



AGENDA
JULY 7, 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


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ਮਸ਼ੀਨੀ ਅਨੁਵਾਦ ਬਾਰੇ ਬੇਦਾਅਵਾ ਕੈਲੀਫੋਰਨੀਆ ਸਰਕਾਰ ਕੋਡ ਦੀ ਧਾਰਾ 54953.4(b)(2) ਦੇ ਅਨੁਸਾਰ, ਇਹ ਅਨੁਵਾਦ ਇੱਕ ਸਵੈਚਾਲਿਤ (ਮਸ਼ੀਨੀ) ਅਨੁਵਾਦ ਸੇਵਾ ਦੀ ਵਰਤੋਂ ਨਾਲ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਜਨਤਾ ਦੀ ਸੁਵਿਧਾ ਲਈ ਉਪਲਬਧ ਕਰਵਾਇਆ ਗਿਆ ਹੈ। ਇਹ ਮੂਲ ਅੰਗਰੇਜ਼ੀ ਸੰਸਕਰਣ ਦਾ ਪੂਰੀ ਤਰ੍ਹਾਂ ਸਹੀ ਜਾਂ ਸੰਪੂਰਨ ਅਨੁਵਾਦ ਨਹੀਂ ਵੀ ਹੋ ਸਕਦਾ। ਜੇਕਰ ਇਸ ਅਨੁਵਾਦ ਅਤੇ ਮੂਲ ਅੰਗਰੇਜ਼ੀ ਸੰਸਕਰਣ ਵਿਚ ਕੋਈ ਅੰਤਰ ਜਾਂ ਟਕਰਾਅ ਹੋਵੇ, ਤਾਂ ਮੂਲ ਅੰਗਰੇਜ਼ੀ ਸੰਸਕਰਣ ਹੀ ਪ੍ਰਮਾਣਿਕ ਮੰਨਿਆ ਜਾਵੇਗਾ। ਯੂਬਾ ਸਿਟੀ ਸ਼ਹਿਰ (City of Yuba City) ਸਵੈਚਾਲਿਤ ਅਨੁਵਾਦਾਂ ਦੀ ਸਹੀਤਾ ਜਾਂ ਸਮੱਗਰੀ ਲਈ ਜ਼ਿੰਮੇਵਾਰ ਨਹੀਂ ਹੈ।



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“Wordly” 25 ਤੋਂ ਵੱਧ ਵੱਖ-ਵੱਖ ਭਾਸ਼ਾਵਾਂ ਵਿੱਚ ਅਨੁਵਾਦ ਦੀ ਸਹੂਲਤ ਪ੍ਰਦਾਨ ਕਰਦਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਲਿਖਤੀ ਅਨੁਵਾਦ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ QR ਕੋਡ ਸਕੈਨ ਕਰੋ ਜਾਂ ਇਸ ਲਿੰਕ 'ਤੇ ਕਲਿੱਕ ਕਰੋ: <https://attend.wordly.ai/join/FPFE-3165>

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The City Council meetings are open to the public. The meeting may also be viewed and accessed remotely at:

<https://yubacity-net.zoom.us/j/83183276208?pwd=66AzqhnHbk7ggSn1OIUDIGquFJrQiD.1>

If you are attending remotely and wish to comment on a specific item, please electronically raise your hand. Speakers will be unmuted for the item at the appropriate time. Members of the public may also provide comments on agenda items in person.

Written comments may also be submitted by email at cityclerk@yubacity.net or mail addressed to the City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993. Written comments received 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. Materials or comments 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.

A recording of the meeting will be posted on <https://www.youtube.com/@YubaCityCA> as soon as practicable following the conclusion of the meeting. An electronic copy of this agenda and any associated staff reports and materials may be found at:

https://www.yubacity.net/city_council/council_agenda__minutes.php

Public Comment:

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

Closed Session

- A. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Gov. Code section 54957.6.
Agency designated representatives: Gina Rowland, Chief Labor Negotiator
Employee Organizations: Public Employees' Union - Local 1/AFSCME 57, and Yuba City Firefighters' Local 3793

Regular Meeting

Call to Order

Roll Call

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

Invocation/Inspiration

Pledge of Allegiance to the Flag

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

Agenda Modifications

Public Communication

1. Appearance of Interested Citizens

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

Consent Calendar

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

2. WWTF West Secondary Clarifier Equipment Purchase

Recommendation: Adopt a Resolution awarding the purchase of Walker Process Equipment brand secondary clarifier mechanism and associated equipment to MuniQuip, LLC of Roseville, CA in the amount of \$539,798 for the West Secondary Clarifier Rehabilitation Project, with the finding that it is in the best interest of the City, and authorizing a procurement contingency of \$110,202

3. Letter of support for Union Pacific and Norfolk Southern Merger

Recommendation: Authorize the Mayor to submit a Letter of Support for Union Pacific and Norfolk Southern Merger, Docket Number: FD 36873

4. General Municipal Election November 3, 2026

Recommendation: Adopt a Resolution calling and giving notice of the General Municipal Election to be held on Tuesday, November 3, 2026 for the election of three (3) City Councilmembers (Districts 1, 2 and 3)

5. Adoption of the Fiscal Year 2026-27 GANN Appropriations Limit

Recommendation: Adopt a Resolution establishing the City's Fiscal Year 2026-27 GANN Appropriations Limit

6. Household Hazardous Waste Facility CPI Adjustment

Recommendation: Approve the 2025/2026 CPI adjustment for the Household Hazardous Waste Facility and authorize the City Manager to sign the Memorandum of Understanding between the Regional Waste Management Authority and the City of Yuba City

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

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00PM to establish assessments for Fiscal Year (FY) 2026-27

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

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

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

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

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

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

Maintenance Districts, pursuant to the Benefits Assessment Act of 1982

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

Business Items

11. Merriment Village Apartments Phase 1 — Homekey+ Grant Application

Recommendation: Adopt a Resolution of the City Council of the City of Yuba City authorizing a joint application with Habitat for Humanity Yuba/Sutter, Inc., to apply for Homekey+ funding through the State Department of Housing and Community Development for Merriment Village Phase 1, consisting of 79 affordable housing units located at 428 North Walton Avenue

12. Code Enforcement Citation Fines

Recommendation:

A. Conduct a Public Hearing, and after consideration

B. Adopt a Resolution for the inclusion of unpaid Code Enforcement citation fines on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties

13. Utilities 2026-2031 Industrial Wastewater Rate Schedule

Recommendation: Adopt a Resolution establishing the industrial wastewater service rate schedule for Fiscal Years 26/27 through 30/31, and affirming the adoption of all water and sewer rates consistent with the previously approved Proposition 218 maximums

14. COPS Grant Purchases FY 25/26

Recommendation:

A. Conduct a Public Hearing and after consideration;

B. Adopt a Resolution authorizing receipt, allocation and expenditure of the FY 2025-2026 State of California Citizens' Option for Public Safety Grant (COPS Grant)

C. Authorize the Finance Director to make budget adjustments as necessary

15. Development Services Fee Update

Recommendation:

A. Conduct a Public Hearing to receive comments on a proposed Development Services – Planning and Building Fee Schedule Update and after consideration;

B. Adopt a Resolution amending the Schedule of Fees and Charges for Planning and Building Services beginning fiscal year 26/27

Future Agenda Items

16. Future Agenda Items

Reports and Communications

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

17. City Manager's Report

18. City Council Reports

Adjournment

Closed Session

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: WWTF West Secondary Clarifier Equipment Purchase
Recommendation: Adopt a Resolution awarding the purchase of Walker Process Equipment brand secondary clarifier mechanism and associated equipment to MuniQuip, LLC of Roseville, CA in the amount of \$539,798 for the West Secondary Clarifier Rehabilitation Project, with the finding that it is in the best interest of the City, and authorizing a procurement contingency of \$110,202
Fiscal Impact: \$650,000.00 – Account No. 981116-65501 (Secondary Clarifier Improvement)

Purpose:

To maintain the City's Wastewater Treatment Facility (WWTF) operational effectiveness through proactive rehabilitation and maintenance.

Strategic Focus Area:

This project addresses the City Council's Strategic Goal of improving vital wastewater infrastructure through the construction of a priority rehabilitation project.

Background:

The City operates three secondary clarifiers at the WWTF that provide critical settling of biological solids following aeration. The clarifier mechanisms were originally installed in 1976, 1983, and 1998 and have exceeded or are approaching their useful service life.

The West Secondary Clarifier, constructed in 1976, has significant age-related deterioration and the mechanism sustained damage in the 1980s that was never fully repaired. While WWTF staff have successfully operated the facility around this deficiency, replacement of the mechanism is necessary to improve reliability and reduce operational risk.

The 2020 Wastewater Master Plan identified rehabilitation and replacement of aging wastewater treatment infrastructure, including secondary clarifier mechanisms, as a priority condition-related improvement.

Analysis:

Staff developed a project to replace the existing clarifier mechanism and associated components in the West Secondary Clarifier while preserving the existing concrete structure. The anticipated procurement includes 20-22 weeks for equipment submittal preparation and review, followed by 36-38 weeks for manufacturing and delivery of the equipment. This presents challenges and inefficiencies with the standard design-bid-build procurement.

Staff instead recommends a phased delivery approach whereby the City procures the long-lead time clarifier equipment directly and then subsequently bids installation under a separate construction contract. This approach reduces schedule risk and allows equipment fabrication to proceed concurrently with final project design and bidding.

Sole Source Justification:

Staff evaluated potential manufacturers that could provide the necessary replacement equipment. The existing secondary clarifier mechanisms were originally furnished by Walker Process Equipment. While alternative clarifier manufacturers exist, utilizing equipment from a manufacturer other than Walker Process Equipment would likely require modifications to the existing bridge structure, center pier, drive assembly, rake arm geometry, and other appurtenances. These modifications would increase project costs, extend design schedules, and introduce additional construction risks. Standardization of equipment at the WWTF provides consistent parts, operator training, and streamlined maintenance practices, reducing the need for stocking multiple spare inventories and simplifying long-term operations. Walker Process Equipment mechanisms have also demonstrated proven reliability over decades of service at this facility, and continuing with the same manufacturer minimizes performance risk.

Staff recommends purchasing the clarifier replacement equipment directly from Walker Process Equipment through their west coast vendor, MuniQuip, LLC of Roseville, CA under a sole source procurement. Procurement from Walker Process provides the most cost-effective and operationally/technically appropriate solution for replacement of the existing clarifier mechanism. Additionally, this procurement meets the requirements for sole sourcing pursuant to Public Contract Code Section 3400(c) and is consistent with City of Yuba City Purchasing Policy Section 8-8.4.2.

During fabrication of the equipment, staff will advertise for bids for the installation of the equipment. Installation will be timed to occur upon delivery of the equipment to the City.

Fiscal Impact:

The total project cost, including equipment procurement, installation, coating, and associated improvements, is estimated at approximately \$2,000,000.

The Walker Process Equipment secondary clarifier equipment has been quoted at \$498,658.54. Applicable sales tax is estimated at approximately \$41,139, resulting in a total equipment procurement cost of approximately \$539,798. Staff recommends a total authorization of \$650,000, which includes the equipment purchase, applicable sales tax, and a contingency of approximately \$110,200 (20.4%) to address potential tax adjustments, freight-related costs, manufacturer-requested modifications, additional equipment components, startup and field service support, and other procurement-related costs associated with specialized long-lead wastewater treatment equipment.

There are sufficient funds budgeted in Account No. 981116-65501 (Secondary Clarifier Improvement) for this encumbrance, as well as the total estimated project cost for the West Secondary Clarifier Rehabilitation Project. No general funds are allocated to this project.

Alternatives:

1. Defer replacement and take no action at this time while continuing to operate the existing clarifier. This would expose the WWTF to reliability and operational risks.
2. Direct staff to seek bids from alternative equipment manufacturers. This would reduce equipment standardization, require significant structural modifications to the clarifier basin and appurtenant structures, and further delay corrective action of a longstanding operational deficiency.

Recommendation:

Adopt a Resolution awarding the purchase of Walker Process Equipment brand secondary clarifier mechanism and associated equipment to MuniQuip, LLC of Roseville, CA in the amount of \$539,798 for the West Secondary Clarifier Rehabilitation Project, with the finding that it is in the best interest of the City, and authorizing a procurement contingency of \$110,202.

Attachments:

1. Resolution - West Secondary Clarifier Equipment Purchase
2. Resolution - Exhibit A - Proposal

Prepared By:

Nick Menezes
Deputy PW Director - Engineering

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 A WALKER PROCESS EQUIPMENT SECONDARY CLARIFIER MECHANISM AND ASSOCIATED EQUIPMENT TO MUNIQUIP, LLC OF ROSEVILLE, CA IN THE AMOUNT OF \$539,798 AND AUTHORIZING A PROCUREMENT CONTINGENCY OF \$110,202 FOR THE WEST SECONDARY CLARIFIER REHABILITATION PROJECT

WHEREAS, the 2020 Wastewater Master Plan identified rehabilitation and replacement of aging wastewater treatment infrastructure, including secondary clarifier mechanisms, as a priority condition-related improvement necessary to maintain reliable treatment operations and regulatory compliance; and

WHEREAS, the Public Works Department Engineering Division has developed the West Secondary Clarifier Rehabilitation Project to replace the existing clarifier mechanism and associated components while preserving the existing concrete structure; and

WHEREAS, the City has determined that the most expedient and beneficial means by which to facilitate the West Secondary Clarifier Rehabilitation Project is to procure long-lead time clarifier equipment in advance of construction bidding; and

WHEREAS, the existing secondary clarifier mechanism was originally furnished by Walker Process Equipment, and procurement of replacement equipment from the original equipment manufacturer will ensure compatibility with the existing facility while minimizing project costs, schedule impacts, and construction risks; and

WHEREAS, MuniQuip, LLC of Roseville, California is the authorized regional representative for Walker Process Equipment; 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 8-8.4.2; and

WHEREAS, the negotiated price for the equipment is reasonable and consistent with similar proprietary wastewater treatment equipment; and

WHEREAS, the City Council now desires to authorize the sole source purchase of Walker Process Equipment brand secondary clarifier equipment from MuniQuip, LLC.

NOW, THEREFORE, BE IT RESOLVED by the City Council 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 because Walker Process Equipment is the original equipment manufacturer of the existing secondary clarifier mechanism, the proposed equipment is uniquely suited for the City's existing infrastructure and operational requirements, and the proposed negotiated price is reasonable and consistent with similar proprietary wastewater treatment equipment. Given this, the City Council finds that it is in the best interest of the City to make a sole source award to MuniQuip, LLC.

3. The City Council of the City of Yuba City awards the purchase of Walker Process Equipment brand secondary clarifier mechanism and associated equipment to MuniQuip, LLC of Roseville, California in the amount of \$539,798, inclusive of applicable sales tax.
4. The City Council further authorizes a procurement contingency in the amount of \$110,202 (20.4%) and authorizes the Public Works Director to approve purchase modifications, additional equipment components, manufacturer-requested refinements identified during submittal review, startup and inspection services, delivery and freight adjustments, and other procurement-related costs associated with acquisition of the Walker Process Equipment secondary clarifier equipment.
5. The City Manager is authorized to execute all documents necessary to effectuate this purchase.

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 7th day of July, 2026.

AYES:

NOES:

ABSENT:

Mark Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit:

- A. MuniQuip Walker Process Proposal No. 22-S-067-REV1



EXHIBIT A MUNIQUIP, LLC

Your Source For Water & Wastewater Equipment



DATE: 6/12/26

QUOTE #22-S-067-R1

TO: City of Yuba City
Public Works Department
1201 Civic Center Blvd.
Yuba City, Ca. 95993

ATTN: Nick Menezes

RE: SIGHTWELL CIRCULAR COLLECTOR MECHANISM

Dear Nick,

We are pleased to offer the following equipment for your consideration:

ITEM 1

- One Type SWP pier-supported suction pipe collector for a 90' diameter x 15' S.W.D. concrete tank with 1/4:12 floor slope. Includes a beam-type catwalk with aluminum handrails and grating walkway, expanded platform at center drive; 36" dia. center pier with sludge return pipe; drive cage; sludge sight box with rotating PVC flow controllers; 14' dia. energy dissipating inlet with gates; 20' dia. influent well; two truss-type rake arms with adjustable squeegees and PVC suction pipes (8" & 6" dia.) feeding the sludge box; skimmer assembly with aluminum/neoprene blades, support tubes, deflector blades, and two scum boxes with flusher device; fasteners and anchorage. Materials: carbon steel (non-submerged and submerged), type 316 stainless steel (squeegees, fasteners, anchorage), as manufactured by **Walker Process Equipment**.

Item 1 as described above for the price of.....**\$498,658.54**

NOTES:

Lead time – Submittal of approval of drawings 20-22 weeks, Shipment after approval 36-38 weeks. Anchor bolts, seismic calculations, or vibration testing are not included unless specifically noted in individual equipment descriptions.

Freight is F.O.B. factory with freight to the job site included; however, Sales tax is not included.

Quotation is valid for 45 days.

Best Wishes,
Joshua Wyatt
Sales Engineer
2017 Opportunity Drive, Suite 4
Roseville, CA 95678
916-759-3292 cell
916-787-5641 office
916-787-5642 fax
www.muniquipllc.com

Initial _____



Dedicated to the Water and Wastewater Industry

Walker Process Equipment

Division of McNish Water
840 North Russell Avenue
Aurora, Illinois 60506-2853

E-Mail: walker.process@walker-process.com

Website: www.walker-process.com

Phone: 630-892-7921

June 10, 2026

TO YUBA CITY, CA:

SUBJECT: Yuba City, CA
PROPOSAL NO.: 22-S-067-REV1

We are pleased to submit this proposal as our offer to sell and furnish the following equipment:

SIGHTWELL CIRCULAR COLLECTOR MECHANISM

This proposal is divided into the following sections that together form our complete proposal:

Pricing Summary	Pg. 2 - 5
Scope of Supply and Clarifications	Pg. 6 - 8
General Items	Pg. 9 - 10
Terms and Conditions of Sale	Pg. 11 - 14
Mechanical Warranty	Pg. 15

If we can furnish any clarifications or additional information regarding the scope and terms of this proposal, please contact our sales Representative, Josh Wyatt of MuniQuip, LLC, 916-787-5641. We look forward to working with you on this project.

Sincerely,
WALKER PROCESS EQUIPMENT
Division of McNish Water

Chris Harston, P.E.
Regional Sales Manager

PRICING SUMMARY

Listed below is a summary of prices for equipment as noted within this proposal. The prices are for equipment as described herein, F.O.B. shipping point with freight prepaid via truck, exclusive of any taxes.

Our pricing includes a maximum of seven (7) hard copy service manuals unless a greater number is specified in the project specifications. If requested, Walker Process Equipment (WPE) will supply the electronic version of the O & M Manual in PDF format. The rights to the content of WPE O & M Manuals and drawings belong solely to WPE. WPE reserves the right to revise the content at any time.

NOTE: Please refer to the following pages for clarifications to our scope of supply.

**One (1) Pier-Supported Sightwell Collector Mechanism,
Type “SWP”, for installation (by others) in existing secondary
clarifier #1 concrete tank 90’ diameter x 15’ S.W.D. with a
floor slope of 1/4:12 for the price of . . .** **\$498,658.54**

Note: Collector mechanism is a near identical replacement of the mechanism supplied on Walker Process Equipment contract 74-W602W and will not be designed to current building codes.

Note: If compliance with current building codes is required, seismic loads may necessitate demolition and rebuilding (by others) of the center concrete foundation to use cast in place anchorage for the collector mechanism.

EXISTING STRUCTURE NOTE:

Equipment for this project is to be installed in existing concrete structure(s). The price and schedule offered is based on the limited dimensional information for the existing tank(s) we have at the time of making the offer. The schedule is contingent on the purchaser providing Walker Process Equipment with all required verified tank dimensions for each tank involved and prior to the start of submittal drawings and the schedule for submittal.

In the event that verified dimensions are not provided or the provided dimensions are incomplete and/or in error, which results in delay of the construction schedule and/or modifications to either the equipment or the adjacent structures, the Purchaser will be solely responsible for all labor, materials and associated costs to correct the resulting situation.

If multiple mechanisms are specified for tanks that are described with identical general dimensions (diameter, length, width, depth, floor slope etc.), our price and schedule is based on each of the tanks being identical to each other. The price and schedule given does not include the additional costs and possible extension to the schedule if upon verification of the actual tank dimensions unique sets of equipment

dimensions are required due to variances in the dimensions among the existing tanks that are of only similar size.

Walker Process Equipment is not responsible for the locations, conditions or dimensions of existing concrete, anchors, and will not accept responsibility for evaluating existing concrete or anchors for suitability or modification for reuse, or any equipment not furnished by Walker Process Equipment. Any repair, alterations or cleaning of existing structure, or any manpower and equipment necessary for alterations to the structure and/or installation of our equipment is not included in our price, or in our scope of supply.

CONDITIONS OF SALE: This offer to sell is expressly made subject to the following requirements: WPE means Walker Process Equipment Division of McNish, LLC.

1. Your purchase order must be received by WPE **not later than June 1, 2026**. **Please note that prices quoted are not firm and are subject to Price Adjustment per item 11 listed under Terms and Conditions of Sale attached hereto and made a part of this Proposal; AND**

2. **Please note that all terms in your Purchase Order that conflict with or in any way change the terms of this Proposal, including the Terms and Conditions of Sale attached hereto and made a part hereof constitute a counteroffer and must be expressly accepted by WPE in a Purchase Order signed by WPE. Work started by WPE in connection with this Proposal before a Purchase Order is finalized and signed shall not constitute acceptance by WPE of any counteroffer from you. If you request WPE to perform work in connection with this Proposal before a Purchase Order is signed, all such work will be performed by WPE based on this Proposal and attached Terms and Conditions of Sale.**

WPE proposes to supply all equipment and materials listed in this Proposal as a material supplier only and not as a subcontractor.

The number of this proposal must be referenced in the Purchaser's purchase order. The prices quoted in this proposal are based upon and subject to Purchaser's acceptance of the Terms and Conditions of Sale attached to this proposal. WPE reserves the right to change the prices quoted if the subsequent Purchase Order changes or modifies in any manner, the Scope of Supply or the attached Terms and Conditions of Sale, unless WPE's written consent is first obtained. This proposal shall become a binding contract for the scope of equipment supply and mechanical warranty responsibility, upon acceptance by Purchaser and approval by WPE as provided for in the Terms and Conditions of Sale.

PAYMENT AND PRICE TERMS:

- 15% net 30 days upon receipt of approved submittal.

- 80% net 30 days upon shipment of materials, or upon offer to ship.
- 5% net 30 days upon start-up of the equipment or within 90 days of final shipment whichever occurs first.

When multiple structures or partial shipments are involved, each structure or its equivalent tonnage will be considered a unit for payment.

Invoices not paid within 30 days from date of invoice will bear interest at the rate of two percent (2%) per month.

These terms are completely independent from, and in no way contingent upon, when you receive payment from the Owner and/or prime contractor. Walker Process prices do not include sales, use, excise, or other similar taxes, and all such taxes shall be paid by the Purchaser. Our offering does not include bonds of any kind, which the purchaser may require.

ESTIMATED SCHEDULES:

The prices given in this proposal are based on our best estimate of costs and current deliveries by suppliers and our projected factory workload. WPE project managers will work with you to coordinate our shipments with your construction schedule and expect you to expedite a timely turnaround of our submittal for approval. WPE will not be held responsible for delays or shortages of materials caused by our suppliers and/or by conditions beyond our control and under no circumstances will be liable for liquidated damages.

We estimate that we can ship fabricated materials in accordance with the schedules listed within each of the proposed items of this proposal.

Approval Schedules are shown in weeks after receipt of **order with complete information**. Shipment schedules are shown in weeks after **receipt of final Approved Submittal**.

SCHEDULES STATED WITHIN THIS PROPOSAL ARE SUBJECT TO REVISION. SHIPPING DATES ARE BASED ON AVAILABILITY OF MATERIALS, SUPPLIES, AND LABOR. WALKER PROCESS EQUIPMENT WILL NOT ACCEPT LIABILITY FOR DELAYS CAUSED BY SHORTAGES OF MATERIALS OR CAUSED BY EVENTS BEYOND OUR CONTROL.

If approved Submittals and/or requested verified tank dimensions are not received by WPE within six (6) weeks of initial transmittal, WPE shall be entitled to a reasonable extension of the Shipment Schedule and Contract Price.

TERMS AND CONDITIONS:

Refer to the attached Terms and Conditions of Sale, which form an integral part of this proposal.

FIELD SERVICE:

If our scope of supply indicates the price includes the services of a factory field service technician for checkout, initial start-up, testing, commissioning, and/or instruction of plant personnel as noted in the "Scope of Supply", refer to the attached General Items regarding our Terms of Field Service.

SCOPE OF SUPPLY

BID ITEM

PIER SUPPORTED CIRCULAR SUCTION COLLECTOR MECHANISM

One (1) Pier-Supported Suction Pipe Collector Mechanism, Type SWP for 90' diameter x 15' S.W.D. existing concrete tank with a floor slope of 1/4:12

WALKER PROCESS EQUIPMENT WILL SUPPLY:

- **Catwalk** – Beam type constructed with structural shapes spanning from tank wall to tank center, for access to the drive assembly. The catwalk includes 2-rail aluminum handrails and 3' wide aluminum I-bar grating walkway deck. The expanded center platform around the drive area includes 2-rail aluminum handrails and aluminum I-bar grating walkway deck with 2' clearance around the drive.
- **Center pier** – 36" dia. x 1/4" wall thickness with concentric sludge return pipe
- **Drive cage**
- **Sludge sight box** with rotating PVC flow controllers
- **Energy dissipating inlet** – 14' dia. x 4'-8" side depth x 3/16" thickness with adjustable gates
- **Influent well** – 20' dia. x 8' side depth x 3/16" thickness
- **Rake arms** – two (2) truss type constructed with structural shapes with 1/4" thick V-plow flights with adjustable squeegees. Each arm is furnished with one (1) 8" dia. and two (2) 6" dia. PVC suction pipes terminating in the sludge sight box.
- **Skimmer assembly** – Two (2) 6'-0" aluminum and neoprene skimming blades, aluminum support tubes, pivot brackets, support booms, deflector skimming blades extending from the scum baffle to the influent well, and two (2) 6'-0" wide scum collection boxes, each with approach ramp and flusher device.
- **Fasteners**
- **Anchorage**

MATERIALS OF CONSTRUCTION

Non-Submerged (catwalk & drive platform) – carbon steel

Submerged components of the mechanism – carbon steel

Squeegees – type 316 stainless steel

Fasteners – type 316 stainless steel

Anchorage – type 316 stainless steel

NOTE:

THE MECHANISM IS FIELD ASSEMBLED WITH BOLTED CONNECTIONS, EXCEPT THE PIER SEAL PLATES FOR ENERGY DISSIPATING INLET AND SLUDGE SIGHT BOX THAT MUST BE WELDED TO THE CENTER PIER.

HANDRAIL POSTS WITH FITTINGS ARE FACTORY ASSEMBLED. HORIZONTAL PIPE RUNS WILL BE RANDOM LENGTHS OF PIPE REQUIRING FIELD CUTTING AND MOUNTING TO POSTS.

SHOP PAINTING:

Non-submerged ferrous surfaces will be prepared in accordance with SSPC-SP6 and given one (1) shop coat of Sherwin-Williams Macropoxy 646 PW Red Oxide, 5 – 7 mils dry film thickness.

Submerged ferrous surfaces will be prepared in accordance with SSPC-SP10 and given one (1) shop coat of Sherwin-Williams Dura-Plate 235 epoxy Red Oxide, 4 – 8 mils dry film thickness.

Aluminum, stainless steel, galvanized steel, plastic and other special materials will not be shop painted.

FIELD SERVICE: As required, but not to exceed two (2) trips and four (4) days of mechanical service.

ESTIMATED SCHEDULE: Based on current deliveries by suppliers and our current projected workload, we estimate that we can ship fabricated materials in accordance with the schedules listed below. Approval Schedule is shown in weeks after receipt of order with complete information. **SCHEDULES ARE ESTIMATES AND WILL BE UPDATED THROUGHOUT THE TIME BETWEEN ORDER ENTRY AND ACTUAL AVAILABILITY FOR SHIPMENT.**

Submittal of Approval Drawings20-22 weeks
Shipment, after Receipt of Approval.....36-38 weeks

EXCLUSIONS: Although possibly shown on the plans and/or specified, the following are not included in this offering.

1. **Drive assembly** (existing Rebuild-It Services drive assembly to be reused)
2. **Adapters for drive assembly to pier, cage, or walkway/platform** (existing to be reused or discarded as needed)
3. Field painting, finish painting
4. Access stairway or platform to the equipment bridge
5. Handrail around the perimeter of the tank
6. Effluent troughs
7. Weir plates, scum baffles, or supports
8. Neoprene gasket, caulking, or mastic sealant between weir plates and concrete wall – if required
9. Lubricating oils or grease including lubricants for stainless steel fasteners
10. Influent pipe and supports
11. Sludge or scum piping, fittings, and valves
12. Scum spray system or components
13. Electrical controls including motor starters and disconnects
14. Electrical conduit, wiring, and supports
15. Light Fixtures and duplex receptacles
16. Concrete work or erection
17. Unloading, hauling, or storage
18. Any items that are not specifically listed above as being included

GENERAL ITEMS

SAFETY REGULATIONS: Equipment and specified accessories supplied by WALKER PROCESS EQUIPMENT Division of McNish, LLC (WPE) will comply with the Occupational Safety and Health Act of 1970 as may be amended to date of order. Purchaser will be responsible for specifying items required by the Act, which depend upon the particular service or operating methods of the Owner.

PAINTING: If Purchaser's equipment has shop painting included in the price, as outlined in the main body of this proposal, please take note of the following:

Our prices are based on shop surface preparation and shop coat(s) as outlined in the main body of this proposal. In the event that an alternative paint system is selected by the Purchaser, WPE requires written notification and data from Purchaser on the alternate paint selected. With Purchaser's agreement, WPE will then either adjust our price as may be necessary to comply or ship the material unpainted if compliance is not possible, due to application problems or environmental controls.

Shop primer paint is intended to serve only as minimal protective from the time of application (usually for a period not to exceed 30 days). Therefore, it is imperative that the finish coat normally be applied within 30 days of shipment on all shop coated surfaces. Without final coating(s) protection, primer degradation will likely occur after this period, which in turn may require renewed field surface preparation and field coating by Purchaser and/or Field Painting Contractor. Unless noted otherwise, shop prime paint will be held back 3 inches from areas that require field welding.

All field surface preparation, field paint, field touch-up, and field repair to shop coated surfaces are not by WPE. WPE will not be responsible for condition of shop primed or shop finished painted surfaces after equipment leaves its shops. Purchaser is invited to inspect painting in our shops for proper surface preparation and shop coating application prior to shipment.

WPE assumes no responsibility for field surface preparation or field touch-up of shop coatings related to shipping damage or handling damage. Any bruises, mars and/or scratches caused by loading, shipping, unloading and handling the equipment must be immediately touched up in the field by Purchaser and/or Field Painting Contractor prior to any equipment storage or equipment installation. WPE will not accept any responsibility for rusting due to equipment not receiving additional coats in the field by the Purchaser and/or Field Painting Contractor.

Purchaser must advise WPE in writing of any and all concerns regarding the shop applied surface preparation and/or the shop applied coating(s) before equipment is installed. WPE will not accept any back charges related to either the shop applied surface preparation or the shop applied coating(s) after equipment has been installed.

Application of field coating(s) shall be in strict compliance with the coating manufacturer's recommendations. Prior to application of field coat(s), the Purchaser and/or Field Painting Contractor must ensure that the maximum recoat time for the shop coating, as set forth by the shop coating manufacturer, will not be exceeded. If the maximum recoat time will be exceeded, the Purchaser and/or Field Painting Contractor shall consult the shop coating manufacturer for necessary surface preparation prior to applying subsequent top coats. Application of field coating(s) shall be construed as the Purchasers and Field Painting Contractors full acceptance of both the shop applied surface preparation and the shop applied coating(s). WPE will not accept any back charges related to either the shop applied surface preparation or the shop applied coating(s) after field coatings are applied.

All finish coats are not by WPE unless otherwise stated in the main body of this proposal. Finish coats must be the same type and by the same paint manufacturer as the prime coat, to ensure optimum compatibility and avoid invalidation of the paint warranty. The Purchaser and Field Painting Contractor are responsible that the field finish coating system is fully compatible with the shop applied coating(s).

Painting of fasteners and other touch-up to painted surfaces will be by Purchaser and/or Field Painting Contractor after mechanism erection.

No shop coatings are used by WPE on aluminum, stainless steel of other non-ferrous metals, or on galvanized metal, unless specifically designated.

All pipes, tubes, etc., 20" in diameter and larger, which receive shop surface preparation as outlined in the main body of this proposal, receive both interior and exterior shop surface preparation and shop coating. For pipes, tubes, etc., smaller than 20" in diameter, shop surface preparation and shop coating only extends into the ends of the pipes, tubes, etc., as far as the gun will reach without inserting the gun within the pipe or tube.

Motors, gear motors, and other components not manufactured by WPE will be painted solely with the originating manufacturer's standard paint system. No additional shop coatings are applied by WPE for components not manufactured by WPE.

Prior to field sandblasting, the Purchaser and/or Field Painting Contractor shall protect all gears, motors, drives, mixers, shafting, electrical controls, seals, breather vents and miscellaneous items of equipment that could be damaged by sandblasting or entry of sand. Painting can damage seals and plug breather vents on the drive units. WPE will not be responsible for leaks or loss of lubricant due to field applied paint of seals and/or vents.

Evaluation of dry film coating thickness complies with the requirements of industry standard SSPC-PA2, "Paint Application Specification #2 Measurement of Dry Coating Thickness With Magnetic Gages."

ANCHORAGE: Note that existing concrete tanks may require concrete modifications in the areas where new anchors will be placed in order to meet current design codes. Sometimes the required modification may be extensive. Foundation loads from the equipment provided will be submitted, but WPE is not responsible for cost, design, or the work for the concrete modification.

WPE is not responsible for determining the condition, adequacy, capacity, or suitability of existing anchors or concrete if the existing anchors are to be reused.

STAINLESS STEEL: Stainless steel products that have been subjected to the pickle, passivate and electro-polish process are more resistant to rust and corrosion than untreated products, however this does not guarantee that the products will not rust, corrode or discolor. Due to the many circumstances outside of the control of Walker Process Equipment Division of McNish, LLC and our fabricators all present and prospective purchasers of stainless steel product are cautioned about possible conditions that affect their application if cosmetic appearance is required. McNish, LLC and Walker Process Equipment Division of McNish, LLC make **no warranty**, expressed or implied, as to the rust, corrosion or discoloration resistance of stainless steel products supplied by Walker Process Equipment Division of McNish, LLC.

ADHESIVE (EPOXY) ANCHORS: WPE specifically excludes all responsibility for field installation of adhesive anchors, all field installer certifications of adhesive anchors, and all equipment and appurtenances required to field install the adhesive anchors.

RECEIVING MATERIAL: Upon receipt of each shipment, the Contractor/Purchaser should check the goods received against the tally on the PACKING LIST provided by WPE. If any items are missing, an appropriate notation should be made on the shipping papers and WPE should be notified immediately. Shipments for which no shortages are reported to WPE within fourteen (14) days of delivery to the jobsite will be considered complete as listed on the PACKING LIST.

STORAGE/PROTECTION: All motors, drives, shipping cartons containing sensitive equipment, and any other items that would reasonably deem special care be exercised in storage must be stored inside or adequately protected from moisture, and exposure. WPE will not be responsible for damage or deterioration due to improper handling, exposure or inadequate protection.

FIELD INSTALLATION: The equipment described and offered in this proposal is to be field installed by OTHERS. WPE will provide General Installation instructions, as a guide only, to assist installer who is presumed to be experienced, competent and equipped to handle and install the equipment as offered herein. It is the Contractor's responsibility to furnish any erection aids he deems necessary.

GENERAL ITEMS NOT INCLUDED: Unless specifically indicated to the contrary in the scope, the following items are excluded from our offering:

INSPECTION FOR DAMAGE UPON ARRIVAL, UNLOADING, HAULING OR STORAGE, SHIMS/SHIM SETS, ALL ELECTRIC CONTROLS, CONDUIT, WIRING AND ALARMS, GREASE FITTINGS, GREASE LINES, LUBRICATING OIL OR GREASE, INFLUENT PIPE, SLUDGE OR SCUM PIPING AND FITTINGS AND VALVES, FIELD PAINTING OR WELDING, CONCRETE WORK, INSTALLATION OF EQUIPMENT, ANCHORAGE TEMPLATES, LABOR AND MATERIALS TO REPAIR DEFECTS CAUSED FROM SHIPPING AND HANDLING AND INSTALLATION, HANDRAILS AND WALKWAYS NOT LOCATED ON THE EQUIPMENT, TOOLS, SPARE PARTS, VIDEO TAPES/TAPING OF INSTRUCTIONS/TRAINING SESSIONS.

If this proposal includes an offer for WPE to provide field inspection services of existing equipment, the price shown does not include any material or labor necessary to provide safe access to all areas that require visual inspection, such as scaffolding, ladders, lifts, lighting, safety harnesses, testing for air quality in confined areas, breathing apparatus, safety observers, safety permits or any other materials or labor required for the inspections. The contractor is solely responsible to coordinate the draining and cleaning of all tanks and structures to be inspected and to provide all material and labor required to assist WPE with the inspection.

When field service is requested to inspect existing structures, the following conditions shall apply:

- *The field inspection services will be performed to generally accepted industry professional standards and WPE will use ordinary skill in providing field inspection services.*
- *The Customer shall provide well-ventilated access to all areas requiring inspection and will provide all required scaffolding, ladders, safety equipment, tools, surveying equipment, labor assistance etc., required to perform the field inspection services.*
- *The Customer shall completely drain and clean all tanks, structures and access areas prior to WPE providing field inspection services.*
- *The Customer shall understand that WPE personnel are not corrosion experts, concrete experts, coatings experts, or failure analysis experts; All field inspections are strictly limited to "visual" observations and do not encompass measuring structural members or structural analysis.*
- *The Customer shall satisfy itself as to the adequacy and accuracy of the information provided by WPE personnel and shall take complete responsibility as to the use of the information provided by the WPE personnel and the information contained within the WPE field inspection report, which will be provided by WPE to the Customer.*
- *WPE makes no warranty of any kind, expressed or implied with respect to the field inspection services.*

TERMS AND CONDITIONS OF SALE

1. **Controlling Terms.** All purchase orders submitted to Walker Process Equipment, a division of McNish, LLC (hereinafter referred as “**Seller**”) by a purchaser (hereinafter referred to as the “**Buyer**”) for products and/or services sold by Seller shall constitute acceptance of Seller’s Bid Proposal, these Terms and Conditions of Sale and Seller’s Mechanical Warranty (hereinafter referred to, collectively, as “Seller’s Contract Documents”). In the event any provision of Buyer’s purchase order conflicts with Seller’s Contract Documents, the provisions of Seller’s Contract Documents shall control. Any modifications, amendments or other changes to Seller’s Contract Documents must be agreed upon in writing signed by Seller. Seller is neither a party to, nor shall Seller be bound by, the terms of any contract or agreements between Buyer and any other party. (Seller’s Contract Documents and Buyer’s purchase order are hereinafter referred to, collectively, as the “Contract”).

2. **Acceptance of Purchase Orders.** All purchase orders received by Seller are subject to approval of Buyer’s credit and is contingent upon Seller’s receipt of written approval of all equipment submittals or written waiver thereof.

3. **Shipment and Delivery.** The shipping schedule set forth in Seller’s proposal is based upon Seller’s knowledge of the availability of materials at the time of quotation. Seller will use reasonable efforts to meet specified delivery dates, but such dates are estimates only and are not guaranteed. Seller reserves the right to make partial shipments and invoice Buyer for same. If Buyer delays shipment, Seller may invoice and the Buyer agrees to remit the amount due per terms as if the equipment had shipped. The Seller shall not be liable for any delays beyond its reasonable control (i.e., force majeure) including inadequate or reduced supply, or excessive costs, of suitable materials.

4. **F.O.B. Point and Title.** Seller’s delivery of goods to a carrier F.O.B. shipping point constitutes delivery to Buyer and will transfer all title, ownership, and possession of the goods to Buyer.

