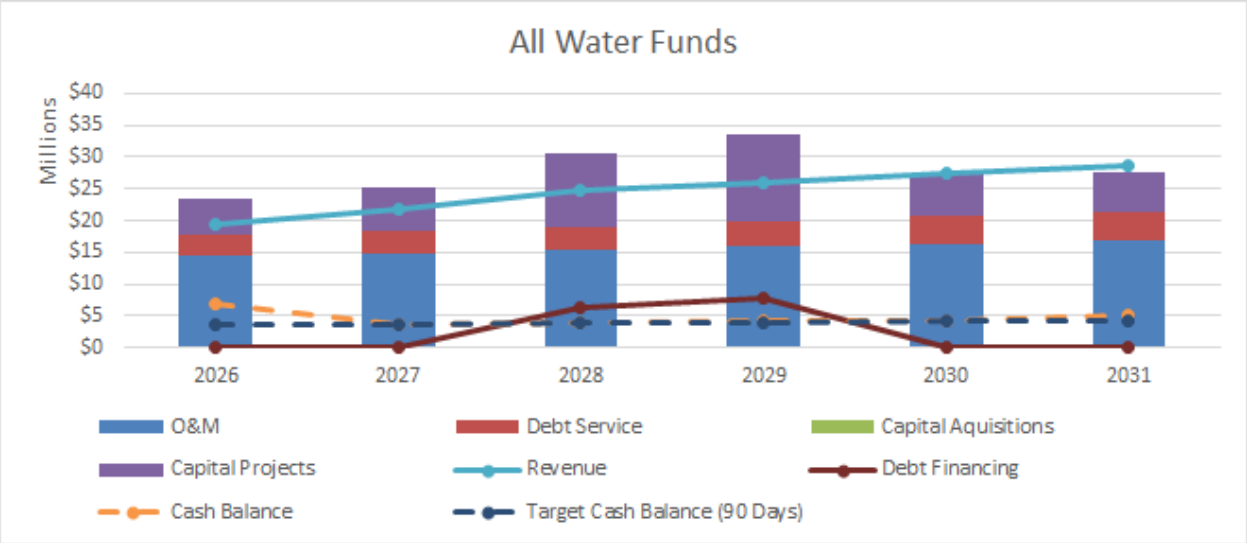
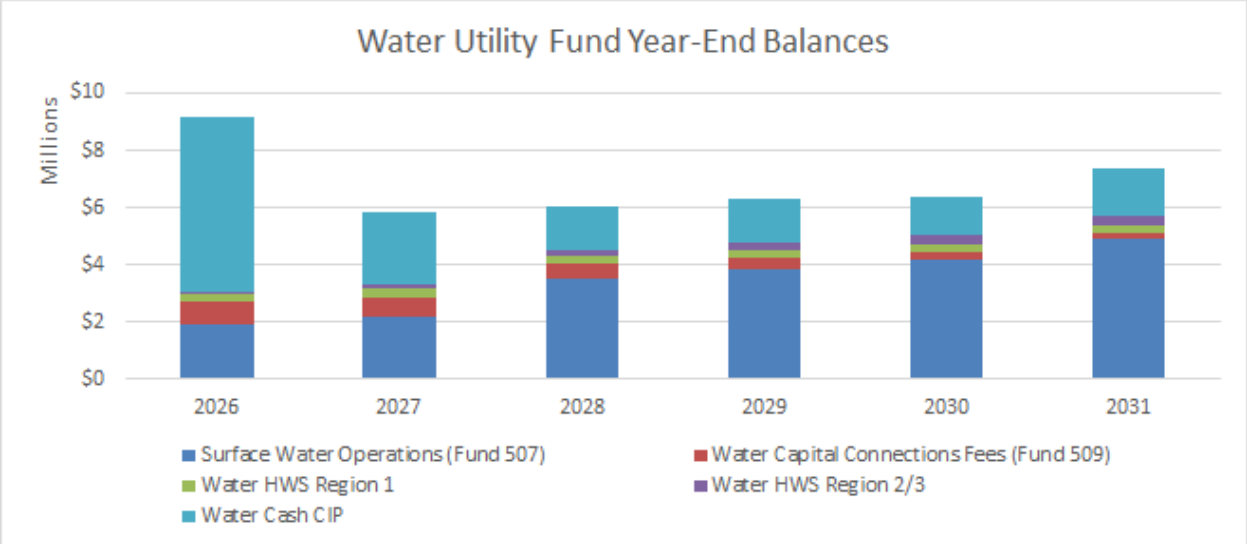


Figure 3-3 shows the fund balances for all accounts after the recommended rate increases.

Figure 3-3 Fund Ending Balances



4.0 Cost-of-Service Analysis

4.1 Cost of Service

The cost-of-service analysis requires recovery of the City's needed revenues from water service rates, allocated to customer types according to the service rendered. An equitable rate structure allocates the capture of revenue requirements to customer types based on the quantity of water consumed, peak flows, the number of customer connections, and other relevant factors.

In analyzing the Water Utility's cost of service for allocation to its customer classes, Black & Veatch selected the annual revenue requirements for FY 2027 as the test year requirements to demonstrate the development of cost-of-service water rates. Table 4-1 shows the total costs of service that need to be recovered from water user rates for FY 2027.

Table 4-1 Cost of Service Revenue from Rates

Line No.	Description	Operating Expense	Capital Cost	Total Cost
		($)	($)	($)
	Revenue Requirements			
1	O&M Expenses	14,834,700	0	14,834,700
2	O&M Expenses - HWS Region 1,2/3	0	0	0
3	Debt Service	0	3,523,700	3,523,700
4	Capital Acquisitions	0	36,100	36,100
5	Capital Improvements Projects	0	6,690,700	6,690,700
6	Subtotal	$ 14,834,700	$ 10,250,500	$ 25,085,200
	Less Revenue Requirements Met from Other Sources			
7	Service Charges and Fees	337,500	0	337,500
8	Connection Fees	0	555,000	555,000
9	HWS Region 1 Surcharges	0	142,800	142,800
10	HWS Region 2/3 Surcharges	0	515,200	515,200
11	Interest Income	297,500	0	297,500
12	Subtotal	$ 635,000	$ 1,213,000	$ 1,848,000
	Adjustments			
15	Adj for Annual Cash Balance	2,008,900	1,278,500	3,287,400
16	Adj to Annualize Rate Increase	0	0	0
17	Subtotal	$ 2,008,900	$ 1,278,500	$ 3,287,400
18	COS to be Recovered from Rates	$ 12,190,800	$ 7,759,000	$ 19,949,800

The total revenue requirement is shown in Line 6 matches Table 3-8, Line 28. Line 12 represents revenues from other sources that will be deducted to derive the net revenue requirement recovered through rates. Line 15 represents the net annual cash balance during the FY. This number is positive if the Water Utility is drawing down funds available on hand. The number will be negative if the Water Utility replaces funds. In this case, the $3.3M figure indicates that the forecast is projecting a negative annual cash balance for the fiscal year. The City expects to implement the revenue adjustment starting at the beginning of the fiscal year, the final service recovery costs from rates does not require an adjustment as shown on Line 16. Line 18 is the costs to be recovered from rates.

4.2 Functional Cost Components

The first step in conducting a cost-of-service analysis involves analyzing the cost of providing water service by system function to allocate the costs to the various customer types properly and, subsequently, design rates. As a basis for allocating costs of service among customer types, the study separates costs into the following five basic functional cost components: (1) Base, (2) Extra Capacity, (3) Customer, (4) Water Supply, and (5) Direct Assignment, described as follows:

1. Base costs represent operating and capital costs of the system associated with service to customers to the extent required under constant or average annual load conditions without the elements necessary to meet water consumption variations or peak demands.
2. Extra Capacity costs represent operating, and capital costs incurred to meet peaking demands. Peaking demands represent water consumption more than the average rate of use.
3. Customer costs are those expenditures that tend to vary in proportion to the number of customers connected to the system. These include meter reading, billing, collecting, accounting, maintenance, and capital costs associated with meters and services.
4. Water Supply costs are associated with paying the North Yuba Water District (NYWD) and California Department of Resources (State Water Project) for surface water obtained from both agencies.
5. Directly assigned costs are specifically identified as those incurred to serve specific customers. These costs include fire protection.

4.3 Allocation to Cost Components

The next step of the cost-of-service process involves allocating each cost element to functional cost components based on the parameter or parameters having the most significant influence on the magnitude of that cost element. O&M expenses are allocated directly to appropriate cost components. A detailed allocation of related capital investment is used as a proxy for allocating capital and replacement costs. The separation of costs into functional components provides a means for distributing such costs to the various types of customers based on their respective responsibilities.

4.3.1 System Base, Max Day, and Max Hour Allocations

The water system consists of various facilities designed and operated to fulfill a given function. For the system to provide adequate service to its customers, it must be capable of meeting the annual volume requirements and the maximum demand rates placed on it. Because not all customers and types of customers exert maximum demand simultaneously, the capacities of the various facilities must meet the maximum coincidental demand of all customers. Each water service facility within the system has an underlying average demand exerted by the customers to whom the base cost component applies. For those facilities designed solely to meet average day demand, 100% of the costs go to the base cost component. Extra capacity requirements associated with coincidental demands more than average use consist of maximum daily and maximum hourly demand subcomponents.

The first step in determining the allocation percentages for volume-related cost allocations is to assign system peaking factors. The base element equals the average daily demand (ADD) and is assigned a value of 1.0. Based on the City's 2019 Water Master Plan, the Water Utility's maximum day (max day) demand is 1.60 times the ADD. The maximum hourly (max hour) demand is 2.31 times the ADD.

4.3.1.1 Max Day Allocations

The costs associated with facilities required to meet maximum day demand are allocable to base and maximum day extra capacity, as shown below.

- Base = (1.0/1.6) x 100 = 62.4%
- Max Day = (1.6 – 1.0)/1.6 x 100 = 37.6%

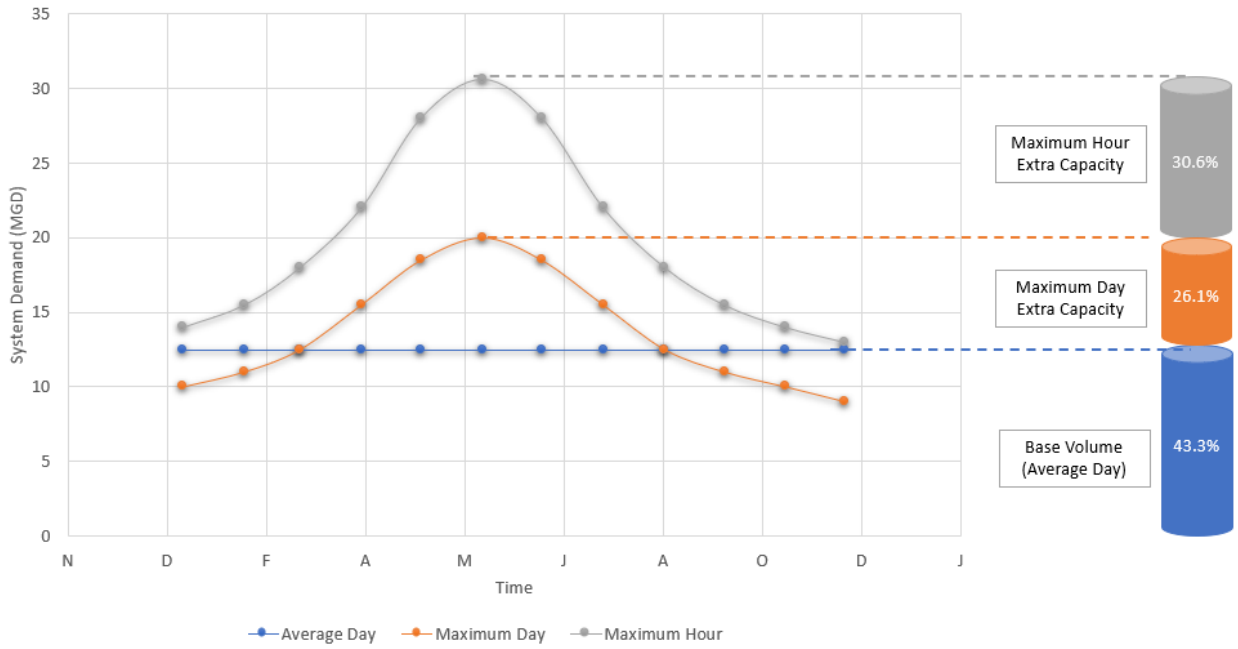
These calculations indicate that the average or base use requires 62.4% of the capacity of facilities designed and generated to meet max day demand, and the remaining 37.2% meets max day extra capacity requirements.

4.3.1.2 Max Hour Allocations

The costs associated with facilities required to meet max hour demand are allocable to base, max day extra capacity, and max hour extra capacity as follows:

- Base = (1.0/2.31) x 100 = 43.3%
- Max Day = (1.6 – 1.0)/2.31 x 100 = 26.1%
- Max Hour = (2.31 – 1.6)/2.31 x 100 = 30.6%

The following is for illustration purposes only and it is to demonstrate peak flows in relation to average day flow.



4.3.2 Allocation of Operating and Maintenance Expenses

When allocating O&M expenses, the M1 Manual refers to functional cost components. Simply put, these costs correspond to the activities that the Water Utility undertakes to provide its customers with water: identify the water supply source, pump it, treat it, distribute it to customers, bill for services, and collect revenues. Where possible, the O&M expenses for FY 2027 are directly allocated to the cost components to the extent possible. For those costs that are not directly allocated to one cost center, Black & Veatch

identified cost elements specific to certain functions and assigned them based on the factors noted in Section 4.1 to allocate the operating expenses to the cost components. Consider, for example, a storage tank. Its purpose is to provide water during peak times. That is, when demand is greater than average, such as on a very hot summer day. The design of the storage tank is based on meeting maximum day needs. Therefore, the O&M costs for this tank are spread out between the base and max day elements. The elements general to all operations were allocated based on the average of all other costs. The direct assignment represents water supply and fire protection.

Table 4-2 shows the allocation basis for operating costs, and Table 4-3 shows the total allocation of operating costs serving water customers.

4.3.3 Allocation of Capital Investments

In allocating capital investment for FY 2027, the proposed five-year CIP are allocated directly to cost components to the extent possible. The allocation of costs in this manner provides a basis for annual investment in water system facilities. Using the CIP, the capital costs can be allocated using the total net system investment distribution across the functional cost components.

Table 4-4 shows the allocation basis for capital expenditures, and Table 4-5 shows the allocation of existing system investment serving water customers. The total proposed system investment of $45.2M shown on Line 10 for the Water Utility represents the five-year proposed CIP. Line 11 represents the test year's CIP costs and Line 14 represents the net capital investment for the test year once other revenue sources are deducted.