5. **Payment Terms.** Payment terms are independent of, and are not contingent upon, the time and manner in which Buyer receives payment from any other person. All accounts that remain unpaid after the due date will accrue interest at a rate of two percent (2%) per month (annual percentage rate of 24%), or the maximum interest rate permitted by law. Buyer shall pay all costs and expenses, including reasonable attorneys’ fees, which are incurred by Seller to collect any past due accounts.

6. **Setoff.** Buyer shall have no right to setoff or deduct any sums owed to Seller under this Contract for any amounts that are in dispute between Seller and Buyer and relate to any other project or contract between Seller and Buyer. Any setoff so made shall constitute a default by Buyer under this Contract and Seller shall then be entitled to pursue all remedies available to Seller for such default, including, but not limited to, the Seller’s right to stop performing Seller’s obligations under this Contract.

7. **Taxes.** Prices quoted by Seller do not include any federal, state, local, sales, use, excise or other taxes. Any tax applicable to Buyer’s purchase of Seller’s goods shall be paid by Buyer directly to the appropriate governmental authority.

8. **Warranty.** Seller warrants all goods that it manufactures in accordance with the terms of Seller’s Mechanical Warranty, a copy of which is attached hereto and made a part hereof (the “Warranty”). Seller reserves the right to declare the Warranty null and void upon the breach of any of Buyer’s obligations under its Contract.

9. **Cancellation.** If Buyer requests or causes a cancellation of any work performed by Seller on Buyer's behalf, Buyer agrees to pay Seller for all costs and expenses incurred by Seller, plus overhead and profit, through and including the date of cancellation.

10. **Backcharges.** No back charges or delay in payment for goods or services furnished by Seller under this Contract shall be made by Buyer without Seller's advance written approval. If Buyer assesses back charges against Seller that are not approved in advance by Seller or delays payment for goods or services, Buyer shall be in breach of this Contract and Seller shall have no further obligation to continue performing any further work or service for Buyer including but not limited to work or services to be performed under Seller's Mechanical Warranty.

11. **Price Adjustment.**

Fabricated Steel Components

A contract price revision will take effect if, at the time WPE can purchase fabricated steel required for this project, the increase in the cost of fabricated steel assemblies (carbon steel or stainless steel) is greater than 2% above the cost at the bid date. The contract price will be adjusted by the amount that the current cost of steel exceeds 102% of the cost of steel on the bid date.

Other Large Value Items

A contract price revision will take effect if, at the time WPE can purchase Large Value Items for this project, the increase in the cost of those items such as aluminum (handrailing and grating), plastic, fiberglass, control panels, mixers, burners etc. is greater than 2% from the cost quoted to us within 3 weeks prior to the bid date. The contract price will be adjusted by the amount that the cost of the large value items exceeds 102% of the cost of these items on the bid date.

12. **Indemnification.** Seller agrees to indemnify Buyer, hold Buyer harmless, and upon request, to defend Buyer from and against all damages, losses, liabilities, costs and expenses, including reasonable attorney's fees, incurred by Buyer and arising from any claims, demands and suits, for personal injury, death, or property damage caused by the acts or omissions of Seller, in whole or in part, in connection with Seller's furnishing of the goods and services by this Contract. Seller's maximum liability to Buyer hereunder shall not exceed the limits of Seller's insurance policies as evidenced by the Certificate of Insurance delivered by Seller to Buyer in connection with this Contract.

13. **Limitation of Liability.** Notwithstanding anything contained in this Contract to the contrary, Seller shall have no liability to Buyer for any consequential, incidental, indirect, liquidated, special, exemplary, and punitive damages arising from or alleged to arise from Seller's breach of this Contract, as Seller's sole liability to Buyer for breach of this Contract shall be for direct damages actually suffered or incurred by Buyer. Seller's liability to Buyer for warranty claims shall be solely as stated in Seller's Mechanical Warranty attached hereto and made a part hereof. Seller's maximum liability to Buyer for direct damages under this Contract shall be limited to, and shall not exceed, the purchase price of the goods and services furnished by Seller to Buyer under this Contract.

14. **Force Majeure.** Seller shall not be liable for any costs or damages of any kind under this Contract related to or arising from delays or nonperformance of Seller's obligations caused by any event occurring beyond Seller's control, including, without limitation, acts of God, disasters caused by weather or any other event, strikes, disease, epidemics, pandemics, riots, war, shortages in materials or supplies required or the manufacture or shipment of the products, or governmental orders.

15. **Indemnification Provision for Water Treatment Projects**

Buyer hereby agrees to indemnify, hold harmless, and upon request, to defend, Seller and Seller's shareholders, directors, officers, employees, agents and legal representatives (hereinafter referred to, collectively, as the "Indemnified Parties"), from and against any and all damages, losses, liabilities, fines, penalties, costs and expenses (including, but not necessarily limited to, all fees incurred by the Indemnified Parties for attorneys and other professional consultants) engaged by the Indemnified Parties, in connection with, or relating to, any claim, demand, action, suit, administrative proceeding, judgment, order, investigation or remediation asserted or issued by any third party, including, without limitation, any federal, state, or local governmental authority, arising or alleged to arise from the presence of any Hazardous Substances (as hereinafter defined), which have been discharged, directly or indirectly, into or from any body of water treated or to be treated by any equipment manufactured or provided by Seller pursuant to the terms of this Purchase Order. For purposes hereof, the use of the term "Hazardous Substances" shall mean industrial wastes, toxic pollutants, and chemicals (including but not limited to per-and polyfluoroalkyl substances (PFAs) or other manufactured chemicals), and any other hazardous substances as such terms are defined under Environmental Laws (as hereinafter defined), petroleum and petroleum products, asbestos or any material which contains any hydrated mineral silicate, including, without limitation, chrysotile, amosite, crocidolite, tremolite, anthophyllite and/or actinolite, whether friable or non-friable, polychlorinated biphenyl ("PCB") or PCB containing materials or fluids, radon, any other hazardous or radioactive substance, material, pollutant, contaminant or waste, and any other substance with respect to which Environmental Laws or governmental authority requires environmental investigation, monitoring or remediation.

The term "Environmental Laws" shall mean all federal, state, and local laws, statutes, ordinances and regulations, now or hereafter in effect, in each case as amended or supplemented from time to time, including, without limitation, all applicable judicial or administrative orders, applicable consent decrees and binding judgments relating to the regulation and protection of human health, safety, the environment and natural resources (including, without limitation, ambient air, surface, water, groundwater, wetlands, land surface or subsurface strata, wildlife, aquatic species and vegetation).

16. **Field Service.** Field service quoted is not supervisory but advisory only and is offered subject to the express agreement that our servicemen's function and responsibilities are limited to inspection, interpretation of assembly drawings and IOM manuals, and identification of materials for proper assembly and operation. In order to ensure the availability of a servicemen, Buyer must provide Seller with an eight (8) week advance notice to schedule service requests. If less than eight (8) weeks-notice is given by Buyer, Seller cannot guarantee availability when requested, and also may result in premium charges to Buyer's account. Once a service date is scheduled, any travel cost increased due to a change in the service date requested by Buyer will be billed to the Buyer. If, in the event Seller's field service technician arrives when requested, and the jobsite is not ready for service, Seller shall deduct the days/trips from the allotted time included in our scope of supply, or invoice Buyer at the per diem rate plus actual travel expenses.

Any additional field service requested by Buyer shall be provided by Seller at a rate of \$1,200 per diem plus actual travel, housing and meal expenses. Consultation or advisory services of a process engineer or staff engineer within the continental limits of the United States will be charged at the rate of \$1,450 per diem plus actual travel, housing, and meal expenses. There will be no credit for using less days or trips than the amount identified within this proposal. The per diem rates quoted are for normal site work schedule, eight (8) hours per day, five (5) days per week; all overtime and Saturday work to be invoiced at one and one-half the per diem rate; Sunday and legal holiday work to be invoiced at double the per diem rate.

17. **Limitation of Actions.** Notwithstanding any statutory period of limitation to the contrary, and except as otherwise provided in Seller's Warranty, any action or claim against Seller by Buyer with respect to Seller's furnishing of goods must be brought within one (1) year from date of Seller's shipment or offer of shipment of the goods purchased by Buyer.

18. **Disputes and Governing Law.** All disputes and controversies arising between Seller and Buyer shall be settled by a court of competent jurisdiction in Kane County, Illinois. All agreements between Seller and Buyer shall be construed in accordance with, and governed by, the laws of the State of Illinois, and shall be construed to be between merchants.

19. **Disclosure.** Seller is a Division of McNish, LLC. Goods or services to be provided by Seller pursuant to this Contract may include goods or services provided by another division of McNish, LLC.

20. **Invalidity.** If any provision of Seller's Contract Documents is held to be invalid or is otherwise rendered unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions thereof.

21. **Binding Effect.** This Contract shall be binding upon, and inure to the benefit of, Seller and Buyer, and their respective successors, assigns, and legal representatives.

22. **Entire Agreement.** This Contract constitutes the entire agreement between Seller and Buyer, and supersedes all prior agreements, negotiations, and communications, whether oral or written, between Seller and Buyer with respect to the subject matter hereof.

SELLER:

WALKER PROCESS EQUIPMENT,
Division of McNish, LLC

Signature:



Name/Title:

Chris Harston, P.E. / Regional Sales Manager

Date:

June 10, 2026

ACCEPTED BY BUYER:

Name of Company:

Authorized Signature:

Name/Title:

Date:

MECHANICAL WARRANTY

Walker Process Equipment, a division of McNish, LLC ("Seller") warrants, to Buyer that all products and parts of its manufacture ("Goods") are free from defects in material and workmanship on the date of shipment. Seller's obligation under this Mechanical Warranty is to replace or repair, at no charge to Buyer and the original user of the Goods, any Goods which proves to Seller's satisfaction to have a defect in material or workmanship that interferes with the mechanical operation of the Goods under normal use and service within one (1) year from date of initial operations of the Goods or fifteen (15) months from date of shipment, whichever time period first occurs (the "Warranty Period").

If, within the Warranty Period, Buyer gives Seller prompt written notice of any defects in the Goods, Seller shall then, as Buyer's sole remedy, repair or replace, any such Goods, which Seller determines, in its sole discretion, to have failed under normal use. Seller shall be provided reasonable evidence that such failure is covered by this Warranty. Unless otherwise agreed to, in writing, by Seller, (i) all repairs or replacements shall be made F.O.B. Seller's manufacturing facility or other locations designated by Seller; and (ii) Buyer shall be solely responsible for the cost of any labor required in order to allow Seller to gain access to the Goods in order to allow Seller to assess the claimed defects; and (iii) Buyer shall be responsible for all costs of installation of all Goods replaced or repaired by Seller under this Warranty. If Seller determines that any claimed defect is not, in fact, covered by this Warranty, Buyer shall pay Seller its then customary charges for any repairs or replacements made by Seller. Any suit or action brought under this Warranty must be commenced not later than ninety (90) days after the expiration of the Warranty Period, notwithstanding any statute of limitations to the contrary. Buyer shall provide Seller with satisfactory evidence that all the Goods have been maintained in accordance with Seller's instructions as stated in the installation, operations and maintenance (IOM) manual provided by Seller to Buyer.

This Warranty does not apply to, and is rendered null and void by, any Goods which, after leaving Seller's manufacturing plant, are: (i) not properly functioning as a result of defects or errors made by third parties in engineering designs or specifications related to the Goods (ii) repaired or altered without Seller's prior written approval; or (iii) improperly stored, installed or operated, including any Goods operated beyond its rated capacity or without required safety devices and protective measures; or (iv) the subject of intentional or negligent misuse, misapplication, neglect, or accident; or (v) installed contrary to Seller's instructions; or (vi) the subject of start-up, inspections, or instructions in the operation or maintenance performed by any person who is not an authorized representative of Seller; or (vii) damaged from corrosion, erosion, or any other deterioration occurring after the Goods, or parts thereof, leave the point of manufacture; or (viii) not maintained in accordance with Seller's instructions as stated in the Installation, Operation and Maintenance (IOM) Manual provided by Seller to Buyer.

This Mechanical Warranty shall not apply to products or parts which are not manufactured by Seller. Buyer's sole remedy for defective products and parts not manufactured by Seller shall be solely as provided under the warranty, if any, of the original manufacturer of such products and parts. All warranty claims for defective products and parts not manufactured by Seller shall be submitted directly to the original manufacturer for coverage.

The obligations of Seller under this Warranty are subject to, and contingent upon, Buyer not being in breach of any of its payment obligations to Seller for the Goods.

This Warranty is provided by Seller, and accepted by Buyer, in lieu of all other warranties and remedies, express or implied. Seller disclaims the implied warranties of merchantability and fitness for a particular purpose, and any implied warranties arising from course of performance, course of dealing, or usage or trade. Seller shall not be liable under this Mechanical Warranty to Buyer or any other party for direct, special, consequential, indirect or incidental damages of any kind, including, but not limited to, loss of profits. Seller's sole obligation and Buyer's exclusive remedy for warranty claims relating to any Goods is as stated in this Mechanical Warranty.

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Kristi Morales , Administrative Analyst

Summary

Subject: Letter of support for Union Pacific and Norfolk Southern Merger
Recommendation: Authorize the Mayor to submit a Letter of Support for Union Pacific and Norfolk Southern Merger, Docket Number: FD 36873
Fiscal Impact: None

Purpose:

To authorize the Mayor to submit a letter of support for the proposed merger between Union Pacific and Norfolk Southern, recognizing the potential economic, transportation, and infrastructure benefits to the City of Yuba City, the region, and the national freight rail system.

Council's Strategic Goal:

This item supports the City's strategic goals of promoting economic development, strengthening regional partnerships, and supporting infrastructure improvements that enhance the movement of goods and services.

Background:

The Surface Transportation Board is considering the proposed merger between Union Pacific and Norfolk Southern. The merger would create the nation's first transcontinental freight railroad and is expected to strengthen freight transportation, support economic growth, and improve supply chain efficiency. The City of Yuba City has the opportunity to submit a letter of support for the proposal.

Analysis:

Supporting the proposed merger demonstrates the City's commitment to regional economic development and transportation infrastructure. The merger is expected to improve freight reliability, expand market access, and encourage continued investment in the national rail network.

Alternatives:

1. Authorize the Mayor to submit a modified letter of support

2. Decline to submit a letter of support

Recommendation:

Authorize the Mayor to submit a Letter of Support for Union Pacific and Norfolk Southern Merger, Docket Number: FD 36873.

Attachments:

1. Letter of Support for Union Pacific and Norfolk Southern Merger

Prepared By:
Kristi Morales
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager



June 30, 2026

The Honorable Patrick J. Fuchs
Chairman
Surface Transportation Board
395 E Street SW
Washington, DC 20423

Subject: Support for Union Pacific and Norfolk Southern Merger, Docket No. FD 36873

Dear Chairman Fuchs:

On behalf of the City of Yuba City, I am writing to express the City's strong support for the proposed merger between Union Pacific and Norfolk Southern.

Freight rail plays a vital role in our regional and national economy by connecting businesses, supporting agriculture, and moving goods efficiently throughout the country. A reliable and modern freight rail network is essential to maintaining economic competitiveness, strengthening supply chains, and supporting sustainable transportation.

The proposed merger presents an opportunity to enhance the nation's freight rail system by improving service reliability, reducing transit times, increasing investment in infrastructure and technology, and expanding access to markets across the country. These improvements have the potential to benefit businesses, industries, and communities throughout our region.

The City of Yuba City recognizes the importance of continued investment in transportation infrastructure that promotes economic growth and strengthens regional connectivity. We respectfully encourage the Surface Transportation Board to give favorable consideration to the proposed merger, recognizing the long-term benefits it can provide to California and the nation.

Thank you for your consideration.

Sincerely,

Marc Boomgaarden
Mayor
City of Yuba City

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk

Summary

Subject: General Municipal Election November 3, 2026
Recommendation: Adopt a Resolution calling and giving notice of the General Municipal Election to be held on Tuesday, November 3, 2026 for the election of three (3) City Councilmembers (Districts 1, 2 and 3)
Fiscal Impact: \$50,000.00 - Included in FY 2026-2027 Annual Budget
1710-62722 City Clerk Elections

Purpose:

To provide notice of the General Municipal Election to be held on November 3, 2026.

Background:

In accordance with the California Election Code and the City Municipal Code, the City of Yuba City is required to hold an election in conjunction with the Statewide General Election being held on Tuesday, November 3, 2026 for the election of three (3) City Councilmembers (Districts 1, 2 and 3). The City has consistently coordinated with Sutter County to provide consolidated election services.

Analysis:**City Council Election (Districts 1, 2 and 3)**

The first day for signing nomination papers for the office of Councilmember will be Monday, July 13, 2026. The close of the nomination period shall be 5:00 p.m. on Thursday, August 9, 2026. Should any incumbent not file nomination papers by the close of the nomination period, the voters of the City will have until 5:00 p.m. on Wednesday, August 14, 2026 to nominate candidates other than the incumbent to that office.

Candidates may file a "Statement of Qualifications" to be included within the sample ballot packet that is mailed to registered voters. All costs of printing and handling of the Statement of Qualifications, except mailing costs, shall be paid by the candidate. A deposit will be required to be made at the time of filing to cover anticipated costs, the amount of deposit will be determined by the Sutter County Elections Office. The Statement of Qualifications is limited to 200 words.

Fiscal Impact:

The City's cost for the 2024 election was \$29,684.27. We expect our costs to rise to an estimated \$50,000.00 in 2026. This amount was included in the FY 2026-2027 Annual Budget (1710-62722 City Clerk Elections).

Alternatives:

The City of Yuba City conducting "Stand Alone" elections is currently not feasible. Sutter County has the special equipment, software, personnel and training required to conduct elections, and provides good service to our voters.

Recommendation:

Adopt a Resolution calling and giving notice of the General Municipal Election to be held on Tuesday, November 3, 2026 for the election of three (3) City Councilmembers (Districts 1, 2 and 3).

Attachments:

1. Resolution - 2024 Election
2. Notice of Election November 2026
3. Map - City Council Districts

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
CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL
MUNICIPAL ELECTION TO BE HELD ON TUESDAY NOVEMBER 3, 2026
FOR THE ELECTION OF CERTAIN OFFICERS**

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 3, 2026; and

WHEREAS, it is the desire of the City Council of the City of Yuba City to consolidate the Municipal Election with the Statewide General Election to be held on November 3, 2026 for the purpose of electing three (3) Council members for full terms of four years.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED as follows:

Section 1. That pursuant to the requirements of Section 10403 of the Elections Code of the State of California, the City Council requests the Sutter County Registrar of Voters to consolidate the City General Municipal Election with the Statewide General Election being held on Tuesday, November 3, 2026.

Section 2. That the Sutter County Election Department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and one form of ballot shall be used.

Section 3. The City of Yuba City will pay Sutter County for reasonable costs for services associated with the November 3, 2026 election. Costs will include proportionate election expenses necessary to carry out the City of Yuba City's portion of the election.

Section 4. The City Clerk is directed to forward a certified copy of this Resolution to the Sutter County Registrar of Voters.

Section 5. The City Clerk is directed to post a Notice of Election between June 29 to July 13, 2026 per Elections Code 12101.(a).

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 7th day July, 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

Attachments:

1. Draft Notice of Election
2. Council Districts Map

ATTACHMENT 2



NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN that a General Municipal Election consolidated with the State-wide General Election will be held in the City of Yuba City on Tuesday, the 3rd day of November, 2026 for the following offices all serving four-year terms:

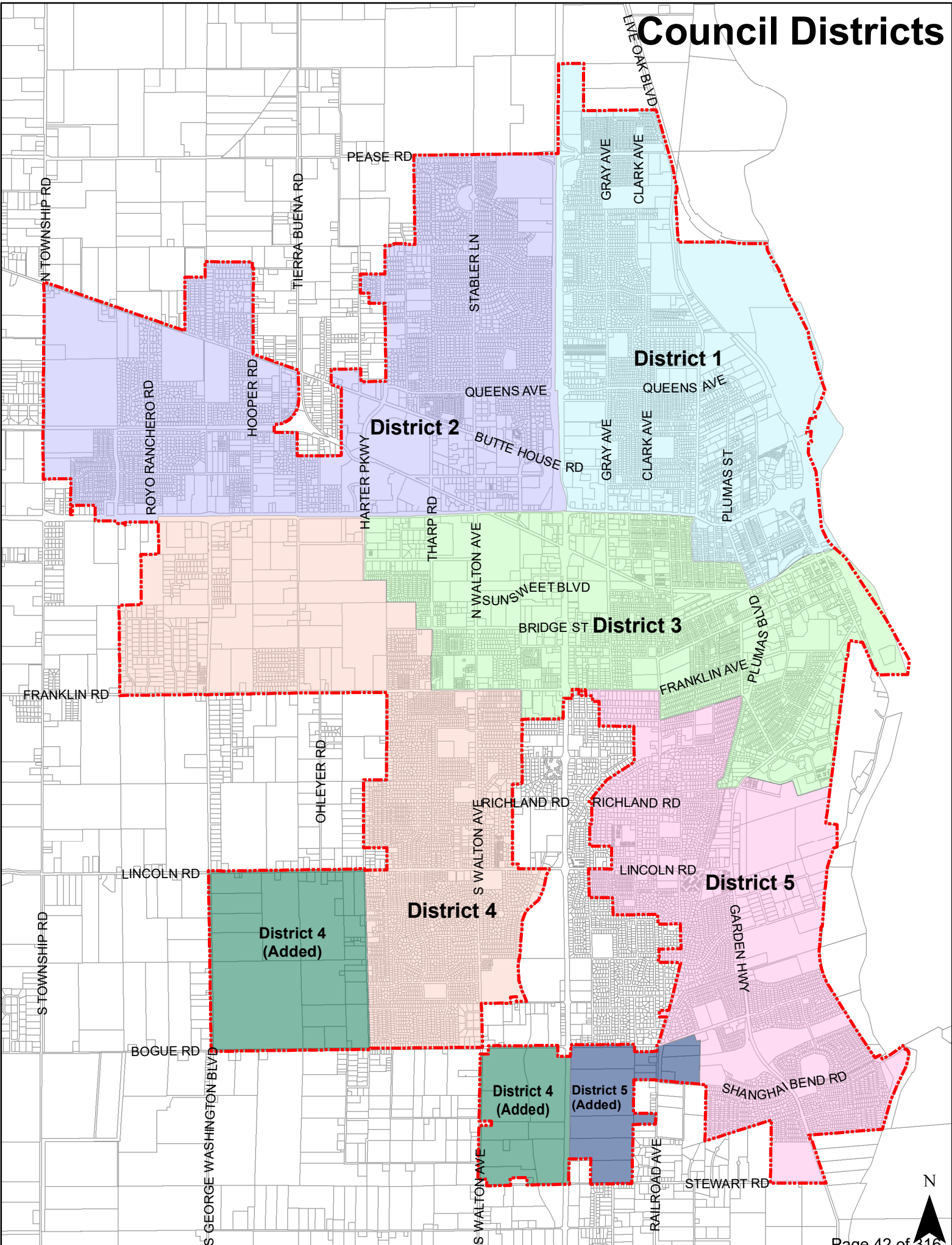
City Councilmember – District 1
City Councilmember – District 2
City Councilmember – District 3

Notice is further given that nomination papers for **City Council** are available commencing Monday, July 13, 2026 at the City Clerk's Office, City Hall, 1201 Civic Center Blvd., Yuba City, CA 95993. Persons desiring nomination papers must contact the City Clerk's Office for an appointment at (530) 822-4817 or cityclerk@yubacity.net. Completed nomination papers must be filed with the City Clerk no later than 5:00 p.m., Thursday, August 6, 2026. If nomination papers for an incumbent elective officer of the City are not filed by the aforementioned deadline, the voters shall have until 5:00 p.m. Wednesday, August 12, 2026 to nominate candidates other than the incumbent for such office.

/s/ Ciara Wakefield, City Clerk
City of Yuba City

ATTACHMENT 3

Council Districts



CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Joe Jones, Accounting Manager

Summary

Subject: Adoption of the Fiscal Year 2026-27 GANN Appropriations Limit
Recommendation: Adopt a Resolution establishing the City's Fiscal Year 2026-27 GANN Appropriations Limit
Fiscal Impact: There is no direct fiscal impact associated with adoption of the Fiscal Year 2026-27 GANN Appropriations Limit. The action is required by state law and establishes the City's constitutional appropriations limit for the fiscal year

Purpose:

To adopt the Fiscal Year 2026-27 GANN Appropriations Limit in accordance with Article XIII B of the California Constitution and Government Code Section 7910.

Strategic Focus Area:

This staff report supports the City Council's priority of fiscal responsibility.

Background:

Article XIII B of the California Constitution, commonly referred to as the GANN Appropriations Limit, was approved by California voters in 1979 through Proposition 4. The GANN Limit places a restriction on the amount of tax proceeds that state and local governments may appropriate each fiscal year.

Government Code Section 7910 requires each local jurisdiction to annually establish its appropriations limit by resolution. The appropriations limit is adjusted each year using factors prescribed by state law, including changes in population and the California per capita personal income factor.

Historically, the City Council has considered the annual GANN Appropriations Limit as part of the budget adoption process. For Fiscal Year 2026-27, the calculations supporting the appropriations limit were not finalized in time to satisfy the statutory requirement that the supporting documentation be available for public review at least fifteen (15) days prior to adoption. As a result, this item is being presented separately from the Fiscal Year 2026-27 Budget adoption.

The delay in finalizing the calculations was attributable to the extended budget development process associated with balancing the Fiscal Year 2026-27 budget while addressing ongoing structural deficit

challenges.

Analysis:

The Fiscal Year 2026-27 Appropriations Limit has been calculated in accordance with Article XIII B of the California Constitution and applicable provisions of the California Government Code.

Based on the calculations contained in Attachment 2, the City's Fiscal Year 2026-27 Appropriations Limit is \$228,419,301. Of this amount, appropriations subject to limitation are estimated at \$44,691,511. The calculation has been prepared in accordance with the factors and methodologies prescribed by state law.

Adoption of the attached resolution will establish the City's Fiscal Year 2026-27 Appropriations Limit as required by state law.

Fiscal Impact:

There is no direct fiscal impact associated with adoption of the Fiscal Year 2026-27 GANN Appropriations Limit. The action is required by state law and establishes the City's constitutional appropriations limit for the fiscal year.

Alternatives:

There are no recommended alternatives. California Government Code Section 7910 requires the City Council to annually establish the City's appropriations limit by resolution.

Recommendation:

Adopt a Resolution establishing the City's Fiscal Year 2026-27 GANN Appropriations Limit.

Attachments:

1. Attachment 1 – GANN Resolution 26-27
2. Attachment 2 – GANN Appropriations Limit 26-27

Prepared By:
Kaylayshia Byrd
Administrative Analyst II

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DETERMINING AND ESTABLISHING THE CITY'S
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

WHEREAS, on November 6, 1979, the voters of the State of California approved an initiative measure which added Article XIII B to the California Constitution; and,

WHEREAS, said constitutional provision imposes a limitation upon certain annual appropriations of state and local public entities; and,

WHEREAS, pursuant to said new constitutional provision, the State Legislature amended the Government Code by adding thereto Division 9 to Title I of said Code (§7900 et seq.); and,

WHEREAS, California Government Code Section 7910 requires the governing body of each jurisdiction to establish its appropriations limit by resolution; and,

WHEREAS, pursuant to said code section, the documentation provided by the Finance Director upon which determination and establishment of this resolution is based has been and is on file with and available for public inspection in the office of the City Clerk for fifteen (15) days prior to the date of adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yuba City hereby

Section 1. Pursuant to Government Code §7900 the appropriations limit for the Fiscal Year 2026-2027 is determined to be and shall be the sum of \$228,419,301.

Section 2. The limitation established by the above paragraph includes only "appropriations subject to limitation," as said phrase is defined by Section 9 of Article XIII B of the California Constitution is the sum of \$44,691,511.

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 7th day of July 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

ATTACHMENT 2

GANN Appropriations

CITY OF YUBA CITY GANN APPROPRIATIONS LIMIT FY 2026-27

In 1979, California voters approved Proposition 4 (Article XIII-B of the California State Constitution). Informally known as the "Gann Initiative," Article XIII-B provides limits regarding the total amount of appropriations in any fiscal year from "the proceeds of taxes."

In 1980, the State Legislature added Section 9710 to the Government Code. This section states that the governing body of each city must establish, by resolution, an appropriations limit for the following year. The limit for any fiscal year is equal to the previous year's limit, adjusted for population changes and the change in the US Consumer Price Index (or California per capita personal income, if smaller). The necessary statistical information is provided by the California Department of Finance.

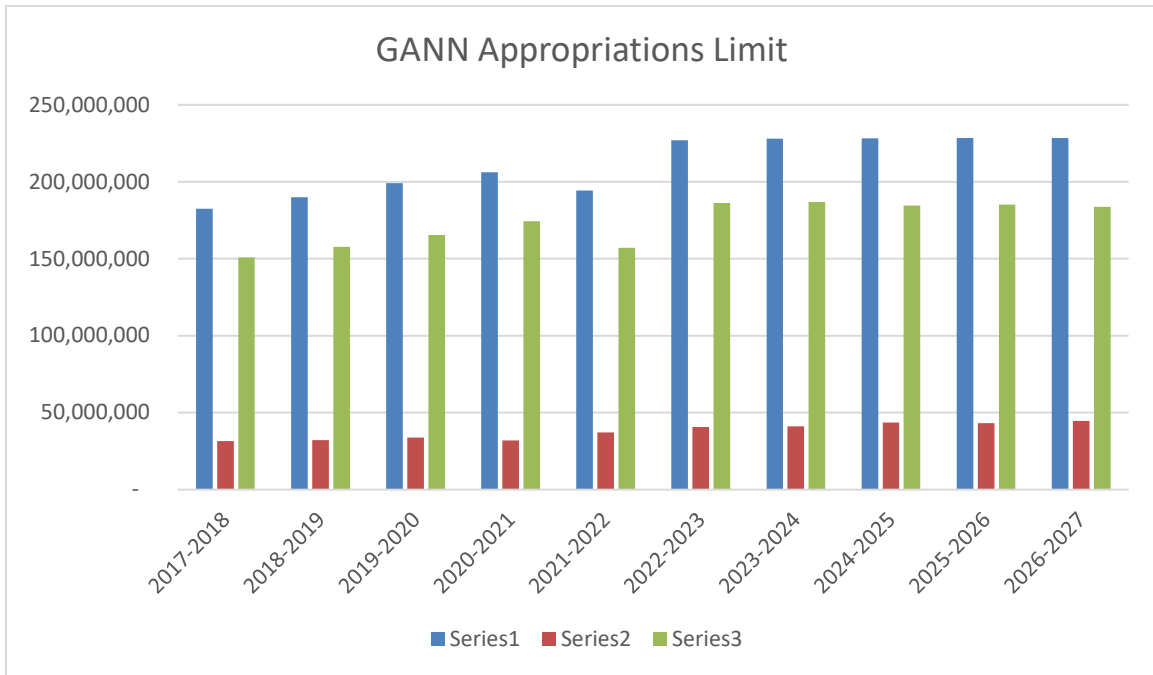
The original Article XIII-B (Proposition 4) and its implementing legislation were further modified by SB88 and Proposition 111 (approved by the voters in June 1990). The changes were incorporated into the FY 1990-91 and FY 1991-92 Appropriations Limits. Beginning with the FY 1990-91 Appropriations Limit, a city may choose annual adjustment factors. The adjustment factors include the growth in the California Per Capita Income, or the growth in the non-residential assessed valuation due to construction within the city and the population growth within the county or the city.

The following compares the difference between Yuba City's FY 2025-2026 Appropriations Limit and the estimated proceeds of taxes in the adopted FY 2026-2027 Annual Budget. It reflects a significant gap of \$183,727,790 and the City remains well below its Appropriations Limit for FY 2026-2027.

Yuba City Appropriations Limit

<i>Fiscal Year</i>	<i>Appropriations Limit</i>	<i>Subject to Limit</i>	<i>Difference</i>
2003-2004	36,124,686	17,528,659	18,596,027
2004-2005	39,119,422	18,111,670	21,007,752
2005-2006	46,743,797	21,537,304	25,206,493
2006-2007	50,254,256	25,972,260	24,281,996
2007-2008	53,867,537	27,832,496	26,035,041
2008-2009	60,611,753	28,429,415	32,182,338
2009-2010	116,156,363	25,527,163	90,629,200
2010-2011	116,353,829	23,828,071	92,525,758
2011-2012	120,589,108	23,210,946	97,378,162
2012-2013	126,136,207	23,049,722	103,086,485
2013-2014	133,616,084	25,359,739	108,256,345
2014-2015	150,318,095	26,381,439	123,936,656
2015-2016	157,984,318	28,281,716	129,702,602
2016-2017	167,131,610	30,377,348	136,754,262
2017-2018	182,541,144	31,615,591	150,925,553
2018-2019	189,861,044	32,080,601	157,780,443
2019-2020	199,183,222	33,834,750	165,348,472
2020-2021	206,254,226	31,976,235	174,277,991
2021-2022	194,332,732	37,205,993	157,126,739
2022-2023	226,941,764	40,737,252	186,204,512
2023-2024	227,940,308	41,027,110	186,913,198
2024-2025	228,122,660	43,630,315	184,492,345
2025-2026	228,327,970	43,205,793	185,122,177
2026-2027	228,419,301	44,691,511	183,727,790

GANN Appropriations



**CITY OF YUBA CITY
GANN APPROPRIATIONS LIMIT
FY 2025-26
Appropriations Setting Limit Methodology**

FY 2025-2026 Appropriations Limit	\$228,327,970
Percentage Change in Non-Residential Construction	4.95%
Percentage Change in Sutter County Population	0.51%
<i>January 2025 to January 2026</i>	
FY 2026-2027 Appropriations Limit Adjustment Factor <i>times (0.0004)</i> <i>(1.0001 x 1.0003)</i>	
City of Yuba City FY 2026-2027 Appropriations Limit	\$228,419,301
Appropriations Subject to Limitation FY 2026-2027	<u>\$ 44,691,511</u>
<hr/>	
Difference	\$ 183,727,790
<hr/>	

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Administration Department
Presentation By: Robert Bendorf, City Manager

Summary

Subject: Household Hazardous Waste Facility CPI Adjustment
Recommendation: Approve the 2025/2026 CPI adjustment for the Household Hazardous Waste Facility and authorize the City Manager to sign the Memorandum of Understanding between the Regional Waste Management Authority and the City of Yuba City
Fiscal Impact: Based on the recommended CPI adjustment, the quarterly lease payments to the City of Yuba City will increase by approximately \$400.00 per year

Purpose:

To adjust the CPI rate in order to provide more accurate data.

Strategic Focus Area:

This item supports the City's Fiscal Responsibility strategic focus area by ensuring accurate administration of the City's lease agreement and annual CPI adjustment.

Background:

Yuba City is a lease partner of the local Household Hazardous Waste (HHW) facility along with the Regional Waste Management Authority (RWMA). Payments for the facility are made to the City by the RWMA. Costs not only include operational and regulatory components, but also annual cost of living adjustments. The Bureau of Labor Statistics (BLS) did not collect October 2025 reference period survey data due to a lapse in appropriations and was unable to retroactively collect the missing data.

Analysis:

In order to compensate for the missing October 2025 index of this series, R3, a solid waste focused consulting firm retained by the RWMA, recommends applying the factor by which the most recent prior index increased over the same period from 2024 to 2025. In this BLS series, the most recent prior comparable reporting period is August 2024 to August 2025. Using this methodology, the calculated percentage increase between the August 2024 and August 2025 CPI values is 2.49%. This percentage increase will be applied to the October 2024 CPI value to calculate an estimated October 2025 CPI amount. R3 determined this methodology is historically the closest to accurate for projecting an

average annual value using the best available and valid BLS data.

Attached to this staff report is a draft letter outlining the recommendation for the rate adjustment, documenting the calculation methodology. Also included is reference to an administrative provision in which Yuba City will provide invoices to the RWMA for future lease payments to assist with accounting and audit documentation.

Fiscal Impact:

Based on the recommended CPI adjustment, the quarterly lease payments to the City of Yuba City will increase by approximately \$400.00 per year.

Alternatives:

Do not approve the proposed Memorandum of Understanding and direct staff to return with an alternative recommendation.

Recommendation:

Approve the 2025/2026 CPI adjustment for the Household Hazardous Waste Facility and authorize the City Manager to sign the Memorandum of Understanding between the Regional Waste Management Authority and the City of Yuba City.

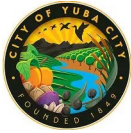
Attachments:

1. MOU HHW Facility CPI Adjustment and Admin May 2026 MOU

Prepared By:
Robert Bendorf
City Manager

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1



MEMORANDUM OF UNDERSTANDING FOR THE HAZARDOUS HOUSEHOLD WASTE FACILITY RATE ADJUSTMENT BETWEEN THE CITY OF YUBA CITY AND THE REGIONAL WASTE MANAGEMENT AUTHORITY

The RWMA and the City of Yuba City (“City”) are parties to the Household Hazardous Waste Facility Lease Agreement for the property located at 134 Burns Drive, Yuba City, California. The Lease Agreement specifies that annual lease payment adjustments are based on the percentage change in the Consumer Price Index (“CPI”) from October to October using the San Francisco–Oakland–San Jose Metropolitan Statistical Area index published by the United States Department of Labor, Bureau of Labor Statistics (“BLS”).

During review of the 2025 CPI adjustment, RWMA staff identified an issue affecting the availability of the October 2025 CPI data needed for the standard lease adjustment calculation. Due to a lapse in federal appropriations, BLS could not completely collect October 2025 reference period survey data and was unable to retroactively collect the missing data. As a result, the October 2025 CPI data required for the standard October-to-October comparison is unavailable.

To address the missing October 2025 data, we applied the factor by which the most recent prior index increased over the same reporting period from 2024 to 2025. In this BLS series, the most recent prior comparable reporting period is August 2024 to August 2025. Using this methodology, the calculated percentage increase between the August 2024 and August 2025 CPI values is 2.49%.

This percentage increase will be applied to the October 2024 CPI value to calculate an estimated October 2025 CPI amount. R3 determined this methodology is historically the closest to accurate for projecting an average annual value using the best available and valid BLS data and most closely aligns with the intent of the Lease Agreement adjustment provisions.

Using the methodology described above, the resulting CPI adjustment is calculated as follows:

Item	Amount
Previous Quarterly Lease Payment	\$4,017.00
Percentage Change (Increase)	2.49%
New Quarterly Lease Payment	\$4,117.02

For Fiscal Year 2026 Q3 and Q4 and Fiscal Year 2027 Q1 and Q2 lease payment adjustments, the Parties agree to use the methodology described in this MOU due to the lack of data for the October 2025 CPI reporting period. The Parties further agree that this estimated October 2025

CPI value will also be used for future lease payment adjustments, including the October 2025 to October 2026 CPI adjustment.

Beginning with future adjustment periods, starting in Fiscal Year 2027 Q3, the Parties intend to resume the standard October-to-October CPI calculation methodology specified within the Lease Agreement, provided the required CPI data is available from BLS. The RWMA will provide the City with the CPI calculation adjustment by March 1 annually, beginning on March 1, 2027.

Additionally, beginning in July 2026, for the quarterly lease payment for the period July 1, 2026 through September 30, 2026, and quarterly thereafter, the City shall provide RWMA with a written invoice for each quarterly lease payment due under the Lease Agreement, and RWMA shall continue processing payments in accordance with the Lease Agreement. Upon receipt of payment, the City shall provide RWMA with written confirmation for accounting and audit purposes.

The undersigned acknowledge and agree to the terms of this Memorandum of Understanding.

CITY OF YUBA CITY

REGIONAL WASTE MANAGEMENT AUTHORITY

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: Yuba City Landscape District No. 1 - Resolution of Intent
Recommendation: A. Adopt the following Resolutions to continue the Maintenance Districts pursuant to the Landscaping and Lighting Act of 1972:

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

B. Set a Public Hearing for July 21, 2026 at 6:00PM to establish assessments for Fiscal Year (FY) 2026-27

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

Purpose:

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

Strategic Focus Area:

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

Background:

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

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

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

Analysis:

The Engineer's Annual Report has been prepared and is on file in the City Clerk's office. It describes each District, the improvements therein, the method of assessment and the proposed assessment for each parcel. The Resolution of Intention to levy and collect assessment is required by state law for existing districts. The proposed action in this report sets a public hearing for the Council meeting to be held on July 21, 2026 to establish assessments for the coming year.