Table 4-2 Allocation Basis for O&M Expenditures

Line No.	Description	Common to All Customers					Water Supply	Fire Protection	Allocation Basis
		Base	Extra Capacity		Customer				
		Base	Max. Day	Max. Hour	Meters	Cust/Bill.			
		(%)	(%)	(%)	(%)	(%)	(%)	(%)	
	Water Operations								
	Water Distribution Operating Expenses								
1	Salaries & Wages	42.6%	26.2%	30.2%	0.0%	0.0%	0.0%	1.0%	Average O&M (T&D)
2	Fringe Benefits	42.6%	26.2%	30.2%	0.0%	0.0%	0.0%	1.0%	Average O&M (T&D)
3	Materials & Supplies	42.3%	26.1%	30.6%	0.0%	0.0%	0.0%	1.0%	Distribution
4	Contractual Services	42.3%	26.1%	30.6%	0.0%	0.0%	0.0%	1.0%	Distribution
5	Utilities	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Pumping
6	Equipment & Structures	42.3%	26.1%	30.6%	0.0%	0.0%	0.0%	1.0%	Distribution
7	Chemicals	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
8	Water Purchases	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	Purchased Water
9	Debt Service	75.0%	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	Debt Service
10	Interfund Service Payments	75.0%	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	Debt Service
11	Interfund Transfers	40.0%	0.0%	0.0%	17.0%	43.0%	0.0%	0.0%	Interfund Transfers
12	General Admin	48.6%	22.0%	9.7%	5.4%	13.6%	0.0%	0.6%	Average O&M
	Water Treatment Operating Expenses								
13	Salaries & Wages	51.5%	20.0%	0.0%	7.9%	20.1%	0.0%	0.4%	Average O&M (Treatment)
14	Fringe Benefits	51.5%	20.0%	0.0%	7.9%	20.1%	0.0%	0.4%	Average O&M (Treatment)
15	Materials & Supplies	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
16	Contractual Services	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
17	Utilities	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
18	Equipment & Structures	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
19	Chemicals	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
20	Water Purchases	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	Purchased Water
21	Debt Service	75.0%	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	Debt Service
22	Interfund Service Payments	75.0%	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	Debt Service
23	Interfund Transfers	40.0%	0.0%	0.0%	17.0%	43.0%	0.0%	0.0%	Interfund Transfers
24	General Admin	48.6%	22.0%	9.7%	5.4%	13.6%	0.0%	0.6%	Average O&M

Table 4-3 Allocation of O&M Expenditures

Line No.	Description	Total Costs	Common to All Customers					Water Supply	Fire Protection
			Base	Extra Capacity		Customer			
			Base	Max. Day	Max. Hour	Meters	Cust/Bill.		
		($)	($)	($)	($)	($)	($)	($)	($)
	Water Operations								
	Water Distribution Operating Expenses								
1	Salaries & Wages	971,600	413,700	254,800	293,300	0	0	0	9,800
2	Fringe Benefits	472,000	200,900	123,800	142,500	0	0	0	4,800
3	Materials & Supplies	27,100	11,400	7,100	8,300	0	0	0	300
4	Contractual Services	47,700	20,200	12,400	14,600	0	0	0	500
5	Utilities	7,800	4,800	2,900	0	0	0	0	100
6	Equipment & Structures	490,200	207,500	127,800	150,000	0	0	0	4,900
7	Chemicals	0	0	0	0	0	0	0	0
8	Water Purchases	2,000	0	0	0	0	0	2,000	0
9	Debt Service	0	0	0	0	0	0	0	0
10	Interfund Service Payments	0	0	0	0	0	0	0	0
11	Interfund Transfers	0	0	0	0	0	0	0	0
12	General Admin	288,700	140,500	63,600	28,100	15,500	39,200	0	1,800
13	Subtotal	$ 2,307,100	$ 999,000	$ 592,400	$ 636,800	$ 15,500	$ 39,200	$ 2,000	$ 22,200
	Water Treatment Operating Expenses								
14	Salaries & Wages	2,065,700	1,064,700	413,900	0	163,800	414,300	0	9,000
15	Fringe Benefits	962,600	496,100	192,900	0	76,300	193,100	0	4,200
16	Materials & Supplies	43,600	26,800	16,400	0	0	0	0	400
17	Contractual Services	445,700	273,800	167,400	0	0	0	0	4,500
18	Utilities	1,742,500	1,070,800	654,300	0	0	0	0	17,400
19	Equipment & Structures	699,900	430,100	262,800	0	0	0	0	7,000
20	Chemicals	844,700	519,100	317,200	0	0	0	0	8,400
21	Water Purchases	1,592,300	0	0	0	0	0	1,592,300	0
22	Debt Service	0	0	0	0	0	0	0	0
23	Interfund Service Payments	0	0	0	0	0	0	0	0
24	Interfund Transfers	3,301,200	1,320,500	0	0	561,200	1,419,500	0	0
25	General Admin	829,400	403,400	182,800	80,800	44,500	112,700	0	5,200
26	Subtotal	$ 12,527,600	$ 5,605,300	$ 2,207,700	$ 80,800	$ 845,800	$ 2,139,600	$ 1,592,300	$ 56,100
27	Total O&M Expenses	$ 14,834,700	$ 6,604,300	$ 2,800,100	$ 717,600	$ 861,300	$ 2,178,800	$ 1,594,300	$ 78,300
	Less Other Revenue								
28	Miscellaneous Revenues	635,000	309,000	139,900	61,900	34,100	86,200	0	3,900
29	Other Adjustments	2,008,900	977,100	442,700	195,800	107,900	272,900	0	12,500
30	Net Operating Expenses	$ 12,190,800	$ 5,318,200	$ 2,217,500	$ 459,900	$ 719,300	$ 1,819,700	$ 1,594,300	$ 61,900

Table 4-4 Allocation Basis for Capital Costs

Line No.	Description	Common to All Customers					Water Supply	Fire Protection	Allocation Basis
		Base	Extra Capacity		Customer				
		Base	Max. Day	Max. Hour	Meters	Cust/Bill.			
		(%)	(%)	(%)	(%)	(%)	(%)	(%)	
	Plant Assets								
1	Land	49.0%	26.9%	15.8%	7.4%	0.0%	0.0%	0.9%	Average Net Plant
2	Water Supply	62.2%	0.0%	0.0%	0.0%	0.0%	36.8%	1.0%	Water Supply
3	Pumping	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Pumping
4	Storage	10.0%	0.0%	89.0%	0.0%	0.0%	0.0%	1.0%	Storage
5	Treatment	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Treatment
6	Transmission	61.4%	37.6%	0.0%	0.0%	0.0%	0.0%	1.0%	Transmission
7	Meters & Services	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	Meters & Services
8	Hydrants	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	Hydrants
9	General Plant	49.0%	26.9%	15.8%	7.4%	0.0%	0.0%	0.9%	Average Net Plant

Table 4-5 Allocation of Capital Costs

Line No.	Description	Total Costs	Common to All Customers					Water Supply	Fire Protection
			Base	Extra Capacity		Customer			
			Base	Max. Day	Max. Hour	Meters	Cust/Bill.		
		($)	($)	($)	($)	($)	($)	($)	($)
	Plant Assets								
1	Land	0	0	0	0	0	0	0	0
2	Water Supply	1,287,100	800,700	0	0	0	0	473,500	12,900
3	Pumping	0	0	0	0	0	0	0	0
4	Storage	6,975,100	697,500	0	6,207,800	0	0	0	69,800
5	Treatment	14,586,400	8,963,200	5,477,300	0	0	0	0	145,900
6	Transmission	13,601,900	8,358,200	5,107,700	0	0	0	0	136,000
7	Meters & Services	2,915,700	0	0	0	2,915,700	0	0	0
8	Hydrants	0	0	0	0	0	0	0	0
9	General Plant	5,792,800	2,839,000	1,557,600	913,500	429,000	0	0	53,700
10	Total Plant Assets	$ 45,159,000	$ 21,658,600	$ 12,142,600	$ 7,121,300	$ 3,344,700	$ 0	$ 473,500	$ 418,300
11	Capital Expenses	$ 10,250,500	$ 4,900,400	$ 2,756,200	$ 1,616,400	$ 759,200	$ 0	$ 123,300	$ 94,900
	Less Other Revenue								
12	Miscellaneous Revenues	1,213,000	594,500	326,200	191,300	89,800	0	0	11,200
13	Other Adjustments	1,278,500	626,600	343,800	201,600	94,700	0	0	11,800
14	Net Capital Expenses	$ 7,759,000	$ 3,679,300	$ 2,086,200	$ 1,223,500	$ 574,700	$ 0	$ 123,300	$ 71,900

4.4 Units of Service

To properly recognize the cost of service, each customer class receives its share of base, maximum day, peak hour, customer costs, water supply, and fire protection. Following the allocation of costs, the total cost responsibility for each customer class is developed using unit costs of service for each cost function and subsequently assigning those costs to the customer types based on the respective service requirements of each. The number of units of service required by each customer class provides a means for the proportionate distribution of costs previously allocated to respective cost categories.

- Base costs vary with the volume of water consumed and distributed to the customers on that basis.
- Extra Capacity costs are those associated with meeting peak demand rates of water use and distributed to the customers based on the respective class capacity requirements more than average rates of use. The analysis followed the capacity factor methodology outlined in Appendix A of the AWWA M1 Manual to derive peak consumption information from the monthly consumption records in the City's billing system, which helps estimate the maximum day and peak hour ratios.
- Customer costs are those associated with operating and maintaining the water meters and generating and distributing customer bills. Meter & service costs are distributed based on the estimated number of equivalent meters for each customer, which relies on the total number of meters serving respective types and the hydraulic capacity ratio of the meters to the 1" inch meter. The equivalent meter ratios adopted in this analysis are consistent with City meter types and the AWWA M1 Manual. Customer bills are distributed on the number of bills for each customer.
- Water Supply costs vary with the volume of water consumed and distributed to the customers on that basis.
- Fire Protection cost allocations use equivalent meters like meter & service costs.

Table 4-6 shows the estimated FY 2027 units of service for the various customers.

4.5 Cost-of-Service Allocations

The Study applies the unit costs of service to each customer class's respective service requirements to determine the cost of service for each customer class. The total unit costs of service applied to the respective requirements for each customer class results in the total cost of service for each customer class.

4.5.1 Units Costs of Service

The FY 2027 unit cost of service for each functional cost component is simply the total cost divided by the applicable units of service, as shown in Table 4-7. On Line 3, the total costs represent the cost that rates need to recover, as demonstrated in Table 4-1, Line 18. The net O&M cost includes O&M (including water purchase), less revenue from other sources and adjustments. Line 5 represents the unit costs for the entire water system regardless of customer class. After that, the unit costs are used to allocate the costs to the specific customer classes.

4.5.2 Distribution of Costs of Service to Customer Types

Applying the unit costs to the units for each customer class produces the customer class costs. This process is illustrated in Table 4-8, in which unit costs are applied to the customer class units of service for FY 2027. The costs attributable to each customer type reflect the functional cost components

described in Section 4.1. Each customer class places a burden on the system in different ways; thus, the allocation of the units is representative of this burden.

An example of the application of unit costs is shown below.

	Base Component		
Unit Cost (Table 4-7, Line 5)	$	1.33	per HCF
All Customer Consumption (Table 4-8, Line 1)		6,780,221	HCF
Total Allocated Cost	$	8,997,600	

Please note that the numbers within the tables are rounded, yet the calculations are done based on non-rounded values; therefore, results might vary.

Table 4-6 Units of Service

Line No.	Description	Consumption		Maximum Day			Maximum Day			Meters	Cust/Bills	Fire Protection
		Annual	Avg. Day	Factor	Total	Extra	Factor	Total	Extra			
	Column Reference	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Units of Measure	(HCF)	(HCF/day)		(HCF/day)	(HCF/day)		(HCF/day)	(HCF/day)	(EMs)	(bills)	(EMs)
1	All Customers	6,780,221	18,576	252%	46,755	28,179	362%	67,336	20,581	23,890	234,017	
2	Subtotal	6,780,221	18,576		46,755	28,179		67,336	20,581	23,890	234,017	
3	Public Fire				2,005	2,005		9,626	7,620	0	0	2,767
4	Subtotal	0	0		2,005	2,005		9,626	7,620	0	0	2,767
5	Total Water System	6,780,221	18,576		48,760	30,185		76,961	28,201	23,890	234,017	2,767

Table 4-7 Units Cost of Service

Line No.	Description	Total Costs	Common to All Customers					Water Supply	Fire Protection
			Base	Extra Capacity		Customer			
			Base	Max. Day	Max. Hour	Meters	Cust/Bill.		
		($)	($)	($)	($)	($)	($)	($)	($)
	Water Utility								
1	Net Operating Expense	12,190,800	5,318,200	2,217,500	459,900	719,300	1,819,700	1,594,300	61,900
2	Net Capital Costs	7,759,000	3,679,400	2,086,200	1,223,500	574,700	0	123,300	71,900
3	Total Cost of Service	$ 19,949,800	$ 8,997,600	$ 4,303,700	$ 1,683,400	$ 1,294,000	$ 1,819,700	$ 1,717,600	$ 133,800
4	Units of Service (Total)		6,780,221 HCF	30,185 HCF/Day	28,201 HCF/Day	23,890 Eq. Meters	234,017 Bills	6,780,221 HCF	2,767 Eq. Meters
5	Cost per Unit		$ 1.33 per HCF	$ 142.58 per HCF/Day	$ 59.69 per HCF/Day	$ 54.16 per Eq. Meter	$ 7.78 per Bill	$ 0.25 per HCF	$ 48.36 per Eq. Meter

Table 4-8 Distribution of Costs to Customer Types

Line No.	Description	Total Costs	Common to All Customers					Water Supply	Fire Protection
			Base	Extra Capacity		Customer			
			Base	Max. Day	Max. Hour	Meters	Cust/Bill.		
		($)	($)	($)	($)	($)	($)	($)	($)
	All Customers								
1	Units		6,780,221	28,179	20,581	23,890	234,017	6,780,221	
2	Allocation of costs of service	19,075,200	8,997,600	4,017,800	1,228,500	1,294,000	1,819,700	1,717,600	
	Public Fire								
3	Units			2,005	7,620				2,767
4	Allocation of costs of service	874,600		285,900	454,900				133,800
5	Total Cost of Service	$ 19,949,800	$ 8,997,600	$ 4,303,700	$ 1,683,400	$ 1,294,000	$ 1,819,700	$ 1,717,600	$ 133,800

5.0 Rate Design

The initial consideration in the derivation of rate schedules for water service is to establish equitable charges for the customers commensurate with the cost of providing that service. While the cost-of-service allocations to customer types should not be construed as literal or exact, they offer a guide to the necessity and extent of rate adjustments. Practical considerations sometimes modify rate adjustments by considering additional factors such as the extent of bill impacts, existing contracts, and historical local policies and practices.

5.1 Existing Rates

The existing rates of the Water Utility consist of a fixed component in the form of a monthly fixed service charge and a variable component in the form of a consumption charge. Table 3-3, presented earlier in this report, summarizes the existing water rates.

5.2 Proposed Rates

The cost-of-service analysis described in the preceding sections of this report provides a basis for the design of water rates.

5.2.1 Monthly Fixed Service Charge

The Water Utility provides water service to approximately 19,300 water service accounts. These customers have dedicated water line connections to the water systems. Therefore, water charges include water supply, public fire service costs, meter maintenance, and the cost of issuing bills. The following is a derivation of the different cost components that comprise the total charge.

5.2.1.1 Water Monthly Fixed Charge Components

- **Meter & Services Cost**: The water system incurs direct operating and maintenance costs associated with meter servicing and maintenance of the entire water system. The total meter & service costs are allocated based on equivalent meters. The equivalent meters are based on meter ratios determined using maximum operating capacities, as shown in AWWA M1, Table B-1. Using meter ratios, we recognize that as meter size increases, so do the meter and services costs.

Line No.	Description	Equivalent Meters	Months	Total Costs	Notes
		a	b	c	d
1	Meter & Services Costs			1,294,000	Table 4-7, Row 3, Col 7
2	Equivalent Meters	23,890			Table 4-7, Row 4, Col 7
3	No. of Months/Year		12		
4	Unit Cost (per EM)			$4.51	[c4]=[c1]/[a2]/[b3]

- **Customer Billing Cost**: The water system incurs direct operating costs associated with customer billing, such as meter reading, customer bills, customer service, etc. To customer billing costs are allocated based on the number of bills generated.