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

Fiscal Impact:

The proposed assessments for FY 2026-27 are shown in Attachment 3.

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

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/2027*
1A	\$22,007.36	\$22,230.38	(\$1,996.11)
1B**	\$66,346.36	\$73,795.59	(\$17,882.88)

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

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

District 1 was formed in 1990 with no COLA, therefore the District's funding is annually based on 1990 dollars. This means that in District 1, Zone of Benefit A, each parcel pays \$56.72 annually; and in Zone of Benefit B, each parcel pays \$29.50 annually. Staff has reduced maintenance in District 1 to minimal levels in attempts to keep the District's balance positive. With increases in maintenance, water, and electrical costs, it has become increasingly difficult to provide minimally acceptable maintenance. If the Zones of Benefits' rates were inflated to 2026 dollars, the annual amounts per parcel would be \$149.20 and \$77.60, respectively. The current average annual per-parcel rate among all other residential LLMDs in the City is approximately \$225.

Moving forward, staff will need to continue with reducing services in these Zones of Benefit due to lack of funding. In order to correct the funding issues, and re-establish original quality of aesthetics through higher levels of maintenance, staff would need to conduct a Proposition 218 hearing to modify the District for inclusion of COLAs. Currently, data is being analyzed across all Districts to consider options to remediate future funding issues. Once all data has been analyzed, staff will present findings and recommendations to Council for their review.

Alternatives:

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

and related items in this area.

Recommendation:

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00PM to establish assessments for Fiscal Year (FY) 2026-27

Attachments:

1. Attachment 1 - Resolution LLMD 1 Approve Engineer's Report
2. Attachment 2 - Resolution LLMD 1 Set Public Hearing Date
3. Exhibit A - District Maps LLMD 1
4. Attachment 3 - Proposed Assessments LLMD 1
5. Attachment 4 - FY 26-27 LLMD-1 Engineer's Report - Intent

Prepared By:
Tami Omand
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

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

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

WHEREAS, on June 2, 2026, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the District for the 2026-27 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed the written report with the City Clerk entitled "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2026/2027 Engineer's Annual Levy Report" (the "Engineer's Report") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

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

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

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

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

5. The City Council hereby approves the “City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2026/2027 Engineer’s Annual Levy Report.” Said report shall serve as the Engineer’s Report for the purposes of subsequent proceedings for Landscape Maintenance District No. 1.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

RESOLUTION NO. _____

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

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

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

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

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

WHEREAS, on June 2, 2026, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2026-2027 Fiscal Year; and

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

WHEREAS, on July 7, 2026, the City Council adopted a Resolution approving the Engineer’s Reports as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the Districts for Fiscal Year 2026-27, and to call a public hearing thereto.

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

1. The above recitals are true and correct and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within an existing assessment district designated Yuba City Landscape Maintenance District No. 1 ("District"), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the District are generally located and depicted in "Exhibit A" attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of, designated turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (perimeter landscaping) surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the District for Fiscal Year 2026-27 are proposed to be modified as follows: Assessments for District No.1 Zones of benefit B_1 and B_2, for Fiscal Year 2025-26 are proposed to increase from the previous year as described in the Engineer's Report, but are still within or less than the amount approved for said District at the time of the Districts' respective formations. The assessments for District No. 1 Zones of Benefit A and B are proposed to stay the same as the previous Fiscal Year.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file the Engineer's Report pursuant to the provisions of the Act. The Engineer has prepared and filed the written report with the City Clerk that is titled "City of Yuba City, Landscape Maintenance District No. 1, Zone of Benefit A, Zone of Benefit B, Zone of Benefit B_1, Zone of Benefit B_2, 2026/2027 Engineer's Annual Levy Report," and by previous resolution the City Council approved the Engineer's Report as filed. Reference is made to the Engineer's Report on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.
7. Notice is hereby given that the City Council designates July 21, 2026 at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously

filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 21, 2026

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

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

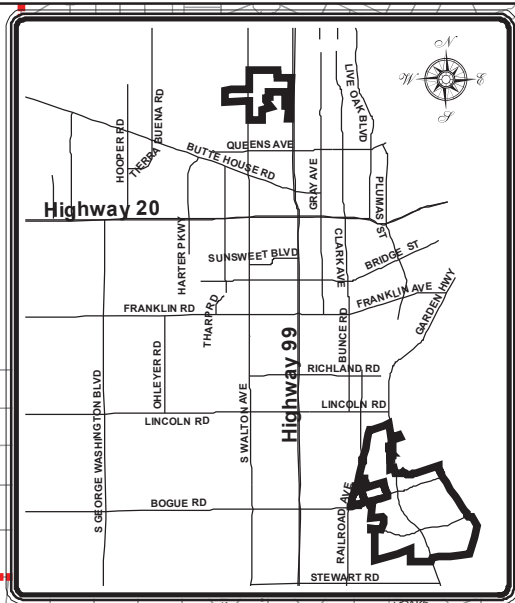
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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



Attachment(s):

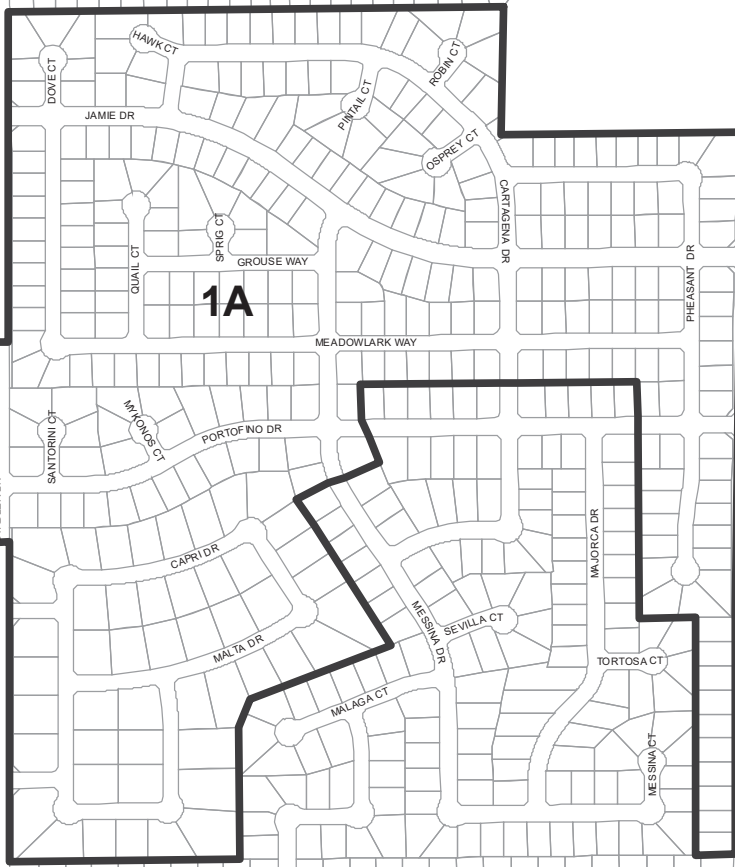
Exhibit A – District Maps

EXHIBIT A



Legend

-  Maintenance Districts
-  City Limits



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



- MANCHESTER WAY
- BRISTON CT
- SANTA BARBARA WAY
- CAMDEN WAY
- NORTH RIDGE DR
- WOODLAND DR
- NORTHWOODS DR
- NORTHGATE DR
- FORESTWOOD DR
- MELTON DR
- LA COLINA LN
- CASITA DR
- CASA LOMA WAY
- KENNY DR
- MC MULLEN AVE

99 58 QUEENS AVE OFF
 QUEENS AVE 99B ON
 HWY 99
 QUEENS AVE 99 ON





Legend

-  Maintenance Districts
-  City Limits



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



ATTACHMENT 3

DISTRICT 1 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2026-27 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
1	A	\$56.72	\$0.00	\$56.72
	B	\$29.50	\$0.00	\$29.50
	B_1	\$42.32	\$0.98	\$42.32
	B_2	\$387.32	\$9.02	\$387.32

ATTACHMENT 4



City of Yuba City

Landscape Maintenance District No. 1

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

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026
Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Landscape Maintenance District No. 1

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rates and method of apportionment described in this Report define the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

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

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

The proposed annual levy of assessments for fiscal year commencing July 1, 2026 and ending June 30, 2027 (Fiscal Year 2026/2027) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2026/2027 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

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

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

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

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

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

B. DESCRIPTION OF THE IMPROVEMENTS

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

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

The District does not have an approved formula for increasing the assessment rates on an annual basis for Zone A or Zone B. Therefore, there has been no change to the assessment rates for FY 2026/2027 from the prior year for Zone A and Zone B. However, the District does have an approved formula for increasing the assessment rates on an annual basis for Zone B-1 and Zone B-2.

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

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

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

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

IV. DISTRICT BUDGET FY 2026/2027

The following provides the proposed budget and associated maximum assessment for Zone A and Zone B, and the increased maximum assessment for Zone B-1 and Zone B-2 commencing in Fiscal Year 2026/2027. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A and Zone B shall remain unchanged from the prior year at \$56.72 and \$29.50 per EBU, respectively. The maximum assessment rate for Zone B-1 will be \$42.33 per EBU for Fiscal Year 2026/2027 and the maximum assessment rate for Zone B-2 will be \$387.33 per EBU for Fiscal Year 2026/2027.

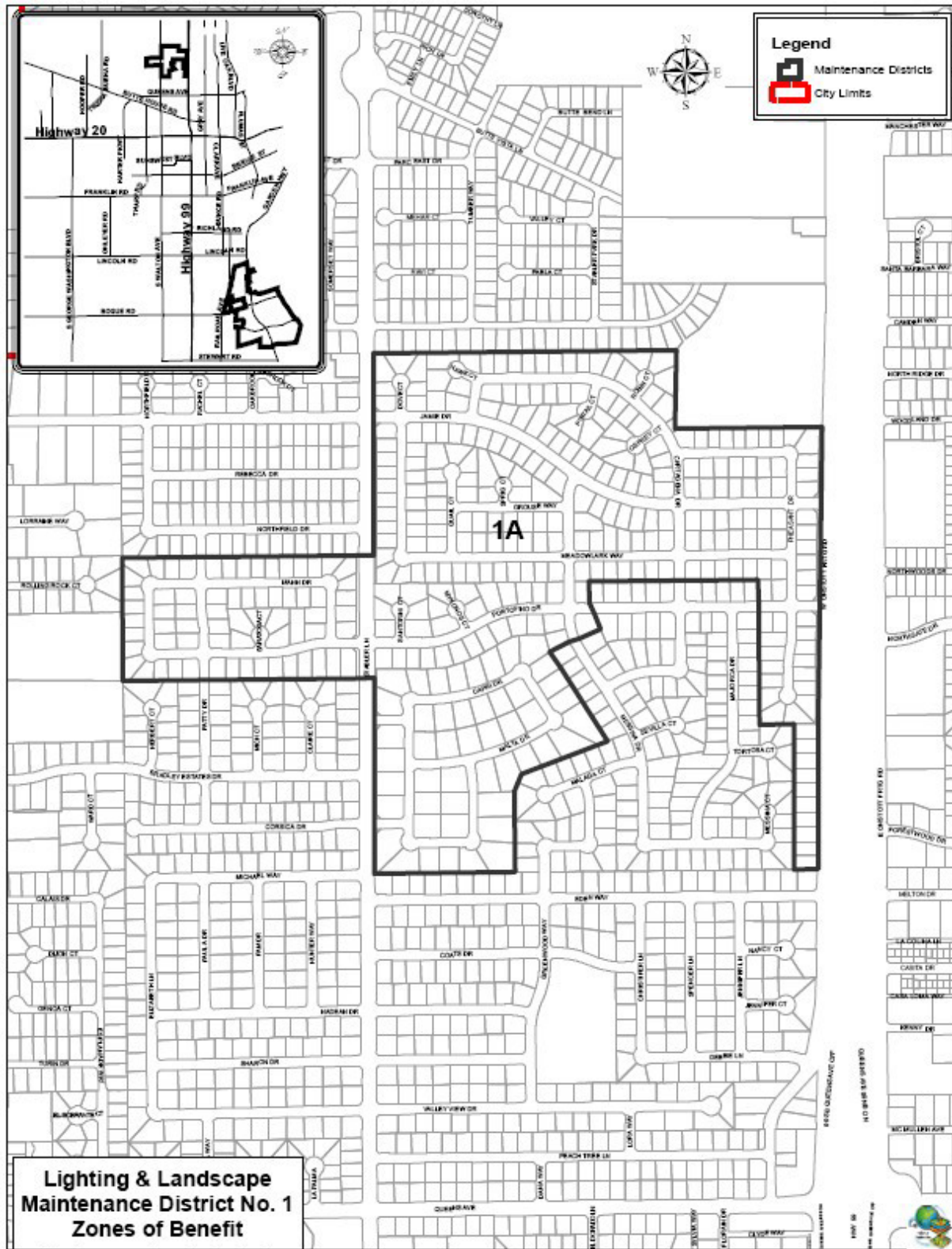
BUDGET ITEM	Zone 1A	Zone 1B	Zone 1B1	Zone 1B2	Zone B Total	Total
DIRECT COSTS						
Heat/Power Utility	\$134.53	\$644.69	\$1.66	\$3.79	\$650.15	\$784.68
Street Lights Power Utility	0.00	0.00	0.00	0.00	0.00	0.00
Advertising	53.12	269.60	0.69	1.59	271.88	325.00
Spec O&M Weed Abatement	0.00	7,932.89	20.41	46.69	8,000.00	8,000.00
Spec O&M Landscape	18,000.00	29,748.35	76.55	175.11	30,000.00	48,000.00
Water Utility	3,126.73	30,420.91	78.28	179.06	30,678.25	33,804.98
Streets Maintenance	100.00	99.16	0.26	0.58	100.00	200.00
Electrical Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
LMD Lights	0.00	0.00	0.00	0.00	0.00	0.00
City Parks Labor	0.00	0.00	0.00	0.00	0.00	0.00
Direct Costs Subtotal	\$21,414.38	\$69,115.61	\$177.84	\$406.83	\$69,700.29	\$91,114.66
ADMINISTRATION COSTS						
City Administration Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Willdan Financial Services Administration Fees	709.04	3,589.78	9.24	\$21.13	3,620.15	4,329.19
County Administration Fee	116.40	590.80	1.52	\$3.48	595.80	712.20
Miscellaneous Administration Expenses	0.00	0.00	0.00	\$0.00	0.00	0.00
Administrative Costs Subtotal	\$825.44	\$4,180.58	\$10.76	\$24.61	\$4,215.95	\$5,041.39
CAPITAL IMPROVEMENT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEVY BREAKDOWN						
Total Direct and Admin. Costs	\$22,239.82	\$73,296.19	\$188.60	\$431.44	\$73,916.23	\$96,156.05
Operating Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$22,239.82	\$73,296.19	\$188.60	\$431.44	\$73,916.23	\$96,156.05
LEVY ADJUSTMENTS						
Operating Reserve Contribution	(\$232.46)	(7,493.49)	(19.24)	(44.10)	(\$7,556.83)	(\$7,789.29)
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment	0.00	0.00	(0.08)	(0.02)	(0.10)	(0.10)
Levy Adjustments Subtotal	(\$232.46)	(\$7,493.49)	(\$19.32)	(\$44.12)	(\$7,556.93)	(\$7,789.39)
BALANCE TO LEVY	\$22,007.36	\$65,802.70	\$169.28	\$387.32	\$66,359.30	\$88,366.66
OPERATING RESERVE						
Estimated Balance at June 30, 2026	(\$1,763.65)	(\$10,239.43)	(\$26.35)	(\$60.27)	(\$10,326.05)	(\$12,089.70)
FY2026/2027 Collection/(Contribution)	(232.46)	(7,493.49)	(19.24)	(44.10)	(7,556.83)	(7,789.29)
Transfer from Capital Improvement Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Balance at June 30, 2027	(\$1,996.11)	(\$17,732.92)	(\$45.59)	(\$104.37)	(\$17,882.88)	(\$19,878.99)
CAPITAL IMPROVEMENT RESERVE						
Estimated Balance at June 30, 2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY2026/2027 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00
Transfer to Operating Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Balance at June 30, 2027	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DISTRICT STATISTICS						
Total Parcels	388	1,980	4	2	1,986	2,374
Total Parcels Levied	388	1,980	4	2	1,986	2,374
Total EBU	388.00	2,230.60	4.00	1.00	2,235.60	2,623.60
Levy per EBU (2026/2027)	\$56.72	\$29.50	\$42.32	\$387.32		
Maximum Levy per EBU - 2025/2026	\$56.72	\$29.50	\$41.34	\$378.30		
CPI Increase per EBU (2.38%)	N/A	N/A	\$0.99	\$9.03		
Maximum Levy per EBU - 2026/2027	\$56.72	\$29.50	\$42.33	\$387.33		
Maximum Levy Amount - 2026/2027	\$22,007.36	\$65,802.70	\$169.32	\$387.33	\$66,359.35	\$88,366.71

Appendix A - DISTRICT BOUNDARY MAPS

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

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

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



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



Appendix B - 2026/2027 ASSESSMENT ROLL

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

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

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

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: Yuba City Lighting and Landscape District Nos. 2-4 - Resolution of Intent
Recommendation: A. Adopt the following Resolutions to Continue the Maintenance Districts, pursuant to the Landscaping and Lighting act of 1972:

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

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

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

Purpose:

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

Strategic Focus Area:

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

Background:

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

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each district, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution of Intention to levy and collect assessments is required by state law for existing districts. The proposed action in these reports sets a public hearing for the Council meeting to be held on July 21, 2026 to establish assessments for the coming year. District 2 will see an increase in its annual levy due to budget need and increases in inflation. District 3 will see an increase in its annual levy due to budget need and increases in inflation. District 4 will see an increase in its annual levy due to budget need and increases in inflation.

Fiscal Impact:

The proposed assessments for FY 2026-27 are shown in Attachment 3.

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

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/27*
2	\$78,222.98	\$96,923.15	\$181,376.09
3	\$18,745.76	\$17,145.67	\$14,765.85
4	\$212,993.00	\$228,564.14	\$264,054.07

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

Expenditures are shown to exceed revenues in Districts 2 and 4, as staff plan to complete significant tree pruning efforts in these areas in FY 2026-27. The associated costs will be supplemented by drawing down the Districts' operating reserves.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2026-27.

Recommendation:

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

Attachments:

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

4. Attachment 3 - Proposed Assessments - LLMDs 2-4
5. Attachment 4 - Engineer's Reports 2-4

Prepared By:
Tami Omand
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

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

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

WHEREAS, on June 2, 2026, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2026-27 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A, (Town Center and Yuba City KFC), 2026/2027 Engineer's Annual Report" "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2026/2027 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2026/2027 Engineer's Annual Levy Report," (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

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

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

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

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

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

- 5. The City Council hereby approves the "City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A, (Town Center and Yuba City KFC), 2026/2027 Engineer's Annual Report" "City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2026/2027 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2026/2027 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Lighting and Landscape Maintenance District Nos. 2, 3, and 4.
- 6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

RESOLUTION NO. _____

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

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

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

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District Nos. 2, 3, and 4 (“Districts”), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22600) (the “Act”); and

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

WHEREAS, on June 2, 2026, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file reports with regard to the Districts for the 2026-27 Fiscal Year; and

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

WHEREAS, on July 7, 2026, the City Council adopted a Resolution approving the Engineer’s Reports as filed, pursuant to Section 22623 of the Act; and

WHEREAS, in accordance with Section 22624 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the Districts for Fiscal Year 2026-27, and to call a public hearing thereto.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within existing assessment districts designated Landscape Maintenance District Nos. 2, 3, and 4 (“Districts”), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the Districts are generally located and depicted in “Exhibit A” attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2026-27 are to be modified as follows: assessments for District No. 2 for Fiscal Year 2026-27 are proposed to increase from the previous year as described in the Engineer’s Report, but are still within or less than the amount approved for said Districts at the time of the Districts’ respective formations; assessments for District No. 3 for Fiscal Year 2026-27 are proposed to increase from the previous year as described in the Engineer’s Report, but are still within or less than the amount approved for said Districts at the time of the Districts’ respective formations; assessments for District No. 4 for Fiscal Year 2026-27 are proposed to increase from the previous year as described in the Engineer’s Report, but are still within or less than the amount approved for said Districts at the time of the Districts’ respective formations.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer’s Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled “City of Yuba City, Lighting and Landscape Maintenance District No. 2, Zone of Benefit A, (Town Center and Yuba City KFC), 2026/2027 Engineer’s Annual Levy Report,” “City of Yuba City, Lighting and Landscape Maintenance District No. 3, Zone of Benefit A, (Palisades Subdivision), 2026/2027 Engineer’s Annual Levy Report,” “City of Yuba City, Lighting and Landscape Maintenance District No. 4, Zones of Benefit A, B, C, & D, (Butte Vista Neighborhood), 2026/2027 Engineer’s Annual Levy Report,” and by previous resolution the City Council approved the Engineer’s Reports as filed. Reference is made to the Engineer’s Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments

upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 21, 2026, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 21, 2026.
8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing in accordance with law.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, City Clerk

Marc Boomgaarden, Mayor

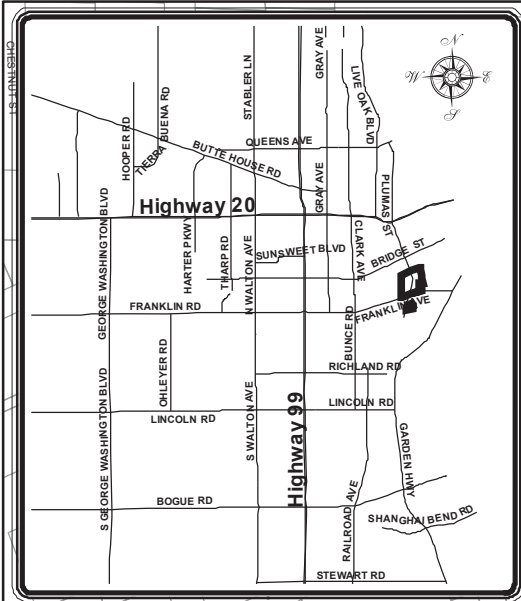
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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



Attachment(s):

Exhibit A – District Maps

EXHIBIT A



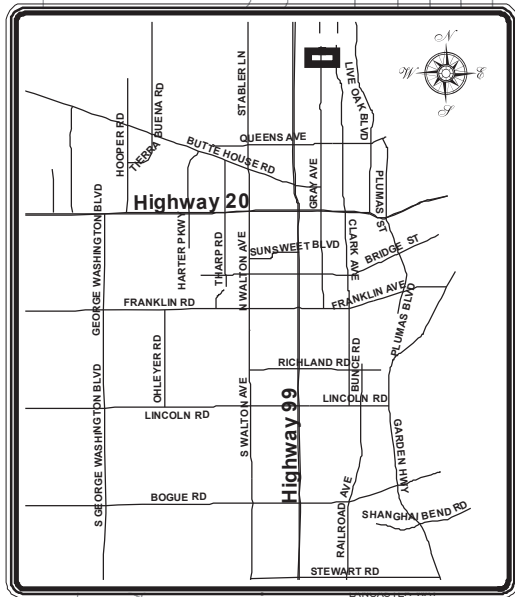
Legend

-  Maintenance Districts
-  City Limits




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



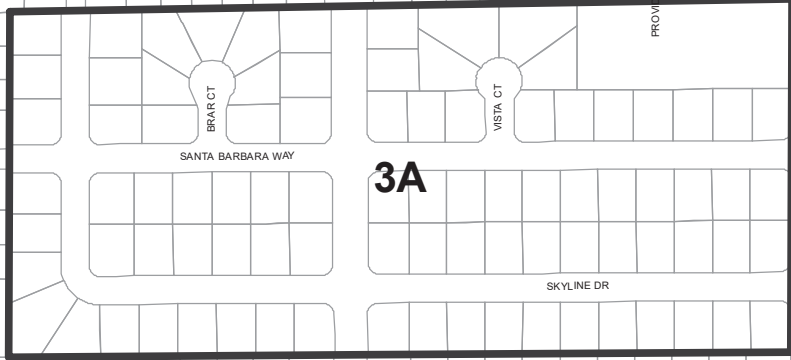


Legend

-  Maintenance Districts
-  City Limits



MAY 99



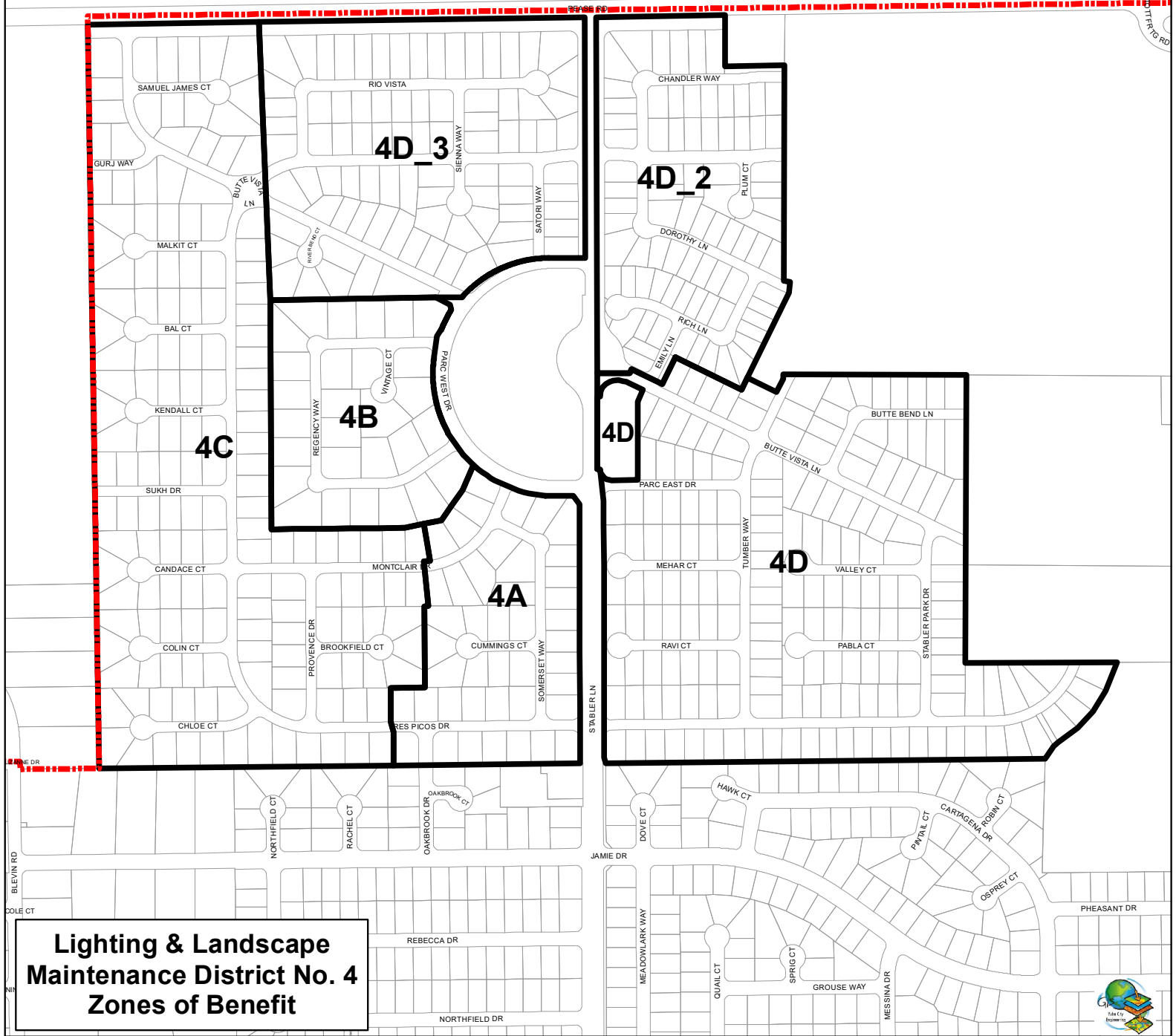
**Lighting & Landscape
Maintenance District No. 3
Zones of Benefit**





Legend

- Maintenance Districts
- City Limits



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



ATTACHMENT 3

DISTRICT 2-4 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2026-27 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
2	A	\$560.94	\$23.11	\$749.12
3	A	\$213.02	\$4.98	\$213.02
4	A	\$368.50	\$22.48	\$557.75
	B	\$368.50	\$22.48	\$755.35
	C	\$368.50	\$22.48	\$458.32
	D	\$368.50	\$22.48	\$410.63

ATTACHMENT 4



City of Yuba City

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

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026

Intent Meeting: July 7, 2026

Public Hearing: July 21, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

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

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

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

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

The proposed annual levy of assessments for fiscal year commencing July 1, 2026 and ending June 30, 2027 (Fiscal Year 2026/2027) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2026/2027 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

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

The Zone of Benefit A (“Zone A”) consists of 15 commercial lots: 14 lots in the Town Center area and the Yuba City Kentucky Fried Chicken (KFC). The Town Center Area is located along the frontage of Plumas Street (including median), C Street, Percy Avenue, B Street and Franklin Avenue. The Yuba City KFC is located south of Bridge Street, west of Shasta Street, east of Plumas Street and north of A Street.

A. DESCRIPTION OF THE IMPROVEMENTS

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

Provisions of the 1972 Act

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

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

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

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

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

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

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

The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well

as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The

contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

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

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

C. ASSESSMENT METHODOLOGY

The level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements are apportioned equally to all parcels within the zone, developed or undeveloped.

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

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions. These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

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

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 2 Engineer’s Report, Fiscal Year 2015/2016. pgs 13-16.*

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

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

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

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

IV. DISTRICT BUDGET FY 2026/2027

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2026/2027. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$749.12 per EBU for Fiscal Year 2026/2027.

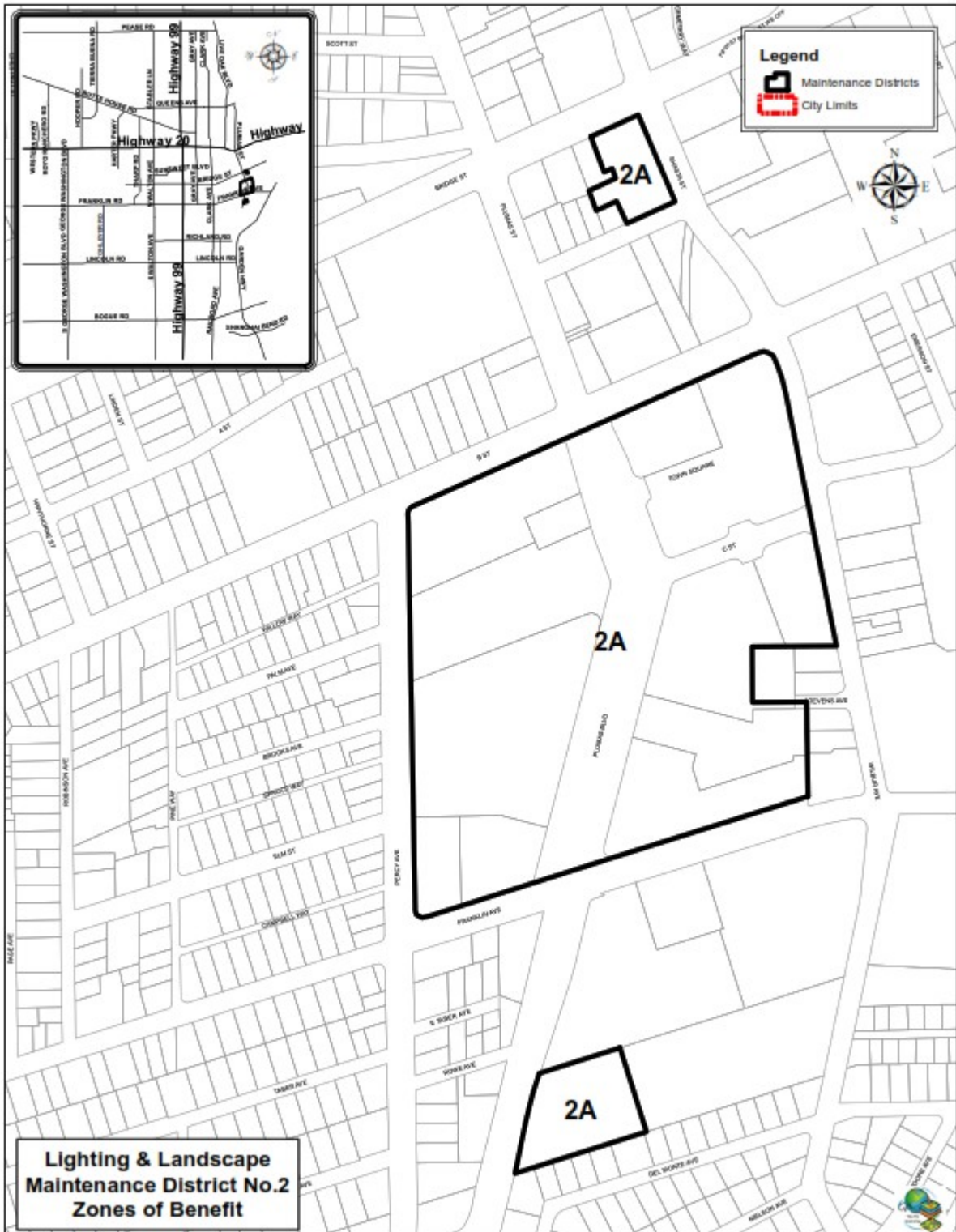
BUDGET ITEM	Zone 2A
DIRECT COSTS	
Heat/Power Utility	\$4,391.20
Street Lights Power Utility	10,246.13
Advertising	56.45
Spec O&M Weed Abatement	0.00
Spec O&M Landscape	70,000.00
Water Utility	1,042.60
Streets Maintenance	250.00
Electrical Maintenance	2,000.00
LMD Lights	1,500.00
City Parks Labor	4,322.00
Direct Costs Subtotal	\$93,808.38
ADMINISTRATION COSTS	
City Administration Costs	\$2,149.00
Willdan Financial Services Administration Fees	961.27
County Administration Fee	4.50
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$3,114.77
CAPITAL IMPROVEMENT EXPENSES	\$0.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$96,923.15
Operating Reserve Collection	0.00
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$96,923.15
LEVY ADJUSTMENTS	
Operating Reserve Contribution	(\$12,709.37)
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	(5,990.10)
Rounding Adjustment	(0.70)
Levy Adjustments Subtotal	(\$18,700.18)
BALANCE TO LEVY	\$78,222.98
OPERATING RESERVE	
Estimated Balance at June 30, 2026	\$44,085.46
FY2026/2027 Collection/(Contribution)	(12,709.37)
Transfer from Capital Improvement Reserve	15,000.00
Estimated Balance at June 30, 2027	\$46,376.09
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2026	\$150,000.00
FY2026/2027 Collection/(Contribution)	0.00
Transfer to Operating Reserve	(15,000.00)
Estimated Balance at June 30, 2027	\$135,000.00
DISTRICT STATISTICS	
Total Parcels	15
Total Parcels Levied	15
Total EBU	139.45
Levy per EBU (2026/2027)	\$560.94
Maximum Levy per EBU - 2025/2026	\$731.66
CPI Increase per EBU (2.38%)	\$17.46
Maximum Levy per EBU - 2026/2027	\$749.12
Maximum Levy Amount - 2026/2027	\$104,464.78

Appendix A - DISTRICT BOUNDARY MAPS

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

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

Yuba City Landscape Maintenance District No. 2



Appendix B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

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

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



City of Yuba City

Lighting and Landscape Maintenance District No. 3 Zone of Benefit A (Palisades Subdivision)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026
Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 3 Zone of Benefit A (Palisades Subdivision)

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Senior Project Manager
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

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

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

The proposed annual levy of assessments for fiscal year commencing July 1, 2026 and ending June 30, 2027 (Fiscal Year 2026/2027) as described in this

Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2026/2027 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District Zone of Benefit A (“Zone A”) is comprised of 88 residential lots in the Palisades Subdivision.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements provide for the ongoing maintenance and servicing of a detention pond, street trees and a pond landscape strip, and twelve street lights, which benefit parcels in Phases 1 and 2.

Provisions of the 1972 Act

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

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

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

III. METHOD OF APPORTIONMENT

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

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

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

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

A. BENEFIT ANALYSIS

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

Special Benefits — the method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of landscaped improvements installed as part of the original development. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

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

- Enhanced desirability of properties through association with the improvements.

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

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding

properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

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

The specific language from the Fiscal Year 2015/2016 Engineer’s Report used to describe General Benefit is as follows:

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

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

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

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

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

B. ASSESSMENT METHODOLOGY

The cost of annual operation and maintenance of the pond and the street trees and pond landscape strip has been apportioned equally to all 88 lots, developed or undeveloped, within the District. The cost of annual maintenance of the twelve street lights will be spread equally over all 88 lots in Phases 1 and 2.

C. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing.

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 3 Engineer’s Report, Fiscal Year 2015-16. pgs 13-16.*

In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term “*new or increased assessment*” to exclude certain conditions. These conditions included “*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes).

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

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

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

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

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District

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

IV. DISTRICT BUDGET FY 2026/2027

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2026/2027. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$213.02 per EBU for Fiscal Year 2026/2027.

BUDGET ITEM	Zone 3A
DIRECT COSTS	
Heat/Power Utility	\$123.68
Street Lights Power Utility	873.30
Advertising	35.48
Spec O&M Weed Abatement	1,650.00
Spec O&M Landscape	10,000.00
Water Utility	521.30
Streets Maintenance	100.00
Electrical Maintenance	125.00
LMD Lights	750.00
City Parks Labor	1,000.00
Direct Costs Subtotal	\$15,178.76
ADMINISTRATION COSTS	
City Administration Costs	\$1,408.00
Willdan Financial Services Administration Fees	532.51
County Administration Fee	26.40
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$1,966.91
CAPITAL IMPROVEMENT EXPENSES	
	\$0.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$17,145.67
Operating Reserve Collection	1,600.09
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$18,745.76
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$0.00
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	0.00
Rounding Adjustment	0.00
Levy Adjustments Subtotal	\$0.00
BALANCE TO LEVY	
	\$18,745.76
OPERATING RESERVE	
Estimated Balance at June 30, 2026	\$13,165.76
FY2026/2027 Collection/(Contribution)	1,600.09
Transfer to Capital Improvement Reserve	(7,500.00)
Estimated Balance at June 30, 2027	\$7,265.85
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2026	\$0.00
FY2026/2027 Collection/(Contribution)	0.00
Transfer from Operating Reserve	7,500.00
Estimated Balance at June 30, 2027	\$7,500.00
DISTRICT STATISTICS	
Total Parcels	88
Total Parcels Levied	88
Total EBU	88.00
Levy per EBU (2026/2027)	\$213.02
Maximum Levy per EBU - 2025/2026	\$208.05
CPI Increase per EBU (2.38%)	\$4.96
Maximum Levy per EBU - 2026/2027	\$213.02
Maximum Levy Amount - 2026/2027	\$18,745.76

Appendix A - DISTRICT BOUNDARY MAPS

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

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

Yuba City Landscape Maintenance District No. 3



Appendix B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

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

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



City of Yuba City

Lighting and Landscape Maintenance District No. 4 Zones of Benefit A, B, C & D (Butte Vista Neighborhood)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026
Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 4

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

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

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

The proposed annual levy of assessments for fiscal year commencing July 1, 2026 and ending June 30, 2027 (Fiscal Year 2026/2027) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2026/2027 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District was formed to ensure the ongoing maintenance and servicing of local street lighting and landscaping improvements providing special benefit to the Butte Vista Neighborhood in the subdivisions in zones of benefit as shown on the Assessment Diagrams on file with the City Clerk. District Zone of Benefit A (“Zone A”) is comprised of 43 residential lots on a total of 14 acres in the Regency Park Estates Unit No. 1 area. District Zone of Benefit B (“Zone B”) is comprised of 28 residential lots on a total of 12 acres in the Regency Park Estates, Unit No. 2 area. District Zone of Benefit C (“Zone C”) is comprised of 160 residential lots on a total of 46.86 acres in the Regency Park Estates, Unit No. 3 and Butte Vista West Estates Units 1, 2 & 3. District Zone of Benefit D (“Zone D”) is comprised of 347 residential lots in the Butte Vista Estates-Units No. 1 & 2 and Stabler Park Estates-Units 1 & 2, Tres Picos Estates and Tres Picos West Estates.