Line No.	Description	Total Bills	Total Costs	Notes
		a	b	c
1	Customer Bill Costs		1,819,700	Table 4-7, Row 3, Col 8
2	Bills	234,017		Table 4-7, Row 5, Col 8
3	Unit Cost (per Bill)		$7.78	[b3]=[b1]/[a2]

- **Fire Protection Costs**: The water system incurs annual direct operating and maintenance costs associated with fire protection for items such as servicing fire laterals and fire hydrants and for capacity associated with fire demands. Therefore, total fire protection costs are allocated based on meter sizes. Using meter ratios, we recognize that as meter size increases, so do the maintenance and capacity costs.

Line No.	Description	Equivalent Meters	Months	Total Costs	Notes
		a	b	c	d
1	Fire Protection Costs				
2	Fire Protection			133,800	Table 4-7, Row 3, Col 10
3	Extra Capacity			740,800	Table 4-8, Row 4, Col 5+6
4	Equivalent Meters	2,767			Table 4-7, Row 4, Col 9
5	No. of Months/Year		12		
6	Unit Cost (per EM)			$26.34	[c6]=([c2]+[c3])/[a4]/[b5]

Table 5-1 demonstrate the cost elements incorporated into the monthly service charge for FY 2027. Table 5-2 shows the five-year fixed service charge rate schedule. FYs 2028 to 2031 are derived by applying the revenue adjustment in Table 3-8, Lines 2 to 6 to the previous year's rate.

Table 5-1 Monthly Fixed Charge Cost Breakdown

Meter Size	Meter Services & Public Fire Service				Billing			Total Service Charge
	Meter Unit Cost	Fire Service Unit Cost	Meter Ratio	Adjusted Unit Cost	Unit Cost	Bill Ratio	Adjusted Unit Cost	
	per EM	per EM		$	per Bill		$	$/Month
1" & less	4.51	3.05	1.00	7.56	7.78	1.00	7.78	15.34
1-1/2"	4.51	3.05	2.00	15.13	7.78	1.00	7.78	22.90
2"	4.51	3.05	4.00	30.26	7.78	1.00	7.78	38.03
3"	4.51	3.05	16.00	121.03	7.78	1.00	7.78	128.81
4"	4.51	3.05	32.00	242.06	7.78	1.00	7.78	249.84
6"	4.51	3.05	60.00	453.87	7.78	1.00	7.78	461.64
8"	4.51	3.05	140.00	1,059.02	7.78	1.00	7.78	1,066.80

Meter Size	Total Service Charge	Water Allowance	Consumption Charge	Updated Total Service Charge
	$/Month	HCF	$/Month	$/Month
1" & less	15.34	15	35.33	50.67
1-1/2"	22.90	30	70.66	93.56
2"	38.03	60	141.31	179.34
3"	128.81	240	565.25	694.06
4"	249.84	480	1,130.50	1,380.34
6"	461.64	900	2,119.70	2,581.34
8"	1,066.80	2,100	4,945.96	6,012.76

Table 5-2 Proposed Monthly Fixed Charge

Description	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Monthly Fixed Charge ($/Month)						
1" & less	42.59	50.67	57.76	60.65	63.68	65.59
1-1/2"	85.18	93.56	106.65	111.99	117.59	121.11
2"	170.39	179.34	204.45	214.67	225.41	232.17
3"	681.53	694.06	791.23	830.79	872.33	898.50
4"	1,363.08	1,380.34	1,573.59	1,652.27	1,734.89	1,786.93
6"	2,555.74	2,581.34	2,942.72	3,089.86	3,244.35	3,341.68
8"	5,963.42	6,012.76	6,854.54	7,197.27	7,557.14	7,783.85

5.2.2 Consumption Charge

This consumption charge is designed to recover costs associated with water supply, base, and extra capacity demands. These include fixed and variable costs incurred by the water system while providing the average annual usage and peak demands. While most costs are fixed, such as personnel and direct and indirect charges, variable costs represent most of the costs through water production and purchase.

Table 5-3 Water Consumption Charge

Line No.	Description	Consumption	Total Costs	Notes
		a	b	c
1	Base Costs		8,997,600	Table 4-7, Row 3, Col 4
2	Extra Capacity Costs		5,987,100	Table 4-7, Row 3, Col 5+6
3	Extra Capacity Costs (in Fire Protection)		(740,800)	
4	Water Supply Costs		1,717,600	Table 4-7, Row 3, Col 9
5	Consumption (HCF)	6,780,221		Table 4-7, Row 4, Col 4
6	Unit Cost (per EM)*		$2.35	[b6]=([b1]+[b2]+[b3]+[b4])/[a2]

* Difference to Table 5-4 is due to rounding.

Table 5-4 shows the five-year consumption rate schedule for water. FYs 2028 to 2031 are derived by applying the revenue adjustment in Table 3-8, Lines 2 to 6 to the previous year's rate.

Table 5-4 Proposed Consumption Charges

Description	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Commodity Charges ($/HCF)						
All Customers	2.14	2.36	2.68	2.82	2.96	3.05

5.3 Typical Monthly Costs under Proposed Charges

Table 5-5 compares typical monthly bills under the existing FY 2026 rates and the proposed schedule of water rates for FY 2027 derived in this Study. The typical single-family residential uses between 10 to 15 HCF of water per month.

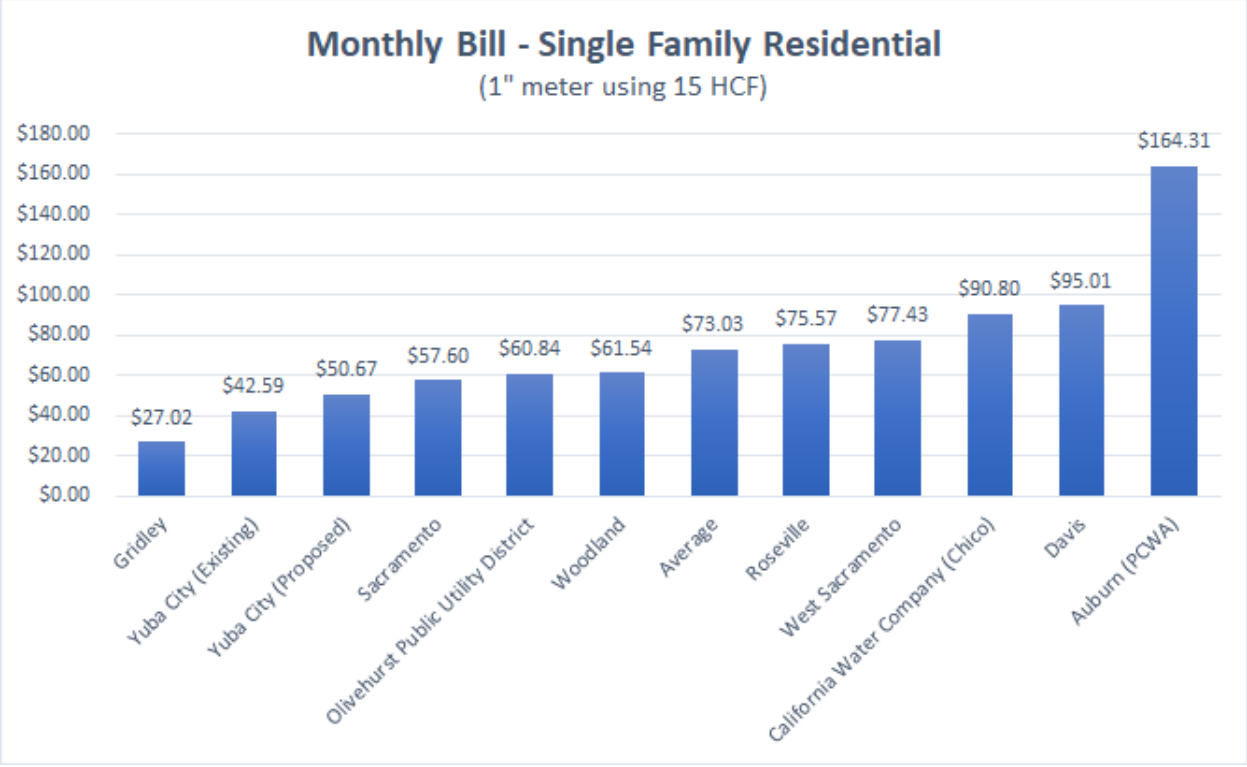
Table 5-5 Typical Monthly Bill

Monthly Usage	FY 2027 Existing Rates	FY 2027 Proposed Rates	Difference
(HCF)	($)	($)	($)
Typical Bill by Consumption			
less or equal to 15	$42.59	$50.67	$8.08
20	$53.28	$62.44	$9.17
30	$74.65	$86.00	$11.35
40	$96.02	$109.55	$13.53
50	$117.39	$133.10	$15.72

5.4 Benchmarking

Figure 5-1 is the proposed rates compared to rates of neighboring utilities, for a single-family residential customer. Based on the comparison, the City is currently a low-cost water provider in the area. With the proposed rate increases, the City remains one of the low-cost water providers of the surveyed utilities. All utility rates surveyed are as of January 2026.

Figure 5-1 Comparison of Neighboring Utilities



5.5 Summary of Rate Study

This rate study proposes adjustments to the City's water rates. A summary of actions and projections are as follows:

- Maintain the fixed service charge to reflect the nature of fixed costs associated with providing 24/7 water service and investments in infrastructure through the capital improvement program.

- Maintain the consumption charge to reflect the variable costs associated with operating costs, such as water supply from contract wholesalers.
- Project water sales to in accordance with historical water demands and compliance with state water conservation targets.
- Strive to meet an operating reserve target of 90 days of operating costs.
- Strive to meet a capital reserve target minimum level of 25% annual depreciation but examine the possibility of increasing it to 100% annual depreciation.
- Seek State Revolving Funds for investment in capital improvements associated with Water Storage Rehabilitation and Water Treatment Plant Basin Improvements.
- Maintain the low-cost of delivering drinking water amongst neighboring water providers.

EXHIBIT 1B

DRAFT

WASTEWATER RATE STUDY

BLACK & VEATCH PROJECT NO. 415056

PREPARED FOR

City of Yuba City, CA

12 MARCH 2026

BLACK & VEATCH

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Legal Notice

Black & Veatch Corporation (Black & Veatch) has prepared this report for the City of Yuba City (City), and it is based on information not within the control of Black & Veatch. The City has not requested Black & Veatch to make an independent analysis, verify the information provided to us, or render an independent judgment of the validity of the information provided by others. Because of this, Black & Veatch cannot, and does not, guarantee the accuracy thereof to the extent that such information, data, or opinions were based on information provided by others.

In conducting these analyses and in forming an opinion of the projection of future financial operations summarized in this report, Black & Veatch made certain assumptions on the conditions, events, and circumstances that may occur in the future. The methodology utilized in performing the analyses follows generally accepted practices for such projections. Such assumptions and methodologies are reasonable and appropriate for the purpose for which they are used. While we believe the assumptions are reasonable and the projection methodology valid, actual results may differ materially from those projected, as influenced by the conditions, events, and circumstances that occur. Such factors may include the City's ability to execute the capital improvement program as scheduled and within budget, regional climate and weather conditions affecting discharge of wastewater flow, and adverse legislative, regulatory, or legal decisions (including environmental laws and regulations) affecting the City's ability to manage the system and meet wastewater quality requirements.

1.0 Executive Summary

The City of Yuba City (City) commissioned Black & Veatch Corporation (Black & Veatch) to perform a Wastewater Rate Study (Study) for its Wastewater Utility. The Study included the development of a five-year financial plan, a cost-of-service analysis, and the design of rates. The specific objectives of the Study were to:

- Evaluate the adequacy of projected revenues under existing rates to meet projected revenue requirements.
- Develop a sound financial plan for the Wastewater Utility covering five years for ongoing operations and planned capital improvements.
- Allocate the projected revenue requirements to the various customer types in accordance with their respective service requirements.
- Develop a suitable rate schedule that produces revenues adequate to meet financial needs while recognizing customer costs of service and regulatory considerations such as Proposition 218 and other applicable judicial decisions.

1.1 Financial Plan

The City operates the Wastewater Utility as a self-supporting enterprise. The Wastewater Utility is a combination of funds. The funds include:

- Fund 518: Wastewater Operations
- Fund 527: Wastewater Connection Fees
- Fund 528: Cash CIP

As such, the Wastewater Utility's financial plan encompasses all the funds revenues, operation and maintenance (O&M) expenses, debt service requirements, capital improvement program (CIP), and other expenditures. The revenues incorporate projections of customer accounts, wastewater flow, strengths loadings, and average daily attendance (ADA) of students based on the City's historical data and estimates of growth.

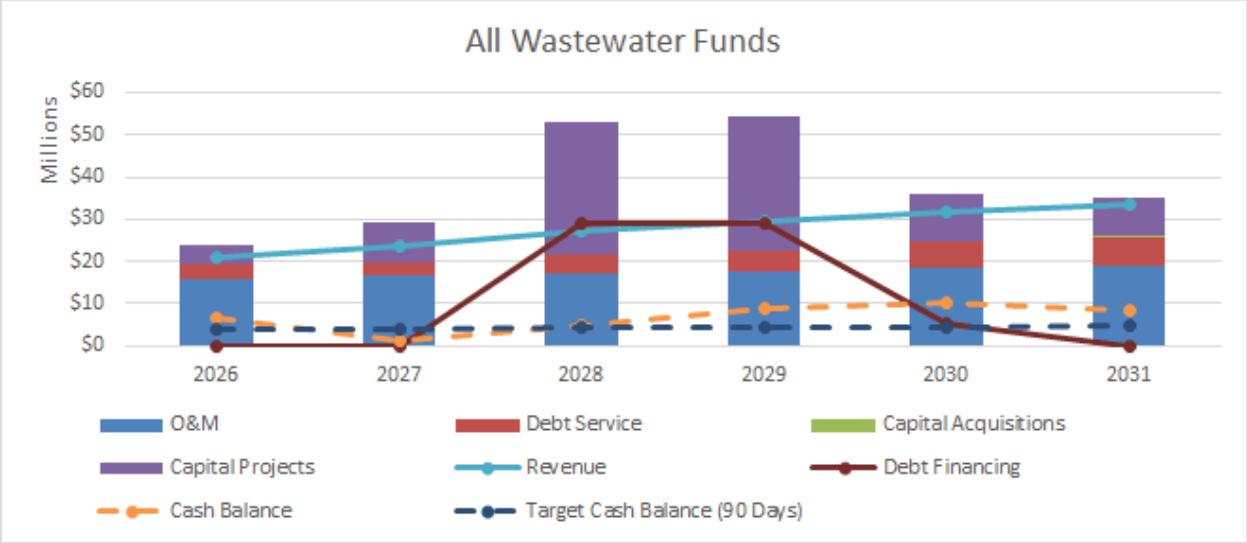
Black & Veatch worked with the City to develop a proposed financial plan over a five-year planning period beginning fiscal year (FY) July 1, 2026, and ending June 30, 2031 (study period), that will support the Wastewater Utility's ongoing operating and capital costs, while minimizing impacts on customers. The financial plan supports the following activities:

- **Operation and Maintenance Expenses**: The Wastewater Utility anticipates O&M expenses to increase from $16.6M in FY 2027 to $19.0M in FY 2031. Wastewater costs include collection, treatment of wastewater flow, regulatory compliance, administration, and laboratory functions.
- **Debt Service Payments**: The Wastewater Utility has existing debt service related to Series 2017 and 2018 Revenue Bonds, 2017 Certificates of Participation Bonds plus debt on several State Revolving Loan (SRF) loans, as well as other minor commercial bank debt. It is projected that the Wastewater Utility will require both a Revenue Bond and SRF Loan in FY 2028. Total debt service payments increase from $3.4M in FY 2027 to $6.9M in 2031.
- **Capital Improvement Projects**: The Wastewater Utility plans to execute $93.0M in capital projects over the study period.

- **Reserves**: The Wastewater Utility plans to continue funding the operating fund reserve, maintain an adequate balance in its Wastewater Cash CIP fund, and maintain adequate debt service coverage.
    - The operating fund reserve is to help cover fluctuations in day-to-day expenses. The scheduled target is 90 days of O&M expenses.
    - The capital fund reserve is to help maintain enough funds to cover a portion of upcoming annual capital expenditures, smooth out the amount of capital infusion needed each year, and help mitigate unexpected capital costs. The scheduled target is 25% annual depreciation. The City should aim at increasing it to 100% annual depreciation.

The Wastewater Utility is proposing revenue adjustments to allow the enterprise to meet operating and capital needs and reserve targets, as shown in Figure 1-1.

Figure 1-1 Financial Plan



1.2 Cost of Service Analysis

The wastewater cost-of-service allocation methodology used in this Study follows the Functional Cost Allocation Method endorsed by the Water Environment Federation (WEF) *Financing and Charges for Wastewater Systems, Manual of Practice 27* (MoP27) manual. Like the methodology used for water systems, the wastewater cost-of-service analysis allocates costs to the different customer types in proportion to their use of the wastewater system. As recommended by WEF, Black & Veatch distributed functional costs to volume, strength, and customer-related parameters. This allocation methodology produces unit costs for allocation to individual customer types based on the projected customer service requirements.

1.3 Rate Design

The Right to Vote on Taxes Act, also known as Proposition 218, was passed by California voters in 1996 and added Article XIIIC and Article XIIID to the California Constitution. These articles and subsequent legal cases provide the regulatory framework that guides and informs the rate-setting process. The cost-

of-service analyses provide the cost nexus for the proposed rate structures. The regulatory framework helps ensure cost recovery is proportionate to the cost of providing the service.[1]

To minimize impacts, retain simplicity, and ensure the reasonable stability of revenue, Black & Veatch recommends the following rate structure.

- **Monthly Fixed Charge**: The Wastewater Utility should retain the monthly fixed charge for all residential, commercial, and school customer classes. The monthly fixed charge for residential is based on equivalent dwelling units, for commercial is based on accounts, and for schools it is based on the ADA of students.
- **Consumption Charge**: The Wastewater Utility should amend its uniform consumption charges for commercial customer classes to be based on the type of commercial. The City has three commercial types labeled C1, C2, and C3 which differ based on the strength characteristics in the wastewater flow.
- **Industrial Charge**: The Wastewater Utility should retain its industrial charges based on flow in millions of gallons (MG), Biochemical Oxygen Demand (BOD), and Total Suspended Solids (TSS) loadings.

1.4 Proposed Wastewater Rates

Table 1-1 shows the Wastewater Utility's recommended five-year rate schedules for wastewater services. Proposed rates are effective July 1st for all fiscal years over the study period. Any rates adopted for an effective date later than July 1st will impact revenues.

Table 1-1 Proposed Wastewater Rate Schedules

Customer Class	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Monthly Fixed Charge ($/month)						
Single Family*	65.23	67.28	77.37	82.78	88.58	92.56
Multi Family	52.20	53.82	61.89	66.23	70.86	74.05
Commercial - C1	65.23	67.28	77.37	82.78	88.58	92.56
Commercial - C2	73.40	67.28	77.37	82.78	88.58	92.56
Commercial - C3	88.89	67.28	77.37	82.78	88.58	92.56
School ($/ADA)	29.96	31.31	36.00	38.52	41.22	43.07
*Includes Stonegate customers						
Consumption Charges ($/HCF)						
Commercial (C1,C2,C3)	2.57					
Commercial - C1		3.89	4.47	4.78	5.12	5.35
Commercial - C2		4.41	5.07	5.42	5.80	6.07
Commercial - C3		7.04	8.09	8.66	9.26	9.68
Industrial Charges						
Volume ($/MG)	3,763.63	7,761.06	8,925.22	9,549.98	10,218.48	10,678.31
TSS ($/lbs)	0.290	0.418	0.480	0.514	0.550	0.574
BOD ($/lbs)	0.385	0.428	0.492	0.527	0.564	0.589

[1] Black & Veatch is not a legal firm and interpretations of the legal requirements under Proposition 218 should be reviewed by legal counsel.

1.5 Customer Impact

If approved, the wastewater rate adjustments will affect a typical single-family residential customer as shown in Table 1-2.

Table 1-2 Typical Residential Customer Monthly Bill Impacts

Customer Class	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Monthly Fixed Charge ($/month)						
Single Family	65.23	67.28	77.37	82.78	88.58	92.56
$ Increase		2.05	10.09	5.42	5.79	3.99

1.6 Summary

The financial plan described herein reflects a balanced approach by the City to operate the Wastewater Utility in a sustainable manner, while providing high quality services and minimizing customer bill impacts. Black & Veatch used industry standard principles for equitable cost-of-service allocations to calculate the proposed rates. Detailed explanations for these calculations are provided in the remainder of this report.

2.0 Introduction

2.1 Purpose

The purpose of this report is (1) to project the future revenues of the Wastewater Utility under existing rates and charges, project operating expenses and capital financing revenue requirements, and to examine the adequacy of projected revenues to meet these revenue requirements through FY 2031; (2) to allocate these revenue requirements, or costs of service, for a representative test year to the various customer types in accordance with the respective service requirements that each category places on the system; and (3) to develop a suitable schedule of wastewater rates that will produce revenues adequate to meet the financial needs of the utility on the basis that recognizes customer costs of service and practical bill impact considerations.

2.2 Wastewater System

The Wastewater Utility provides wastewater collection and treatment services to over 15,160 residential and non-residential customers. Services include constructing and maintaining the wastewater system while minimizing overflows. Wastewater flows in the City are collected and transported through 173 miles of gravity pipeline, including 17 lift stations, to the Yuba City Wastewater Treatment Facility and ultimately disposed into the Feather River and/or detention ponds. This facility was built in 1972 and expanded in 2003 to its current capacity to treat an average of 10.5 million gallons per day (MGD). The City's current average daily flow is about 6.5 MGD.

2.3 Methodology

The rate-setting methodology employed by Black & Veatch is consistent with industry guidelines established by WEF's *Financing and Charges for Wastewater Systems, Manual of Practice* 27 manual. The manual is nationally recognized and provides recommendations and generally accepted practices in the wastewater industry. The intent of the manuals is to provide rate-making practices that can be used to address the unique circumstances of the communities served. An overview of the methodology is outlined below.

2.3.1 Financial Plan

Financial planning compares the projected revenues of the utility under existing conditions to its projected operating expenses and capital expenditure. This step tests the adequacy of the current rates to recover the utility's forecasted costs. If shortfalls occur, revenue increases are recommended until the utility is financially stable.



Financial Planning
Establish operating and capital financing plans that fully fund activities

Cost of Service Analysis
Perform a cost-of-service analysis to determine if cost allocations are fair and equitable among customer classes



2.3.2 Cost-of-Service Analysis

The cost-of-service analysis builds a link between the utility's cost of service and the proposed rates for each customer type. This process takes individual budget cost items and allocates them based on their function. Organizing the budget in terms of end function allows the creation of a nexus between the budget cost item and the rate.

2.3.3 Rate Design

Rate design involves developing a rate structure that equitably and proportionately recovers costs from the customers. The rate structure should reflect a customer group's demand profile and be resilient and flexible enough to handle changing costs (i.e., operating and/or capital) and demand scenarios (i.e., customers change their demand on the system by contributing less or more flow). Rate equity is inherently built upon each customer's relative use of the system. By designing different rate components, the utility can balance affordability and equity.



2.3.4 Rate Adoption

In California, public utilities must meet procedural requirements for adopting new or increased rates for property-related fees under Proposition 218. Proposition 218 states that the utility must hold a public hearing to consider the proposed rates and provide written notice to all customers at least 45 days before the hearing. Any property owner or tenant directly liable to the public agency for payment of the property-related fees may submit a written protest to the new or increased rates until the close of the public hearing. The City Council may not adopt the proposed new or increased rates if property owners or tenants directly liable for payment submit written protests on behalf of more than 50% of the properties upon which the proposed rates may be imposed.

3.0 Revenue and Revenue Requirements

To meet the costs associated with providing wastewater services to its customers, the Wastewater Utility derives revenue from various sources, including wastewater user charges (rates), lab testing fees, septage haulers, main extension fees, connection fees, interest earned from the investment of available funds, and other miscellaneous revenues. The Wastewater Utility is constantly looking for other sources of revenue, such as grants, to help mitigate ratepayer impacts. The level of future revenues is estimated via an analysis of historical and future system growth in terms of the number connections, units, students, and contributed wastewater flow and loadings. This section also projects the expenses, or revenue requirements, necessary to operate and maintain the system, invest in capital improvements, make debt service payments, and cover other wastewater system expenses.

3.1 Customer Data

3.1.1 Type of Customers

The City provides wastewater collection services to over 15,160 residential and non-residential customers. The City bills customers based on the customer class.

- Residential is composed of single-family and multi-family and are billed by equivalent dwelling units (EDU).
- Commercial is composed of three types C1, C2, and C3 and are billed by connection. The C classifications in the commercial classes are divided by the strengths. C1 is low strength, C2 is medium strength, and C3 is high strength. The actual customer types are identified in the City of Yuba City Municipal Code, Section 6-5.507 Summary of Charges.
- Schools are billed by the average daily attendance (ADA) of students.
- Significant Industrial Users are billed by flow and strength as described in Section 3.1.3.

The flow by customer will vary by year while the strengths associated with these customers are identified in Section 4.3.

3.1.2 Residential, Commercial and School Customers

Since the City bills residential customers based on EDUs, commercial based on connections, and schools based on ADA of students, the analysis included a review of historical data and anticipated growth. The City has seen a slight growth in population between 2020 and 2025[2] and historical billing data. The analysis herein projects the total number of EDUs and connections will grow at 1.0% per year, and ADA of student to remain flat during the study period which is consistent with historical data.

[2] State of California Department of Finance, E-5 Population and Housing Estimates.

Table 3-1 shows the projected number of customers for the Wastewater Utility.

Table 3-1 Number of Wastewater Customers

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Residential						
1	Single Family (EDU)	13,310	13,443	13,578	13,713	13,850	13,989
2	Multi Family (EDU)	7,674	7,751	7,829	7,907	7,986	8,066
3	Total Residential	20,985	21,194	21,406	21,620	21,836	22,055
	Commercial						
4	Commercial - C1 (accts)	836	844	853	861	870	879
5	Commercial - C2 (accts)	58	58	59	59	60	60
6	Commercial - C3 (accts)	169	171	172	174	176	177
7	Total Commercial	1,062	1,073	1,084	1,095	1,106	1,117
	Schools						
8	Schools (accts)	15	15	15	15	15	15
9	Schools (ADA)	1,547	1,547	1,547	1,547	1,547	1,547
10	Total Schools	1,547	1,547	1,547	1,547	1,547	1,547

3.1.3 Contributed Wastewater Flow

Table 3-2 shows the projected contributed wastewater flow in hundred cubic feet (HCF) for the study period. It is important to note that only commercial customers are billed by contributed wastewater flow. In determining the projected contributed wastewater flow, Black & Veatch analyzed historical wastewater flow patterns in conjunction with the water projections for the Water Utility. Contributed wastewater flows is highly dependent on water consumption; therefore, it is important to understand water consumption patterns.

In examining water consumption patterns, it was noted that water consumption depends on California's weather conditions. Water consumption has stabilized over the past few years due to water conservation incentives and messaging. Recognizing that water consumption has largely stabilized for these customer classes, the projected contributed wastewater flow is expected to increase 0.5% per year for the study period.

Table 3-2 Contributed Wastewater Flow

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Contributed Flow (HCF)						
1	Commercial - C1	235,567	236,745	237,929	239,119	240,315	241,517
2	Commercial - C2	18,529	18,622	18,715	18,809	18,903	18,998
3	Commercial - C3	154,852	155,626	156,404	157,186	157,972	158,762
4	Total Contributed Flow (HCF)	408,948	410,993	413,048	415,114	417,190	419,277

3.1.4 Industrial Contributions

Within the City, there are Significant Industrial Users (SIU) that contribute 25,000 gallons per day or more of process wastewater to the City's Wastewater Treatment Facility. The City monitors the flow and strength loading contributions of the six SIUs.

Table 3-3 shows the projected contributed wastewater flow in MG and associated BOD and TSS loadings in pounds (lbs) for the study period. In determining the projected contributed wastewater flow and loadings, Black & Veatch analyzed historical data. Based on the historical data, the number of industrial customers will remain constant at six, but the flow will increase 1.0% per year and the strength loadings will increase at 0.5% per year over the study period.

Table 3-3 Contributed Wastewater Flow and Loadings

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Industrial						
1	Accounts	6	6	6	6	6	6
2	Volume (MG)	255.2	257.8	260.4	263.0	265.6	268.3
3	TSS Loadings (lbs)	316,036	317,616	319,204	320,800	322,404	324,016
4	BOD Loadings (lbs)	1,729,937	1,738,586	1,747,279	1,756,015	1,764,795	1,773,619

3.2 Revenue under Existing Rates

Wastewater user rates serve as the Wastewater Utility's primary revenue source. Therefore, the level of future rate revenue is important in developing a long-range financial plan. Future wastewater rate revenues are calculated using the number of EDUs, accounts, ADA of students, billed wastewater flows, industrial flows and strength loadings multiplied by the applicable existing rates.

Table 3-4 presents the rates in effect for FY 2026 (effective March 1, 2025), which were approved by City Council on June 21, 2016, as part of the City's 2016 Rate Study. The rates are composed of monthly fixed charges, consumption charge, ADA charge, and industrial charges. The consumption charge is only applied to commercial (C1, C2, and C3) customers based on contributed wastewater flow.

Table 3-4 Existing Wastewater Rates

Description	Fiscal Year FY 2026
Monthly Fixed Charge ($/month)	
Single Family	65.23
Multi Family	52.20
Commercial - C1	65.23
Commercial - C2	73.40
Commercial - C3	88.89
Stonegate	65.23
Consumption Charge ($/HCF)	
Commercial (C1,C2,C3)	2.57

Description	Fiscal Year FY 2026
Average Daily Attendance Charge ($/ADA)	
Schools	29.96
Industrial	
Volume ($/MG)	3,763.63
TSS ($/lbs)	0.290
BOD ($/lbs)	0.385

Table 3-5 shows projected wastewater rate revenue under existing rates. The projected Wastewater Utility revenues under existing rates increase from $18.9M in FY 2027 to $19.6M in FY 2031.

Table 3-5 Projected Wastewater Revenue under Existing Rates

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		($)	($)	($)	($)	($)	($)
	Monthly Fixed Charge						
1	Single Family	10,315,400	10,418,500	10,522,800	10,628,000	10,734,300	10,841,600
2	Multi Family	4,759,700	4,807,300	4,855,300	4,903,900	4,952,900	5,002,400
3	Commericial - C1	647,800	654,400	660,900	667,600	674,400	681,100
4	Commericial - C2	50,100	50,700	51,200	51,700	52,200	52,700
5	Commericial - C3	178,300	180,100	181,800	183,700	185,500	187,400
6	Total Monthly Fixed Charge	$ 15,951,300	$ 16,111,000	$ 16,272,000	$ 16,434,900	$ 16,599,300	$ 16,765,200
	Consumption Charge						
7	Commericial - C1	599,400	602,400	605,400	608,500	611,500	614,600
8	Commericial - C2	47,100	47,400	47,600	47,900	48,100	48,300
9	Commericial - C3	394,000	396,000	398,000	400,000	402,000	404,000
10	Total Consumption Charge	$ 1,040,500	$ 1,045,800	$ 1,051,000	$ 1,056,400	$ 1,061,600	$ 1,066,900
	ADA Charge						
11	Schools	45,900	45,900	45,900	45,900	45,900	45,900
12	Total ADA Charge	$ 45,900	$ 45,900	$ 45,900	$ 45,900	$ 45,900	$ 45,900
	Industrial Fees						
13	Volume	950,800	960,300	969,900	979,500	989,400	999,200
14	TSS	90,700	91,200	91,600	92,100	92,600	93,000
15	BOD	659,300	662,600	665,900	669,200	672,700	676,000
16	Total Industrial Fees	$ 1,700,800	$ 1,714,100	$ 1,727,400	$ 1,740,800	$ 1,754,700	$ 1,768,200
17	Total	$ 18,738,500	$ 18,916,800	$ 19,096,300	$ 19,278,000	$ 19,461,500	$ 19,646,200

3.3 Other Revenue

Other sources of operating revenue include lab testing fees, main extension fees, connection fees, interest earned from the investment of available funds, and other miscellaneous revenues. Other operating revenues represent on average 5.0% of the Wastewater Utility's total revenue. The City anticipates these revenues will remain relatively constant for the study period.