B. DESCRIPTION OF THE IMPROVEMENTS

The District improvements include the annual maintenance and servicing of both neighborhood street lighting and landscaping facilities as well as local street lighting and landscaping facilities within the Benefit Zones A, B, C & D.

Neighborhood Lighting and Landscaping

Neighborhood street lighting facilities are all 100-watt street lights and include thirteen (13) lights on the south half of Pease Road, fourteen (14) lights on both sides of Stabler Lane, and eight (8) lights on Onstott Frontage Road. Neighborhood landscaping facilities include a detention pond, landscape medians on Pease Road, Stabler Lane and Buttes Vista, the landscape areas between the perimeter walls and the curb and gutter along Stabler Lane, Pease road and Onstott Frontage Road. The maintenance and servicing of these facilities comprise the Neighborhood Lighting and Landscaping improvements. Each new subdivision added to the district will be based on this design standard.

Each zone of benefit will share in the annual costs of the Neighborhood Lighting and Landscaping improvements based on the proportion that each zones subdivision area, as shown on each final map, is to the total 240 acres of the Butte Vista Neighborhood Plan.

Local (Zone) Lighting and Landscaping

Zone A provides the maintenance and servicing of 70-watt street lights, interior street trees, and a 410' by 16' landscape strip on Parc West Drive. Zone B provides the maintenance and servicing of 70-watt street lights, interior street trees, and a 480' by 16' landscape strip on Parc West Drive. Zone C provides the maintenance and servicing of 70-watt street lights, and interior street trees. Zone D provides the maintenance and servicing of 70-watt street lights, and interior street trees.

Provisions of the 1972 Act

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

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

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

III. METHOD OF APPORTIONMENT

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

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

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

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

A. BENEFIT ANALYSIS

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

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

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

At the time of formation of the District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year

2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the Fiscal Year 2015/2016 Engineer's Report used to describe General Benefit is as follows:

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

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

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

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

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

B. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

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

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 4 Engineer’s Report, Fiscal Year 2015-16. pgs 13-16.*

C. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

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

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

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

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

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

IV. DISTRICT BUDGET FY 2026/2027

The following provides the proposed budget and associated increased maximum assessment commencing in fiscal year 2026/2027. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

Based on the budget information on the following page, the maximum assessment rate for Zone A will be \$557.75 per EBU, Zone B will be \$755.35 per EBU, Zone C will be \$458.32 per EBU, and Zone D will be \$410.63 per EBU for fiscal year 2026/2027.

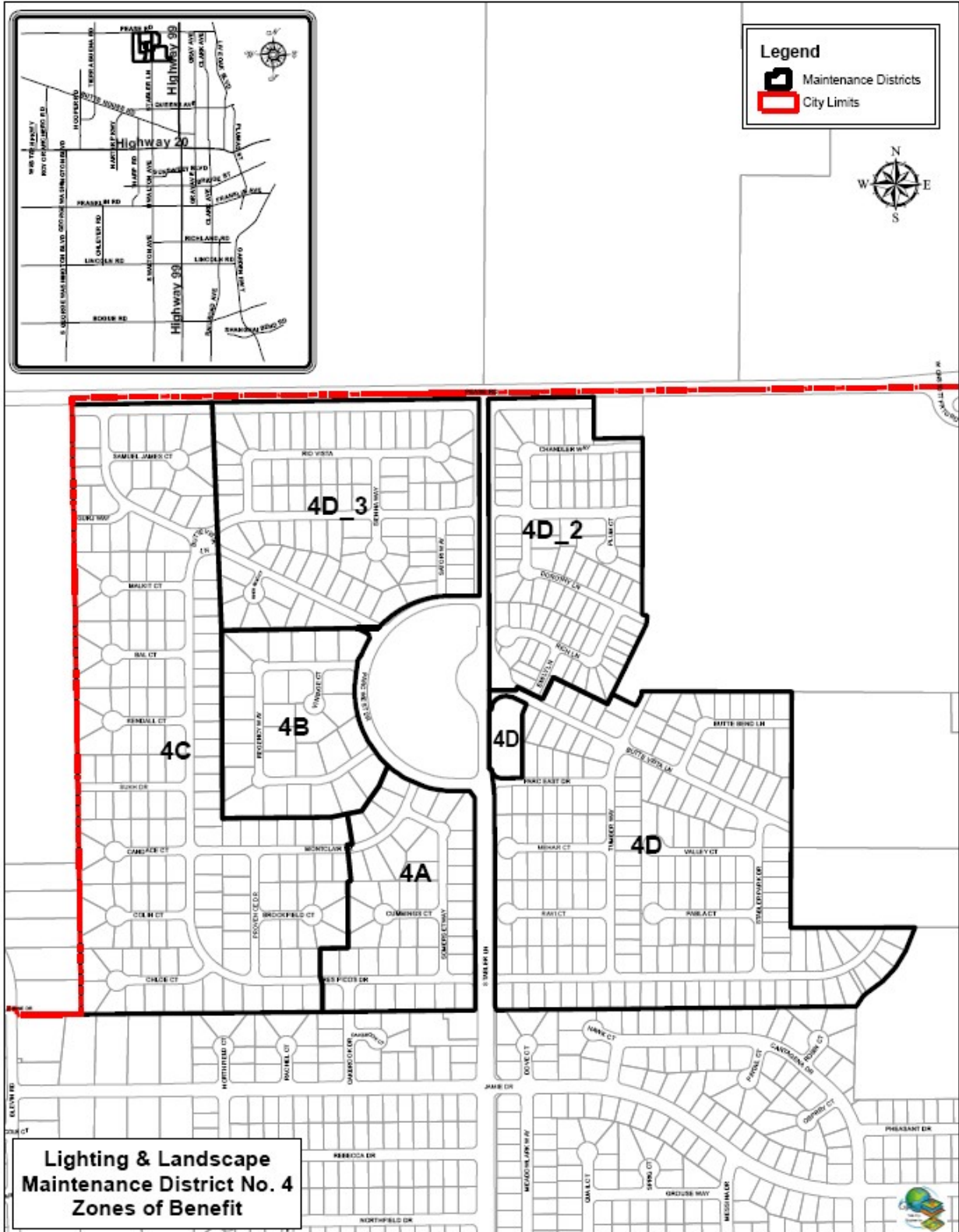
BUDGET ITEM	Zone 4A	Zone 4B	Zone 4C	Zone 4D	Total
DIRECT COSTS					
Heat/Power Utility	\$80.21	\$52.23	\$298.46	\$647.29	\$1,078.19
Street Lights Power Utility	683.30	444.94	2,542.50	5,514.04	9,184.77
Advertising	17.34	11.29	64.52	139.92	233.06
Spec O&M Weed Abatement	606.31	394.81	2,256.06	4,892.82	8,150.00
Spec O&M Landscape	8,555.36	5,570.93	31,833.91	69,039.79	115,000.00
Water Utility	1,545.41	1,006.32	5,750.38	12,471.13	20,773.24
Streets Maintenance	1,487.89	968.86	5,536.33	12,006.92	20,000.00
Electrical Maintenance	9.30	6.06	34.60	75.04	125.00
LMD Lights	1,506.19	980.78	5,604.43	12,154.61	20,246.00
City Parks Labor	1,421.90	925.89	5,290.80	11,474.41	19,113.00
Direct Costs Subtotal	\$15,913.22	\$10,362.10	\$59,211.98	\$128,415.98	\$213,903.27
ADMINISTRATION COSTS					
City Administration Costs	\$684.21	\$445.53	\$2,545.88	\$5,521.38	\$9,197.00
Willdan Financial Services Administration Fees	393.58	256.29	1,464.49	3,176.11	5,290.47
County Administration Fee	12.90	8.40	48.00	104.10	173.40
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$1,090.69	\$710.21	\$4,058.37	\$8,801.59	\$14,660.87
CAPITAL IMPROVEMENT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$17,003.91	\$11,072.31	\$63,270.35	\$137,217.57	\$228,564.14
Operating Reserve Collection	0.00	0.00	0.00	0.00	0.00
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$17,003.91	\$11,072.31	\$63,270.35	\$137,217.57	\$228,564.14
LEVY ADJUSTMENTS					
Operating Reserve Contribution	(\$807.00)	(\$525.49)	(\$3,002.81)	(\$6,512.34)	(\$10,847.65)
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(350.88)	(228.48)	(1,305.60)	(2,831.52)	(4,716.48)
Rounding Adjustment	(0.52)	(0.34)	(1.94)	(4.21)	(7.01)
Levy Adjustments Subtotal	(\$1,158.40)	(\$754.31)	(\$4,310.35)	(\$9,348.07)	(\$15,571.14)
BALANCE TO LEVY	\$15,845.50	\$10,318.00	\$58,960.00	\$127,869.50	\$212,993.00
OPERATING RESERVE					
Estimated Balance at June 30, 2026	\$9,292.00	\$6,050.60	\$34,574.87	\$74,984.25	\$124,901.72
FY2026/2027 Collection/(Contribution)	(807.00)	(525.49)	(3,002.81)	(6,512.34)	(10,847.65)
Transfer to Capital Improvement Reserve	0.00	0.00	0.00	0.00	0.00
Estimated Balance at June 30, 2027	\$8,484.99	\$5,525.11	\$31,572.06	\$68,471.91	\$114,054.07
CAPITAL IMPROVEMENT RESERVE					
Estimated Balance at June 30, 2026	\$11,159.17	\$7,266.44	\$41,522.49	\$90,051.90	\$150,000.00
FY2026/2027 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00
Transfer to Operating Reserve	0.00	0.00	0.00	0.00	0.00
Estimated Balance at June 30, 2027	\$11,159.17	\$7,266.44	\$41,522.49	\$90,051.90	\$150,000.00
DISTRICT STATISTICS					
Total Parcels	43	28	160	347	578
Total Parcels Levied	43	28	160	347	578
Total EBU	43.00	28.00	160.00	347.00	578.00
Levy per EBU (2026/2027)	\$368.50	\$368.50	\$368.50	\$368.50	
Maximum Levy per EBU - 2025/2026	\$544.75	\$737.74	\$447.64	\$401.06	
CPI Increase per EBU (2.38%)	\$13.00	\$17.61	\$10.68	\$9.57	
Maximum Levy per EBU - 2026/2027	\$557.75	\$755.35	\$458.32	\$410.63	
Maximum Levy Amount - 2026/2027	\$23,983.25	\$21,149.80	\$73,331.20	\$142,488.61	\$260,952.86

Appendix A - DISTRICT BOUNDARY MAPS

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

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.

Yuba City Landscape Maintenance District No. 4



Appendix B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

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

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

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

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

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

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

Purpose:

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

Strategic Focus Area:

Levying Yuba City Lighting and Landscape Maintenance District Nos. 5 and 6 (LLMD 5 and 6) addresses the City Council's Strategic Goal of infrastructure, as levying LLMD 5 and 6 will ensure that street lighting, landscaping and associated items, block walls, detention ponds, and street-end barricades are maintained and in operation.

Background:

The City annually levies and collects special assessments in order to maintain and service landscaping and lighting improvements that provide special benefit to the parcels identified in LLMD 5 and LLMD 6 (Districts). The assessments were approved by the property owners of record through a protest-ballot proceeding at the time the Districts were formed. LLMD 5 (64 subdivisions located throughout Yuba City) and 6 (Commercial District) have provisions for a Cost of Living Adjustment COLA which is based on the Consumer Price Index from January to January.

Analysis:

The Engineer's Annual Reports have been prepared and are on file in the City Clerk's office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution of Intention to levy and collect assessments is required by state law for existing districts. The proposed action in these reports set a public hearing for the Council meeting to be held on July 21, 2026, to establish assessments for the coming year.

District 5 Zones of Benefit A through L, and District 6 Zones of Benefit A_1 through B_4 and B_6 through B_15 will see increases in their annual levies. District 6 Zones of Benefit C_1 will see a decrease in their annual levies. District 6, Zone of Benefit B_5 will see no changes in its annual levy. The annual levy amounts were increased in the aforementioned Zones of Benefit in response to budget needs and increases in inflation. The annual levy amount in District 6, Zone of Benefit C_1 was decreased due to an adequate budget.

Fiscal Impact:

The proposed assessments for FY 2026-27 are shown in Attachment 3.

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

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/26*
5	\$727,640.51	\$829,995.37	\$299,231.57
6	\$54,540.88	\$45,044.68	\$342,809.33

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

Expenditures are shown to exceed revenue in District 5 due to significant planned pruning efforts in this area. The increased expenditures will be supplemented with the various Zone of Benefits' operating reserves.

Alternatives:

Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2026-27.

Recommendation:

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

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

B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

Attachments:

1. Attachment 1 - Resolution LLMDs 5-6 Approve Engineer's Report
2. Attachment 2 - Resolution LLMDs 5-6 Set Public Hearing Date
3. Exhibit A - District Maps 5-6
4. Attachment 3 - Proposed Assessments - 5-6 Intent
5. Attachment 4 - Engineers Reports 5-6

Prepared By:
Tami Omand
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER'S REPORTS FOR THE YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NOS. 5 (64 SUBDIVISIONS THROUGHOUT YUBA
CITY) AND 6 (COMMERCIAL DISTRICT)**

WHEREAS, the City Council of the City of Yuba City previously formed Lighting and Landscape Maintenance District Nos. 5 & 6 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"); and

WHEREAS, on June 2, 2026, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the Districts for the 2026-27 Fiscal Year; and

WHEREAS, the City Engineer has prepared and filed written reports with the City Clerk entitled "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2026/2027 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2026/2027 Engineer's Annual Levy Report", (the "Engineer's Reports") as called for in said Resolution and under and pursuant to said Act, which report has been presented to this City Council for consideration; and

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

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

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

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

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

5. The City Council hereby approves the "City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2026/2027 Engineer's Annual Levy Report," and "City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2026/2027 Engineer's Annual Levy Report." Said reports shall serve as the Engineer's Reports for the purposes of subsequent proceedings for Lighting and Landscape Maintenance District Nos. 5 and 6.
6. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NOS. 5 (64
SUBDIVISIONS THROUGHOUT YUBA CITY) AND 6 (COMMERCIAL DISTRICT) PURSUANT
TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A TIME AND PLACE
FOR HEARING OBJECTIONS THERETO**

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

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

WHEREAS, the City Council of the City of Yuba City previously formed Landscape Maintenance District Nos. 5 & 6 (“Districts”), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22600) (the “Act”); and

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

WHEREAS, on June 2, 2026, pursuant to the provisions of the Act, the City Council initiated proceedings by adopting a Resolution describing improvements and ordering the City Engineer to file a report with regard to the District for the 2026-27 Fiscal Year; and

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

WHEREAS, on July 7, 2026, the City Council adopted a Resolution approving the Engineer’s Report as filed, pursuant to Section 22723 of the Act; and

WHEREAS, in accordance with Section 22724 of the Act, the City Council now desires to declare its intention to levy and collect the assessments within the District for Fiscal Year 2026-27, and to call a public hearing thereto.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy of and collection of assessments against the assessable lots and parcels of property within existing assessment districts designated Landscape Maintenance District Nos. 5 & 6 (“Districts”), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.
3. The boundaries of the Districts are generally located and depicted in “Exhibit A” attached hereto.
4. The proposed improvements are briefly described as follows: the servicing, operation, maintenance, repair, and replacement of the street lights, walls, landscape strip, planters, landscape material, irrigation systems, median landscaping, street trees, detention pond, and detention pond landscape strip surrounding the developments.
5. The assessments to be levied and collected against the assessable lots and parcels of property within the Districts for Fiscal Year 2026-27 are to be modified as follows: assessments for District 5 Zones of Benefit A, D, F, H_1-8 through L, and District 6 Zones of Benefit A_1 through B_15 will see increases in their annual levies. District 5 Zones of Benefit E and G, and District 6 Zones of Benefit C_1 will see decreases in their annual levies. Proposed increases are still within or less than the amount approved for said Districts at the time of the Districts’ respective formations.
6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer’s Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled “City of Yuba City, Lighting and Landscape Maintenance District No. 5, Zones of Benefit A-L, 2026/2027 Engineer’s Annual Levy Report,” and “City of Yuba City, Lighting and Landscape Maintenance District No. 6, (Zones of Benefit A_1, A_2, & A_3 and, Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8, B_9, B_10, B_12, B_13, B_14, & B_15, and Zone of Benefit C_1, 2026/2027 Engineer’s Annual Levy Report” and by previous resolution the City Council approved the Engineer’s Reports as filed. Reference is made to the Engineer’s Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.
7. Notice is hereby given that the City Council designates July 21, 2026, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City,

CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 21, 2026.

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

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

ATTEST:

Ciara Wakefield, City Clerk

Marc Boomgaarden, Mayor

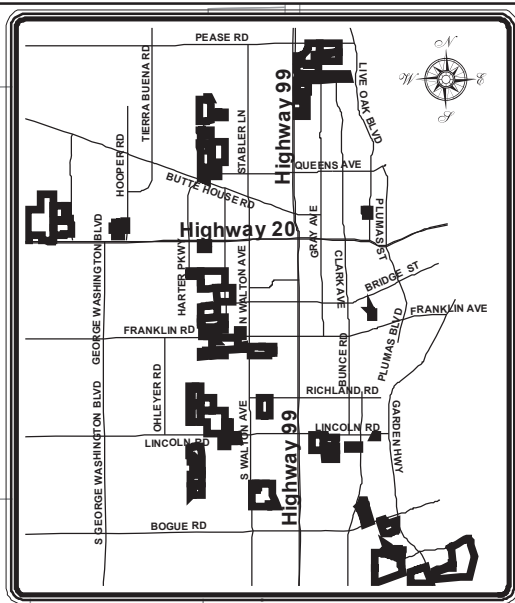
APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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



Attachment(s):

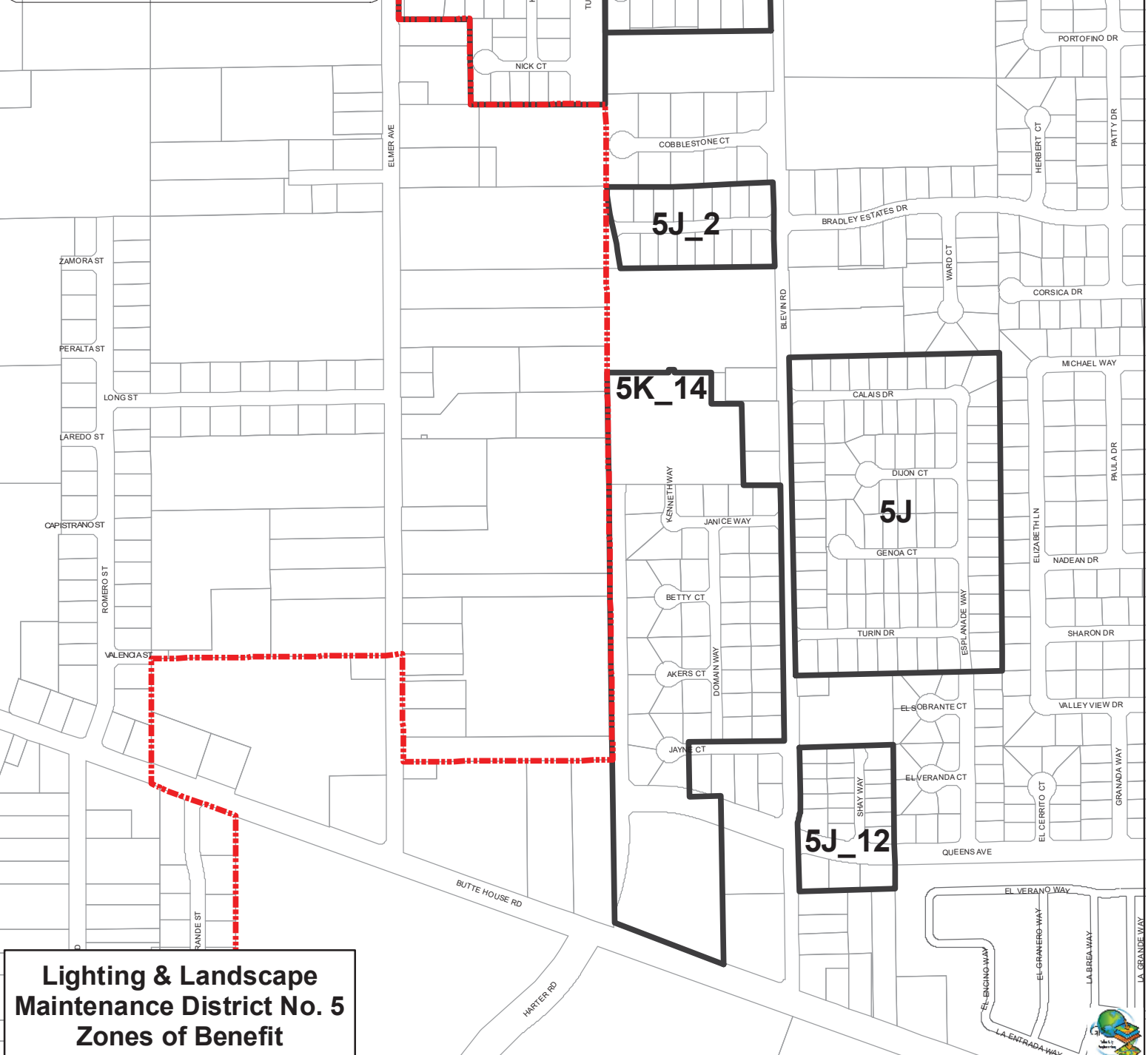
Exhibit A – District Maps

EXHIBIT A

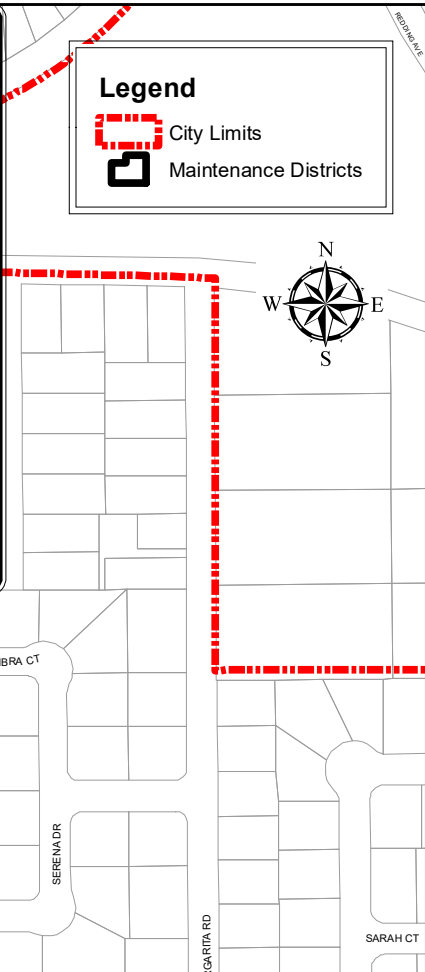
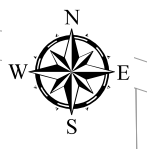
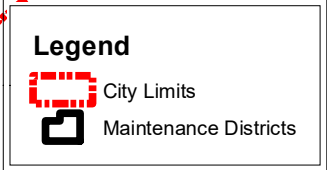
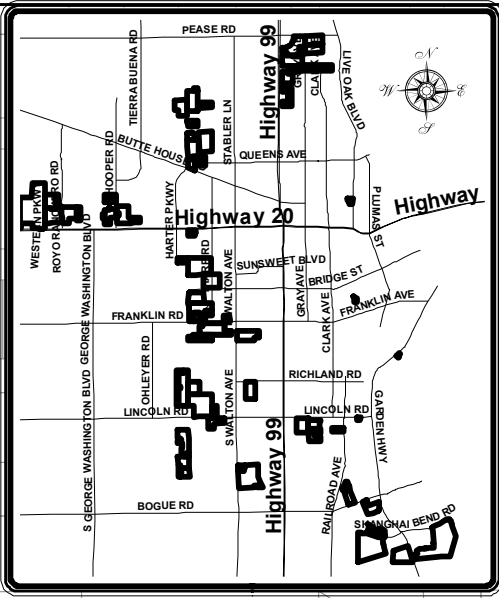
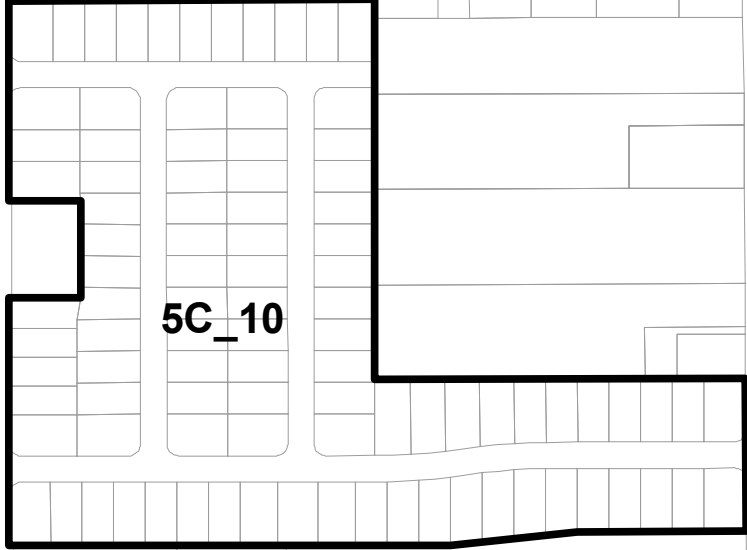
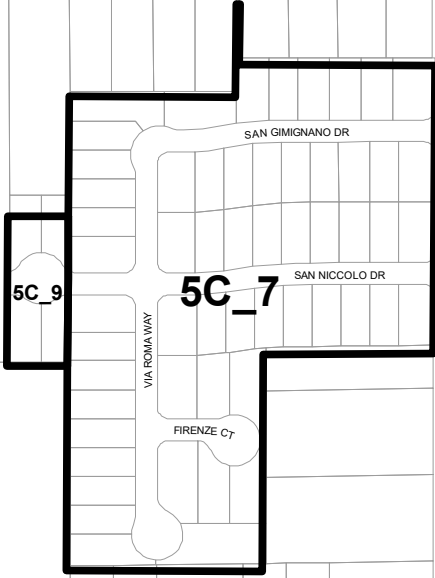
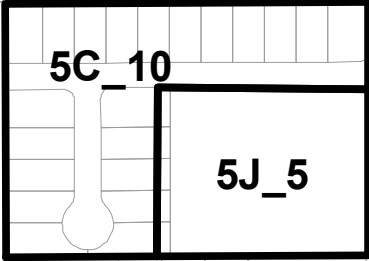
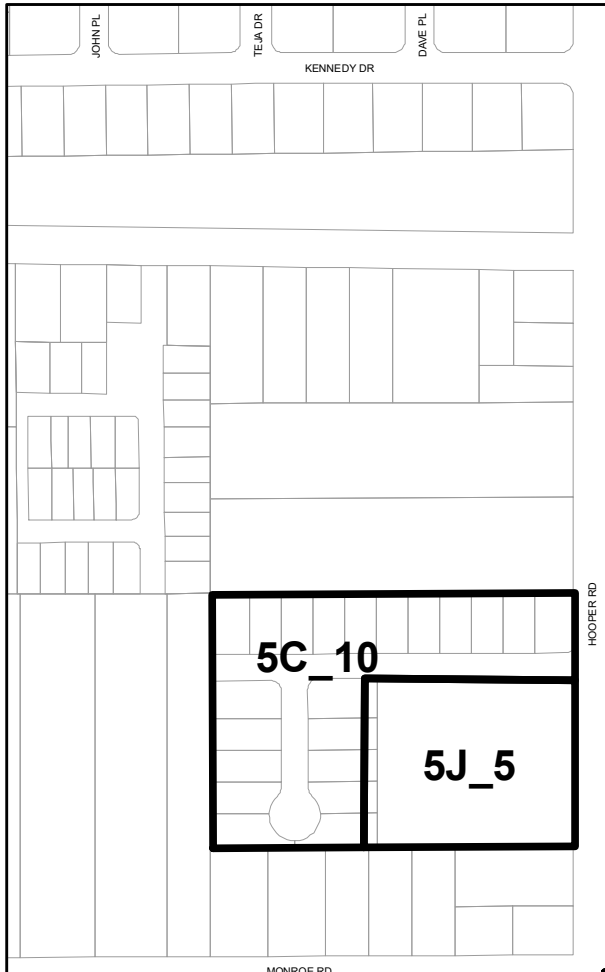


Legend

-  Maintenance Districts
-  City Limits

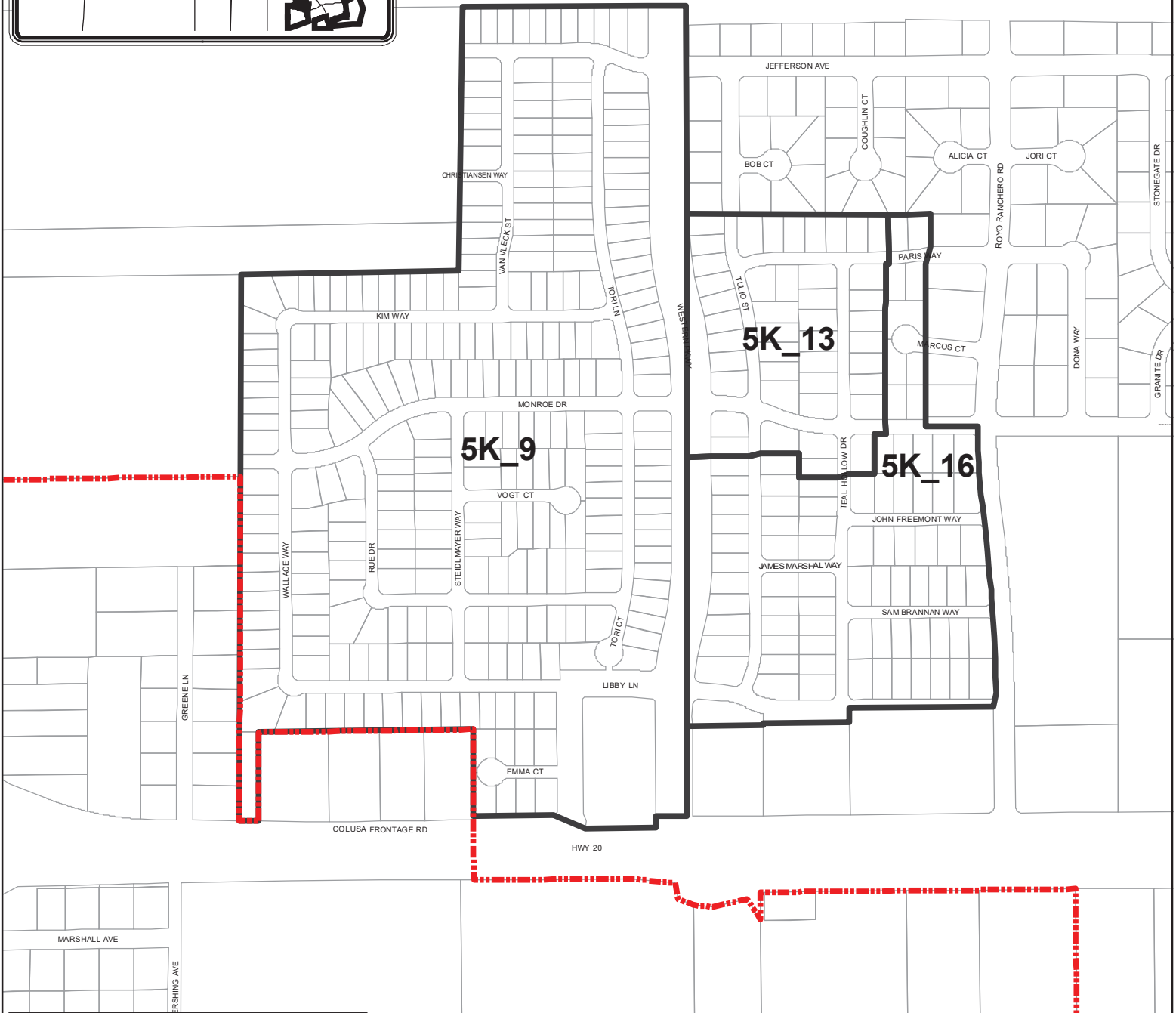
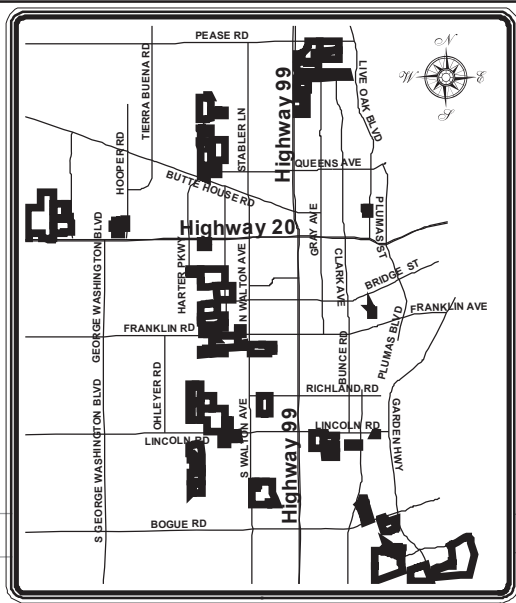


**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**



**Lighting & Landscape
Maintenance District No.5
Zones of Benefit**





**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**

HARTER RD
SPIRIT DR
HARTER PKWY

HWY 20



Legend

- Maintenance Districts
- City Limits

5H_8

SIERRA AVE

LASSEN BLVD

5K_9

5K_5

RYAN DR
CARSON DR
REDAVEN AVE
SANTO CT
BOYD CT
ROSS DR
KRAMT CT
DAVIS AVE
MONTE AVE
ANDROSS AVE

5K_7

EMMET WAY
TRAVIS CT
LACHARY WAY
MARK THOMAS DR

5K_4

HARBANS DR
EVEREST CT
DEERFIELD DR
AVARRAL CT

5K_1

HARDIAL DR
HUNJI DR
GORDAS CT
N OLIVER DR
HARDIAL CT

5K_3

5K_2

5H_3

5B_1

5K_6

NEWPORT DR
LAMBERT CT
OLIVER DR
JASON CT
RALESTATES CT
YORKSHIRE WAY
BRISTOL WAY
COLLEGE HILL WAY
NANTUCKET WAY
BARRINGTON DR
SASSA DR

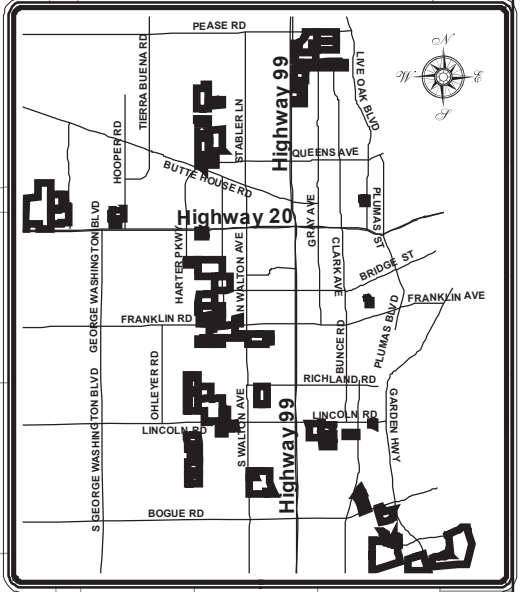
5H_1

MICHELLE DR
RAMERIZ DR
SHAKEWOOD DR
ANITA WAY
PELIGAN PL

5D

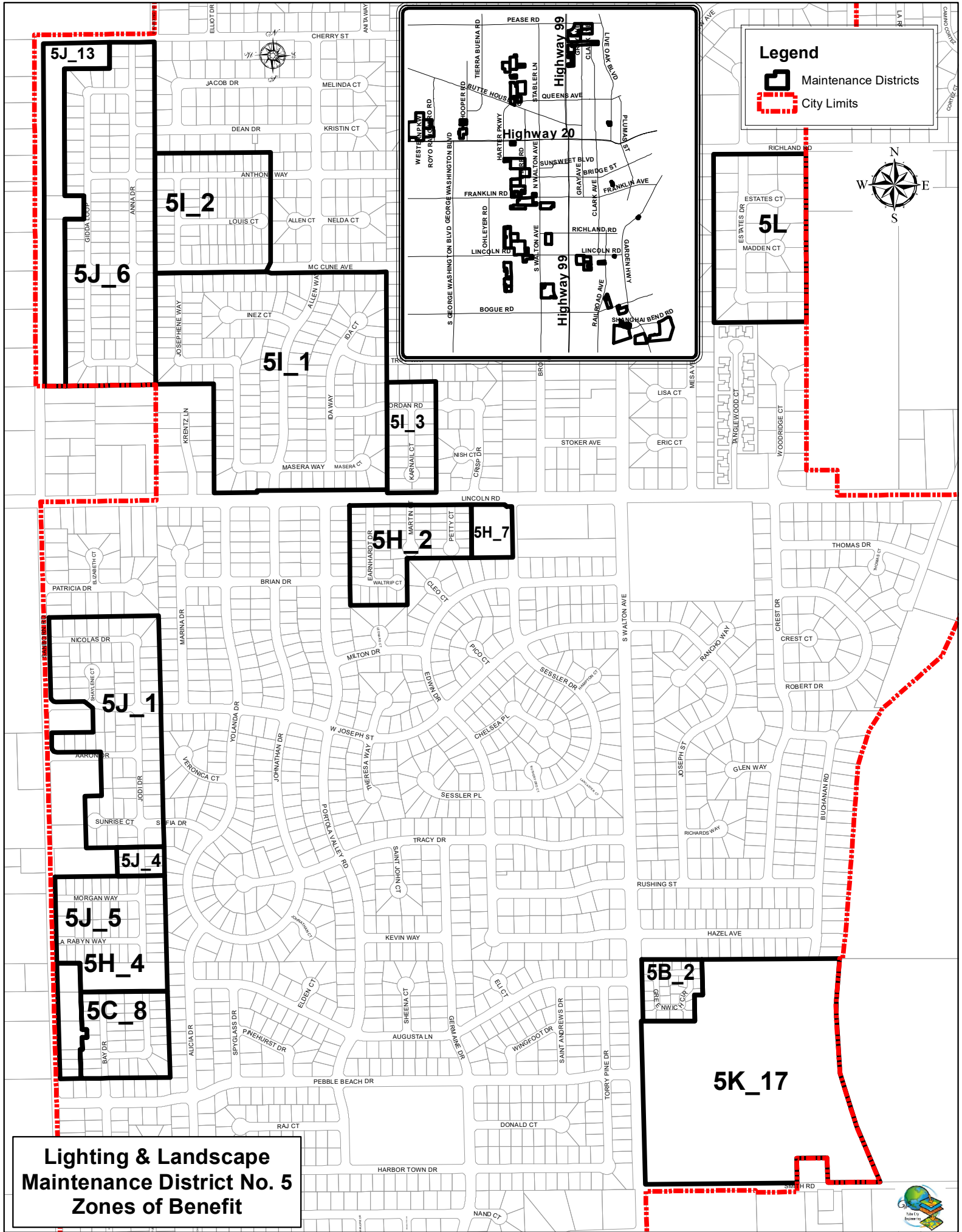
5E

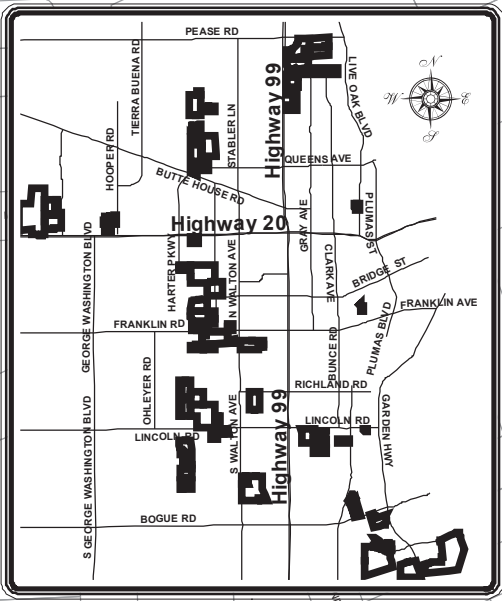
COUNTRYSIDE DR
BERKSHIRE DR
CAMINO DEL ORO
HOLLY TREE DR