3.4 Operating and Maintenance Expenses

Table 3-7 shows the Wastewater Utility's projected O&M expenses for the study period. These expenses include salaries and benefits, maintenance and operations, internal service charges, and capital expenditures. The O&M expenditure will escalate based on the factors identified in Table 3-6.

Table 3-6 O&M Escalation Factors

Line No.	Description	Fiscal Year Ending June 30, FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Sources
1	Salaries & Wages	3.00%	3.00%	3.00%	3.00%	3.00%	City Negotiation
2	Fringe Benefits	3.00%	3.00%	3.00%	3.00%	3.00%	City Negotiation
3	Materials & Supplies	3.20%	3.20%	3.20%	3.20%	3.20%	All items CPI, City Staff
4	Contractual Services	3.10%	3.10%	3.10%	3.10%	3.10%	Services, CPI, City Staff
5	Utilities	5.00%	5.00%	5.00%	5.00%	5.00%	Electricity CPI, City Staff
6	Equipment & Structures	3.90%	3.90%	3.90%	3.90%	3.90%	ENR CCI
7	Chemicals	4.20%	4.20%	4.20%	4.20%	4.20%	Commodities PPI, City Staff
8	Water Purchases	3.00%	3.00%	3.00%	3.00%	3.00%	Estimated
9	General Admin	3.20%	3.20%	3.20%	3.20%	3.20%	All items CPI, City Staff
10	FOG Program	0.00%	0.00%	0.00%	0.00%	0.00%	Estimated
11	Capital Expenditures	3.90%	3.90%	3.90%	3.90%	3.90%	ENR CCI

CPI - Consumer Price Index, PPI - Producer Price Index, ENR CCI - Engeering New Record Construction Cost Index

The following are O&M categories in Table 3-7:

- **Salaries and Benefits:** These costs represent salaries and benefits for wastewater staff assigned to operating and maintaining the wastewater infrastructure system.
- **Materials, Supplies & Services**: These costs represent contract services, water supply, supplies and materials, maintenance and repairs, travel & training, and general expenses.
- **Power and Utilities:** These costs represent heat, power, and telephone.
- **Contribution to Other Funds:** These costs represent internal costs to the Wastewater Utility from other City departments for indirect costs such as customer service and billing, capital project admin, vehicle replacement, IT charges, and insurance.
- **Acquisitions:** These costs represent small capital expenditure for physical movable equipment such as tools, equipment, generators, and computers.

Table 3-7 O&M Expenses

Line No.	Description	Fiscal Year Ending June 30,					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		($)	($)	($)	($)	($)	($)
	Operation and Maintenance						
1	Salaries & Benefits	5,665,500	5,835,400	6,010,600	6,191,000	6,376,700	6,567,900
2	Materials, Supplies & Services	6,987,000	7,243,000	7,508,500	7,783,600	8,069,400	8,365,900
3	Power and Utilities	709,600	745,100	782,500	821,700	862,800	906,000
4	Contributions to Other Funds	2,644,100	2,728,700	2,816,000	2,906,100	2,999,100	3,095,100
5	Acquisitions	52,000	54,000	56,100	58,300	60,600	63,000
6	Total	$ 16,058,200	$ 16,606,200	$ 17,173,700	$ 17,760,700	$ 18,368,600	$ 18,997,900

As shown in Table 3-7, the Wastewater Utility's O&M expenses are projected to increase from $16.6M in FY 2027 to $19.0M in FY 2031.

3.5 Capital Improvement Program

The Wastewater Utility annually develops its five-year Capital Improvement Plan to identify wastewater system needs, including assessments, inspections, maintenance, and rehabilitation and replacement requirements. In 2020, the City completed its 20-year Wastewater Master Plan, which identified $183.5M in capital projects to address existing system deficiencies and $208.7M for future growth. All costs were in 2019 dollars. Understanding that capital expenditure is constrained by available funds, staff developed feasible CIP for the study period.

Table 3-8 shows the CIP for the study period. The Wastewater Utility is composed of many functions, of which collection, treatment, and outfall are significant elements. Therefore, of the total $93.0M, collection accounts for $11.4M, treatment accounts for $11.4M, and outfall accounts for $63.2M of the total projects. The City examines the wastewater infrastructure system annually; therefore, CIP might change based on the current need.

Table 3-8 Capital Improvement Projects

Line No.	Description	Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		($)	($)	($)	($)	($)	($)
	Capital Improvement Program						
1	Land	0	0	0	0	0	0
2	Collection	519,400	539,600	2,354,200	2,562,000	2,782,500	3,141,800
3	Lift Station	519,400	269,800	560,500	582,300	604,900	628,400
4	Treatment	2,493,200	2,482,000	840,800	1,455,700	3,084,900	3,581,700
5	Laboratory	155,800	27,000	0	0	0	0
6	Outfall	519,400	5,895,000	27,118,300	27,090,000	3,125,000	0
7	Stormwater	26,000	27,000	28,000	29,100	30,200	31,400
8	General Plant	254,500	48,600	252,200	320,300	1,482,000	1,979,300
9	Total	$ 4,487,700	$ 9,289,000	$ 31,154,000	$ 32,039,400	$ 11,109,500	$ 9,362,600

The outfall projects identified consist of modifications to the existing treatment facility effluent pumps, a new bifurcation station and flow meter, approximately 2 miles of new outfall pipeline, a levee crossing system, new diffuser structure in the Feather River bed, an access ramp over the levee to access the new outfall, new power connections, and acquisition of easements including temporary construction easements.

3.5.1 Capital Improvement Financing Plan

The Wastewater Utility funds capital improvement projects from a combination of revenue derived from rates, debt funding, connection fees, interest earnings, grants, and available funds. In the study period, the Wastewater Utility is projected to issue new debt financing in the form of a Revenue Bond and SRF Loan. The bond and loan are to be used for the Wastewater Treatment Facility Outfall and Diffuser project. The City actively seeks grants to offset the cost of capital projects.

3.6 Transfers within the Fund

Since the Wastewater Utility is composed of funds, there will be transfers of money between the Wastewater Operations (Fund 518), Wastewater Connection Fees (Fund 527), and Cash CIP (Fund 528) over the study period.

3.7 Reserves

A utility typically establishes reserves for several reasons, such as covering shortfalls in operating revenues, maintaining strong bond ratings, covering day-to-day operating costs, and easing the burden on ratepayers associated with large rate increases. The Wastewater Utility will maintain two reserves:

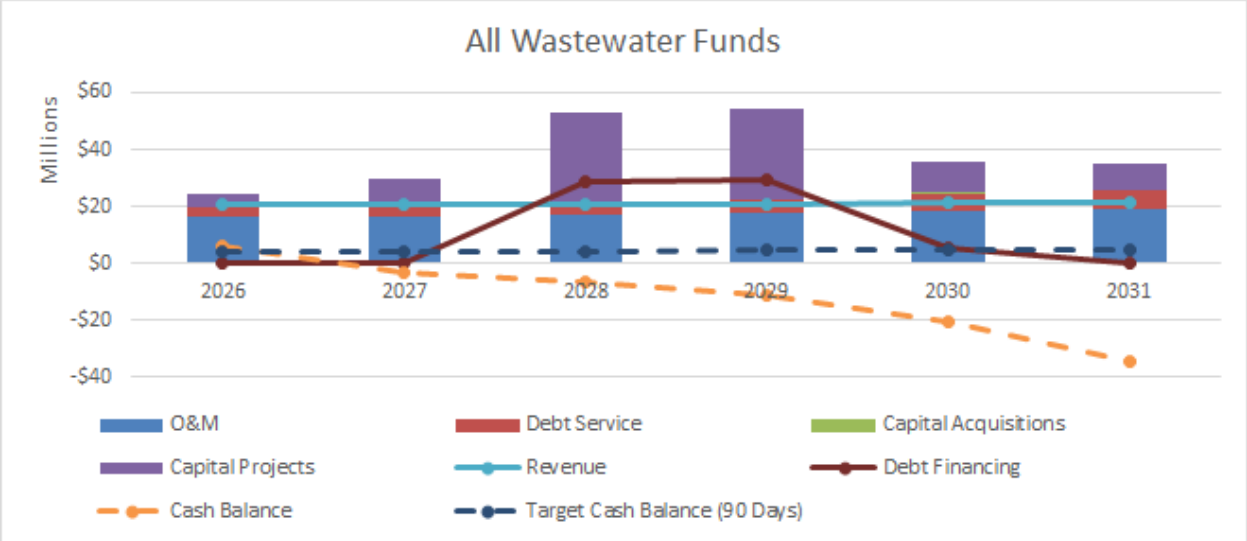
- Operating Reserve represents the working capital the Enterprise Fund maintains to cover day-to-day expenses and maintains enough funds to cover accounts receivable if there are supplier issues, periods of lower-than-expected wastewater sales, or unforeseen cost increases. The reserve will maintain a minimum balance of 90 days of operating expenses once fully funded.
- Capital Reserve represents funds to cover a portion of upcoming annual capital expenditures, smooth out the amount of capital infusion needed each year, and help mitigate unexpected capital costs. This reserve will maintain a minimum balance of 25% annual depreciation. It is recommended that the City increases the minimum balance to 100% annual depreciation in the future.

Appropriate reserve levels help the Wastewater Utility with liquidity, provide operational flexibility, and demonstrate fiscal responsibility to the rating agencies, which allows the City to access lower-cost funds.

3.8 Projected Operating Results

The revenue requirements of the Wastewater Utility consist of O&M expenses, debt payments, capital expenditure, and reserve requirements. To fully understand the current condition of the Wastewater Utility, it is important to examine the cash flow projections under the status quo scenario. As shown in Figure 3-1, the status quo conditions indicate that the Wastewater Utility would operate from an annual deficit position, requiring the drawdown of reserves to keep operating. In this scenario, the Wastewater Utility would not impose any revenue increases over the study Period and continue to incur O&M expenses, make debt service payments, pay for the execution of the planned CIP, and transfer to reserves. Another important note is that without revenue increases, the Wastewater Utility will not have the capacity to issue new debt that is needed to execute the outfall and diffuser project as required as part of the National Pollutant Discharge Elimination System (NPDES) permit.

Figure 3-1 Status Quo Financial Plan



The analysis conducted for the Study indicates that the City should implement the proposed revenue increases shown in Table 3-9 if it wishes for the user rates to cover expenses and to keep the Wastewater Utility in a balanced financial condition. The revenue increases represent the total revenue adjustment needed to meet revenue requirements. The revenue adjustment does not represent adjustments to the individual rates but reflects the overall level of revenue needed to meet the Wastewater Utility's obligations.

The recommended revenue increases help the Wastewater Utility meet the following goals:

- Meet budgeted operating obligations in the five FYs.
- Meet planned capital investments in the five FYs.
- Maintain the reserve within their targets.

Table 3-9 shows the proposed Wastewater Utility for the study Period. The financial plan consists of 1) Revenue and 2) Revenue Requirements.

Revenue

- Line 1 is the revenue under existing rates.

- Lines 2 through 6 are the additional revenues generated from the required annual increases. The additional revenue generated directly reflects the number of months the increase is effective for; therefore, the amount might be calculated at less than that stated amount.
- Line 8 is the total revenue generated from user charges.
- Line 12 represents other operating revenues.
- Line 15 represents proposed debt financing.
- Line 16 represents the total revenues for the Wastewater Utility.

Revenue Requirements

- Line 18 represents O&M expenses.
- Line 21 represents debt service requirements.
- Line 24 represents routine capital outlay and capital project expenditures.
- Line 25 represents the total revenue requirements for the Wastewater Utility.

Line 28 represents the net cumulative cash balance within the Wastewater Utility. The net cumulative cash balance intends to match, to the extent possible, Line 29. The cash balance reserve is required to ensure the Wastewater Utility can continue in the event of supplier interruption, market price fluctuations of critical equipment or supplies, or an abrupt drop in account receivables. The reserve target minimum is 90 days of O&M expenses.

Line 30 represents the debt service coverage. Currently, the debt service coverage requirement is 1.20x. The debt service coverage requirement is set forth by financial institutions that lent the Wastewater Utility money in the form of Revenue Bonds. Any proposed debt financing identified in the financial plan is SRF loans which will not change the debt service coverage requirement.

Table 3-9 Financial Plan

Line No.	Description			Fiscal Year Ending June 30, FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Revenue								
	Rate Revenue								
1	Revenue from Existing Rates			19,034,900	19,213,200	19,392,700	19,574,400	19,757,900	19,942,600
	Year	Months Effective	Rate Adj						
2	2027	12	15.00%		2,882,000	2,908,900	2,936,200	2,963,700	2,991,400
3	2028	12	15.00%			3,345,200	3,376,600	3,408,200	3,440,100
4	2029	12	7.00%				1,812,100	1,829,100	1,846,200
5	2030	12	7.00%					1,957,100	1,975,400
6	2031	12	4.50%						1,358,800
7	Increased Revenue Due to Adj			0	2,882,000	6,254,100	8,124,900	10,158,100	11,611,900
8	Subtotal Rate Revenue			$ 19,034,900	$ 22,095,200	$ 25,646,800	$ 27,699,300	$ 29,916,000	$ 31,554,500
	Other Operating Revenue								
9	Service Charges and Fees			1,079,900	1,030,300	1,030,300	1,030,300	1,030,300	1,030,300
10	Connection Fees			405,000	405,000	405,000	405,000	405,000	405,000
11	Interest Income			505,400	336,600	294,400	448,400	559,100	548,500
12	Subtotal Other Operating Rev			$ 1,990,300	$ 1,771,900	$ 1,729,700	$ 1,883,700	$ 1,994,400	$ 1,983,800
	Capital Financing								
13	Revenue Bonds			0	0	13,228,300	0	0	0
14	SRF Loans			0	0	15,726,667	29,170,000	5,103,334	0
15	Subtotal Capital Financing			$ 0	$ 0	$ 28,954,967	$ 29,170,000	$ 5,103,334	$ 0
16	**Total Revenue**			**$ 21,025,200**	**$ 23,867,100**	**$ 56,331,467**	**$ 58,753,000**	**$ 37,013,734**	**$ 33,538,300**
	Revenue Requirements								
	Operating & Maintenance								
17	O&M Expenses			16,006,200	16,552,200	17,117,600	17,702,400	18,308,000	18,934,900
18	Subtotal O&M			$ 16,006,200	$ 16,552,200	$ 17,117,600	$ 17,702,400	$ 18,308,000	$ 18,934,900
	Debt Service								
19	Existing Rev Bonds/SRF Loans/Other			3,445,200	3,453,100	3,459,700	3,465,000	3,443,800	3,480,500
20	Proposed Rev Bonds/SRF Loans/Other			0	0	1,166,800	1,166,800	2,875,700	3,445,300
21	Total Debt Service			$ 3,445,200	$ 3,453,100	$ 4,626,500	$ 4,631,800	$ 6,319,500	$ 6,925,800
	Capital								
22	Capital Acquisitions			52,000	54,000	56,100	58,300	60,600	63,000
23	Capital Improvements Projects			4,487,700	9,288,900	31,154,000	32,039,400	11,109,500	9,362,600
24	Total Capital			$ 4,539,700	$ 9,342,900	$ 31,210,100	$ 32,097,700	$ 11,170,100	$ 9,425,600
25	**Total Revenue Requirements**			**$ 23,991,100**	**$ 29,348,200**	**$ 52,954,200**	**$ 54,431,900**	**$ 35,797,600**	**$ 35,286,300**
26	Net Annual Cash Balance			(2,965,900)	(5,481,100)	3,377,267	4,321,100	1,216,134	(1,748,000)
27	Beginning Fund Balance			9,775,608	6,809,708	1,328,608	4,705,875	9,026,975	10,243,109
28	Net Cumulative Fund Balance			$ 6,809,708	$ 1,328,608	$ 4,705,875	$ 9,026,975	$ 10,243,109	$ 8,495,109
29	Min Operating Reserves (90 Days)			$ 3,816,600	$ 3,946,700	$ 4,081,400	$ 4,220,800	$ 4,365,000	$ 4,514,300
30	Debt Service Coverage (1.2x)			1.99	1.87	2.73	2.66	3.08	3.52

Figure 3-2 presents the proposed Wastewater Utility financial plan.