**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**

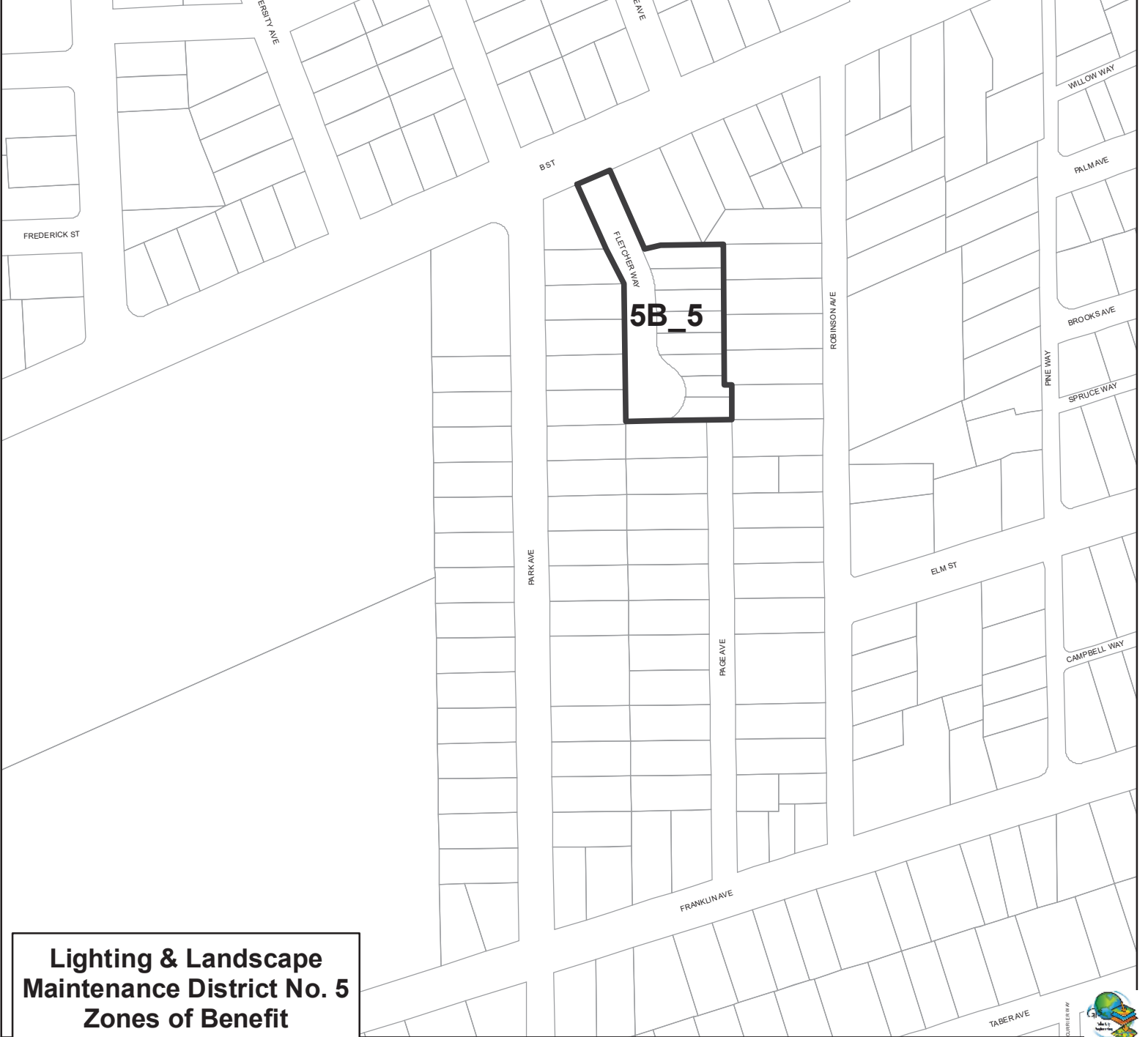




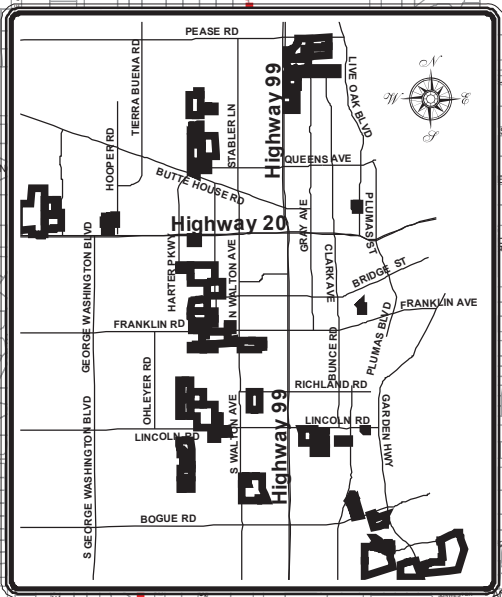


Legend

- Maintenance Districts
- City Limits

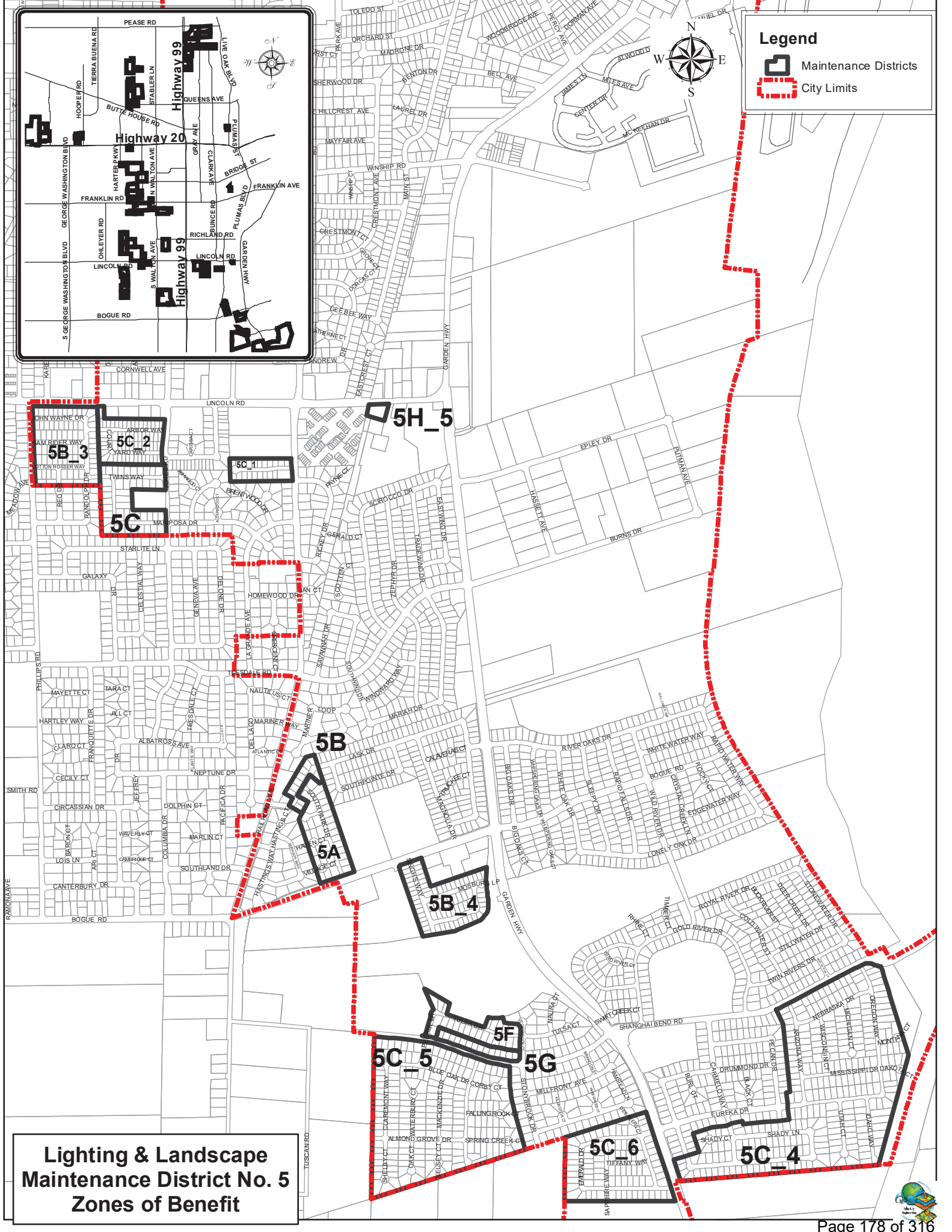


**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**



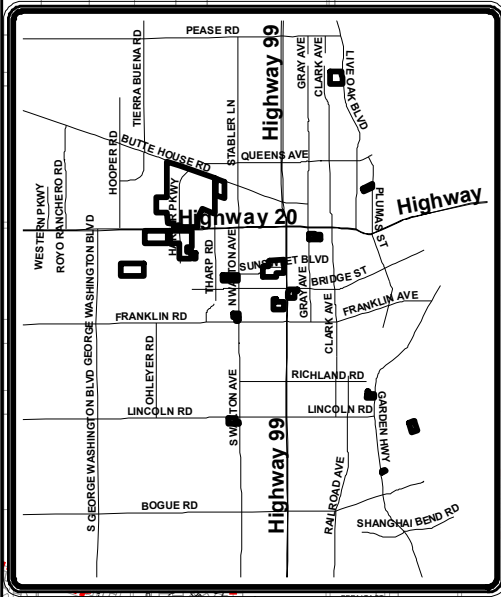
Legend

- Maintenance Districts
- City Limits



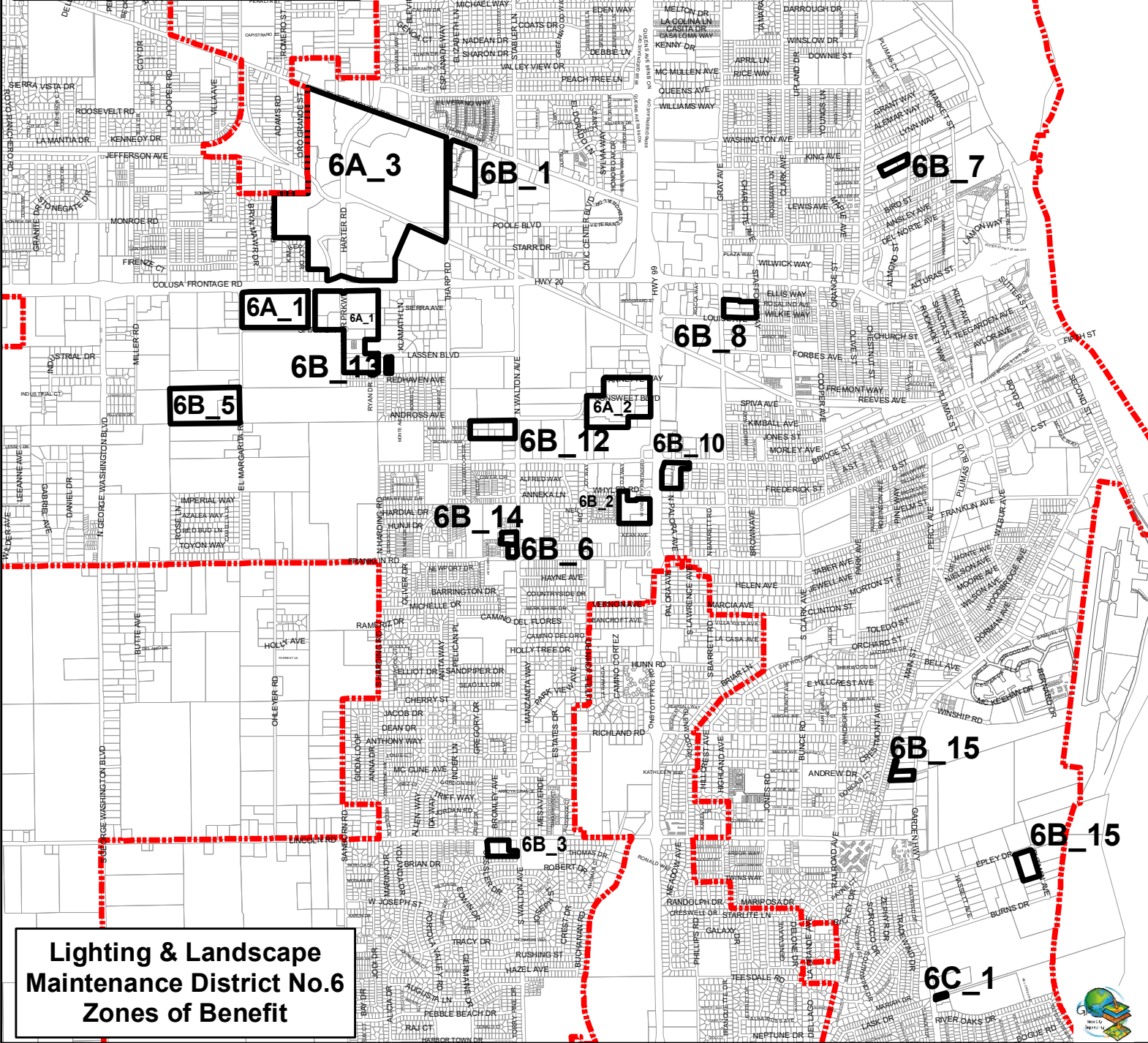
**Lighting & Landscape
Maintenance District No. 5
Zones of Benefit**





Legend

- City Limits
- Maintenance Districts



**Lighting & Landscape
Maintenance District No.6
Zones of Benefit**



ATTACHMENT 3

DISTRICT 5-6 PROPOSED ASSESSMENTS

District	Zone of Benefit	FY 2026-27 Proposed Levy Rate (\$)	Change From Previous Year (\$)	Maximum Levy Rate Allowed (\$)
5	A	\$271.78	\$14.06	\$271.78
	B	\$91.22	\$2.12	\$91.23
	C_1-9	\$176.14	\$1.14	\$196.97
	C_10	\$127.58	\$12.58	\$127.59
	D	\$243.76	\$9.90	\$270.47
	E	\$111.70	\$2.60	\$111.70
	F	\$192.96	\$8.18	\$219.77
	G	\$68.70	\$1.60	\$68.71
	H_1-8	\$44.14	\$1.02	\$44.15
	H_9	\$97.44	\$2.28	\$97.44
	I	\$92.58	\$2.16	\$92.58
	J	\$186.94	\$19.54	\$248.06
	K 1-17	\$311.56	\$14.82	\$350.97
	K_18	\$311.56	\$14.82	\$463.07
	L	\$163.58	\$8.48	\$163.59
6	A_1	\$193.93	\$63.99	\$378.32
	A_2	\$193.93	\$63.99	\$378.32
	A_3	\$194.12	\$64.18	\$378.32
	B_1	\$608.30	\$14.18	\$608.30
	B_2	\$558.92	\$13.02	\$558.93
	B_3	\$384.50	\$8.96	\$384.50
	B_4	\$2,029.28	\$47.30	\$2,029.29
	B_5	\$0.00	\$0.00	\$579.80
	B_6	\$111.80	\$2.62	\$111.80
	B_7	\$111.80	\$2.62	\$111.80
	B_8	\$255.62	\$5.96	\$255.62
	B_9	\$506.06	\$11.80	\$506.07
	B_10	\$167.32	\$3.90	\$167.33
	B_12	\$192.84	\$4.50	\$192.85
	B_13	\$175.12	\$4.08	\$175.13
	B_14	\$197.88	\$4.62	\$197.88
	B_15	\$65.96	\$1.54	\$65.96
	C_1	\$97.04	(\$508.22)	\$619.71

ATTACHMENT 4



City of Yuba City

Lighting and Landscape Maintenance District No. 5 Zones of Benefit A - L

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026

Intent Meeting: July 7, 2026

Public Hearing: July 21, 2026

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

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 5

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

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

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

The proposed annual levy of assessments for fiscal year commencing July 1, 2026 and ending June 30, 2027 (Fiscal Year 2026/2027) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2026/2027 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of twelve distinct zones within the City, as shown on the Assessment Diagrams on file with the City Clerk, each receiving different levels of benefit from the District improvements. The primary distinction between zones of benefit in the same subdivision is whether or not the zone lots or parcels are in close enough proximity to receive special benefit from street trees.

The Zone of Benefit A (“Zone A”) is comprised of 32 assessable lots located in South Park Village. The Zone of Benefit B (“Zone B”) is comprised of 350 assessable lots located in South Park Village, Rai Estates, Sutter Cottages, Phillips Estates, Garden Gate Estates and Fletcher Place. The Zone of Benefit C (“Zone C”) is comprised of 766 assessable lots located in Wheeler Estates, Graystone Manor, Hillcrest Courtyard, Onstott Estates, Walnut Glen Units 1 & 2, Almond Grove Units 1, 2 & 3, Diamond Pointe, Bay Drive Estates 2, Siena and Siena Estates West, Hooper Ranch Estates Phase 2 and Henson Ranch, Phase 1. The Zone of Benefit D (“Zone D”) is comprised of 62 assessable lots located in Walton Station. The Zone of Benefit E (“Zone E”) is comprised of 2 assessable lots located in Walton Station. The Zone of Benefit F (“Zone F”) is comprised of 23 assessable lots located in Park Vista. The Zone of Benefit G (“Zone G”) is comprised of 14 assessable lots located in Park Vista. The Zone of Benefit H (“Zone H”) is comprised of 151 assessable lots located in Phalla Estates, Daytona Estates, Hetherington Place, Hampton Court, Sanborn Parcel Map, New Haven Apartments and Faith Court Subdivision. The Zone of Benefit I (“Zone I”) is comprised of 237 assessable lots located in Masera Ranch Subdivision No. 2, and Shankar Village. The Zone of Benefit J (“Zone J”) is comprised of 448 assessable lots located in Sutter Butte Estates, Units 1 & 2, North/South Butte Village, Signature Estates, Summerhill Estates, East Sanborn Estates, Inglerock Estates, Westbrook, Rollingrock Estates, Westside Estates, Karnegis Estates 2 and Hooper Ranch Estates 1. The Zone of Benefit K (“Zone K”) is comprised of 1,348 assessable lots located in Hunji Village 1 & 2, Franklin Road Estates, Canterbury Estates 2, 3 & 4, Teal Hollow 1, Domain Estates, Temple Village, Del Monte Ranch, Bridge Street, Canterbury and North Canterbury Estates, Walnut Park, River Valley, North Canterbury Estates 2, Valencia Estates, Dunn Ranch

Estates, Unit 1 and Domain Estates, Unit 3. The Zone of Benefit L (“Zone L”) is comprised of 27 assessable lots located in Richland Ranch.

B. DESCRIPTION OF THE IMPROVEMENTS

The Lighting and Landscaping design standard, for all new subdivisions in the district, for each zone of benefit is as follows:

Zone A & B improvements include the ongoing maintenance and servicing of eight (8) 70-watt street lights, and the wall and landscape strip along Bogue Road. In addition, the Zone A parcels have front footage on streets with street trees and therefore provide for the maintenance of 63 interior street trees.

Zone C improvements include the ongoing maintenance and servicing of five (5) 70-watt street lights, two (2) 100-watt street lights, three (3) 35-watt street lights and 78 street trees. Also funded by Zone C is the maintenance and servicing to landscaping strips, planters, and irrigation systems, street end barricades and associated chain link fencing, detention ponds and associated slide gates, and any related appurtenances for the foregoing items.

Zone D and E improvements include the ongoing maintenance and servicing of fifteen (15) 70-watt street lights, two (2) 100-watt street lights, and the wall and landscape strip along Walton Avenue. In addition, the Zone D parcels have front footage on streets with street trees and therefore provide for the maintenance of 102 interior street trees.

Zone F and G improvements include the ongoing maintenance and servicing of eight (8) 70-watt street lights, and one (1) 100-watt street light. In addition, the Zone F parcels have front footage on streets with street trees and therefore provide for the maintenance of 36 interior street trees.

Zone H improvements include the ongoing maintenance and servicing of seven (7) 70-watt street lights.

Zone I improvements include the ongoing maintenance and servicing of thirty-seven (37) 70-watt street lights, one (1) 100-watt street light, twelve (12) trees and the wall and landscape strip along Lincoln Road.

Zone J improvements include the ongoing maintenance and servicing of twenty (20) 70-watt street lights, two (2) 100-watt street lights and 172 street trees.

Zone K improvements include the ongoing maintenance and servicing of forty-seven (47) 70-watt street lights, four (4) 100-watt street lights, 334 street trees, the wall and landscape strip along Franklin and Harding Road and Tuly Parkway, and the landscape strips and planters along Elmer Road. Also funded by Zone K is the maintenance and replacement of barricades and associated chain link fencing.

Zone L improvements include the ongoing maintenance and servicing of nine (9) 100-watt street lights, the landscape entrance to Richland Ranch, and the wall and landscape strip for Richland Ranch.

Provisions of the 1972 Act

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

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

- f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.
 - d) Compensation of any engineer or attorney employed to render services.
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscape improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

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

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

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

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

The specific language from the Fiscal Year 2015/2016 Engineer's Report used to describe General Benefit is as follows:

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

than compensates for general benefits, if any, received by the properties within the Assessment District.

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

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

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

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

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit are determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

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

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

- 1) Each fiscal year, the Maximum Assessment will be recalculated.
- 2) The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage change from the previous year to the current year based on the “All Urban Consumers” Consumer Price Index, US City Average (CPI), as compiled by the United

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 5 Engineer’s Report, Fiscal Year 2015/2016. pgs 22-25.*

States Department of Labor Statistics. Effective Fiscal Year 2017/2018, the CPI month for annual adjustment has changed to January.

- 3) The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased and in any given year, the assessment may be applied at the Maximum Assessment.

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

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

IV. DISTRICT BUDGET FY 2026/2027

The following provides the proposed budget and associated increased maximum assessment commencing in Fiscal Year 2026/2027. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

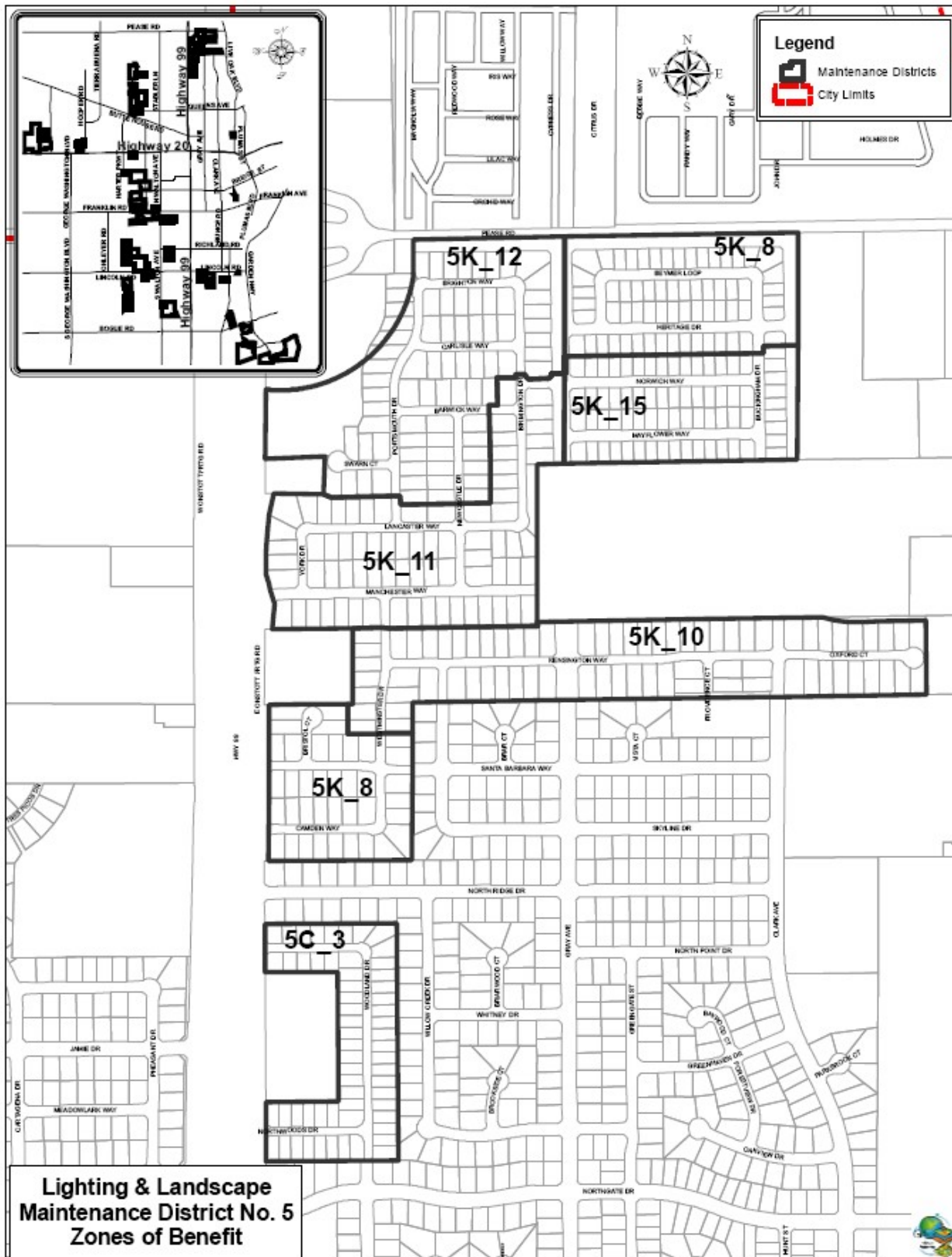
BUDGET ITEM	Zone 5A	Zone 5B	Zone 5C_1-9	Zone 5C_10	Zone 5D	Zone 5E	Zone 5F	Zone 5G	Zone 5H_1-8	Zone 5H_9	Zone 5I	Zone 5J	Total Zone 5C-5J	Zone 5K_1-17	Zone 5K_18	Zone 5L	Total
DIRECT COSTS																	
Heat/Power Utility	\$0.00	\$247.52	\$106.03	\$19.12	\$156.41	\$5.05	\$0.00	\$0.00	\$0.00	\$0.00	\$245.78	\$0.00	\$532.39	\$1,790.57	\$71.84	\$0.00	\$2,642.32
Street Lights Power Utility	378.11	4,028.96	35,210.03	6,347.57	45.64	1.47	208.09	126.66	2,048.82	27.50	1,571.21	8,084.10	53,671.09	16,968.99	680.85	500.00	76,228.01
Advertising	2.85	31.16	48.95	8.82	5.52	0.18	2.05	1.25	11.07	0.15	21.10	37.48	136.56	124.96	5.01	2.40	302.94
Spec O&M Weed Abatement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,373.89	376.11	0.00	9,750.00
Spec O&M Landscape	14,500.00	11,350.00	33,890.34	6,109.66	9,687.50	275.00	0.00	0.00	0.00	0.00	20,000.00	50,000.00	119,962.50	249,970.33	10,029.67	2,275.00	408,087.50
Water Utility	0.00	1,264.49	1,174.45	211.73	346.00	11.16	0.00	0.00	0.00	0.00	1,390.38	829.95	3,963.68	35,868.92	1,439.19	695.07	43,231.34
Streets Maintenance	50.00	100.00	8,472.58	1,527.42	2,000.00	10.00	20.00	15.00	98.68	1.32	200.00	225.00	12,570.00	24,035.61	964.39	50.00	37,770.00
Electrical Maintenance	25.00	125.00	105.91	19.09	125.00	125.00	125.00	125.00	123.34	1.66	125.00	125.00	1,000.00	120.18	4.82	25.00	1,300.00
LMD Lights	1,053.00	4,740.00	16,062.64	2,895.73	1,404.32	117.03	702.16	468.11	3,464.31	46.50	3,861.89	14,394.32	43,417.00	39,942.37	1,602.63	319.00	91,074.00
City Parks Labor	0.00	3,567.00	22,698.96	4,092.11	1,489.56	0.00	0.00	0.00	0.00	0.00	4,049.08	15,441.05	47,770.75	54,581.02	2,189.98	0.00	108,108.75
Direct Costs Subtotal	\$16,008.96	\$25,454.12	\$117,769.89	\$21,231.24	\$15,259.95	\$544.88	\$1,057.30	\$736.02	\$5,746.22	\$77.13	\$31,464.44	\$89,136.90	\$283,023.97	\$432,776.83	\$17,364.50	\$3,866.47	\$778,494.86
ADMINISTRATION COSTS																	
City Administration Costs	\$512.00	\$5,598.00	\$8,795.78	\$1,585.68	\$991.76	\$31.99	\$367.91	\$223.95	\$1,988.81	\$26.70	\$3,791.07	\$6,734.35	\$24,538.00	\$15,443.36	\$619.64	\$432.00	\$47,143.00
Willdan Financial Services Administration Fees	33.25	363.64	571.30	102.99	64.42	2.08	23.90	14.55	141.48	1.90	246.24	451.95	1,620.79	1,224.64	49.14	28.05	3,319.51
County Administration Fee	9.60	105.00	194.70	35.10	18.60	0.60	6.90	4.20	44.70	0.60	71.10	134.40	510.90	388.80	15.60	8.10	1,038.00
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Costs Subtotal	\$554.85	\$6,066.64	\$9,561.78	\$1,723.77	\$1,074.77	\$34.67	\$398.71	\$242.69	\$2,174.99	\$29.19	\$4,108.41	\$7,320.70	\$26,669.69	\$17,056.80	\$684.38	\$468.15	\$51,500.51
LEVY BREAKDOWN																	
Total Direct and Admin. Costs	\$16,563.81	\$31,520.76	\$127,331.67	\$22,955.02	\$16,334.73	\$579.56	\$1,456.00	\$978.71	\$7,921.21	\$106.32	\$35,572.85	\$96,457.60	\$309,693.66	\$449,833.63	\$18,048.88	\$4,334.62	\$829,995.37
Operating Reserve Collection	0.00	753.48	0.00	0.00	0.00	0.00	3,044.00	20.88	0.00	93.04	0.00	0.00	3,157.92	0.00	0.00	82.31	3,993.70
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Levy Breakdown Subtotal	\$16,563.81	\$32,274.24	\$127,331.67	\$22,955.02	\$16,334.73	\$579.56	\$4,500.00	\$999.59	\$7,921.21	\$199.37	\$35,572.85	\$96,457.60	\$312,851.58	\$449,833.63	\$18,048.88	\$4,416.93	\$833,989.07
LEVY ADJUSTMENTS																	
Operating Reserve Contribution	(\$7,158.97)	\$0.00	(\$11,530.55)	(\$7,761.00)	(\$1,054.73)	(\$350.78)	\$0.00	\$0.00	(\$831.94)	\$0.00	(\$12,994.10)	(\$11,570.55)	(\$46,093.65)	(\$45,350.92)	(\$1,819.64)	\$0.00	(\$100,423.17)
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Interest Earnings	(707.88)	(343.74)	(1,478.58)	(266.55)	(166.72)	(5.38)	(61.85)	(37.65)	(334.32)	(4.49)	(637.28)	(1,132.05)	(4,124.86)	(684.50)	(27.46)	0.00	(5,888.44)
Rounding Adjustment	0.00	(3.50)	(7.68)	(0.60)	(0.16)	0.00	(0.07)	(0.14)	(1.53)	0.00	0.00	(5.88)	(16.06)	(16.46)	(0.66)	(0.27)	(36.95)
Levy Adjustments Subtotal	(\$7,866.85)	(\$347.24)	(\$13,016.81)	(\$8,028.15)	(\$1,221.60)	(\$356.16)	(\$61.92)	(\$37.79)	(\$1,167.79)	(\$4.49)	(\$13,631.39)	(\$12,708.48)	(\$50,234.57)	(\$46,051.87)	(\$1,847.76)	(\$0.27)	(\$106,348.56)
BALANCE TO LEVY	\$8,696.96	\$31,927.00	\$114,314.86	\$14,926.86	\$15,113.12	\$223.40	\$4,438.08	\$961.80	\$6,753.42	\$194.88	\$21,941.46	\$83,749.12	\$262,617.01	\$403,781.76	\$16,201.12	\$4,416.66	\$727,640.50
OPERATING RESERVE																	
Estimated Balance at June 30, 2026	\$10,552.43	(\$3,138.71)	\$62,033.44	\$11,183.22	\$6,994.50	\$225.63	\$2,594.74	\$1,579.40	\$14,026.36	\$188.27	\$26,737.06	\$47,494.94	\$173,057.58	\$128,719.20	\$5,164.66	\$86.23	\$314,441.39
FY2026/2027 Collection/(Contribution)	(7,158.97)	753.48	(11,530.55)	(7,761.00)	(1,054.73)	(350.78)	3,044.00	20.88	(831.94)	93.04	(12,994.10)	(11,570.55)	(42,935.73)	(47,170.55)	(1,737.33)	82.31	(98,166.80)
Transfer from Capital Improvement Reserve	5,000.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Estimated Balance at June 30, 2027	\$8,393.46	\$614.77	\$50,502.89	\$3,422.22	\$5,939.78	(\$125.15)	\$5,638.73	\$1,600.28	\$13,194.42	\$281.32	\$13,742.95	\$35,924.39	\$130,121.85	\$81,548.65	\$3,427.33	\$168.54	\$224,274.59
CAPITAL IMPROVEMENT RESERVE																	
Estimated Balance at June 30, 2026	\$30,000.00	\$3,000.00	\$17,922.78	\$3,231.07	\$2,020.86	\$65.19	\$749.67	\$456.32	\$4,052.51	\$54.40	\$7,724.90	\$13,722.29	\$50,000.00	\$0.00	\$0.00	\$0.00	\$83,000.00
FY2026/2027 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfer to Operating Reserve	(5,000.00)	(3,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(8,000.00)
Estimated Balance at June 30, 2027	\$25,000.00	\$0.00	\$17,922.78	\$3,231.07	\$2,020.86	\$65.19	\$749.67	\$456.32	\$4,052.51	\$54.40	\$7,724.90	\$13,722.29	\$50,000.00	\$0.00	\$0.00	\$0.00	\$75,000.00
DISTRICT STATISTICS																	
Total Parcels	32	350	649	117	62	2	23	14	149	2	237	448	1,703	1,296	52	27	3,460
Total Parcels Levied	32	350	649	117	62	2	23	14	149	2	237	448	1,703	1,296	52	27	3,460
Total EBU	32.00	350.00	649.00	117.00	62.00	2.00	23.00	14.00	153.00	2.00	237.00	448.00	1,707.00	1,296.00	52.00	27.00	3,464.00
Levy per EBU (2026/2027)	\$271.78	\$91.22	\$176.14	\$127.58	\$243.76	\$111.70	\$192.96	\$68.70	\$44.14	\$97.44	\$92.58	\$186.94	\$311.56	\$311.56	\$163.58		
Maximum Levy per EBU - 2025/2026	\$265.44	\$89.11	\$192.38	\$124.61	\$264.17	\$109.10	\$214.65	\$67.11	\$43.12	\$95.17	\$90.42	\$242.28		\$342.79	\$452.28	\$159.77	
CPI Increase per EBU (2.38%)	\$6.34	\$2.12	\$4.59	\$2.98	\$6.30	\$2.60	\$5.12	\$1.60	\$1.03	\$2.27	\$2.16	\$5.78		\$8.18	\$10.79	\$3.82	
Maximum Levy per EBU - 2026/2027	\$271.78	\$91.23	\$196.97	\$127.59	\$270.47	\$111.70	\$219.77	\$68.71	\$44.15	\$97.44	\$92.58	\$248.06		\$350.97	\$463.07	\$163.59	
Maximum Levy Amount - 2026/2027	\$8,696.96	\$31,930.50	\$127,833.53	\$14,928.03	\$16,769.14	\$223.40	\$5,054.71	\$961.94	\$6,754.95	\$194.88	\$21,941.46	\$83,749.12	\$305,792.92	\$454,857.12	\$24,079.64	\$4,416.93	\$829,774.07

Appendix A - DISTRICT BOUNDARY MAPS

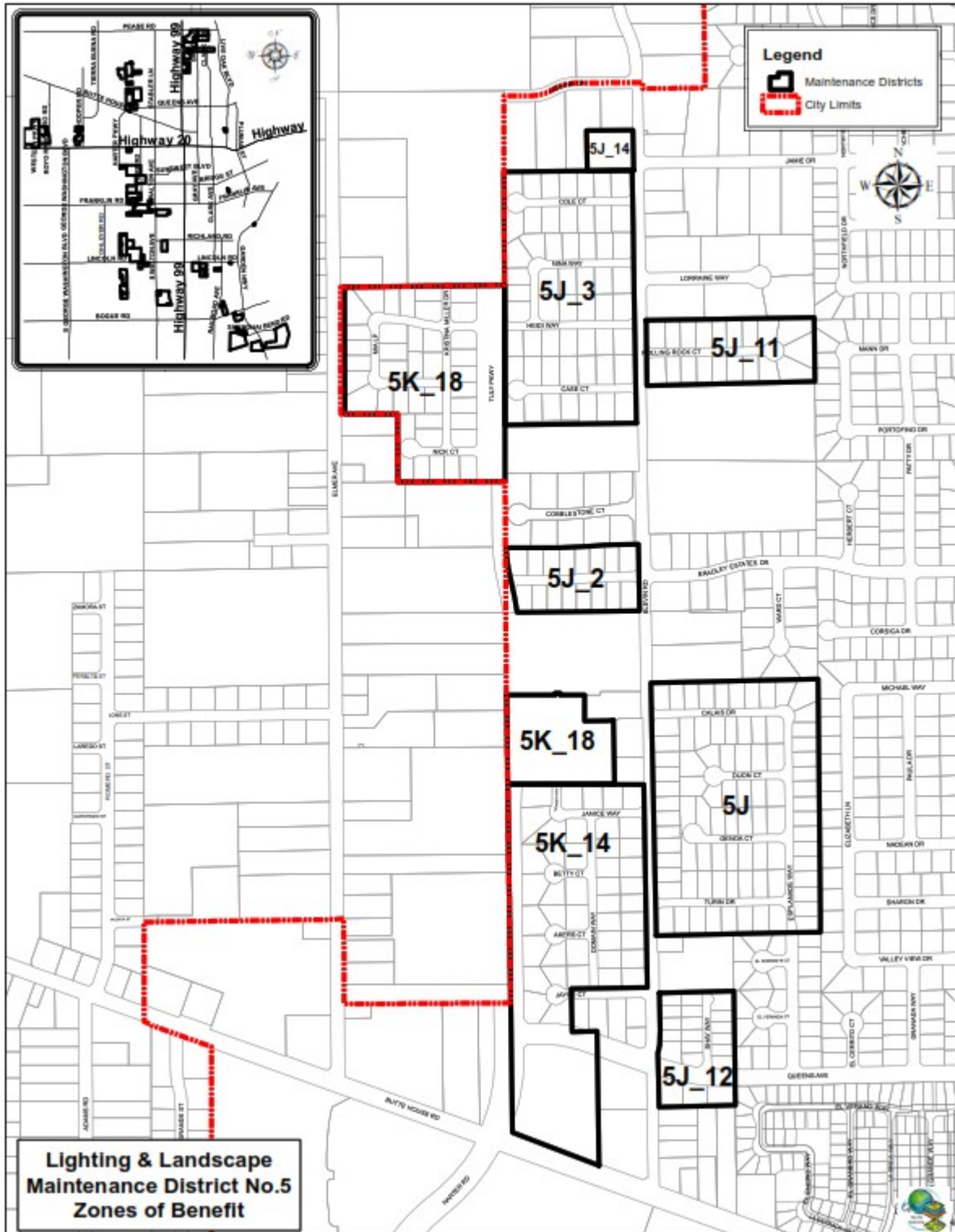
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.

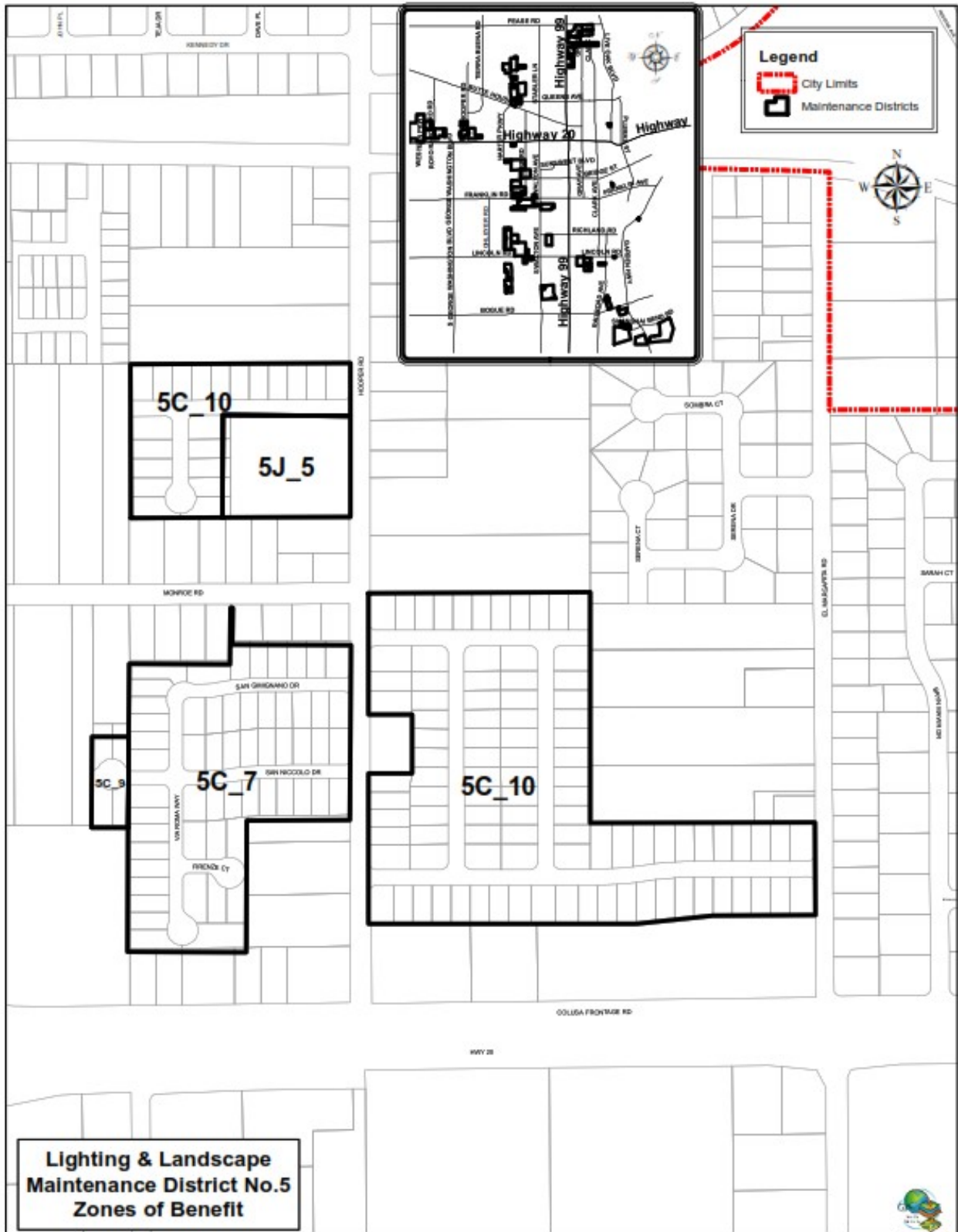
Yuba City Landscape Maintenance District No. 5



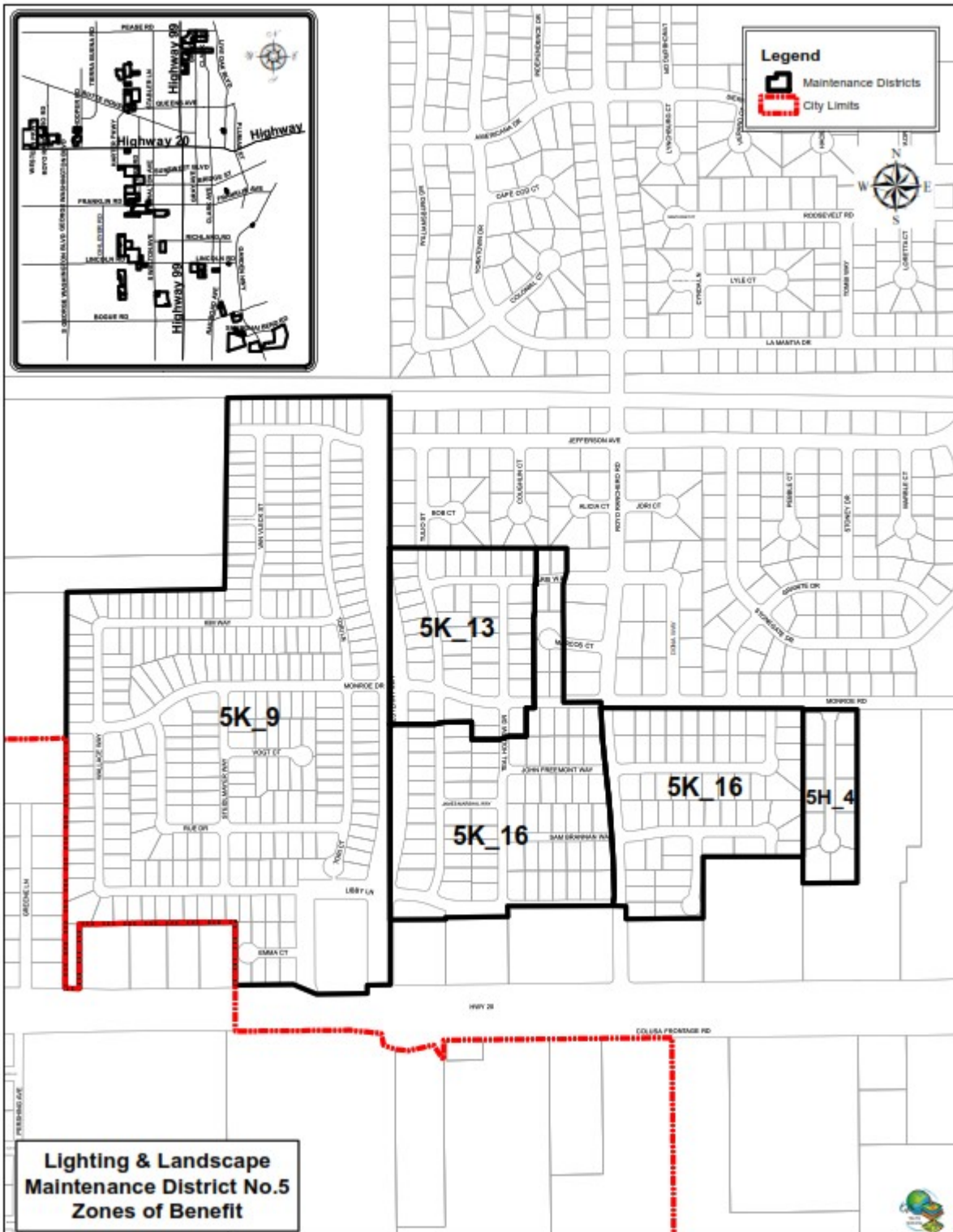
Yuba City Landscape Maintenance District No. 5



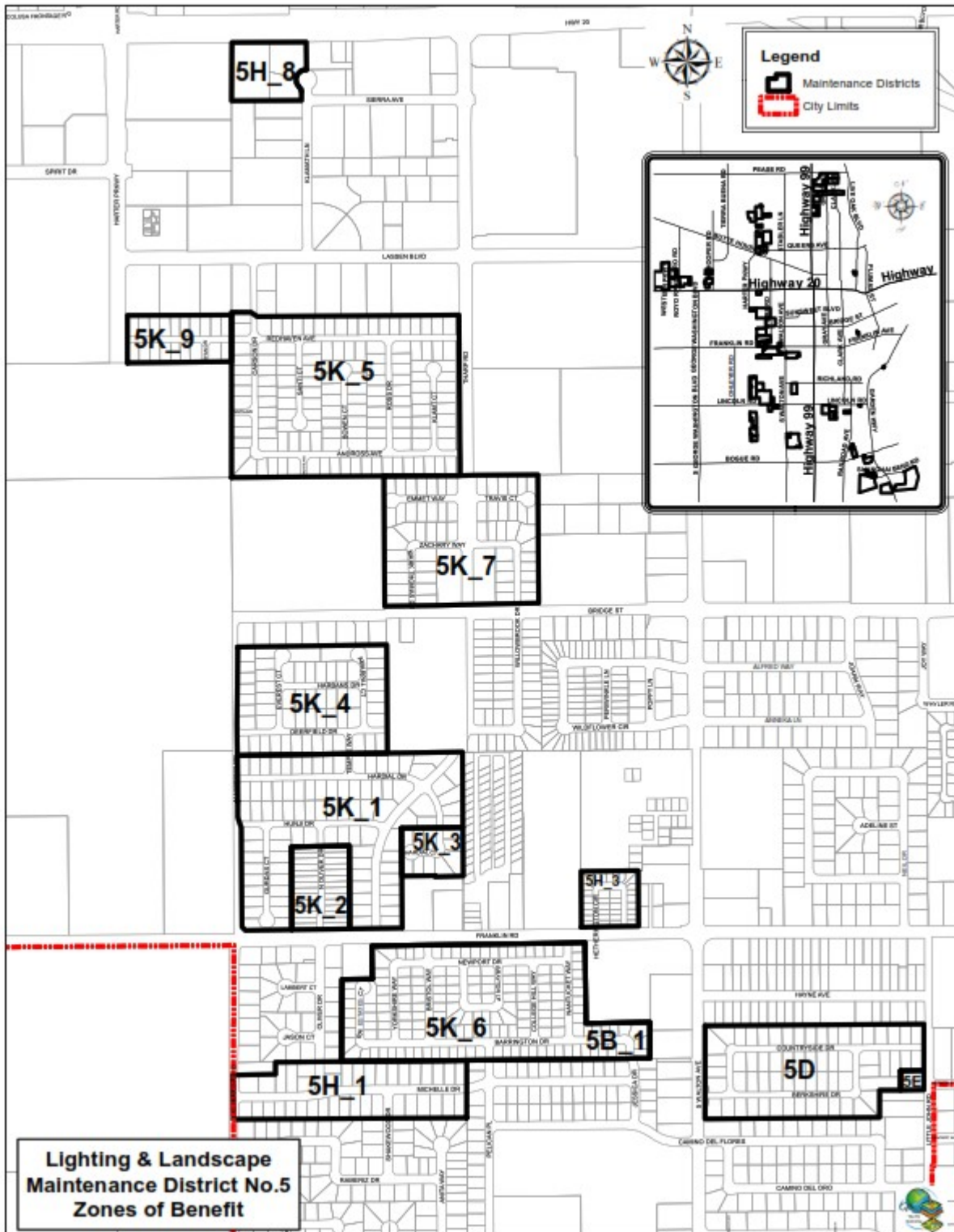
Yuba City Landscape Maintenance District No. 5



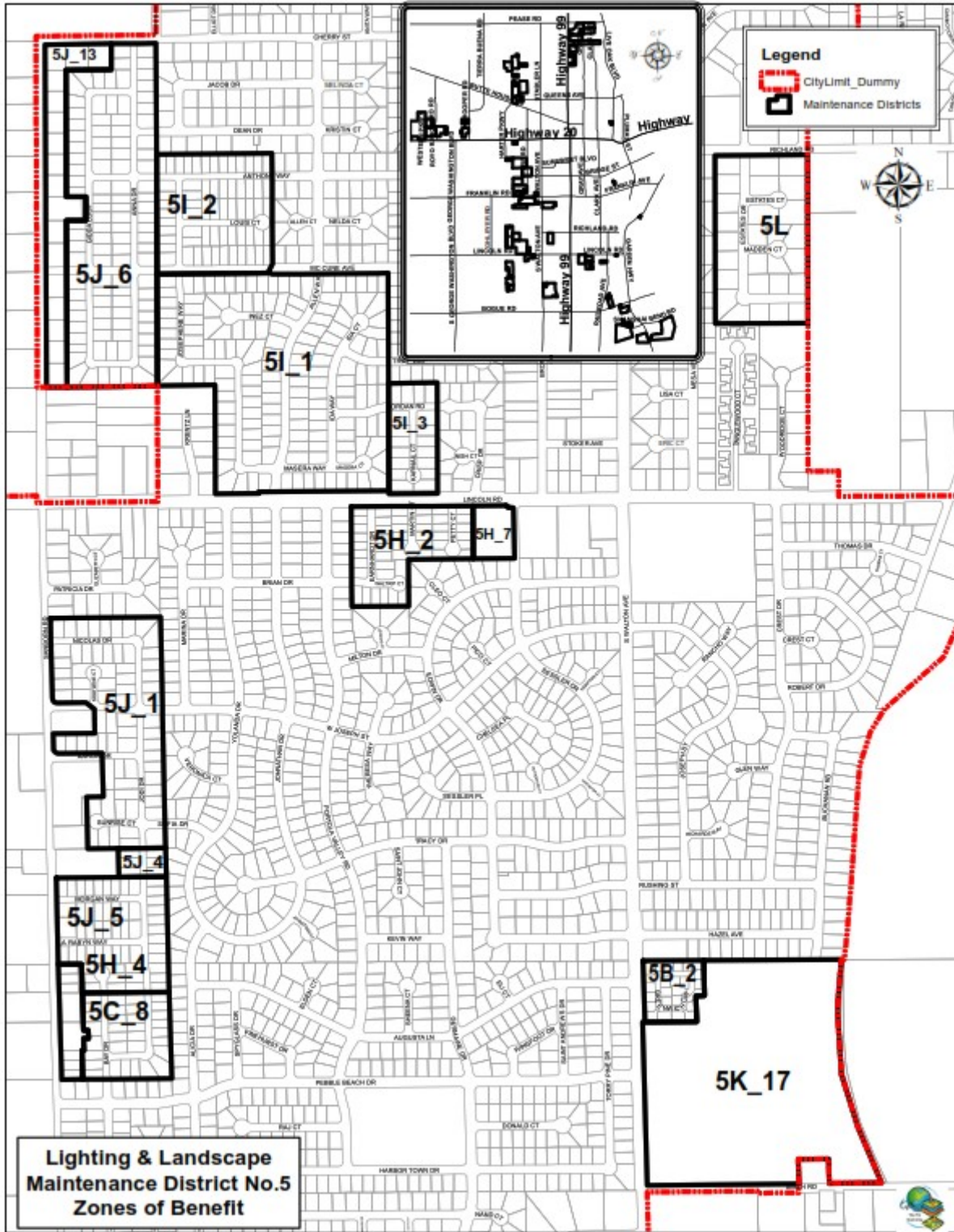
Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



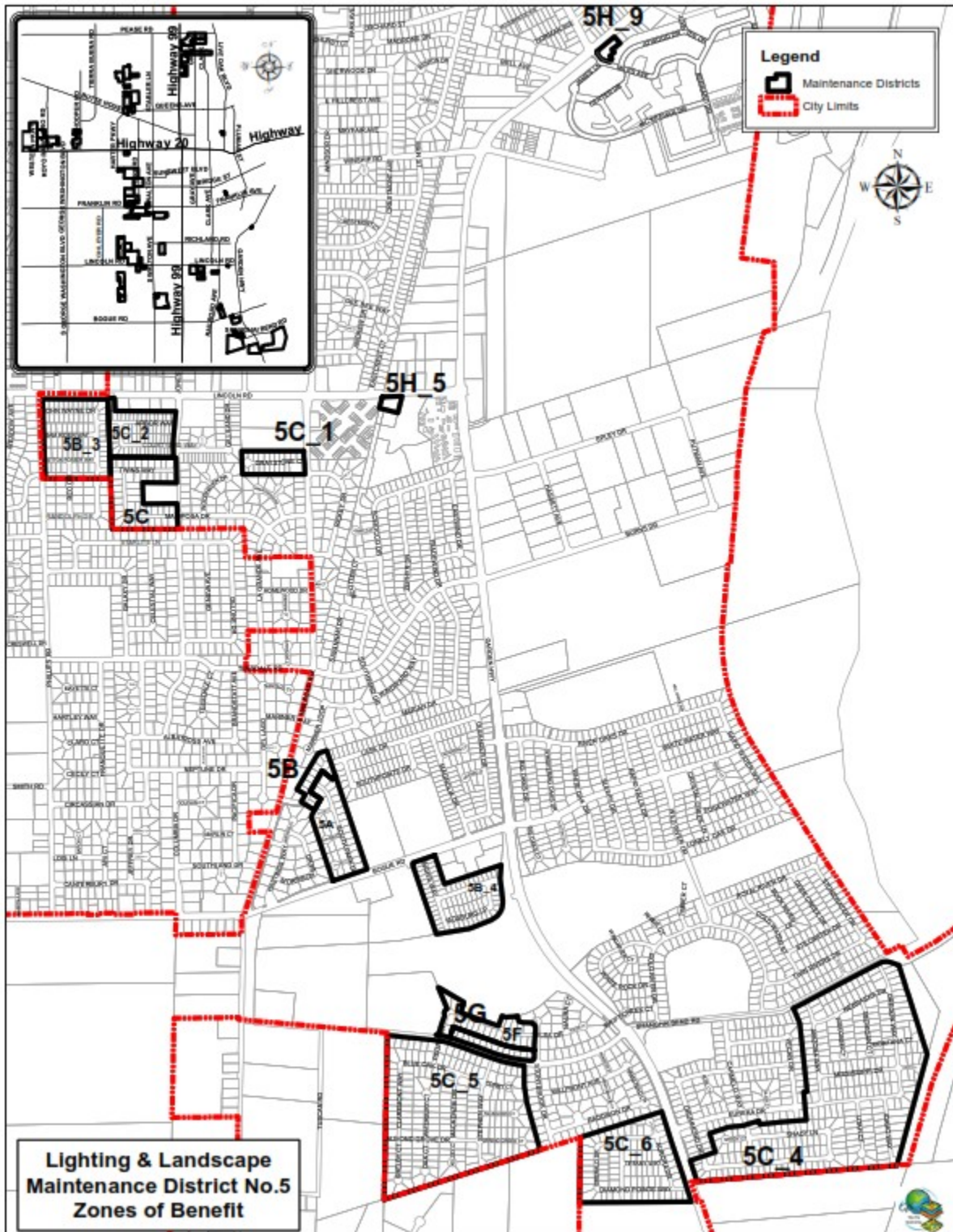
Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



Yuba City Landscape Maintenance District No. 5



Appendix B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

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

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



City of Yuba City

Lighting and Landscape Maintenance District No. 6

(Zones of Benefit A_1, A_2 & A_3
and
Zones of Benefit B_1, B_2, B_3, B_4, B_5, B_6, B_7, B_8,
B_9, B_10, B_12, B_13, B_14, B_15
and
Zone of Benefit C_1)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026

Intent Meeting: July 7, 2026

Public Hearing: July 21, 2026

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Suite 200
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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

Yuba City Lighting and Landscape Maintenance District No. 6

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Yuba City (“City”) annually levies and collects special assessments in order to maintain the lighting and landscape areas adjacent to the subdivisions in the zones of benefit as shown on the assessment diagrams for the Yuba City Lighting and Landscape Maintenance District No. 6 (“District”) on file with the City Clerk. The District is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the *California Constitution Article XIID* (“Article XIID”).

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

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

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

The proposed annual levy of assessments for fiscal year commencing July 1, 2026 and ending June 30, 2027 (Fiscal Year 2026/2027) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2026/2027 do not exceed the maximum assessment rates authorized and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District is comprised of twenty-one (21) distinct zones within the City, as shown on the Assessment Diagrams on file with the City clerk.

The Zone of Benefit A_1 (“Zone A_1”) is comprised of eleven (11) parcels, approximately 26.50 acres. Located in the River Valley and Spirit Drive Commercial areas. The Zone of Benefit A_2 (“Zone A_2”) is comprised of eight (8) parcels, approximately 18.30 acres. It is located in the Sunsweet Boulevard Area. The Zone of Benefit A_3 (“Zone A_3”) is comprised of one hundred seventy-five (175) parcels, approximately 164.96 acres. Zone A_3 is known as the Harter Specific Plan Located south of Butte House Road between Ruth Ave and Tharp Road.

The Zone of Benefit B_1 (“Zone B_1”) is comprised of eight (8) parcels located on Tharp Road and Butte House Road. The Zone of Benefit B_2 (“Zone B_2”) is comprised of two (2) parcels with the current address of 1410 Whyler Road. The Zone of Benefit B_3 (“Zone B_3”) is comprised of four (4) parcels located on Lincoln Road and Walton Avenue.

On December 7, 2010, Zone of Benefit B_4 (“Zone B_4”) was annexed into the District to provide funding for the operation and maintenance of the street lighting system for Yuba Community College – Sutter County site located at 3301 East Onstott Frontage Road. Zone B_4 is comprised of one (1) parcel.

On January 3, 2011, Zone of Benefit B_5 (“Zone B_5”) was annexed into the District to provide funding for the operation and maintenance of the street lighting system for the Unity Estates development located along the west side of El Margarita Road. Zone B_5 is comprised of two (2) parcels.

The fiscal year 2013/2014 included the formation of two additional Zones of Benefit for District No. 6 known as Zone of Benefit B_6 and Zone of Benefit B_7. Zone of Benefit B_6 includes Parcel Number 058-020-024-000, and Zone of Benefit B_7 includes Parcel Numbers 051-540-131-000 and 051-540-132-000. The new district zone formations resulted from agreements or conditions of approval between the City and the property owners, whereby the City and property owners agreed

inclusion of the Parcels into the District to enhance benefit to parcels that are shared by parcels within the Assessment District. Following the February 19, 2013 City Resolutions calling for an assessment ballot proceeding, along with the Engineer's Reports, the City conducted a public hearing on the proposed formations on April 16, 2013, where, upon approval of the ballots, the City submitted levies on the parcels to the County Auditor/Controller for the inclusion on the property tax roll beginning with Fiscal Year 2013/2014 and continued in future years. The ballot proceeding was pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and Article XIID of the California Constitution.

The Fiscal Year 2014/2015 included the formation of one additional Zone of Benefit for District No. 6 known as Zone of Benefit B_8. Zone of Benefit B_8 includes Parcel Numbers 052-020-028-000, 052-020-029-000, 052-020-030-000, and 052-020-031-000. The new district zone formation resulted from agreements or conditions of approval between the City and the property owners, whereby the City and property owners agreed inclusion of the Parcels into the District to enhance benefit to parcels that are shared by parcels within the Assessment District. Following the City Resolution calling for an assessment ballot proceeding, along with the Engineer's Reports, the City conducted a public hearing on the proposed formations on March 17, 2015, where, upon approval of the ballots, the City received authorization to submit levies on the parcels to the County Auditor/Controller for the inclusion on the property tax roll beginning with Fiscal Year 2015/2016. The ballot proceeding was pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and Article XIID of the California Constitution.

On July 19, 2016, Zone of Benefit B_9 ("Zone B_9") was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel number 051-580-025-000, located at 2510 Live Oak Boulevard. Zone B_9 is comprised of one (1) parcel.

On May 21, 2019, three Zones of Benefit were annexed into the District. They are known as Zone of Benefit B_10 ("Zone B_10"), Zone of Benefit B_12 ("Zone B_12") and Zone of Benefit B_13 ("Zone B_13"). Zone B_10 is to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 052-130-048-000 (1240 Bridge St.), 052-130-047-000 (1250 Bridge St.), 052-130-046-000 (1260 Bridge St.), 052-130-045-000 (1270 Bridge St.), and 052-130-043-000 (1280 Bridge St.), located south of Bridge Street, west of North Lawrence Avenue, and east of State Route 99. Zone B_10 is comprised of five (5) parcels. Zone B_12 is to provide funding for the operation and maintenance of the street lighting system adjacent to 770 North Walton Avenue, located north of Bridge Street, west of North Walton Avenue, and south of Sunsweet Boulevard. Zone B_12 is comprised of seven (7) parcels. Zone B_13 is to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 053-050-087-000, and 053-050-088-000, located south of Lassen Boulevard, and east of Carson Drive.

On August 28, 2019, Zone of Benefit B_14 (“Zone B_14”) was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel number 058-020-022-000, located at 362 North Walton Avenue. Zone B_14 is comprised of one (1) parcel.

On September 17, 2019, Zone of Benefit B_15 (“Zone B_15”) was annexed into the District to provide funding for the operation and maintenance of the street lighting system adjacent to parcel numbers 053-400-080-000 and 054-083-026-000, located at 769 Garden Highway and 140 Epley Drive, respectively. Zone B_15 is comprised of two (2) parcels.

On December 9, 2020, Zone of Benefit C-1 (“Zone C_1”) was annexed into the District to provide funding for the ongoing maintenance of the shared driveway associated with the Dollar General Development at 1500 and 1510 Garden Highway (parcel numbers 054-010-057-000 and 054-010-058-000, respectively). Zone C_1 is located north of River Oaks Drive, south of Burns Drive, and east of Garden Highway. Zone C_1 is comprised of two (2) parcels.

B. DESCRIPTION OF THE IMPROVEMENTS

Improvements for Zone A include the ongoing maintenance and servicing of sixty-eight (68) street lights, five-hundred (500) street trees and median landscaping approximately 2000’ x 11’ x .23’ in size.

Since the Assessment District was initially formed, the City replaced the street light facilities with LED lights. 70 Watt High Pressure Sodium lamps were converted to 52 Watt LED fixtures, and 100 Watt High Pressure Sodium lamps were converted to 52 Watt LED fixtures. However, the standard for commercial areas has been updated since the conversion project was implemented, and the previous LED fixture is now obsolete. Therefore, the new standard for commercial areas is a 70 Watt LED fixture, effective for Zone 6B_8.

Improvements for Zone C_1 include the shared driveway located north of River Oaks Drive, south of Burns Drive and east of Garden Highway.

Provisions of the 1972 Act

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

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.

- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements.
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - d) The removal of trimmings, rubbish, debris, and other solid waste.
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices.
 - c) Compensation payable to the County for collection of assessments.

- d) Compensation of any engineer or attorney employed to render services.
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- f) Costs associated with any elections held for the approval of a new or increased assessment.

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments.

Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

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

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

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

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

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

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

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

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

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

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

⁽¹⁾ SCI Consulting Group (September 2015). City of Yuba City Landscape Maintenance Assessment District No. 6 Engineer’s Report, Fiscal Year 2015-16. pgs 15-17.

C. ASSESSMENT METHODOLOGY

For each of the zones of benefit, the level of special benefit received by each parcel in the zone is considered to be equal. Therefore, the estimated annual costs of the improvements for each zone of benefit is determined separately and are apportioned equally to all parcels, developed or undeveloped, within each zone of benefit.

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

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

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

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

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this

Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

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

IV. DISTRICT BUDGET FY 2026/2027

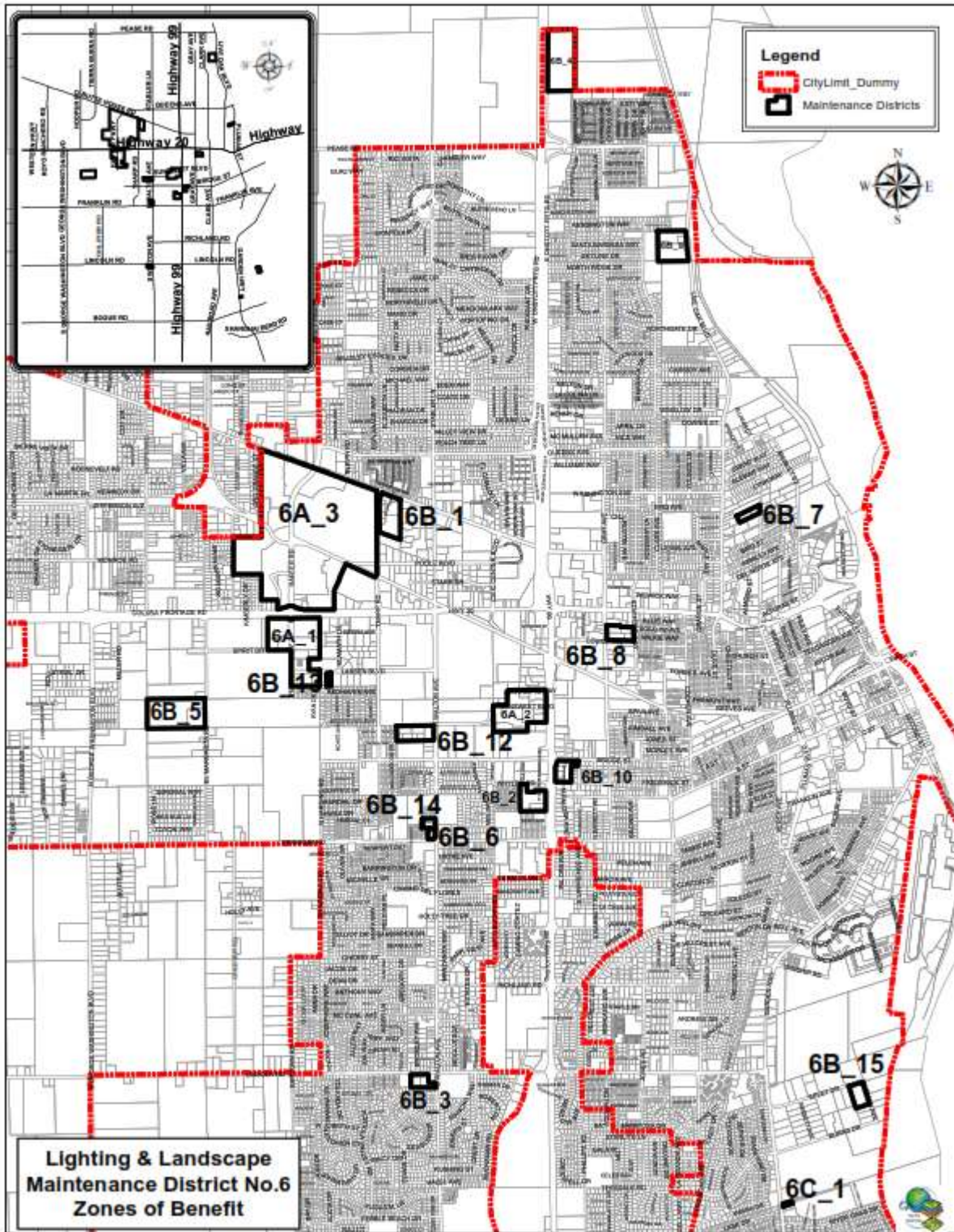
The following provides the proposed budget and associated increased maximum assessment commencing in fiscal year 2026/2027. This budget includes the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with providing appropriate and adequate annual maintenance and operation of the improvements associated with each zone. The resulting maximum assessment rate established for each zone is based on the budget information presented herein and shall be used to calculate each parcel's proportional assessment obligation in accordance with the method of apportionment outlined in this Report.

	Zone 6A1	Zone 6A2	Zone 6A3	6A Total	Zone 6B1	Zone 6B2	Zone 6B3	Zone 6B4	Zone 6B5	Zone 6B6	Zone 6B7	Zone 6B8	Zone 6B9	Zone 6B10	Zone 6B12	Zone 6B13	Zone 6B14	Zone 6B15	6B Total	6C1	Total	
DIRECT COSTS																						
Heat/Power Utility	\$17.71	\$12.23	\$107.57	\$137.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$137.51
Street Lights Power Utility	271.75	187.66	1,650.57	2,109.97	398.19	91.47	125.85	166.05	0.00	9.15	18.30	83.66	41.41	68.46	110.46	28.66	16.19	21.59	1,179.43	0.00	3,289.40	
Advertising	2.36	1.63	14.33	18.32	1.23	0.28	0.39	0.51	0.00	0.03	0.06	0.26	0.13	0.21	0.34	0.09	0.05	0.07	3.65	0.09	22.06	
Spec O&M Weed Abatement	21.26	14.68	129.13	165.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.08	
Spec O&M Landscape	3,863.72	2,668.16	23,468.12	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	
Water Utility	249.95	172.61	1,518.19	1,940.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,940.75	
Streets Maintenance	6.44	4.45	39.11	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	
Electrical Maintenance	16.10	11.12	97.78	125.00	42.20	9.69	13.34	17.60	0.00	0.97	1.94	8.87	4.39	7.26	11.71	3.04	1.72	2.29	125.00	0.00	250.00	
LMD Lights	437.12	301.86	2,655.03	3,394.00	790.36	181.55	249.79	329.58	0.00	18.16	36.32	166.06	82.19	135.88	219.25	56.89	32.14	42.85	2,341.00	0.00	5,735.00	
City Parks Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Direct Costs Subtotal	\$4,886.40	\$3,374.38	\$29,679.83	\$37,940.62	\$1,231.98	\$283.00	\$389.36	\$513.74	\$0.00	\$28.30	\$56.61	\$258.85	\$128.12	\$211.81	\$341.75	\$88.67	\$50.10	\$66.79	\$3,649.08	\$0.09	\$41,589.79	
ADMINISTRATION COSTS																						
City Administration Costs	\$96.72	\$66.79	\$587.49	\$751.00	\$219.45	\$50.41	\$69.36	\$91.51	\$0.00	\$5.04	\$10.08	\$46.11	\$22.82	\$37.73	\$60.88	\$15.79	\$8.92	\$11.90	\$650.00	\$4.00	\$1,405.00	
Willdan Financial Services Administration Fees	166.66	115.09	1,012.28	1,294.02	212.20	48.74	67.06	88.49	0.00	4.88	9.75	44.59	22.07	36.48	58.86	15.27	8.63	11.50	628.53	56.54	1,979.08	
County Administration Fee	3.30	2.40	52.50	58.20	2.40	0.60	1.20	0.30	0.00	0.30	0.60	1.20	0.30	1.50	2.10	0.60	0.30	0.60	12.00	0.60	70.80	
Miscellaneous Administration Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Administrative Costs Subtotal	\$266.68	\$184.28	\$1,652.26	\$2,103.22	\$434.05	\$99.75	\$137.62	\$180.30	\$0.00	\$10.22	\$20.43	\$91.89	\$45.19	\$75.71	\$121.84	\$31.67	\$17.85	\$24.00	\$1,290.53	\$61.14	\$3,454.88	
LEVY BREAKDOWN																						
Total Direct and Admin. Costs	\$5,153.08	\$3,558.67	\$31,332.09	\$40,043.84	\$1,666.03	\$382.75	\$526.98	\$694.03	\$0.00	\$38.52	\$77.04	\$350.75	\$173.31	\$287.52	\$463.59	\$120.34	\$67.95	\$90.80	\$4,939.61	\$61.22	\$45,044.68	
Operating Reserve Collection	433.27	299.20	2,631.68	3,364.15	3,433.89	788.75	1,084.82	1,432.63	0.00	78.64	157.29	720.80	357.05	589.28	951.13	246.73	139.43	185.70	10,166.16	0.00	13,530.31	
Capital Reserve Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Levy Breakdown Subtotal	\$5,586.36	\$3,857.87	\$33,963.77	\$43,408.00	\$5,099.92	\$1,171.50	\$1,611.80	\$2,126.67	\$0.00	\$117.16	\$234.33	\$1,071.55	\$530.35	\$876.80	\$1,414.73	\$367.07	\$207.38	\$276.50	\$15,105.76	\$61.22	\$58,575.01	
LEVY ADJUSTMENTS																						
Operating Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149.73	\$149.73	
Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Additional City Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Estimated Interest Earnings	(447.09)	(308.74)	(2,715.58)	(3,471.41)	(233.52)	(53.64)	(73.80)	(97.38)	0.00	(5.36)	(10.73)	(49.07)	(24.28)	(40.15)	(64.78)	(16.81)	(9.50)	(12.66)	(691.68)	(16.87)	(4,179.96)	
Rounding Adjustment	(0.21)	(0.25)	(3.23)	(3.69)	0.00	(0.02)	0.00	(0.01)	0.00	0.00	0.00	0.00	(0.01)	(0.05)	(0.07)	(0.02)	0.00	0.00	(0.18)	0.00	(3.87)	
Levy Adjustments Subtotal	(\$447.30)	(\$308.99)	(\$2,718.81)	(\$3,475.10)	(\$233.52)	(\$53.66)	(\$73.80)	(\$97.39)	\$0.00	(\$5.36)	(\$10.73)	(\$49.07)	(\$24.29)	(\$40.20)	(\$64.85)	(\$16.83)	(\$9.50)	(\$12.66)	(\$691.86)	\$132.86	(\$4,034.10)	
BALANCE TO LEVY	\$5,139.06	\$3,548.88	\$31,244.96	\$39,932.90	\$4,866.40	\$1,117.84	\$1,538.00	\$2,029.28	\$0.00	\$111.80	\$223.60	\$1,022.48	\$506.06	\$836.60	\$1,349.88	\$350.24	\$197.88	\$263.84	\$14,413.90	\$194.08	\$54,540.88	
OPERATING RESERVE																						
Estimated Balance at June 30, 2026	\$20,609.44	\$14,232.18	\$125,180.95	\$160,022.57	\$11,256.63	\$2,585.76	\$3,557.60	\$4,694.02	\$0.00	\$258.61	\$517.22	\$2,365.13	\$1,170.61	\$1,935.28	\$3,122.61	\$810.20	\$457.72	\$610.30	\$33,341.68	\$3,965.04	\$197,329.29	
FY2026/2027 Collection/(Contribution)	433.27	299.20	2,631.68	3,364.15	3,433.89	788.75	1,084.82	1,432.63	0.00	78.64	157.29	720.80	357.05	589.28	951.13	246.73	139.43	185.70	10,166.16	149.73	13,680.04	
Transfer to Capital Improvement Reserve	(\$1,030.33)	(\$711.51)	(\$6,258.16)	(8,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	(8,000.00)	
Estimated Balance at June 30, 2027	\$20,012.38	\$13,819.87	\$121,554.47	\$155,386.72	\$14,690.52	\$3,374.51	\$4,642.42	\$6,126.65	\$0.00	\$337.25	\$674.51	\$3,085.93	\$1,527.66	\$2,524.56	\$4,073.75	\$1,056.93	\$597.15	\$796.00	\$43,507.84	\$4,114.77	\$203,009.33	
CAPITAL IMPROVEMENT RESERVE																						
Estimated Balance at June 30, 2026	\$8,628.99	\$5,958.88	\$52,412.13	\$67,000.00	\$21,607.32	\$4,963.41	\$6,828.88	\$9,010.26	\$0.00	\$496.40	\$992.81	\$4,539.92	\$2,247.00	\$3,714.81	\$5,993.92	\$1,555.19	\$878.61	\$1,171.48	\$64,000.00	\$800.00	\$131,800.00	
FY2026/2027 Collection/(Contribution)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Transfer from Operating Reserve	\$1,030.33	\$711.51	\$6,258.16	8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	8,000.00	
Estimated Balance at June 30, 2027	\$9,659.31	\$6,670.39	\$58,670.30	\$75,000.00	\$21,607.32	\$4,963.41	\$6,828.88	\$9,010.26	\$0.00	\$496.40	\$992.81	\$4,539.92	\$2,247.00	\$3,714.81	\$5,993.92	\$1,555.19	\$878.61	\$1,171.48	\$64,000.00	\$800.00	\$139,800.00	
DISTRICT STATISTICS																						
Total Parcels	11	8	175	194	8	2	4	1	2	1	2	4	1	5	7	2	1	2	42	2	238	
Total Parcels Levied	11	8	175	194	8	2	4	1	0	1	2	4	1	5	7	2	1	2	40	2	236	
Total EBU	26.50	18.30	160.96	205.76	8.00	2.00	4.00	1.00	0.00	1.00	2.00	4.00	1.00	5.00	7.00	2.00	1.00	4.00	42.00	2.00	249.76	
Levy per EBU (2026/2027)	\$193.93	\$193.93	\$194.12		\$608.30	\$558.92	\$384.50	\$2,029.28	\$0.00	\$111.80	\$111.80	\$255.62	\$506.06	\$167.32	\$192.84	\$175.12	\$197.88	\$65.96			\$97.04	
Maximum Levy per EBU - 2025/2026	\$369.50	\$369.50	\$369.50		\$594.12	\$545.90	\$375.54	\$1,981.99	\$566.28	\$109.19	\$109.19	\$249.66	\$494.27	\$163.43	\$188.35	\$171.05	\$193.26	\$64.42			\$605.26	
CPI Increase per EBU (2.38%)	\$8.82	\$8.82	\$8.82		\$14.18	\$13.03	\$8.96	\$47.30	\$13.52	\$2.61	\$2.61	\$5.96	\$11.80	\$3.90	\$4.50	\$4.08	\$4.62	\$1.54			\$14.45	
Maximum Levy per EBU - 2026/2027	\$378.32	\$378.32	\$378.32		\$608.30	\$558.93	\$384.50	\$2,029.29	\$579.80	\$111.80	\$111.80	\$255.62	\$506.07	\$167.33	\$192.85	\$175.13	\$197.88	\$65.96			\$619.71	
Maximum Levy Amount - 2026/2027	\$10,025.48	\$6,923.26	\$60,894.39	\$77,843.12	\$4,866.40	\$1,117.86	\$1,538.00	\$2,029.29	\$0.00	\$111.80	\$223.60	\$1,022.48	\$506.07	\$836.65	\$1,349.95	\$350.26	\$197.88	\$263.84	\$14,414.08	\$1,239.42	\$93,496.62	

Appendix A - DISTRICT BOUNDARY MAPS

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

The following are reproductions of the County Assessor's Parcel Map associated with each subdivision and Zone.



Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Sutter County Assessor's map for the year in which this Report is prepared.

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

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

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Public Works Department
Presentation By: Joshua Wolffe, Public Works Director

Summary

Subject: Yuba City Residential Street Light Maintenance Districts - Resolution of Intent
Recommendation: A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982
 B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27
Fiscal Impact: Receipt of assessments and expenditures of funds associated with Residential Street Light Maintenance Districts throughout the City

Purpose:

To initiate proceedings for the continuation of the levy of Assessments for Fiscal Year 2026-27 within the Residential Street Light Maintenance Districts, pursuant to the provisions of the Benefit Assessment Act of 1982 and Article XIID of the California Constitution.

Strategic Focus Area:

Levying Yuba City Residential Street Light Maintenance Districts (RSLMDs) addresses the City Council's Strategic Focus Area of infrastructure, as the levy of the RSLMDs will ensure that street lighting remains operational.

Background:

The City annually levies and collects special assessments in order to maintain and service streetlights in the Walton Avenue Area and Tierra Buena Area. The Districts were formed while the areas were under the County's jurisdiction, and the City took over the administration of the Districts when they were annexed into the City.

Analysis:

The Engineer's Annual Levy Reports (Reports) have been prepared and are on file in the City Clerk's Office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution approving the Reports and the Resolution of

Intention to order Improvements are required by State law to continue the Residential Street Light Maintenance Districts. The action proposed in the Reports sets a Public Hearing for the Council Meeting to be held on July 21, 2026 to establish assessments for the coming year.

Fiscal Impact:

Annual levies will remain unchanged for Walton Area. The annual levies for Tierra Buena Area will increase, but will be less than the maximum levy amount allowed for the District. The proposed levy amounts for each District are shown in Attachment 2.

The projected revenue, expenditures, and cash balance for the Districts are as follows:

District	Revenue	Expenditures	Projected Reserve Fund Balance as of 07/01/2026
Tierra Buena Area	\$30,905.58	\$22,234.84	\$133,046.03
Walton Area	\$81,677.48	\$90,533.76	(\$40,803.21)

The Walton and Tierra Buena RSLMDs were formed with no Cost of Living Adjustment (COLA) Factor. Therefore, the Districts' funding annually is based on dollar amounts set when the Districts' were originally formed. Operating costs for the Walton area have neared or exceeded the maximum levy for the district multiple times over the past ten years. Additionally, operating costs for Walton have increased while operating costs for Tierra Buena have decreased after FY 2015-16. The City believes that there is an error within PG&E's billing system. The City previously performed an internal audit to determine the cause of the discrepancy, and were not able to find the cause. If desired, Council may direct City staff to perform another internal audit, inclusive of site visits, to determine the cause of the discrepancy and correct any billing issues moving forward.

In order to ensure adequate funding for the lighting, staff would need to conduct a Proposition 218 hearing to modify the Districts for inclusion of COLAs. Currently, data is being analyzed across all Districts to consider options to remediate future funding issues. Once all data has been analyzed, staff will present findings and recommendations to Council for their review.

Alternatives:

1. Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2026-27, or cancel the Districts and find alternative funding sources to operate the streetlights.
2. Council may direct City staff to follow legal procedures in order to modify the Residential Street Light Maintenance Districts to include Cost of Living (COLA) provisions.

Recommendation:

- A. Adopt a Resolution Approving the Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982
- B. Set a Public Hearing for July 21, 2026 at 6:00 PM to establish assessments for Fiscal Year (FY) 2026-27

Attachments:

1. Attachment 1 - Resolution RSLMDs Intent
2. Attachment 2 - Proposed Assessments - RSLMDs

3. Exhibit A - District Maps RSLMDs
4. Attachment 3 - Engineer's Reports RSLMDs

Prepared By:
Tami Omand
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ENGINEER’S REPORTS AND DECLARING ITS INTENTION TO LEVY
THE ANNUAL ASSESSMENT FOR FISCAL YEAR 2026-27 FOR THE YUBA CITY
RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA) AND YUBA
CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA AREA)**

WHEREAS, the County of Sutter previously formed Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) (“Districts”), pursuant to the provisions of the Benefit Assessment Act of 1982, California Government Code Division 2, Chapter 6.6, Section 54703 et seq. (hereafter referred to as the “Act”); and

WHEREAS, a Report (hereafter referred to as the “Formation Report”) was prepared, filed and approved by the County Board of Supervisors in connection with each of the Districts and the levy of said assessments, pursuant to Section 54716 of said Act; and

WHEREAS, the City of Yuba City annexed the areas in which the Districts existed, and as a result became responsible for the administration of the Districts; and

WHEREAS, the City Council conducted property owner protest proceedings relating to the improvements and services described in the Formation Report and the levy and collection of annual assessments and an assessment range formula related thereto for each of the Districts in accordance with the provisions of the California Constitution Article XIID and Proposition 218; and

WHEREAS, the Council directed and authorized the City Engineer to assist with the calculation and establishment of the assessments and to prepare and file a budget report(s) (hereafter referred to as the “Engineer’s Report”) with the City Clerk, generally describing how the Districts were formed, the improvements and services within the Districts, the method of apportionment and dispensation of the benefits, and the budget containing the costs and proposed levy amounts for funding the benefits and the assessment roll; and

WHEREAS, the City Engineer has prepared the Engineer’s Reports for the Districts, and has filed them with the City Clerk; and

WHEREAS, the City Council desires to approve said Engineer’s Reports, declare its intention to levy the annual assessment for Fiscal Year 2026-27 for the Districts, and appoint a time and place for public hearing on these matters.

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

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy and collection of an annual assessment against the assessable lots and parcels of property within existing assessment districts designated Yuba

City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) (“Districts”), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.

3. The boundaries of the District are generally located and depicted in “Exhibit A” attached hereto.

4. The proposed improvements are briefly described as follows: the operation of residential street lights.

5. The assessments to be levied and collected against the assessable lots and parcels of property within the Walton Area District for Fiscal Year 2026-27 are proposed to remain the same as previously approved as compared to the assessments levied and collected for Fiscal Year 2025-26. The assessments to be levied and collected against the assessable lots and parcels of property within the Tierra Buena Area District for Fiscal Year 2026-27 are proposed to increase, but will be less than the maximum levy amount allowed for the District as compared to the assessments levied and collected for Fiscal Year 2025-26.

6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer’s Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled “City of Yuba City, Residential Street Light Maintenance District No. 1, (Walton Area), 2026/2027 Engineer’s Annual Levy Report,” and “City of Yuba City, Residential Street Light Maintenance District No. 1, (Tierra Buena), 2026/2027 Engineer’s Annual Levy Report” . Reference is made to the Engineer’s Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates July 21, 2026, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on July 21, 2026.

8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing by giving notice once a week, for two successive weeks, with at least five days in between each publication.

9. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

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

Attachment(s):

Exhibit A – District Maps

ATTACHMENT 2

PROPOSED ASSESSMENTS

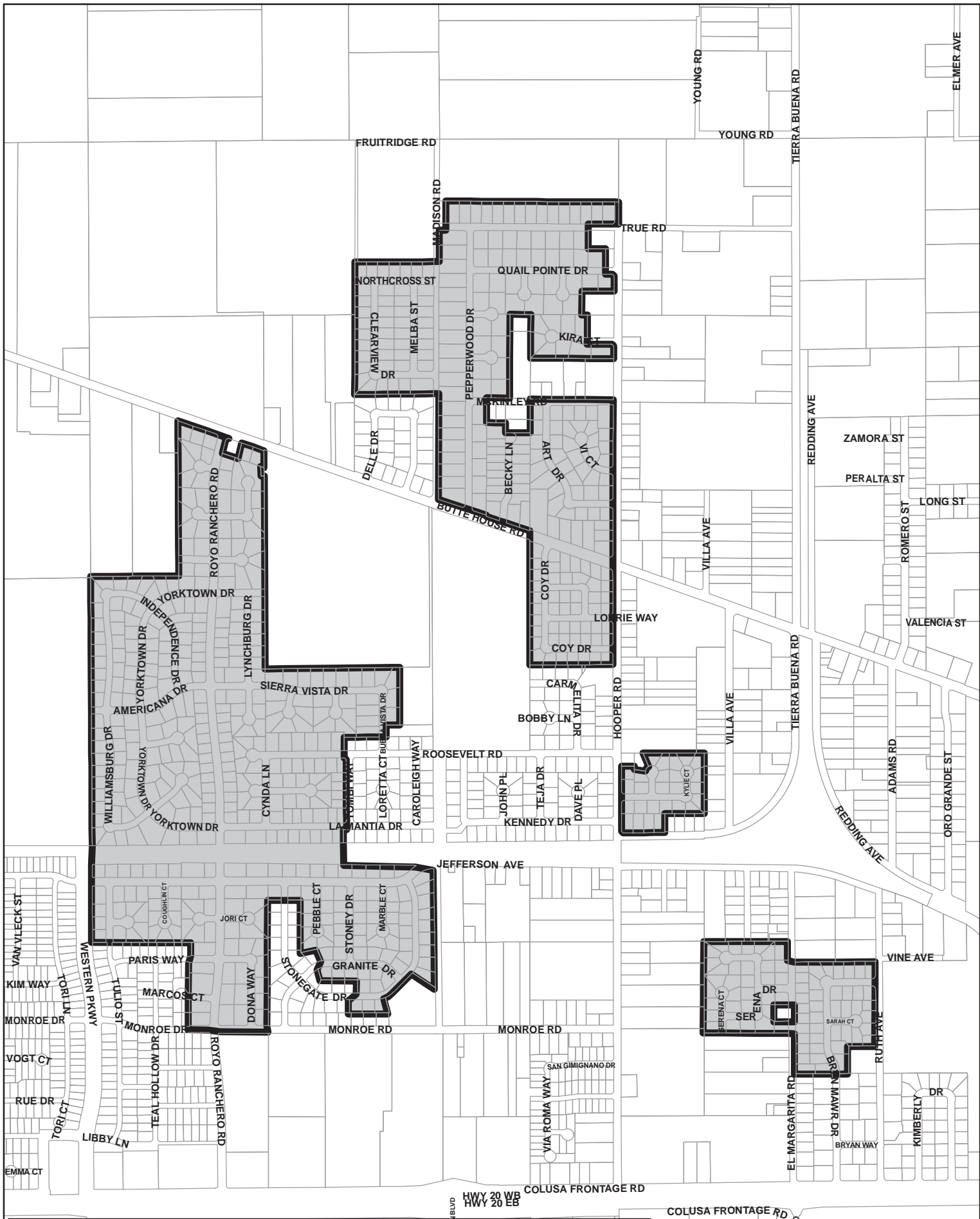
WALTON RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment FY26/27 (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bogue Ranch	\$37.00	\$0.00	\$37.00
Bogue Ranch II	\$59.40	\$0.00	\$59.40
Cypress	\$41.74	\$0.00	\$41.74
Hampton Estates I	\$45.58	\$0.00	\$45.58
Hampton Estates II	\$41.80	\$0.00	\$41.80
Kushlia Village	\$62.00	\$0.00	\$62.00
Lincoln Park II	\$52.56	\$0.00	\$52.56
Lincoln Pointe	\$51.48	\$0.00	\$51.48
Lincoln Village I	\$61.44	\$0.00	\$61.44
Lincoln Village II	\$50.78	\$0.00	\$50.78
Meadowood I	\$73.12	\$0.00	\$73.12
Meadowood II	\$111.88	\$0.00	\$111.88
Orchard II	\$62.92	\$0.00	\$62.92
Orchard III	\$34.60	\$0.00	\$34.60
Ravenwood I	\$54.06	\$0.00	\$54.06
Ravenwood II	\$67.28	\$0.00	\$67.28
Ravenwood III	\$40.40	\$0.00	\$40.40
Sanborn Estates	\$63.58	\$0.00	\$63.58
Sandpiper I, II, III	\$46.32	\$0.00	\$46.32
Sun Valley II	\$51.48	\$0.00	\$51.48
Sunrise Village	\$58.56	\$0.00	\$58.56
W Ranch Meadowood	\$67.06	\$0.00	\$67.06
Walton Park Estates	\$38.00	\$0.00	\$38.00
Walton Ranch	\$60.06	\$0.00	\$60.06
Woodside Village II	\$67.56	\$0.00	\$67.56

TIERRA BUENA RESIDENTIAL STREET LIGHT DISTRICT

Affected Subdivision	Proposed Assessment FY26/27 (per single unit - \$)	Change From Previous Year (\$)	Maximum Levy Allowed (\$)
Bryn Mawr Estates III	\$35.66	\$4.92	\$61.22
Bryn Mawr Estates IV	\$38.18	\$5.28	\$65.52
Buena Vista I	\$20.96	\$2.90	\$36.04
Buena Vista II	\$48.86	\$6.74	\$83.90
Butte Rancho	\$39.24	\$5.42	\$67.38
Butte View Estates	\$51.90	\$7.16	\$89.10
Country Aire	\$45.28	\$6.26	\$77.72
Kira Estates	\$46.64	\$6.44	\$80.08
Loma Vista	\$47.96	\$6.62	\$82.36
Quail Pointe Estates	\$52.12	\$7.20	\$89.50
Ranchero II & III	\$63.44	\$8.76	\$108.90
Ranchero IV & VI	\$28.28	\$3.90	\$48.54
Ranchero Estates I	\$37.52	\$5.18	\$64.46
Ranchero Estates V	\$34.96	\$4.82	\$60.06
Rancho De Royo I Ph I	\$73.64	\$10.16	\$126.44
Rancho De Royo II Ph II	\$38.20	\$5.28	\$65.56
Skyview Place	\$47.70	\$6.58	\$81.90
Stonegate Village Unit I	\$34.54	\$4.76	\$59.32
Stonegate Village Unit II	\$30.22	\$4.18	\$51.90
Stonegate Village Unit III	\$24.18	\$3.34	\$41.58
Suburban Acres	\$28.52	\$3.94	\$49.00
Tara Estates	\$29.64	\$4.10	\$50.86
Teja IV	\$41.76	\$5.76	\$71.72
Walnut Acres	\$30.44	\$4.20	\$52.32

EXHIBIT A



**Yuba City Residential Street Light Maintenance District
Tierra Buena Area**



ATTACHMENT 3



City of Yuba City

Residential Street Light Maintenance District No. 1 (Tierra Buena)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026

Intent Meeting: July 7, 2026

Public Hearing: July 21, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)

This Report describes the Yuba City Residential Street Light Maintenance District (Tierra Buena) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2026/2027 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. INTRODUCTION

The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Urban Area Street Light Maintenance District (Tierra Buena Area) (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIII D (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year (“FY”) 2026/2027. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

The District was formed for the maintenance of streetlights benefiting twenty-four subdivisions, or zones of benefit, within the City. These zones of benefit include: Bryn Mawr Estates #3; Bryn Mawr Estates #4; Buena Vista #1; Buena Vista #2; Butte Rancho; Butte View Estates; Country Aire; Kira Estates; Loma Vista; Quail Pointe Estates; Rancho #2 & #3; Rancho #4 & #6; Rancho Estates #1; Rancho Estates #5; Rancho De Royo #2 Ph 1; Rancho De Royo #2 Ph 2; Skyview Place; Stonegate Village Unit 1; Stonegate Village Unit 2; Stonegate Village Unit 3; Suburban Acres; Tara Estates; Teja #4; Walnut Acres.

III. BENEFIT ANALYSIS

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

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

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

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record

between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

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

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

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

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

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

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

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Tierra Buena Engineer’s Report, Fiscal Year 2015-16. pgs 17-19.*

IV. ASSESSMENT FORMULA

The method of assessment for each zone of benefit within the District is based on the determination that each single-family residential lot or parcel within the zone receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone are apportioned equally to each assessable single family residential lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2026/2027 from the prior year.

V. DISTRICT BUDGET FY 2026/2027 – TIERRA BUENA

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Heat/Power Utility	\$0.00
Street Lights Power Utility	17,936.89
Advertising	212.73
Water Utility	0.00
Materials & Supplies	0.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$18,149.62
ADMINISTRATION COSTS	
City Administration Costs	\$483.00
Willdan Financial Services Administration Fees	3,367.92
County Administration Fee	234.30
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$4,085.22
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$22,234.84
Operating Reserve Collection	10,990.48
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$33,225.32
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$0.00
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	(2,315.40)
Rounding Adjustment	(4.34)
Levy Adjustments Subtotal	(\$2,319.74)
BALANCE TO LEVY	\$30,905.58
OPERATING RESERVE	
Estimated Balance at June 30, 2026	\$122,055.55
FY2026/2027 Collection/(Contribution)	10,990.48
Transfer from Capital Improvement Reserve	0.00
Estimated Balance at June 30, 2027	\$133,046.03
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2026	\$0.00
FY2026/2027 Collection/(Contribution)	0.00
Transfer to Operating Reserve	0.00
Estimated Balance at June 30, 2027	\$0.00
DISTRICT STATISTICS	
Total Parcels	781
Total Parcels Levied	781
Total EBU	781.00
Maximum Levy Amount - 2025/2026	\$53,068.00
Maximum Levy Amount - 2026/2027	\$53,068.00

District Budget by Subdivision

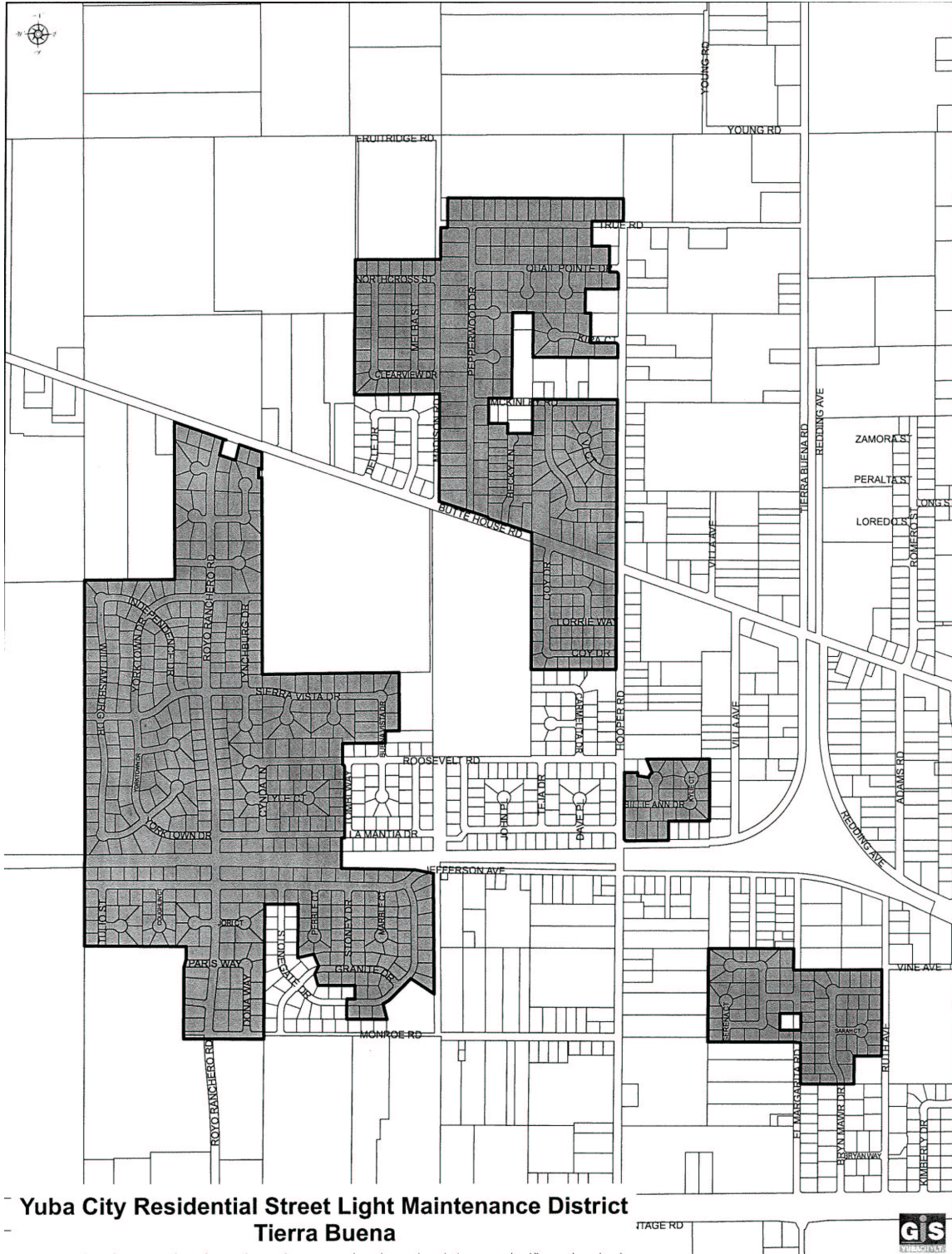
Subdivision	Assessment (Per/Single Unit)	Total Units	Total Annual Maintenance Cost
DIRECT COSTS			
Subdivision			
Bryn Mawr Estates #3	\$35.66	42	\$1,497.72
Bryn Mawr Estates #4	\$38.18	33	1,259.94
Buena Vista #1	\$20.96	19	398.24
Buena Vista #2	\$48.86	16	781.76
Butte Rancho	\$39.24	29	1,137.96
Butte View Estates	\$51.90	14	726.60
Country Aire	\$45.28	50	2,264.00
Kira Estates	\$46.64	9	419.76
Loma Vista	\$47.96	35	1,678.60
Quail Pointe Estates	\$52.12	51	2,658.12
Ranchero #2 & #3	\$63.44	41	2,601.04
Ranchero #4 & #6	\$28.28	111	3,139.08
Ranchero Estates #1	\$37.52	40	1,500.80
Ranchero Estates #5	\$34.96	32	1,118.72
Rancho De Royo #2 Ph 1	\$73.64	19	1,399.16
Rancho De Royo #2 Ph 2	\$38.20	18	687.60
Skyview Place	\$47.70	44	2,098.80
Stonegate Village Unit 1	\$34.54	21	725.34
Stonegate Village Unit 2	\$30.22	28	846.16
Stonegate Village Unit 3	\$24.18	25	604.50
Suburban Acres	\$28.52	45	1,283.40
Tara Estates	\$29.64	15	444.60
Teja #4	\$41.76	26	1,085.76
Walnut Acres	\$30.44	18	547.92
Direct Cost Subtotal		781	\$30,905.58

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)



**Yuba City Residential Street Light Maintenance District
Tierra Buena**

APPENDIX B – 2026/2027 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.



City of Yuba City

Residential Street Light Maintenance District No. 1 (Walton Area)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Initiation Meeting: June 2, 2026

Intent Meeting: July 7, 2026

Public Hearing: July 21, 2026

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ENGINEER'S REPORT AFFIDAVIT

City of Yuba City
Sutter County, State of California

YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)

This Report describes the Yuba City Residential Street Light Maintenance District (Walton Area) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2026/2027 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. INTRODUCTION

The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Residential Street Light Maintenance District (Walton Area) (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year (“FY”) 2026/2027. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

The Services to be provided in the District by the assessments are the maintenance and operation of City streetlights. The specific District as described in this Report shall be known and designated as: “Yuba City Residential Street Light Maintenance (Walton Area).”

The District has been formed for the maintenance of street lights in the following subdivisions or zones of benefit: Bogue Ranch; Bogue Ranch II; Cypress; Hampton Estates I; Hampton Estates II; Kushlia Village; Lincoln Park 2; Lincoln Pointe; Lincoln Village 1; Lincoln Village 2; Meadowood 1; Meadowood 2; Orchard 2; Orchard 3; Ravenwood 1; Ravenwood 2; Ravenwood 3; Sanborn Estates; Sandpiper 1, 2, and 3; Sunrise Village; Sun Valley 2; Walton Park Estates; Walton Ranch; West Ranch & Meadowood 3; and Woodside Village 2.

III. BENEFIT ANALYSIS

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

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

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

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

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

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

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

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

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

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

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

Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.

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

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

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

⁽¹⁾ *SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Walton Area Engineer's Report, Fiscal Year 2015/2016. pgs. 12-14.*

IV. ASSESSMENT FORMULA

The method of assessment for each zone of benefit within the District is based on the determination that each lot or parcel within each zone of benefit receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone of benefit are apportioned equally to each assessable lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2026/2027 from the prior year.

V. DISTRICT BUDGET FY 2026/2027 – WALTON AREA

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Heat/Power Utility	\$0.00
Street Lights Power Utility	85,652.75
Professional Services	432.27
Water Utility	0.00
Materials & Supplies	0.00
LMD Lights	0.00
Landscape Labor	0.00
Direct Costs Subtotal	\$86,085.02
ADMINISTRATION COSTS	
City Administration Costs	\$1,566.00
Willdan Financial Services Administration Fees	2,406.65
County Administration Fee	476.10
Miscellaneous Administration Expenses	0.00
Administrative Costs Subtotal	\$4,448.75
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$90,533.76
Operating Reserve Collection	0.00
Capital Reserve Collection	0.00
Levy Breakdown Subtotal	\$90,533.76
LEVY ADJUSTMENTS	
Operating Reserve Contribution	(\$8,856.28)
Capital Reserve Contribution	0.00
Additional City Contribution	0.00
Estimated Interest Earnings	0.00
Rounding Adjustment	0.00
Levy Adjustments Subtotal	(\$8,856.28)
BALANCE TO LEVY	\$81,677.48
OPERATING RESERVE	
Estimated Balance at June 30, 2026	(\$31,946.93)
FY2026/2027 Collection/(Contribution)	(8,856.28)
GF Gateway Maintenance Transfer	0.00
Estimated Balance at June 30, 2027	(\$40,803.21)
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2026	\$0.00
FY2025/2026 Collection/(Contribution)	0.00
Estimated Balance at June 30, 2027	\$0.00
DISTRICT STATISTICS	
Total Parcels	1587
Total Parcels Levied	1587
Total EBU	1587.00
Maximum Levy Amount - 2025/2026	\$81,677.48
Maximum Levy Amount - 2026/2027	\$81,677.48

District Budget by Subdivision

	Assessment (Per/Single Unit)	Total Units	Total Annual Maintenance Cost
Subdivision			
Bogue Ranch	\$37.00	157	\$5,809.00
Bogue Ranch II	\$59.40	82	4,870.80
Cypress	\$41.74	319	13,315.06
Hampton Estates 1	\$45.58	41	1,868.78
Hampton Estates 2	\$41.80	45	1,881.00
Kushlia Village	\$62.00	31	1,922.00
Lincoln Park 2	\$52.56	63	3,311.28
Lincoln Pointe	\$51.48	22	1,132.56
Lincoln Village 1	\$61.44	86	5,283.84
Lincoln Village 2	\$50.78	101	5,128.78
Meadowood 1	\$73.12	23	1,681.76
Meadowood 2	\$111.88	32	3,580.16
Orchard 2	\$62.92	84	5,285.28
Orchard 3	\$34.60	25	865.00
Ravenwood 1	\$54.06	40	2,162.40
Ravenwood 2	\$67.28	25	1,682.00
Ravenwood 3	\$40.40	31	1,252.40
Sanborn Estates	\$63.58	34	2,161.72
Sandpiper 1, 2, 3	\$46.32	83	3,844.56
Sun Valley 2	\$51.48	44	2,265.12
Sunrise Village	\$58.56	39	2,283.84
W Ranch & Meadowood 3	\$67.06	55	3,688.30
Walton Park Estates	\$38.00	61	2,318.00
Walton Ranch	\$60.06	32	1,921.92
Woodside Village 2	\$67.56	32	2,161.92
		1,587	\$81,677.48

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

APPENDIX B – 2026/2027 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Merriment Village Apartments Phase 1 — Homekey+ Grant Application
Recommendation: Adopt a Resolution of the City Council of the City of Yuba City authorizing a joint application with Habitat for Humanity Yuba/Sutter, Inc., to apply for Homekey+ funding through the State Department of Housing and Community Development for Merriment Village Phase 1, consisting of 79 affordable housing units located at 428 North Walton Avenue
Fiscal Impact: There is not a fiscal impact to the General Fund of the City to submit a joint application for grant funding in support of the Merriment Village project

Purpose:

To provide additional funding support for Merriment Village, Phase 1, consisting of 79 affordable housing units, that is under construction and being developed by Habitat for Humanity, Yuba/Sutter Inc.

Strategic Focus Area:

This item addresses the Council's Focus area of Fiscal Responsibility.

Background:

On September 19, 2023, the City Council approved Development Plan 23-02 for the Merriment Village Apartment project at 428 North Walton Avenue. The project provides for 217-unit income-based apartment units as follows:

- (79) 2 Bedroom/1 Bathroom Units (Phase 1)
- (70) Studio Units (Phase 2)
- (67) 1 Bedroom/1 Bathroom Units (Phase 2)
- (1) 3 Bedroom/2 Bathroom Unit (Phase 2)
- Clubhouse/Supportive Services (Phase 3)
- Facilities Building (Phase 3)

In 2024, the project received significant funding from the State Department of Housing and Community Development Department (HCD) through a joint application between the City and Habitat for Humanity

in the form of a Homekey 3.0 Grant in the amount of \$24,632,331 consisting of \$22,632,331 for construction with the remaining amount to be dedicated to operating expenses.

On July 11, 2024, the City entered a Covenant and Loan Agreement with Habitat for Humanity Yuba/Sutter for Phase 1 of the Merriment Village project. This Agreement was recorded as Document Number 2024-0005918 and is attached to this staff report for reference.

On September 16, 2025, the City Council rescinded its approval of Development Plan 23-02, determining the Merriment Village Apartments meets the requirements of a Homekey project and that pursuant to Health & Safety Code Section 50675.1.3(i), newly filed Development Plan No. 25-02 is a ministerial project and that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15268(a) and 15002(i), CEQA does not apply to ministerial projects, and approve Development Plan 25-02, Merriment Village Apartments, for the development of a 217-unit income based (affordable) apartment complex, located on a 7.7-acre parcel at 428 North Walton Avenue (Assessor's Parcel 58-120-001).

On December 2, 2025, the City Council adopted a resolution authorizing a joint application with Habitat for Humanity Yuba-Sutter, Inc. to apply for Homekey+ funding through HCD for Phase 2 of the Merriment Village project.

As part of Phase 1 development, Habitat for Humanity secured a line of credit with Five Star Bank providing sufficient funding to construct the four-story, 79-unit Phase 1 building, parking and landscaping and required support infrastructure.

Habitat for Humanity has notified the City it is eligible to apply for Homekey+ funding through HCD to strengthen the financial feasibility of Phase 1 while preserving Habitat's resources for future phases of Merriment Village.

Analysis:

State HCD has notified Habitat for Humanity Yuba-Sutter that it is eligible to apply for additional Homekey+ funding to support the Merriment Phase 1 project. If additional funding is approved, it will eliminate the need to use a line of credit established with Five Star Bank. Additionally, this would reduce the amount of equity required by Habitat, thereby allowing those resources to be directed toward the development of subsequent Merriment Village phases and other affordable housing initiatives.

Similar to previous Homekey applications, a local jurisdiction, the City of Yuba City in this case, is required as a co-applicant.

Habitat for Humanity anticipates applying for up to \$10 million in new funding that would be used to offset eligible development costs associated with Phase 1 of Merriment Village Apartments and improve the long-term financial sustainability of the overall project. By reducing the amount of Habitat for Humanity capital required for Phase 1, Habitat for Humanity will be better positioned to advance future Merriment Village phases.

A resolution is attached to this staff report authorizing a new joint application for Homekey+ funding for the Merriment Village project with Habitat for Humanity Yuba-Sutter. If approved by the City Council and an application is submitted, HCD is anticipated to complete its review and award determination process within approximately 40-90 days.

If a new grant award is received, the City will require similar contractual assurances used for the initial Merriment Phase 1 project. This will include amending certain agreements that are already in place

between the City and Habitat for Humanity Yuba Sutter, Inc.

Fiscal Impact:

No General Fund contribution is requested from the City as part of this action.

Habitat for Humanity desires to apply for Homekey+ funding in an amount not to exceed \$10 million to supplement the existing financing structure, strengthen project feasibility, and preserve organizational resources needed for future phases of the Merriment Village project.

Alternatives:

The City Council may determine it does not desire to be a joint applicant with Habitat for Humanity to pursue additional grant funding for Merriment Village Apartments Phase 1.

Recommendation:

Adopt a Resolution of the City Council of the City of Yuba City authorizing a joint application with Habitat for Humanity Yuba/Sutter, Inc., to apply for Homekey+ funding through the State Department of Housing and Community Development for Merriment Village Phase 1, consisting of 79 affordable housing units located at 428 North Walton Avenue.

Attachments:

1. Proposed Resolution

Prepared By:

Doug Libby, AICP
Development Services Director

Submitted By:

Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AUTHORIZING A JOINT APPLICATION WITH HABITAT FOR HUMANITY YUBA-SUTTER, INC. FOR HOMEKEY+ FUNDING IN SUPPORT OF THE MERRIMENT VILLAGE APARTMENT PROJECT, PHASE 1, CONSISTING OF 79 UNITS, PROVIDING FOR OVERALL DEVELOPMENT OF A 217-UNIT INCOME-BASED (AFFORDABLE) APARTMENT COMPLEX, LOCATED ON A 7.7-ACRE PARCEL AT 428 NORTH WALTON AVENUE (ASSESSOR'S PARCEL NUMBER 58-120-001)

WHEREAS, The Department of Housing and Community Development (“HCD”) has issued a Notice of Funding Availability, dated November 26, 2024 (“NOFA”), for the Homekey+ Program (“Homekey+” or “Program”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively; and

WHEREAS, The City of Yuba City desires to jointly apply for Homekey+ grant funds with Habitat for Humanity Yuba/Sutter, Inc. in support of the Merriment Village Apartment project, Phase 1. Therefore, the City is joining Habitat for Humanity Yuba/Sutter, Inc. in the submittal of an application for Homekey+ funds (“Application”) to HCD for review and consideration; and

WHEREAS, HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“Standard Agreement”), and all other legal requirements of the Homekey+ Program.

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

1. Recitals. The City Council hereby specifically finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. The City Council approves of the submittal of a joint application with Habitat for Humanity Yuba/Sutter to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed \$10 million dollars.
3. If the Application is approved by State HCD, the City Manager is authorized to execute the Application and the Homekey+ documents, including a Standard Agreement on behalf of Habitat for Humanity Yuba/Sutter, Inc. for participation in the Homekey+ Program subject to approval as to legal form by the City Attorney. Additionally, the City Manager is authorized to execute agreement(s) with Habitat for Humanity Yuba/Sutter, Inc., substantially consistent with the contractual assurances used originally for Phase 1 of the project, and to take any other related action including the recording of documents, subject to review as to legal form by the City Attorney.

4. The City of Yuba City acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. All activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.
5. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026.

AYES:

NOES:

ABSENT:

CITY OF YUBA CITY

ATTEST:

Marc Boomgaarden, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Code Enforcement Citation Fines

Recommendation:

A. Conduct a Public Hearing, and after consideration

B. Adopt a Resolution for the inclusion of unpaid Code Enforcement citation fines on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties

Fiscal Impact: \$64,800.00 will be collected through the County property tax roll to offset the cost of the Code Enforcement program on the City General Fund

Purpose:

To recover unpaid code enforcement citation fines through the placement of a lien on the secured property tax roll of subject properties.

Strategic Focus Area:

This item addresses Council's strategic focus of *Fiscal Responsibility*, *Safe Communities* and *Economic Development* by providing the necessary cost recovery to support the Code Enforcement program for the City, addressing unsafe conditions and blight to improve our community to encourage economic development for residents.

Background:

On September 15, 2020, the City Council adopted Ordinance 010-20, updating the City's Nuisance Ordinance found at Title 4 (Public Safety), Chapter 8. Subsection 4-8.709(a) provides that unpaid penalties, abatement costs, and enforcement costs relating to a property violation may be confirmed by the City Council as a special assessment and collected with property taxes or as a judgement lien.

Code Enforcement is a division of the Development Services Department. When a property owner does not take corrective action to address a municipal code violation, citations with fines may be imposed to motivate a property owner to bring a property into compliance with the Municipal Code. It should be noted that citations are a last resort and are only imposed if a property owner has not taken steps to abate a violation, worked out a timely abatement schedule with Code Enforcement, or is unresponsive.

Prior to bringing this matter to the City Council, invoices requesting payment, together with a photocopy of each citation was mailed to each property owner on January 29, 2026.

A second invoice was mailed to each property owner on May 7, 2026, requesting payment. As part of the second notice, each property owner was advised that if payment was not received, staff intended to bring the matter forward as contained in this staff report.

A required 15-day notice was mailed to each affected property owner prior to this meeting as required by Municipal Code Section 4-8.709.

Analysis:

This item includes 103 unpaid code enforcement citations, totaling \$64,800.00 and covering a wide range of violations.

Municipal Code Section 4-8.709(d) states that during the City Council meeting the Council may adopt a resolution confirming the amount of the penalties and costs, or any lesser amount, based upon staff reports and any public comments received during the meeting. The City Council shall take into consideration whether any noticed party sought administrative review of the costs and shall only reduce the costs if:

1. The noticed party sought administrative review, and
2. The decision of the City Manager or his/her designee (Development Services Director, in this case) is not supported by substantial evidence in the record. The basis for the code enforcement action will not be the subject of the City Council's consideration.

The Municipal Code also states if an imposed penalty was approved, a court or previously upheld in a previous administrative hearing, the City Council shall simply confirm the costs or penalties. For this item, none of these circumstances exist.

The City Council may confirm the costs for more than one property in a single resolution. If the City Council confirms the costs, procedures are in-place to implement the special assessment.

Municipal Code Section 4-8.705 provides administrative review procedures at the time of invoicing. It is important to note that none of the property owners included in the proposed resolution submitted a request for administrative review which involves submitting a written request within 15 calendar days of the date of the invoice received.

Finally, pursuant to Municipal Code Section 4-8.709(f), immediately upon the City Council's confirmation of costs or penalties, the City Clerk shall record a Notice of Special Assessment and Lien in the Office of the County Recorder, which shall constitute a lien on each affected property for the amount of the assessment.

Fiscal Impact:

If the proposed resolution is adopted, fines in the total amount of \$64,800.00 will be included on the subject property's taxes. These fines have a high probability of being collected over time. These fines ultimately help offset code enforcement's General Fund costs while also reinforcing the code enforcement program for efficiency and quality of life improvement for City residents.

Alternatives:

As stated above, the City Council can confirm the amount of the penalties and costs, or a lesser

amount, based upon the Municipal Code limitations and any public comments received during the meeting.