Figure 3-2 Financial Plan

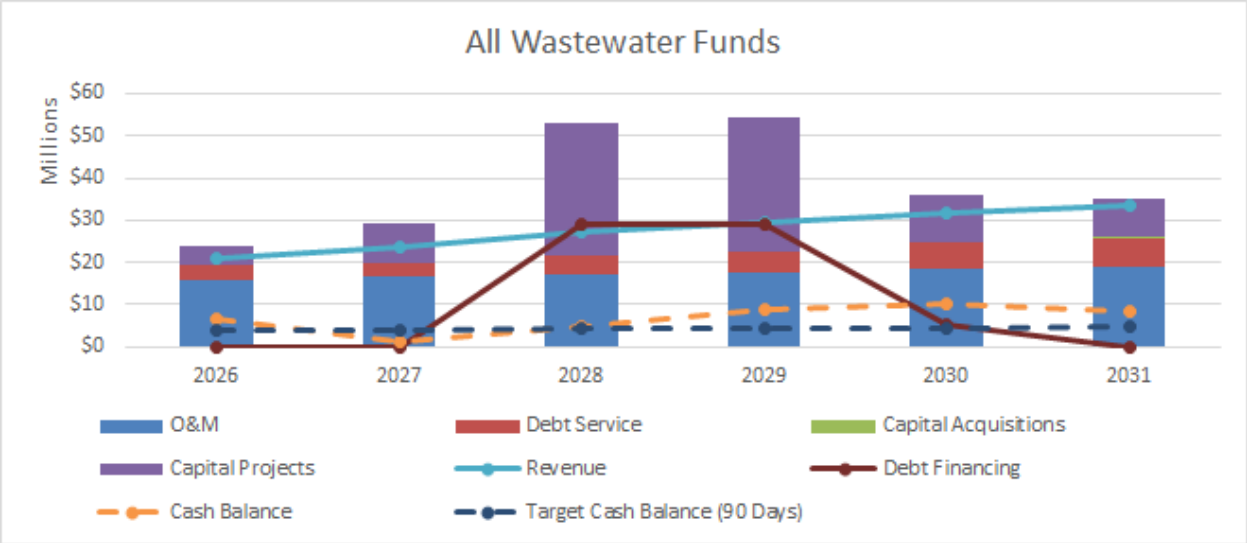
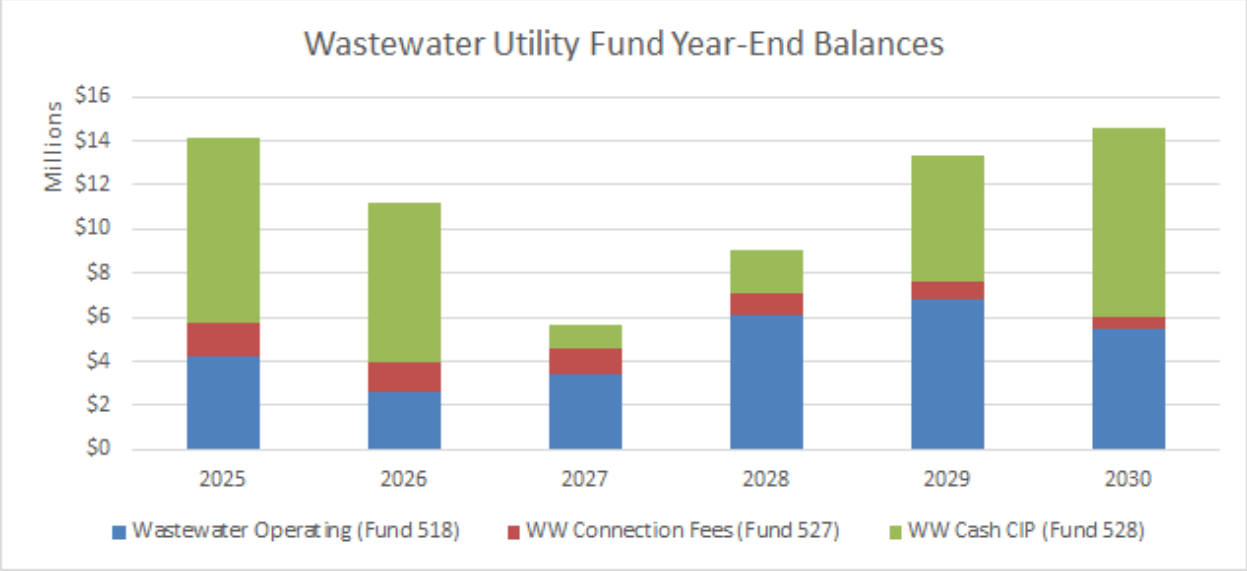


Figure 3-3 Presents the fund balances for funds after the recommended rate increases.

Figure 3-3 Fund Ending Balances



4.0 Cost-of-Service Analysis

The cost-of-service analysis requires recovery of the City's needed revenues from wastewater service rates, allocated to customer types according to the service rendered. An equitable rate structure allocates the capture of revenue requirements to customer types based on EDUs, accounts, ADA of students, and contributed wastewater flow.

In analyzing the Wastewater Utility's cost of service for allocation to its customer classes, Black & Veatch selected the annual revenue requirements for FY 2027 as the test year requirements to demonstrate the development of cost-of-service wastewater rates. Table 4-1 shows the total costs of service that need to be recovered from wastewater user rates for FY 2027.

Table 4-1 Cost of Service Revenue from Rates

Line No.	Description	Operating Expense	Capital Cost	Total Cost
		($)	($)	($)
	Revenue Requirements			
1	O&M Expense	16,552,200	0	16,552,200
2	Debt Service Requirements	0	3,453,100	3,453,100
3	Capital Acquisitions	0	54,000	54,000
4	Capital Projects	0	9,288,900	9,288,900
5	Subtotal	$ 16,552,200	$ 12,796,000	$ 29,348,200
	Less Revenue Requirements Met from Other Sources			
6	Service Charges and Fees	1,030,300	0	1,030,300
7	Connection Fees	0	405,000	405,000
8	Interest Income	336,600	0	336,600
9	Debt Financing	0	0	0
10	Subtotal	$ 1,366,900	$ 405,000	$ 1,771,900
	Adjustments			
11	Adj for Annual Cash Balance	3,018,200	2,462,900	5,481,100
12	Adj to Annualize Rate Increase	0	0	0
13	Subtotal	$ 3,018,200	$ 2,462,900	$ 5,481,100
14	COS to be Recovered from Rates	$ 12,167,100	$ 9,928,100	$ 22,095,200

The total revenue requirement is shown in Line 5 matches Table 3-9, Line 25. As shown in Line 10, we deduct revenues from other sources to derive the net revenue requirement recovered through rates. Line 11 represents the net annual cash balance during the FY. This number is positive if the Wastewater Utility is drawing down funds available on hand. The number will be negative if the Wastewater Utility replaces funds. In this case, the $5.5M figure indicates that the forecast shows a negative annual cash balance for the year. The City expects to implement a revenue adjustment starting at the beginning of the fiscal year, the final service recovery costs from rates does not require an adjustment as shown on Line 12. Line 14 is the costs to be recovered from rates.

4.1 Functional Cost Components

The first step in conducting a cost-of-service analysis involves analyzing the cost of providing wastewater service by system function to allocate the costs to the various customer types properly and, subsequently, design rates. As a basis for allocating costs of service among customer types, costs are

separated into the following two basic functional cost components: (1) Volume and (2) Strength, described as follows:

1. Volume costs represent operating and capital costs of the system associated with collection. The collection costs vary directly with the quantity of sewage flow.
2. Strength costs represent those operating and capital costs associated with treatment. The treatment costs are specifically related to strength parameters such as Biological Oxygen Demand, and Total Suspended Solids.

4.2 Allocation to Cost Components

The next step of the cost-of-service process involves allocating each cost element to functional cost components based on the parameter or parameters having the most significant influence on the magnitude of that cost element. O&M expenses are allocated directly to appropriate cost components. A detailed allocation of related capital investment is used as a proxy for allocating capital and replacement costs. The separation of costs into functional components provides a means for distributing such costs to the various types of customers based on their respective responsibilities.

4.2.1 Volume and Strength Allocations

The wastewater system consists of various facilities designed and operated to fulfill a given function. For the system to provide adequate service to its customers, it must be capable of meeting not only the annual volume requirements but also the strength loading demands placed on the system. Because not all customers and types of customers exert volume and strength loading demands similarly, the capacities of the various facilities must be designed to accommodate the demands of all classes of customers.

Each wastewater service facility within the system has an underlying volume demand exerted by all customers for whom the base cost component applies. For those facilities designed solely to meet volume demand, 100% of the costs go to the base cost component. For facilities designed to meet strength loading demands, the percentage of the costs is allocated to the different strength cost components based on their specific function.

4.2.2 Allocation of Operating and Maintenance Expenses

When allocating O&M expenses, the MoP27 Manual refers to functional cost components. Simply put, these costs correspond to the activities that the Wastewater Utility undertakes to provide its customers with wastewater service: identify the wastewater flow, collect it, pump it, treat it, discharge it to river, bill for services, and collect revenues. Where possible, the O&M expenses for FY 2027 are directly allocated to the cost components to the extent possible. For those costs that are not directly allocated to one cost center, Black & Veatch identified cost elements specific to certain functions and assigned them based on the factors noted in Section 4.1 to allocate the operating expenses to the cost components. Consider, for example, a treatment facility. Its purpose is to treat constituents in the wastewater flow. Therefore, the design of the treatment facility is based on meeting flow and strength characteristics.

Table 4-2 shows allocation percentages to the cost components and Table 4-3 shows the allocation of operating costs into the cost components less other revenue offsets.

Table 4-2 Allocation Basis for O&M Expenditures

Line No.	Description	Common to All Customers			Allocation Basis
		Volume	BOD	TSS	
		(%)	(%)	(%)	
	Collection Operating Expenses				
1	Salaries & Wages	100.0%	0.0%	0.0%	Average O&M - Collection
2	Fringe Benefits	100.0%	0.0%	0.0%	Average O&M - Collection
3	Materials & Supplies	100.0%	0.0%	0.0%	Average O&M - Collection
4	Contractual Services	100.0%	0.0%	0.0%	Average O&M - Collection
5	Utilities	100.0%	0.0%	0.0%	Volume (C)
6	Equipment & Structures	100.0%	0.0%	0.0%	Collection
7	Chemicals	100.0%	0.0%	0.0%	Volume (C)
8	Water Purchases	100.0%	0.0%	0.0%	Volume (C)
9	General Admin	100.0%	0.0%	0.0%	Average O&M - Collection
10	FOG Program	34.0%	44.0%	22.0%	Treatment
	Treatment Operating Expenses				
11	Salaries & Wages	71.4%	19.1%	9.5%	Average O&M - Treatment
12	Fringe Benefits	71.4%	19.1%	9.5%	Average O&M - Treatment
13	Materials & Supplies	71.4%	19.1%	9.5%	Average O&M - Treatment
14	Contractual Services	71.4%	19.1%	9.5%	Average O&M - Treatment
15	Utilities	34.0%	44.0%	22.0%	Treatment
16	Equipment & Structures	34.0%	44.0%	22.0%	Treatment
17	Chemicals	100.0%	0.0%	0.0%	Volume (T)
18	Water Purchases	100.0%	0.0%	0.0%	Volume (T)
19	General Admin	71.4%	19.1%	9.5%	Average O&M - Treatment
20	FOG Program	34.0%	44.0%	22.0%	Treatment
	Laboratory Operating Expenses				
21	Salaries & Wages	34.0%	44.0%	22.0%	Average O&M - Lab
22	Fringe Benefits	34.0%	44.0%	22.0%	Average O&M - Lab
23	Materials & Supplies	34.0%	44.0%	22.0%	Average O&M - Lab
24	Contractual Services	34.0%	44.0%	22.0%	Average O&M - Lab
25	Utilities	34.0%	44.0%	22.0%	Laboratory
26	Equipment & Structures	34.0%	44.0%	22.0%	Laboratory
27	Chemicals	100.0%	0.0%	0.0%	Volume (T)
28	Water Purchases	100.0%	0.0%	0.0%	Volume (T)
29	General Admin	34.0%	44.0%	22.0%	Average O&M - Lab
30	FOG Program	34.0%	44.0%	22.0%	Treatment
	Environmental Compliance Operating Expenses				
31	Salaries & Wages	34.0%	44.0%	22.1%	Average O&M - Env
32	Fringe Benefits	34.0%	44.0%	22.1%	Average O&M - Env
33	Materials & Supplies	34.0%	44.0%	22.1%	Average O&M - Env
34	Contractual Services	34.0%	44.0%	22.1%	Average O&M - Env
35	Utilities	34.0%	44.0%	22.0%	Treatment
36	Equipment & Structures	34.0%	44.0%	22.0%	Treatment
37	Chemicals	100.0%	0.0%	0.0%	Volume (T)
38	Water Purchases	100.0%	0.0%	0.0%	Volume (T)
39	General Admin	34.0%	44.0%	22.1%	Average O&M - Env
40	FOG Program	34.0%	44.0%	22.0%	Treatment

Table 4-3 Allocation of O&M Expenditures

Line No.	Description	Total Cost	Common to All Customers		
			Volume	BOD	TSS
		($)	($)	($)	($)
	Collection Operating Expenses				
1	Salaries & Wages	611,100	611,100	0	0
2	Fringe Benefits	299,400	299,400	0	0
3	Materials & Supplies	25,000	25,000	0	0
4	Contractual Services	26,700	26,700	0	0
5	Utilities	7,000	7,000	0	0
6	Equipment & Structures	302,600	302,600	0	0
7	Chemicals	81,500	81,500	0	0
8	Water Purchases	3,600	3,600	0	0
9	General Admin	176,800	176,800	0	0
10	FOG Program	0	0	0	0
11	Total O&M Expenses	$ 1,533,700	$ 1,533,700	$ 0	$ 0
	Treatment Operating Expenses				
12	Salaries & Wages	2,469,300	1,762,500	471,200	235,600
13	Fringe Benefits	1,181,800	843,500	225,500	112,800
14	Materials & Supplies	60,100	42,900	11,500	5,700
15	Contractual Services	1,301,000	928,600	248,200	124,200
16	Utilities	735,000	249,900	323,400	161,700
17	Equipment & Structures	1,091,700	371,200	480,300	240,200
18	Chemicals	2,388,200	2,388,200	0	0
19	Water Purchases	13,500	13,500	0	0
20	General Admin	3,720,900	2,655,800	710,000	355,100
21	FOG Program	12,500	4,200	5,500	2,800
22	Total O&M Expenses	$ 12,974,000	$ 9,260,300	$ 2,475,600	$ 1,238,100
	Laboratory Operating Expenses				
23	Salaries & Wages	541,300	184,200	238,000	119,100
24	Fringe Benefits	237,200	80,700	104,300	52,200
25	Materials & Supplies	23,100	7,800	10,200	5,100
26	Contractual Services	109,900	37,400	48,300	24,200
27	Utilities	1,700	600	700	400
28	Equipment & Structures	245,100	83,400	107,800	53,900
29	Chemicals	0	0	0	0
30	Water Purchases	0	0	0	0
31	General Admin	199,000	67,700	87,500	43,800
32	FOG Program	0	0	0	0
33	Total O&M Expenses	$ 1,357,300	$ 461,800	$ 596,800	$ 298,700

Line No.	Description	Total Cost	Common to All Customers		
			Volume	BOD	TSS
		($)	($)	($)	($)
	Environmental Compliance Operating Expenses				
34	Salaries & Wages	346,200	117,600	152,200	76,400
35	Fringe Benefits	149,100	50,700	65,500	32,900
36	Materials & Supplies	3,100	1,000	1,400	700
37	Contractual Services	36,000	12,300	15,800	7,900
38	Utilities	1,400	500	600	300
39	Equipment & Structures	35,700	12,100	15,700	7,900
40	Chemicals	0	0	0	0
41	Water Purchases	0	0	0	0
42	General Admin	95,700	32,500	42,100	21,100
43	FOG Program	20,000	6,800	8,800	4,400
44	Total O&M Expenses	$ 687,200	$ 233,500	$ 302,100	$ 151,600
	Less Other Revenue				
45	Miscellaneous Revenues	1,366,900	948,900	278,600	139,400
46	Other Adjustments	3,018,200	2,095,200	615,100	307,900
47	Net Operating Expenses	$ 12,167,100	$ 8,445,200	$ 2,480,800	$ 1,241,100

4.2.3 Allocation of Capital Investments

In allocating capital investment for FY 2027, the proposed five-year CIP is allocated directly to cost components to the extent possible. The allocation of costs in this manner provides a basis for annual investment in wastewater system facilities. Using the CIP, the capital costs can be allocated using the total net system investment distribution across the functional cost components.

Table 4-4 shows the allocation basis for capital expenditures, and Table 4-5 shows the allocation of existing system investment serving wastewater customers. The total proposed system investment of $29.7M shown on Line 6 for the Wastewater Utility represents the five-year proposed CIP. Line 7 represents the test year's CIP costs and Line 10 represents the net capital investment for the test year once other revenue sources are deducted.

Table 4-4 Allocation Basis for Capital Costs

Line No.	Description	Common to All Customers			Allocation Basis
		Volume	BOD	TSS	
		(%)	(%)	(%)	
	Capital Improvement Plan				
1	Land	34.0%	44.0%	22.0%	Treatment
2	Collection	100.0%	0.0%	0.0%	Collection
3	Pumping	100.0%	0.0%	0.0%	Pumping
4	Treatment	34.0%	44.0%	22.0%	Treatment
5	General Plant	91.5%	5.7%	2.8%	Average Net Plant

Table 4-5 Allocation of Capital Costs

Line No.	Description	Total Cost	Common to All Customers		
			Volume	BOD	TSS
		($)	($)	($)	($)
	Capital Improvement Plan				
1	Land	0	0	0	0
2	Collection	11,525,800	11,525,800	0	0
3	Pumping	2,645,900	2,645,900	0	0
4	Treatment	11,445,100	3,891,400	5,035,800	2,517,900
5	General Plant	4,082,400	3,734,600	231,900	115,900
6	Total Capital Improvement Plan	$ 29,699,200	$ 21,797,700	$ 5,267,700	$ 2,633,800
7	Capital Costs	$ 12,796,000	$ 11,705,800	$ 726,800	$ 363,400
	Less Other Revenue				
8	Miscellaneous Revenues	405,000	370,500	23,000	11,500
9	Other Adjustments	2,462,900	2,253,100	139,900	69,900
10	Net Capital Costs	$ 9,928,100	$ 9,082,200	$ 563,900	$ 282,000

4.3 Units of Service

To properly recognize the cost of service, each customer type receives its share of volume and strength costs. Following the allocation of costs, the total cost responsibility for each customer class is developed using unit costs of service for each cost function and subsequently assigning those costs to the customer types based on the respective service requirements of each. The number of units of service required by each customer class provides a means for the proportionate distribution of costs previously allocated to respective cost categories.

- Volume costs vary with the contributed wastewater flow and distribute to the customers on that basis.
- Strength costs are those associated with pollutant characteristics, and the Study allocated these costs to customer classes based on loadings. The pollutant loading for each customer class comes from recommendations of the State Water Resources Control Board, Revenue Program Guidelines, Appendix G and MoP27. Since the City does not do sampling, the analysis relied on industry standards used by the State of California. The strengths used in the analysis consist of:
  - Single Family and Multi-Family Residential: BOD 335 mg/L, TSS 197 mg/L
  - Commercial C1: BOD 175 mg/L, TSS 150 mg/L
  - Commercial C2: BOD 225 mg/L, TSS 200 mg/L
  - Commercial C3: BOD 450 mg/L, TSS 350 mg/L
  - Schools: BOD 130 mg/L, TSS 100 mg/L

Table 4-6 shows the FY 2027 units of service for the various customer types.

4.4 Cost of Service Allocations

The Study applies the unit costs of service to each customer class's respective service requirements to determine the cost of service for each customer class. The total unit costs of service applied to the respective requirements for each customer class results in the total cost of service for each customer class.

4.4.1 Units Costs of Service

The FY 2027 unit cost of service for each functional cost component is simply the total cost divided by the applicable units of service, as shown in Table 4-7. On Line 3, the total costs represent the cost that rates need to recover, as demonstrated in Table 4-1, Line 14. The net O&M cost includes O&M less revenue from other sources and adjustments. Line 5 represents the unit costs for the entire wastewater system regardless of customer class.

4.4.2 Distribution of Costs of Service to Customer types

Applying the unit costs to the units for each customer class produces the customer class costs. This process is illustrated in Table 4-8, in which unit costs are applied to the customer class units of service for FY 2027. The costs attributable to each customer type reflect the functional cost components described in Section 4.1. Each customer class places a burden on the system in different ways; thus, the allocation of the units is representative of this burden.

An example of the application of unit costs is shown below for illustrative purposes.

	Vol Component	
Unit Cost (Table 4-7, Line 5)	$ 5.81	per HCF
Consumption (Table 4-8, Line 2)	1,504,397	HCF
Total Allocated Cost [1] x [2]	$ 8,734,200	

Please note that the numbers within the tables are rounded, yet the calculations are done based on non-rounded values; therefore, results might vary.

Table 4-6 Units of Service

Line No.	Description	Total Volume	Loadings		EDUs	Bills	ADA
			BOD	TSS			
	Units of Measure	(HCF)	(lbs)	(lbs)	(EDUs)	(bills)	(ADA)
1	Single Family	1,504,397	3,144,156	1,848,951	161,318		
2	Multi Family	693,934	1,450,306	852,866	74,411		
3	Commercial - C1	245,442	267,968	229,686		10,132	
4	Commercial - C2	18,622	26,140	23,236		697	
5	Commercial - C3	155,626	436,909	339,818		2,046	
6	Schools	56,298	45,660	35,123			11,538
7	Industrial	344,629	1,738,586	317,616			
8	Total System	3,018,948	7,109,725	3,647,296	235,729	12,875	11,538

Note: C1 customer HCF is greater than Table 3-2 as a few fixed only customers will be converted to flow and strength.

Table 4-7 Units Cost of Service

Line No.	Description	Total Cost	Common to All Customers		
			Volume	BOD	TSS
1	Net Operating Expense	12,167,100	8,445,200	2,480,800	1,241,100
2	Capital Costs	9,928,100	9,082,200	563,900	282,000
3	Total Cost of Service	$ 22,095,200	$ 17,527,400	$ 3,044,700	$ 1,523,100
4	Units of Service		3,018,948 HCF	7,109,725 lbs	3,647,296 lbs
5	Cost per Unit		$ 5.81 per HCF	$ 0.43 per lbs	$ 0.42 per lbs

Table 4-8 Distribution of Costs to Customer Types

Line No.	Description	Total Cost	Common to All Customers		
			Volume	BOD	TSS
1	Cost per Unit		$ 5.81 per HCF	$ 0.43 per lbs	$ 0.42 per lbs
	Single Family				
2	Units		1,504,397	3,144,156	1,848,951
3	Allocation of costs of service	10,852,900	8,734,300	1,346,500	772,100
	Multi Family				
4	Units		693,934	1,450,306	852,866
5	Allocation of costs of service	5,006,000	4,028,800	621,000	356,200
	Commercial - C1				
6	Units		245,442	267,968	229,686
7	Allocation of costs of service	1,635,700	1,425,000	114,800	95,900
	Commercial - C2				
8	Units		18,622	26,140	23,236
9	Allocation of costs of service	129,000	108,100	11,200	9,700
	Commercial - C3				
10	Units		155,626	436,909	339,818
11	Allocation of costs of service	1,232,500	903,500	187,100	141,900
	Schools				
12	Units		56,298	45,660	35,123
13	Allocation of costs of service	361,200	326,900	19,600	14,700
	Industrial				
14	Units		344,629	1,738,586	317,616
15	Allocation of costs of service	2,877,900	2,000,800	744,500	132,600
16	TOTAL COSTS OF SERVICE	$ 22,095,200	$ 17,527,400	$ 3,044,700	$ 1,523,100

5.0 Rate Design

The initial consideration in the derivation of rate schedules for wastewater service is to establish equitable charges to the customers commensurate with the cost of providing that service. While the cost-of-service allocations to customer classes should not be construed as literal or exact, they offer a guide to the necessity for, and the extent of, rate adjustments. Practical considerations sometimes modify rate adjustments by considering additional factors such as the extent of bill impacts, existing contracts, and historical local policies and practices.

5.1 Existing Rates

The existing rates of the Wastewater Utility consist of a fixed component in the form of a monthly service charge and a variable component. Table 3-4, presented earlier in this report, summarizes the current wastewater rates.

5.2 Proposed Rates

The costs-of-service analysis described in the preceding sections of this report provides a basis for the design of wastewater rates.

5.2.1 Monthly Fixed Charge

The Wastewater Utility provides wastewater service to over 15,160 wastewater service accounts. These customers have dedicated wastewater line connections to the wastewater systems. Therefore, wastewater charges include collection, treatment, and the cost of issuing bills. The following is a derivation of the different cost components that comprise the total charge.

- The residential wastewater rate consists of a fixed charge based on equivalent dwelling units. An equivalent dwelling represents one single-family residential unit. The residential class is composed of single-family and multi-family customers. To account for the fact that multi-family residential is composed of smaller dwelling units, one multi-family dwelling unit represents 0.8 of a single-family residential unit.
- The commercial wastewater rates are composed of a fixed charge plus a consumption charge. The fixed charge is imposed based on connection to the wastewater system. The fixed charge will be adjusted to be same fee for all commercial customers and will equal a minimum of one EDU. The strength differential will be accounted for in the consumption charge. The consumption charge is described in Section 5.2.2.
- The school wastewater rate consists of a fixed charge per average daily attendance of students as report by the individual schools.

Table 5-1 shows the five-year fixed charge rate schedule. FYs 2028 to 2031 are derived by applying the revenue adjustment in Table 3-9, Lines 2 to 6 to the previous year's rate.

Table 5-1 Proposed Monthly Fixed Charge

Customer Class	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Monthly Fixed Charge ($/month)						
Single Family*	65.23	67.28	77.37	82.78	88.58	92.56
Multi Family	52.20	53.82	61.89	66.23	70.86	74.05
Commercial - C1	65.23	67.28	77.37	82.78	88.58	92.56
Commercial - C2	73.40	67.28	77.37	82.78	88.58	92.56
Commercial - C3	88.89	67.28	77.37	82.78	88.58	92.56
School ($/ADA)	29.96	31.31	36.00	38.52	41.22	43.07

*Includes Stonegate customers

The following is the derivation of the fixed charges for FY 2027.

Line No.	Description	Residential	Commercial*	Schools
1	Total Allocated Cost (Table 4-8)	15,858,900		361,200
2	Total Units (Table 4-6)	235,729		11,538
3	Unit Cost	$ 67.28	$ 67.28	$ 31.31
	per	/EDU	/Bill	/ADA
	* Commercial bill is equal to one EDU.			

- To determine Multi-Family Residential – $67.56/EDU x 0.80 = $54.05/EDU

5.2.2 Consumption Charge

The consumption charge applies to commercial customers. The commercial class is composed of C1, C2, and C3 classifications. The difference between the commercial classification is the strengths associated with each. The strengths are identified in Section 4.3. The higher the strength, the higher the costs of treating wastewater flow therefore the consumption charges are direct reflection of the costs.

Table 5-2 shows the five-year consumption rate schedule for commercial. FYs 2028 to 2031 are derived by applying the revenue adjustment in Table 3-9, Lines 2 to 6 to the previous year's rate.

Table 5-2 Proposed Consumption Charges

Customer Class	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Consumption Charges ($/HCF)						
Commercial (C1,C2,C3)	2.57					
Commercial - C1		3.89	4.47	4.78	5.12	5.35
Commercial - C2		4.41	5.07	5.42	5.80	6.07
Commercial - C3		7.04	8.09	8.66	9.26	9.68

The following is the derivation of the consumption charges for FY 2027.

Line No.	Description	Commercial C1	Commercial C2	Commercial C3
1	Total Allocated Cost (Table 4-8)	1,635,700	129,000	1,232,500
2	less recovered from Fixed Charge	681,600	46,900	137,600
3	Updated Total Allocated Cost	$ 954,100	$ 82,100	$ 1,094,900
4	Total HCF (Table 4-6)	245,442	18,622	155,626
5	Unit Cost	$ 3.89	$ 4.41	$ 7.04

5.2.3 Industrial Charges

The industrial charges are designed to recover the costs associated with O&M and capital for industrial customers. Industrial customers are SIUs, which contribute 25,000 gallons per day or more of process wastewater to the City's Wastewater Treatment Facility. The City monitors the flow and strength loading contributions of the six SIUs and bills them based on wastewater flow and strength loadings. The industrial charges for FY 2027 represent the unit costs of operating the system as shown in Table 4-7, Line 5. The volume charge was converted from $/HCF to $/MG.

Table 5-3 shows the five-year industrial charges schedule. FYs 2028 to 2031 are derived by applying the revenue adjustment in Table 3-9, Lines 2 to 6 to the previous year's rate.

Table 5-3 Proposed Industrial Charges

Customer Class	Fiscal Year Ending June 30,					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Current					
Industrial Charges						
Volume ($/MG)	3,763.63	7,761.06	8,925.22	9,549.98	10,218.48	10,678.31
TSS ($/lbs)	0.290	0.418	0.480	0.514	0.550	0.574
BOD ($/lbs)	0.385	0.428	0.492	0.527	0.564	0.589

5.2.4 Typical Monthly Costs under Proposed Charges

Table 5-4 compares typical monthly costs under existing rates and the proposed schedule of wastewater user rates derived in this study for residential and commercial customers.

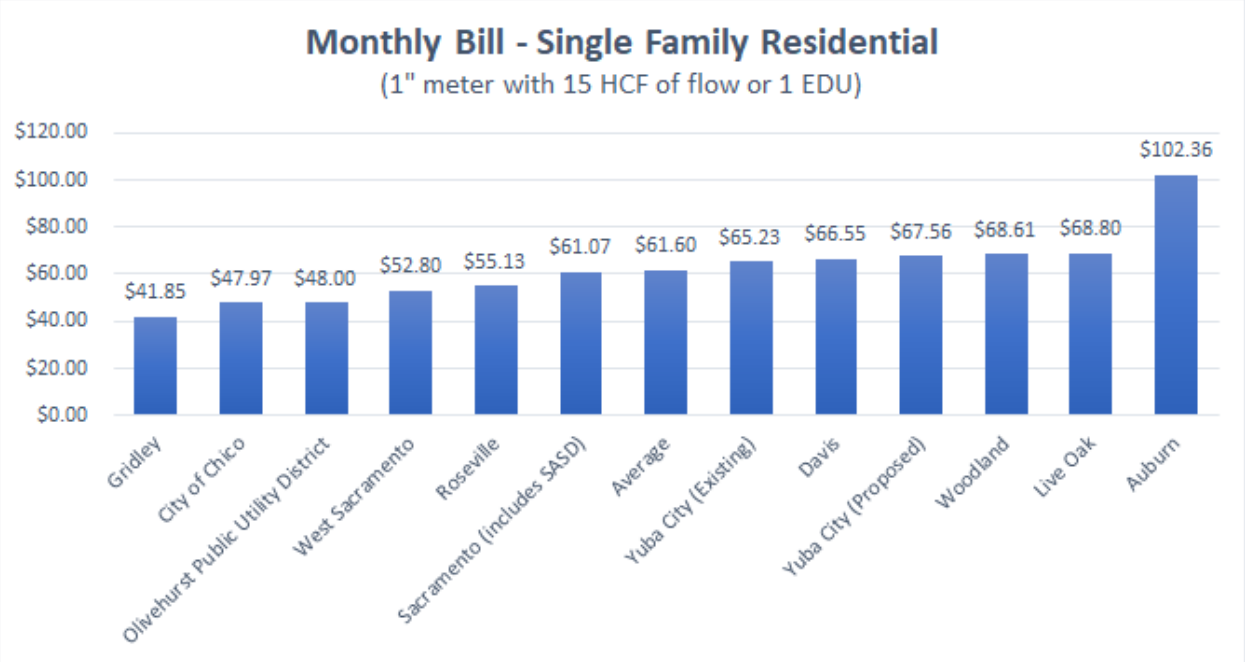
Table 5-4 Typical Monthly Bill

Customer Class	FY 2026 Existing Rates	FY 2027 Proposed Rates	Difference
	($/month)	($/month)	($/month)
Monthly Typical Bill			
Single Family	65.23	67.28	2.05
Multi Family	52.20	53.82	1.62
Commercial - C1			
10 HCF	156.16	173.42	17.26
20 HCF	181.86	212.30	30.44
50 HCF	258.96	328.92	69.96
Commercial - C2			
10 HCF	172.50	178.64	6.14
20 HCF	198.20	222.73	24.53
50 HCF	275.30	354.99	79.69
Commercial - C3			
10 HCF	203.48	204.91	1.43
20 HCF	229.18	275.26	46.08
50 HCF	306.28	486.32	180.04

5.3 Benchmarking

Figure 5-1 is the proposed rates compared to rates of neighboring utilities, for a single-family residential customer. Based on the comparison, the City is currently a medium-cost water provider in the area. With the proposed rate increases, the City remains one of the medium-cost wastewater providers of the surveyed utilities. All utility rates surveyed are as of January 2026.

Figure 5-1 Comparison of Neighboring Utilities



5.4 Summary of Rate Study

This rate study proposes adjustments to the City's wastewater rates. A summary of actions and projections are as follows:

- Maintain the fixed charge for single family and multi-family residential to reflect the nature of fixed costs associated with providing 24/7 wastewater service and investments in infrastructure through the capital improvement program.
- Maintain a fixed charge and make it equal to one EDU and adjust the consumption charge for commercial customers to reflect the strength differential in the variable costs.
- Maintain the industrial charges for SIUs to reflect the operating costs and incorporate the capital improvement and debt service costs share to match other customer types.
- Strive to meet an operating reserve target of 90 days of operating costs.
- Strive to meet a capital reserve target minimum level of 25% annual depreciation.
- Seek State Revolving Funds for investment in Capital Improvements associated with the Outfall Replacement Project.
- Maintain a comparable cost of collecting and treating wastewater flow amongst neighboring wastewater providers.

EXHIBIT 1C

GUIDELINES FOR THE SUBMISSION AND TABULATION OF PROTESTS

A. Submission of Protests:

There will be a hearing conducted in accordance with the provisions of Proposition 218 (California Constitution Art. XIIID). Whether there is a majority protest will be determined in accordance with the following:

1. Count the protests against the total number of parcels subject to the fee [Based on APNs and/or ratepayer's regular billing].
2. Count one protest per parcel.
3. Where there are multiple parties with an interest in the parcel, protests rights are liberally construed so that a protest by any party counts as a full protest against that parcel. For example, one protest by a tenant, joint owner, a co-trustee of a trust which is the owner, one of multiple owners or a single owner – is sufficient. One tenant in a multifamily rental unit (regardless of the number of units) on one parcel will count as one protest. Condominiums consist of multiple parcels, so each gets a vote.
4. The written protest must meet the requirements set out in the notice, including that: protests must be (i) written, (ii) have a clear statement of protest, (iii) identify the legal interest of the person protesting, and (v) identify the address or assessor parcel number of the property. In order to be valid, a protest must bear the original signature of the party with an interest in the property identified on the protest. Protests not bearing the original signature shall not be counted.
5. Protests shall be submitted to the City Clerk, either by delivery (mail or personal) to the office of the City Clerk or by submitting the protest at the public hearing. Protests must be received by the end of the public hearing. No postmarks will be accepted.
6. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the City Council welcomes input from the community during the public hearing on the proposed fees.
7. Any person who submits a protest may withdraw it by submitting to the City Clerk a written request that the protest be withdrawn. The withdrawal of a protest shall contain sufficient information to identify the affected parcel and the name of the record owner or record customer who submitted both the protest and the request that it be withdrawn.
8. To ensure transparency and accountability in the fee protest tabulation, protests shall constitute disclosable public records from and after the time they are received.

B. Tabulation of Protests:

1. The City Clerk shall determine the validity of all protests. The City Clerk shall not accept as valid any protest if the City Clerk determines that any of the following conditions exist:
    a. The protest does not identify a property served by the City.
    b. The protest does not bear an original signature of a record owner of the parcel identified on the protest.
    c. The protest does not state its opposition to the proposed fees.
    d. The protest was not received by the City Clerk before the close of the public hearing on the proposed fees.
    e. A request to withdraw the protest is received prior to the close of the public hearing on the proposed fees.
2. The City Clerk's decision that a protest is not valid or does not apply to a specific fee shall constitute a final action of the City and shall not be subject to any internal appeal.
3. A majority protest exists if written protests are timely submitted and not withdrawn by the record owners of a majority of the properties subject to the proposed fee.

At the conclusion of the public hearing, the City Clerk shall complete the tabulation of all protests received, including those received during the public hearing and shall report the results of the tabulation to the City Council upon completion. If review of the protests received

demonstrates that the number received is manifestly less than one-half of the parcels served by the City with respect to the fee which is the subject of the protest, then the City Clerk may advise the City Council of the absence of a majority protest without determining the validity of all protests.

EXHIBIT 1D

PROPOSED RATE ADJUSTMENTS TO COVER COSTS FOR WATER & WASTEWATER SERVICES

The City of Yuba City provides safe, reliable water and wastewater (sewer) services to approximately 20,000 customers.

This includes treating and delivering clean drinking water; collecting and treating wastewater; maintaining, repairing, and replacing pipes and facilities; and responding to water and sewer emergencies. Additionally, the City must comply with strict state and federal water-quality standards and permit requirements.

Periodically, the City adjusts water and wastewater rates to ensure rate revenues cover the cost of providing these services. Water and wastewater rates were last evaluated in 2016.

! Today, **revenues fall short** of what's needed to properly operate the utilities. This **increases risks** of deferred maintenance, system failures, service disruptions, and regulatory penalties.

To avoid these problems, the City is proposing a series of water and wastewater rate adjustments over the next five (5) years to cover the cost of providing safe and reliable services.

The City Council will hold a public hearing on the proposed rate adjustments at 6 p.m., Tuesday, May 19, 2026. In addition, property owners or customers of record may submit a written protest for proposed rate adjustments for water services, wastewater services, or both. Please review this notice for more details.

COMMUNITY INFO. MEETING

6:30 p.m., Thu., April 23

City of Yuba City Utilities
302 Burns Drive, Yuba City

PUBLIC HEARING

6 p.m., Tue., May 19

City of Yuba City, City Council Chambers
1201 Civic Center Boulevard, Yuba City

OUR RIVER-TO-TAP SYSTEM

The Feather River is Yuba City's primary source for drinking-water supply. It's also where the City discharges treated wastewater. A failure in the water or wastewater systems could be harmful to water quality and public health. To ensure safe and reliable services, it's critical that water and wastewater rate revenues provide for:

1. Daily operations and maintenance
2. Equipment repairs and replacements
3. Larger capital improvement projects
4. Compliance with state and federal water-quality regulations
5. Emergency response to system issues



WATER SYSTEM

- 1 Water Treatment Plant *(built in 1969)*
- 280 miles of water distribution pipelines
- 6 water storage tanks
- 2 groundwater wells

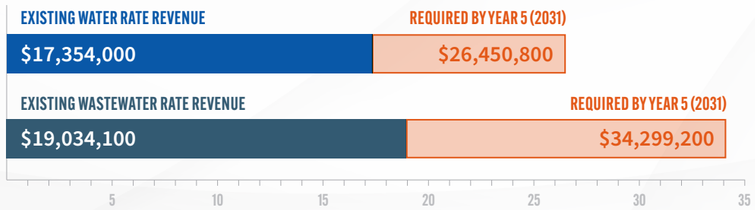
WASTEWATER SYSTEM

- 1 Wastewater Treatment Facility *(built in 1972)*
- 176 miles of gravity mains
- 3.3 miles of forced mains
- 17 lift stations

RATE ADJUSTMENT PROCESS

Rate revenues must pay for operations and maintenance, debt for past and planned projects, and capital improvements. The utilities must also maintain reserve funds for unexpected costs, such as emergency repairs.

Water and wastewater rates have not been reviewed since 2016. Current revenues no longer cover the full cost of providing these services. Recently, an independent consultant evaluated the funding needed over the next five years to operate and maintain the water and wastewater systems. The study found that the water system will need about $9 million more per year, and the wastewater system will need about $15.2 million more per year to cover costs over the next five years.



Major cost increases include electricity, treatment materials, labor, and infrastructure upgrades. Planned projects include about $39.4 million for water system improvements, such as pipeline replacements and water treatment plant upgrades, and about $88.9 million for wastewater improvements, including a $61.8 million state-mandated project to replace the outfall diffuser that discharges treated wastewater into the Feather River.

PROPOSED WATER RATES

Only for properties that receive water service

Each water customer pays a monthly fixed charge based on the size of their water meter, plus a commodity (consumption) charge for each hundred cubic feet (HCF) of metered water use beyond the base allotment. The following rate chart shows proposed rates for each meter size. If adopted, rate adjustments will occur on November 1 of each year (will appear on January bills).

		New Rates Implemented November 1 of Each Year				
	Current Rate	2027	2028	2029	2030	2031
Base Rate						
1" & less	$42.59	$50.67	$57.76	$60.65	$63.68	$65.59
1-1/2"	$85.18	$93.56	$106.65	$111.99	$117.59	$121.11
2"	$170.39	$179.34	$204.45	$214.67	$225.41	$232.17
3"	$681.53	$694.06	$791.23	$830.79	$872.33	$898.50
4"	$1,363.08	$1,380.34	$1,573.59	$1,652.27	$1,734.89	$1,786.93
6"	$2,555.74	$2,581.34	$2,942.72	$3,089.86	$3,244.35	$3,341.68
8"	$5,963.42	$6,012.76	$6,854.54	$7,197.27	$7,557.14	$7,783.85
Commodity Charges						
All ($/HCF)	$2.14	$2.36	$2.68	$2.82	$2.96	$3.05

Most single-family homes have a 1" meter.

PROPOSED WASTEWATER RATES

Only for properties that receive wastewater service

Single Family and Multifamily residential customers only pay a fixed monthly charge. Commercial, Industrial and School customers pay fix charges, plus additional charges specific to their customer class. The following rate chart shows proposed rates for each customer class If adopted, rate adjustments will occur on November 1 of each year (will appear on January bills).

		New Rates Implemented November 1 of Each Year				
	Current Rate	2027	2028	2029	2030	2031
Residential						
Single Family*	$65.23	$67.56	$78.03	$83.49	$89.34	$93.36
Multi-Family	$52.20	$54.05	$62.42	$66.79	$71.47	$74.69
Commercial						
Base Rate	$65.23 - $88.89	$67.56	$78.03	$83.49	$89.34	$93.36
C1 ($/HCF)	$2.57	$3.90	$4.50	$4.82	$5.15	$5.39
C2 ($/HCF)	$2.57	$4.42	$5.11	$5.47	$5.85	$6.11
C3 ($/HCF)	$2.57	$7.07	$8.17	$8.74	$9.35	$9.77
Schools						
($/ADA)	$29.96	$31.39	$36.26	$38.80	$41.51	$43.38
Industrial **						
Volume ($/MG)	$3,763.63	$7,778.51	$8,984.18	$9,613.07	$10,285.99	$10,748.86
TSS ($/lbs)	$0.290	$0.423	$0.488	$0.523	$0.559	$0.584
BOD ($/lbs)	$0.385	$0.433	$0.501	$0.536	$0.573	$0.599

**Includes Stonegate customers*
***Industrial service rates now include capital and debt cost share rather than as separate monthly charges*

PUBLIC HEARING & WRITTEN PROTEST

The City Council has scheduled a public hearing on the proposed rate adjustments at **6 p.m., Tuesday, May 19, 2026**, at Yuba City Hall, 1201 Civic Center Boulevard, Yuba City.

Property owners or customer of record may submit written protests to the proposed rates prior to the close of the public hearing. **Only one (1) water rate and one (1) wastewater rate protest will be counted per parcel.** If more than 50% of property owners and customers of record submit protests, the rates cannot be adopted.

A written protest must:

- Indicate opposition to the proposed water or sewer rates, or both
- Be signed and dated
- Include the name of the person submitting the protest
- Include the address or parcel number of the parcel for which the protest is submitted

Protests may be mailed or delivered to:

City of Yuba City-City Clerk
Proposed Utility Rate Increase Protest
1201 Civic Center Boulevard
Yuba City, CA 95993

Protests must be received by the City Clerk at this address prior to the public hearing on May 19. Protests may also be submitted to the City Clerk at the public hearing prior to the close of public input. Emailed or faxed protests cannot be accepted.

FOR MORE INFORMATION:

(530) 870-4619 | rateinfo@yubacity.net
www.yubacity.net/departments/utilities/

INVESTING IN YUBA CITY'S WATER AND WASTEWATER INFRASTRUCTURE FOR SAFE, RELIABLE SERVICE

COMMUNITY INFORMATION MEETING

6:30 p.m., Thursday, April 23

City of Yuba City Utilities
302 Burns Drive, Yuba City

PUBLIC HEARING

6 p.m., Tuesday, May 19

City of Yuba City, City Council Chambers
1201 Civic Center Boulevard, Yuba City

NOTICE OF PROPOSED WATER AND WASTEWATER RATE ADJUSTMENTS

City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

DRAFT

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