Recommendation:

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

Attachments:

- 1. Proposed Resolution
- 2. Sample Notice to Property Owners

Prepared By:
Doug Libby, AICP
Director of Development Services

Submitted By:
Robert Bendorf
City Manager

Attachment 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY, CALIFORNIA, APPROVING THE SPECIAL ASSESSMENT AND LIEN AGAINST THE PROPERTIES RESIDING WITHIN THE CITY WITH UNPAID CODE ENFORCEMENT ADMINISTRATIVE CITATIONS

WHEREAS, the City of Yuba City (“the City”) has the authority, under its police power, to enact regulations for the public peace, morals, and welfare of the City, California Constitution Article XI, section 7; and

WHEREAS, the City finds that, in addition to the filing of civil collection actions by the city attorney, the use of nuisance abatement liens collected as personal obligations against property owners and the use of special assessments on real property will assist in the collection of civil penalties, abatement costs, administrative costs, reinspection fees and late fees assessed pursuant to administrative citations, administrative hearings, judicial orders and other appropriate code enforcement actions; and

WHEREAS, the City further finds that collection of civil penalties, costs and fees assessed for code enforcement violations is important in deterring future violations and maintaining the integrity of the city’s code enforcement system; and

WHEREAS, the City has the authority to make the expense of enforcement actions and abatement of any nuisance a lien against the property on which it is maintained and a personal obligation against the property owner, in accordance with California Government Code Section 38773.1; and

WHEREAS, the City has the authority to make the cost of abatement of a nuisance upon a parcel of land a special assessment against that parcel, in accordance with California Government Code Section 38773.5; and

WHEREAS, the procedures established in Yuba City Municipal Code shall be used to complement existing administrative or judicial remedies which may be pursued to address violations of the Yuba City Municipal Code or applicable state codes; and

WHEREAS, the Property Owners within this Resolution are the sole owner(s) of record for the properties located within the City of Yuba City; and

WHEREAS, the Property Owners were issued notices to abate property nuisances pursuant to the Yuba City Municipal Code for violations concerning the properties; and

WHEREAS, the Property Owners failed to remedy the violations of the Yuba City Municipal Code and administrative citations were issued to the Property Owner; and

WHEREAS, the Property Owners failed to pay the administrative penalties; and

WHEREAS, the Property Owners caused the City to incur the costs associated with the violations of the Yuba City Municipal Code and the City's efforts to cure those violations by the Property Owners; and

WHEREAS, the Yuba City Municipal Code authorizes the City to place a special assessment on real property when a penalty and/or administrative costs have not been timely paid.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds the Facts set forth above to be true and correct, and by this reference incorporates each as an integral part of this Resolution.

SECTION 2. The total amount due and payable to the City by each property owner is as follows:

Citation No.	Balance Due	Address	Assessor's Parcel No.	Owner Name
1405	\$250.00	162 MORTON ST	53-173-011	ALI ETAL MOHAMMAD 1
1518	\$250.00	1697 HOOPER RD	26-051-012	ARELLANO ETAL ERNESTO A
1287	\$200.00	359 RIVER OAKS DR	54-060-086	ADAM DUNCAN
1294	\$200.00	359 RIVER OAKS DR	54-060-086	ADAM DUNCAN
1516	\$250.00	APN- 61-120-005	61-120-005	BAINS REV 12 TR ETAL
1281	\$1,250.00	703 WOODHURST CT	53-261-012	BOND SANDRA
1297	\$2,750.00	703 WOODHURST CT	53-261-012	BOND SANDRA
1381	\$1,000.00	703 WOODHURST CT	53-261-012	BOND SANDRA
1349	\$500.00	1470 WENDELL WAY	51-422-006	BRIGGS ROBIN C (EST OF)
1416	\$750.00	73 NIELSON AVE	53-232-025	CHIMA JAGJIT S
1361	\$1,250.00	998 B ST	52-093-010	CHRISTIAN SCIENTIST – 1 ST CH
1425	\$500.00	998 B ST	52-093-010	CHRISTIAN SCIENTIST – 1 ST CH
1517	\$250.00	APN 61-120-003	61-120-003	CLEAR CREEK TR ETAL
1372	\$1,000.00	288 TWIN RIVERS DR	55-140-018	COOK STEPHENS P
1411	\$300.00	288 TWIN RIVERS DR	55-140-018	COOK STEPHENS P
1415	\$600.00	288 TWIN RIVERS DR	55-140-018	COOK STEPHENS P
1420	\$1,500.00	288 TWIN RIVERS DR	55-140-018	COOK STEPHENS P

1418	\$100.00	610 ROSALIND AVE	52-183-003	CORTEZ REV LIV 18 TR ETAL
1358	\$200.00	610 ROSALIND AVE	52-183-003	CORTEZ REV LIV 18 TR ETAL
1481	\$100.00	388 SHANGHAI BEND RD	55-060-019	COYAZO MARIA L
1485	\$200.00	388 SHANGHAI BEND RD	55-060-019	COYAZO MARIA L
1367	\$1,250.00	870 KIMBALL AVE	52-075-005	CRITCHFIELD CYNTHIA
1278	\$100.00	1680 VALLEY VIEW DR	59-281-009	CUMMINGS VINCENT/ARACELI
1365	\$500.00	200 PARK AVE	53-252-013	DBC YUBA BSD LLC
1374	\$1000.00	200 PARK AVE	53-252-013	DBC YUBA BSD LLC
1482	\$500.00	1159 WOODWORTH AVE	51-112-005	DE VARGAS JARROD
1489	\$1,000.00	1159 WOODWORTH AVE	51-112-005	DE VARGAS JARROD
1277	\$1,000.00	1636 ROYO RANCHERO DR	62-150-009	DARREN L HOWELL
1288	\$1,000.00	1636 ROYO RANCHERO DR	62-150-009	DARREN L HOWELL
1295	\$1,000.00	1636 ROYO RANCHERO DR	62-150-009	DARREN L HOWELL
1466	\$500.00	1636 ROYO RANCHERO DR	62-150-009	DARREN L HOWELL
1470	\$500.00	1636 ROYO RANCHERO DR	62-150-009	DARREN L HOWELL
1276	\$1,000.00	2229 SHADY LN	55-080-041	FORTNA RICHARD W
1461	\$200.00	2229 SHADY LN	55-080-041	FORTNA RICHARD W
1468	\$400.00	2229 SHADY LN	55-080-041	FORTNA RICHARD W
1282	\$500.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1298	\$500.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1379	\$500.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1380	\$500.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1453	\$100.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1458	\$200.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1469	\$500.00	741 REEVES AVE	52-213-005	GAINEY CHAE CHA
1404	\$500.00	529 B ST	52-312-009	GILL JAGDEEP S
1521	\$250.00	529 B ST	52-312-009	GILL JAGDEEP S
1353	\$2,000.00	474 ALEMAR WAY	51-461-016	HARTUNG JEANETTE
1406	\$500.00	474 ALEMAR WAY	51-461-016	HARTUNG JEANETTE
1407	\$1,000.00	474 ALEMAR WAY	51-461-016	HARTUNG JEANETTE

1484	\$100.00	1636 ROYO RANCERO DR	62-150-009	DAREN L HOWELL
1486	\$200.00	1636 ROYO RANCERO DR	62-150-009	DAREN L HOWELL
1493	\$500.00	1636 ROYO RANCERO DR	62-150-009	DAREN L HOWELL
1525	\$250.00	335 GARDEN HWY	53-433-024	HUTCHINSON FREDERCK G
1403	\$500.00	510 COOPER AVE	52-283-013	JAMES M RATLIFF
1520	\$250.00	510 COOPER AVE	52-283-013	JAMES M RATLIFF
1402	\$500.00	APN 52-283-012	52-283-012	JAMES M RATLIFF
1519	\$250.00	APN 52-283-012	52-283-012	JAMES M RATLIFF
1356	\$1,000.00	1344 KEAN AVE	58-130-022	JAWANDA RAVINDER S/MANDEEP K
1550	\$1,000.00	1344 KEAN AVE	58-130-022	JAWANDA RAVINDER S/MANDEEP K
1547	\$250.00	444 GRAY AVE	52-114-015	JOHNSON JANICE E '88 TR ETAL
1321	\$500.00	1177 BUTTE ST	51-321-015	JAGJIT POWAR
1417	\$250.00	1177 BUTTE ST	51-321-015	JAGJIT POWAR
1510	\$1,000.00	1177 BUTTE ST	51-321-015	JAGJIT POWAR
1456	\$2,000.00	1159 WOODWORTH AVE	51-112-005	JARROD DE VARGAS
1491	\$250.00	179 WOODBRIDGE AVE	53-481-016	KENNEDY LLOYD BRADFORD
1524	\$250.00	179 WOODBRIDGE AVE	53-481-016	KENNEDY LLOYD BRADFORD
1363	\$100.00	616 COLUSA AVE	52-156-018	KHAN ETAL NASIR
1354	\$3,000.00	1593 HAYNE AVE	57-161-043	KHERA CHAIN S
1375	\$1,000.00	1593 HAYNE AVE	57-161-043	KHERA CHAIN S
1549	\$1,500.00	1593 HAYNE AVE	57-161-043	KHERA CHAIN S
1483	\$100.00	1868 ALLEN CT	57-110-004	KING PATRESHA
1488	\$200.00	1868 ALLEN CT	57-110-004	KING PATRESHA
1360	\$200.00	900 OLIVE ST	52-156-011	LONG CASEY
1419	\$100.00	900 OLIVE ST	52-156-011	LONG CASEY
1280	\$900.00	557 OHLSON ST	51-444-008	LAURIE FLECKENSTEIN
1460	\$200.00	557 OHLSON ST	51-444-008	LAURIE FLECKENSTEIN
1472	\$700.00	557 OHLSON ST	51-444-008	LAURIE FLECKENSTEIN
1500	\$100.00	557 OHLSON ST	51-444-008	LAURIE FLECKENSTEIN
1408	\$500.00	53-500-044	53-500-044	MALHI FAM TR ET
1373	\$500.00	546 UNIVERSITY AVE	52-284-004	MILLER REV 19 TR ETAL
1364	\$250.00	2534 DRUMMOND DR	55-080-001	MUNIZ ETAL JESUS
1496	\$100.00	3367 CANFIELD CT	62-180-044	OBERLIN RAYMOND G/RUTH A
25VIO-00141	\$250.00	345 GARDEN HWY	53-433-022	HUTCHINSON FREDERICK G
25VIO-00142	\$250.00	509 S WALTON AVE	57-011-004	SANGHA JASWINDER
1523	\$250.00	171 WILBER AVE	53-418-023	PAYNE BILLIE D (EST OF) ET

1352	\$100.00	580 ESTATES DR	57-273-011	PETERSON GRANT J/JILL A
1495	\$100.00	423 2 ND ST	52-535-004	PETERSON AMIE
1300	\$1,750.00	511 PARK AVE	52-294-010	RATLIFF GLEN H
1382	\$3,500.00	511 PARK AVE	52-294-010	RATLIFF GLEN H
1296	\$200.00	1940 LAMBERT CT	57-172-009	SALAZAR JAVIER/MARIA I
1513	\$250.00	2229 LIVE OAK BLVD	51-580-020	SANGHA PALI S ETAL
1378	\$500.00	3334 JEFFERSON AVE	62-210-006	SHERGILL MUMTAZ R
1286	\$200.00	881 KARNAIL CT	57-390-018	SINGH DHARMINDER
1293	\$400.00	881 KARNAIL CT	57-390-018	SINGH DHARMINDER
1376	\$1,000.00	881 KARNAIL CT	57-390-018	SINGH DHARMINDER
1414	\$1,000.00	1674 TRACY DR	56-173-007	SINGH JAGTAR ET
1362	\$1,750.00	410 DORMAN AVE	53-442-004	SKOFIELD DAVID S
1421	\$750.00	410 DORMAN AVE	53-442-004	SKOFIELD DAVID S
1454	\$250.00	1636 ROYO RANCHERO DR	62-150-009	DAREN L HOWELL
1463	\$250.00	1636 ROYO RANCHERO DR	62-150-009	DAREN L HOWELL
1285	\$100.00	466 DEL NORTE AVE	51-361-013	UNITY F PROPERTIES LLC
359	\$200.00	860 OLIVE ST	52-183-004	WEST CURTIS E
1422	\$100.00	860 OLIVE ST	52-183-004	WEST CURTIS E
1329	\$250.00	1371 FRANKLIN AVE	58-120-004	YUBA CROSSINGS LLC
1401	\$500.00	1371 FRANKLIN AVE	58-120-004	YUBA CROSSINGS LLC
1465	\$2,000.00	1159 Woodworth Avenue	51-112-005	JARROD DE VARGAS

SECTION 3. These amounts remain unpaid. A special assessment and lien in these amounts shall be placed against each of the properties identified within Section 2 of this Resolution pursuant to Municipal Code Section 4-8.709(f); the special assessments shall further accrue penalties and fines until the special assessment is paid in full.

SECTION 4. The Interim City Manager, or designee, is hereby authorized to place additional special assessments on the properties identified within Section 2 of this Resolution as may be needed to secure payment of the unpaid administrative penalties and/or costs being further incurred by the City.

SECTION 5. The Interim City Manager is directed to take all action necessary to implement this Resolution.

SECTION 6. The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original Resolutions. This Resolution shall be effective immediately upon passage and adoption.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 7th day of July, 2026, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

CITY OF YUBA CITY

By:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield
City Clerk

APPROVED AS TO FORM:

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

I, _____, City Clerk of the City of Yuba City, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of Yuba City on the date and by the vote indicated herein.

Attachment 2

Code Enforcement



05/07/2026

«OWNER_NAME»
«OWNER_ADDRESS»
«OWNER_CITY», «OWNER_STATE», «OWNER_ZIP»
PROPERTY ADDRESS OF
«PROPERTY_ADDRESS»
PARCEL #«APN»

NOTICE OF UNPAID ADMINISTRATIVE CITATIONS

«OWNER_NAME»

Greetings,

Pursuant to Municipal Code Section 4-8.709 'Special Assessment and Lien', notice is hereby provided to you. The purpose of sending this 05/07/2026 with a copy of the enclosed invoice is to notify you of administrative citation(s) that was(were) written with reference to a Code Enforcement action at the address referred to on the invoice. **The citation invoice needs to be paid soon**, as City staff is preparing to take any unresolved citation invoices before City Council for consideration of filing a Special Assessment and Lien in the amount of unpaid citation(s), which would then be added to the annual property taxes for the identified property.

If there are questions regarding the citation or processes involved, please contact City Code Enforcement Staff at (530)822-4703.

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Utilities Department
Presentation By: Phil Marler, Utilities Director

Summary

Subject: Utilities 2026-2031 Industrial Wastewater Rate Schedule
Recommendation: Adopt a Resolution establishing the industrial wastewater service rate schedule for Fiscal Years 26/27 through 30/31, and affirming the adoption of all water and sewer rates consistent with the previously approved Proposition 218 maximums
Fiscal Impact: If proposed rate schedule is approved, the wastewater revenue changes would adequately fund projected operations, maintenance, and capital improvement for the upcoming five (5) fiscal years, including the financial obligations of any loans and bonds associated with the Outfall Diffuser Replacement Project

Purpose:

To adopt a five-year wastewater service rate schedule for Significant Industrial Users (SIUs), aligning with the results of the Proposition 218 process wastewater rate studies.

Strategic Focus Area:

This item addresses Council's strategic foci 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 wastewater system.

Background:

The City's utilities service rates and fees are intended to fully recuperate costs to deliver water and wastewater services, operations, and infrastructure 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, send a Notice to impacted property owners and customers-of-record, and conduct a Proposition 218 public protest hearing per California statute.

The Proposition 218 protest hearing was conducted at the regularly scheduled City Council meeting on May 19, 2026, it did not receive a majority protest per the City Clerk's tabulations, and the rate maximums recommended in the utilities rate studies and enumerated on the Proposition 218 Notice were adopted (Exhibit 1A).

Analysis:

The fee schedule recommended by the utilities rate studies and approved via the Proposition 218 process 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. Rate schedules for the next five (5) years were adopted by Resolution for all water customers and all wastewater customers, except industrial wastewater users, at the June 16, 2026 Council meeting, matching the maximum schedule prepared in the rate studies. This schedule provides the reliable revenue stream to fund the identified critical capital and operational needs and is based on current projections and industry conditions.

As the City concludes this process, the final step is to approve the rates for the industrial user class within the Proposition 218 caps previously approved by the City Council. With regard to industrial users, the 2026 wastewater rate study updated the methodology for this user class for capital and debt service. Even though the rate caps have already been approved, City staff and financial consultants continue to assess information as it is received to evaluate and confirm that the rates are appropriate for all users, including industrial users. Downward rate adjustments may occur in the future if warranted due to capital project estimates, cost of chemical expenses, levels of discharge, etc. Based on all current information, Staff and financial consultants recommend the City Council adopt rates for industrial users consistent with those set by the approved Proposition 218 caps. (Attachment 1.) To facilitate implementation, Staff is also recommending that all previously approved actions be affirmed, including residential and commercial rates and the Proposition 218 cap, so that all relevant utility rate information can be consolidated and more easily located by the public.

City staff will continuously monitor the enterprise fund revenues and expenditures throughout the five-year period to ensure that rates are appropriately set and could return to recommend amending the rate schedule for any or all user classes if warranted. Staff will continue to pursue alternative grant and loan funding from state and federal agencies for large capital infrastructure projects and other major expenditures, which could offset the revenue required from service rates.

Fiscal Impact:

The proposed industrial wastewater rate schedule and subsequent revenue would adequately fund projected operations, maintenance, and capital improvement for the next five (5) fiscal years. Implementation for the Year 1 rates is scheduled for November 1, 2026, to align with the water and wastewater rates for all other user categories approved on June 16, 2026. This item has been incorporated into the Fiscal Year 26/27 operating and Capital Improvement Program budgets for wastewater as approved by Council on June 16th.

Alternatives:

1. Direct staff to modify the recommended rate schedule amounts or implementation dates for industrial wastewater customers.
2. Do not adopt new rate schedules and keep industrial wastewater service rates at the current levels.

These alternatives would prevent the City from meeting the State Revolving Fund loan approval timeline for construction of the mandated Outfall Diffuser Replacement Project, in addition to underfunding the projected overall wastewater enterprise fund needs.

Recommendation:

Adopt a Resolution establishing the industrial wastewater service rate schedule for Fiscal Years 26/27 through 30/31, inclusive, in line with the approved Proposition 218 maximums.

Attachments:

1. Resolution - Utilities Industrial Wastewater Rate Schedule 2026-2031
2. Exhibit 1A - Utilities Proposition 218 Maximums 2026-2031
3. Exhibit 1B - YC Fee Schedule IV. Public Works - Water and IX. Sewer Eff. Nov 1 2026

Prepared By:

Scarlett O. Harris
Utilities Administrative Manager

Submitted By:

Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. 26-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ESTABLISHING THE SIGNIFICANT INDUSTRIAL USER WASTEWATER RATE SCHEDULE FOR FISCAL YEARS 26/27 THROUGH 30/31, INCLUSIVE, AND AFFIRMING THE ADOPTION OF ALL WATER AND SEWER RATES

WHEREAS, the City Council adopted Water and Wastewater Rate Studies and initiated a Proposition 218 process to establish the recommended utility service rate maximums on March 17, 2026; and

WHEREAS, the City mailed notices of a proposed public hearing on the study and water rates at least 45 days prior to the hearing on May 19, 2026; and

WHEREAS, pursuant to California Government Code 53756, the City Council held a protest public hearing was held on May 19, 2026, in which the City Clerk received and tabulated the protests and determined that there was not a majority protest of the proposed water and wastewater service rate adjustments; and

WHEREAS, the City Council adopted the service rate maximums as approved through said Proposition 218 process, as enumerated in Exhibit 1A to this Resolution; and

WHEREAS, the City currently provides wastewater services to six (6) Significant Industrial Users, as defined in Chapter 5 (Wastewater Collection and Treatment) of Title 6 of the Yuba City Municipal Code in accordance with the State Water Resources Control Board, whose service rate structure was included in the Wastewater Rate Study and Proposition 218 process; and

WHEREAS, the Utilities Department has further evaluated the rate schedule recommendations for the industrial user category to incorporate additional data captured subsequent to the completion of the Wastewater Rate Study; and

WHEREAS, Chapter 5 (Wastewater Collection and Treatment) of Title 6 of the Yuba City Municipal Code provides the City Council with the authority to set wastewater service rates by Resolution within the maximums established through the Proposition 218 process.

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

Section 1. The City reaffirms that the Proposition 218 maximum limits for utilities service rates are as adopted by City Council and enumerated in Exhibit 1A attached to this Resolution, including those for industrial wastewater customers, and are incorporated herein by reference.

Section 2. The wastewater utility service rate schedule for industrial users for Fiscal Years 26/27 through 30/31, inclusive, shall be as follows:

	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
Industrial					
Volume (\$/MG)	\$7,761.06	\$8,925.22	\$9,549.98	\$10,218.48	\$10,678.31
TSS (\$/lbs)	\$0.418	\$0.480	\$0.514	\$0.550	\$0.574

BOD (\$/lbs)	\$0.428	\$0.492	\$0.527	\$0.564	\$0.589
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Section 3. These rates shall go into effect each November 1st as scheduled unless superseded or amended by future Council Resolution.

Section 4. The adopted rate structure and schedule shall nullify or supersede any existing or prior rates, fees, and agreements with any or all Significant Industrial Users. The Council also affirms the adoption of all prior water and sewer rates as set forth in Exhibit 1B, which is incorporated herein, which rates are consistent with the City Council adopted service rate maximums as approved through said Proposition 218 process.

Section 5. The City Council amends Section IV. Public Works – Water and Section IX. Sewer of the User Fee Schedule for Fiscal Year 26/27 as attached in Exhibit 1B and incorporated herein, which shall take effect on November 1, 2026, and directs the Finance Director to effectuate the same.

Section 6. This Resolution adopts, modifies, amends, and/or approves fees and charges for water and sewer service. Any judicial action or proceeding to attack, review, set aside, void, validate, or annul this Resolution, or the water or sewer service rates, fees, charges, or rate methodology adopted, modified, amended, or approved by this Resolution, shall be commenced within 120 days of the effective date of this Resolution.

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 7th day of July 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

Attachments:

1. Exhibit 1A – Proposition 218 Utility Service Fee Maximums
2. Exhibit 1B – FY 26/27 User Fee Schedule Sections IV. Public Works – Water and IX. Sewer Effective November 1, 2026

EXHIBIT 1A

UTILITIES PROPOSITION 218 MAXIMUMS 2026-2031

The below Proposition 218 maximum service rates for City water and wastewater were adopted following a protest hearing on May 19, 2026, which did not receive a majority protest.

WATER SYSTEM SERVICE RATES

	HCF Included	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rate						
1" & less	15	\$50.67	\$57.76	\$60.65	\$63.68	\$65.59
1.5"	30	\$93.56	\$106.65	\$111.99	\$117.59	\$121.11
2"	60	\$179.34	\$204.45	\$214.67	\$225.41	\$232.17
3"	240	\$694.06	\$791.23	\$830.79	\$872.33	\$898.50
4"	480	\$1,380.34	\$1,573.59	\$1,652.27	\$1,734.89	\$1,786.93
6"	900	\$2,581.34	\$2,942.72	\$3,089.86	\$3,244.35	\$3,341.68
8"	2,100	\$6,012.76	\$6,854.54	\$7,197.27	\$7,557.14	\$7,783.85
Commodity Charges						
All (\$/HCF)		\$2.36	\$2.68	\$2.82	\$2.96	\$3.05

WASTEWATER SYSTEM SERVICE RATES

	Year 1	Year 2	Year 3	Year 4	Year 5
Residential					
Single Family*	\$67.28	\$77.37	\$82.78	\$88.58	\$92.56
Multi Family	\$53.82	\$61.89	\$66.23	\$70.86	\$74.05
Commercial					
Base Rate	\$67.28	\$77.37	\$82.78	\$88.58	\$92.56
C1 (\$/HCF)	\$3.89	\$4.47	\$4.78	\$5.12	\$5.35
C2 (\$/HCF)	\$4.41	\$5.07	\$5.42	\$5.80	\$6.07
C3 (\$/HCF)	\$7.04	\$8.09	\$8.66	\$9.26	\$9.68
Schools					
(\$/ADA)	\$31.31	\$36.00	\$38.52	\$41.22	\$43.07
Industrial					
Volume (\$/MG)	\$7,761.06	\$8,925.22	\$9,549.98	\$10,218.48	\$10,678.31
TSS (\$/lbs)	\$0.418	\$0.480	\$0.514	\$0.550	\$0.574
BOD (\$/lbs)	\$0.428	\$0.492	\$0.527	\$0.564	\$0.589

*Includes Stonegate customers

EXHIBIT 1B

City of Yuba City Fee Schedule		Effective (unless otherwise noted) July 1, 2026	Effective (unless otherwise noted) November 1, 2026
	Feb 2026 CPI	2.40%	2.4%
IV. PUBLIC WORKS--WATER (Service rates effective July 1, 2026 with council review on June 16th and proposed increases on November 1st)			
		Fee	Fee
Changes in Meter Size	Yuba City Municipal Code Sec. 6-6.09.(d)	Not to Exceed 1/2 of Current Cost of Replaced Meter	Not to Exceed 1/2 of Current Cost of Replaced Meter
Fire Hydrant Relocation	Yuba City Municipal Code Sec. 6-6.13.(b)	Actual Cost	Actual Cost
<i>The following Public Works Water Fees are based on the Engineering News-Record Index:</i>			
April, 2026 index =		0.02600	0.02600
Water Service 1" Installation	No Meter	5,641.63	5,641.63
Water Service 1-1/2" Installation	No Meter	6,827.23	6,827.23
Water Service 2" Installation	No Meter	7,277.53	7,277.53
Water Meter 1"	(cellular head)	764.24	764.24
Water Meter 1-1/2"	(cellular head)	1,035.51	1,035.51
Water Meter 2"	(cellular head)	1,334.33	1,334.33
Dual Water Meter 1"	(cellular head)	968.04	968.04
Relocation of Existing Water Meter	(cellular head)	1,330.20	1,330.20
Fire Svstem Flow Test		341.49	341.49
Hot Tap 4"		5,870.19	5,870.19
Hot Tap 6"		6,145.59	6,145.59
Hot Tap 8"		6,774.92	6,774.92
Hot Tap 10"		8,373.64	8,373.64
Extension Charges - R-1 and R-2	per front foot**	39.87	39.87
Extension Charges - All others	per front foot**	43.01	43.01
**Denotes that the fee includes a \$4 surcharge per front foot for fire hydrant installations where the City has installed, or plans to install, street fire hydrants serving the property.			
Water Connection - 1"	25 GPM Max Continuous Flow (Factor 1.00)	9,573.12	9,573.12
Water Connection - 1-1/2"	50 GPM Max Continuous Flow (Factor 2.00)	19,146.24	19,146.24
Water Connection - 2"	100 GPM Max Continuous Flow (Factor 4.00)	38,292.50	38,292.50
Water Connection - 3"	400 GPM Max Continuous Flow (Factor 16.00)	153,170.01	153,170.01
Water Connection - 4"	800 GPM Max Continuous Flow* (Factor 32.00)	306,339.96	306,339.96
Water Connection - 6"	1500 GPM Max Continuous Flow* (Factor 60.00)	574,387.71	574,387.71
Water Connection - 8"	3500 GPM Max Continuous Flow* (Factor 140.00)	1,340,237.62	1,340,237.62
*Compound meter			
Meter Test Deposit		77.12	77.12
After Hours Service Charge		142.00	142.00
Delinquency Charges	Calculated on amount of outstanding bill (whichever is greater) \$10 or 10%		\$10 or 10%
Temporary Service Deposit	per inch of service desired	151.49	151.49
Fire Hydrant Use			
Connection and Removal of Meter		88.17	88.17
Move Meter to Different Hydrant		88.17	88.17
Deposit for Usage Charge		265.80	265.80
Deposit for Damage to Meter		1,293.16	1,293.16
Min Monthly Usage - Metered		5,000 CF at current rate	5,000 CF at current rate
Min Monthly Usage - Flat		88.17	88.17
Application for Backflow Tester		77.12	77.12
Backflow Test Tags	Per tag	11.00	11.00
Air Gap Inspection/Sticker	Per vehicle/equipment piece	77.12	77.12
Water Service Disconnection	Disconnect service (for non-payment)	80.00	80.00
	Meter lock-off (continued non-payment and/or illegal use)	97.00	97.00
	Meter removal (continued non-payment and/or illegal use)	160.00	160.00
	After hours reconnection	163.00	163.00
	Notice served in lieu of disconnect (plus delinquency chrg)	51.00	51.00
Water Service Charges			
Monthly Baseline Water Rates	Rate for base allotment in hundred cubic feet based on meter size		
	1"	42-69	50.67
	1 1/2"	85-18	93.56
	2"	170-39	179.34
	3"	684-63	694.06
	4"	1363-08	1,380.34
	6"	2656-74	2,581.34
	8"	6963-42	6,012.76
Water Flow Rates Per Excess HCF		2-44	2-36
Hillcrest Monthly Surcharge			
	Former Hillcrest Water System 20-year SRF loan per Res 10-114		
	Up to 1"	13.57	13.57
	1 1/2"	27.14	27.14
	2"	54.28	54.28
	3"	173.70	173.70
	4"	312.11	312.11
	6"	578.50	578.50
	Cross-connection or other provisions/regulation violations		
	First Violation - Written Warning	No Charge	No Charge *
	Second Violation - \$50 surcharge on next bill	50.00	50.00 *
	Third Violation - \$100 surcharge on next bill	100.00	100.00 *
	Fourth and Subsequent Violations - \$250 surch. on next bill	250.00	250.00 *
	Cross-connection or other provisions/regulation violations		
	First Violation - Written Warning	No Charge	No Charge *
	Second Violation - \$50 surcharge on next bill	500.00	500.00 *

City of Yuba City Fee Schedule		Effective (unless otherwise noted) July 1, 2026	Effective (unless otherwise noted) November 1, 2026
* Denotes no COLA			
Third Violation - \$100 surcharge on next bill		5,000.00	5,000.00 *
IX. SEWER (Service rates effective July 1, 2026 with council review on June 16th and proposed increases on November 1st)			
		Fee	Fee
Sewer Connection Charges			
Residential	Single family users (per unit)	65.23	65.23
	Multi-dwelling users (no credit for vacancy, per unit)	52.20	52.20
Schools	Schools, per student, per year*	29.96	29.96
	*Avg. Daily Attendance (ADA) for past school year for number of students.		
Commercial	Base Rate C1 (Retail, Doctor, Church, Barber, Fitness, Theater, etc.)	65.23	
	Base Rate C2 (Auto Sales, Motel, Auto Shop, Dry Cleaners, etc.)	73.40	
	Base Rate C3 (Fast food, Bakery, Deli, Restaurant, Market, Gas, etc.)	88.89	
	Flow Charge (per 100 cubic feet)	2.57	
	Minimum	26.48	
Commercial	Commercial base rate		65.23
	Flow rate C1 (Retail, Doctor, Church, Barber, Fitness, Theater, etc.)		73.40
	Flow rate C2 (Auto Sales, Motel, Auto Shop, Dry Cleaners, etc.)		88.89
	Flow rate C3 (Fast food, Bakery, Deli, Restaurant, Market, Gas, etc.)		2.57
Septage Waste Disposal	WWTF Septic Tank Truck Discharge (per gallon)	0.10	0.10
	Minimum Charge per Dump (equal to 400 gallons)	40.00	40.00
	Septic Hauler Permit Application - New Hauler	150.00	150.00
	Septic Hauler Permit Application - Annual Renewal	100.00	100.00
Large Industrial User Charges	Wastewater (per million gallons)	3,763.63	7,761.06
	Total suspended solids (per pound)	0.299	0.418
	Biochemical demand (per pound)	0.385	0.428
	Capital replacement charge (annual) - Sunsweet Growers	35,304.00	
	Capital replacement charge (annual) - Yuba City Cogeneration	600.00	
	Capital replacement charge (annual) - Valley Fine Foods	1,848.12	
	Capital replacement charge (annual) - Greenleaf II, Calpine (each)	600.00	
	Debt service charge (annual) - Sunsweet Growers	7,680.00	
	Debt service charge (annual) - Yuba City Cogeneration	790.27	
	Debt service charge (annual) - Valley Fine Foods	562.94	
	Debt service charge (annual) - Greenleaf II, Calpine (each)	4,126.66	
Wastewater Discharge Permit Application Fee	Application fee for discharge permit application	250.00	250.00
Wastewater Discharge Permit Annual Fee	Non-Significant Categorical Industrial User	678.18	678.18
	Permitted Industrial User	1,077.73	1,077.73
	Groundwater Remediation	1,077.73	1,077.73
	Significant Industrial User*	1,724.38	1,724.38
	* Industrial Users with more than one (1) wastewater effluent discharge monitoring point shall be assessed an additional \$500.00 annual fee per additional monitoring point.		
Administrative Enforcement Fines	Failure to submit discharge permit application by NOV deadline	500.00	500.00
	Failure to submit discharge permit renewal by NOV deadline	500.00	500.00
	Failure to meet schedule set forth in Administrative Order for discharge	750.00	750.00
	Failure to submit report by NOV deadline	500.00	500.00
	Submittal of chronically late or unacceptable reports	500.00	500.00
	Failure to comply with sampling/monitoring requirements of NOV or	750.00	750.00
	Failure to comply with pretreatment, sampling, or monitoring equipment	750.00	750.00
	Publication of significant non-compliance (SNC)	750.00	750.00
	Frequent (insignificant) exceedences of discharge limit	500.00	500.00
	Failure to comply with FOG program NOV requirements	500.00	500.00
<i>The following Sewer Fees are based on the Engineering News-Record Index:</i>			
	April, 2026 index =	0.03	2.60%
Sewer Connection Charges	Single family residential (per unit)	7,227.53	7,227.53
	Multi-dwelling users (per unit)	6,504.44	6,504.44
	Commercial and industrial users (per fixture unit)	293	293
Sewer Extension Charges	Per front foot	44	44
West Yuba City Sewer Trunk Line	Pease Road to the north, Bogue Road to the south, Township Road to the west and variable locations, west of State Route 99, to the east.		
	Residential (per lot)	2,188.56	2,188.56
	Commercial (per fixture unit)	87.46	87.46
	The foregoing special connection fee shall be in addition to and over and above all other sewer connection, extension, and service fees and charges provided for in this article and each section and subsection thereof of the Yuba City Municipal Code.		

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Police Department
Presentation By: James Runyen, Police Chief

Summary

Subject: COPS Grant Purchases FY 25/26

Recommendation:

- A. Conduct a Public Hearing and after consideration;
- B. Adopt a Resolution authorizing receipt, allocation and expenditure of the FY 2025-2026 State of California Citizens' Option for Public Safety Grant (COPS Grant)
- C. Authorize the Finance Director to make budget adjustments as necessary

Fiscal Impact: Approximately \$260,000 to account 277-43415 (State Grant Law Enforcement-Equipment). Authorize the Finance Director to make a supplemental budget appropriation for grant revenues to 227-43415 and for grant expenditures, \$43,000 to 2270-69201 and \$7,000 to 2270-63801. This amount includes a 10% contingency due to no formal bids in place. No City match required

Purpose:

To secure additional funding to be used toward the prevention and reduction of crime and violence.

Council Strategic Goal:

The acceptance and expenditure of these State Funds falls in line with the City Council's Strategic Goal Safe Communities.

Background:

Each year, dependent upon state budget priorities, funds may be allocated to law enforcement agencies to assist in carrying out priorities as established by the Chief of Police (or the Sheriff in unincorporated areas or contract cities). Over the last several years, monies have been made available through the State of California to local law enforcement entities in the form of Citizens' Option for Public Safety (COPS) grant.

This past year the Yuba City Police Department will receive approximately \$260,000. The State

Government Code restricts the money to be used for front line law enforcement purposes and may not be used to supplant any existing law enforcement services provided by the City. The funds from this grant are not required to be utilized in full each year. As a result, there is a fund balance of \$717,031.91 as of June 16, 2026.

Analysis:

The Police Department has traditionally utilized funding obtained in this grant for the major approval expenditure category of technology advancements, critical patrol safety equipment, community outreach efforts, and infrastructure improvements for the benefit of frontline law enforcement delivery to the citizens of our community. Funding directions are based upon needs assessments from the Department management group in consultation with the rank-and-file employees. Prior years expenditures have been for such items as: Complete infrastructure upgrade of the police radio system inclusive of acquisition of a secondary repeater radio frequency and related equipment, the Sutter Buttes Radio Interoperability Project Phase One, Emergency Operations Center retrofit, a total service weapon upgrade for all officers, equipping all patrol vehicles with mobile data terminals integrated with the Police Communications Center, required upgrades in the Fire/Police Computer Aided Dispatching System, upgrades to our Tactical Combat Casualty Care (TCCC) program, Patrol Drones, and a Tru-Narc drug testing machine for seized controlled substances. This list is not inclusive, but just a few of the items purchased over the years.

Due to the fund balance currently on hand, the department recommends making the following purchases:

Patrol Related Items

- Bleeding Simulator for TCCC (Tactical Combat Casualty Care) Program \$7,200
- AI Report Writing software for patrol officers and detectives \$15,000
- Movable pop-up building structure for building clearance training \$4,200

Dispatch

- AI training tool program for Public Safety Dispatchers \$5,000

SWAT

- Night Vision and laser illumination for SWAT Officers \$7,500

Investigations

- Additional computer monitors for Special Investigations Unit (3) \$1,000

Infrastructure Improvement

- PRA and report distribution software \$5,500

TOTAL: \$50,000 (Includes a 10% contingency)

Items listed total approximately \$50,000. Any remaining money can be used as a contingency since these are approximate numbers and not based on competitive bids, at this time, or additional items that

are identified at a later date for use by the department. Additional allocated funds can be carried over into the next fiscal year or expended for items frontline law enforcement uses, community outreach efforts and related infrastructure/technology improvements as might be deemed appropriate by the Chief of Police consistent with the practice and Council policy of this and previous years.

Fiscal Impact:

Approximately \$260,000 to account 277-43415 (State Grant Law Enforcement-Equipment). Authorize the Finance Director to make a supplemental budget appropriation for grant revenues to 227-43415 and for grant expenditures, \$43,000 to 2270-69201 and \$7,000 to 2270-63801. This amount includes a 10% contingency due to no formal bids in place. No City match required.

Alternatives:

Reject the FY 2025-2026 Public Safety Grant (COPS Grant) purchase recommendations and provide alternative direction to staff

Recommendation:

- A. Conduct a Public Hearing and after consideration;
- B. Adopt a Resolution authorizing receipt, allocation and expenditure of the FY 2025-2026 State of California Citizens' Option for Public Safety Grant (COPS Grant)
- C. Authorize the Finance Director to make budget adjustments as necessary

Attachments:

- 1. Attachment A COPS Grant Staff Report 2025-2026

Prepared By:
Jim Runyen
Chief of Police

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT A

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING RECEIPT, ALLOCATION AND EXPENDITURE, OF
THE FY 2025-2026 STATE OF CALIFORNIA CITIZENS' OPTION
FOR PUBLIC SAFETY GRANT (COPS GRANT)**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

That the City, through the Chief Financial Officer and the Chief of Police, accept, account for, track, allocate and expend as directed the FY 25/26 California Citizens' Option for Public Safety Grant. It is acknowledged the Citizens' Option funding would be in the amount of approximately \$260,000. It is recognized there is no cash match requirement.

That said expenditures be in accordance with grant guidelines, specifically in the area of frontline law enforcement uses, community outreach efforts and related infrastructure/technology improvements as might be deemed appropriate by the Chief of Police consistent with the practice and Council policy of this and previous years.

That said purchases be in accordance with State of California and City of Yuba City purchasing guidelines.

That the Chief Financial Officer be given authority to adjust the budget as required for grant purposes.

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 7th day of July 2026.

AYES:

NOES:

ABSENT:

ATTEST:

Marc Boomgaarden, Mayor

Ciara Wakefield, City Clerk

APPROVED AS TO FORM:

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

CITY OF YUBA CITY
STAFF REPORT

Date: July 7, 2026
To: Honorable Mayor & Members of the City Council;
From: Development Services Department
Presentation By: Doug Libby, Development Services Director

Summary

Subject: Development Services Fee Update
Recommendation: A. Conduct a Public Hearing to receive comments on a proposed Development Services – Planning and Building Fee Schedule Update and after consideration;
 B. Adopt a Resolution amending the Schedule of Fees and Charges for Planning and Building Services beginning fiscal year 26/27
Fiscal Impact: Proposed fee updates will provide necessary cost-recovery for services provided by the Building and Planning divisions

Purpose:

To consider an update to the Development Services Building and Planning fees to recover City costs of providing services

Council’s Strategic Focus Areas:

This item addresses Council’s Strategic Focus of *Fiscal Responsibility* by providing necessary cost-recovery to support required building and planning services.

Background:

The City’s Development Services Department provides necessary planning entitlement and building permitting services to residents and developers within the City.

The Department’s Planning Fee Schedule was adjusted last year for the first time since 2001 to better provide necessary cost-recovery, and during this fiscal year, Staff have identified additional services that have been provided both historically and currently, where costs have not been recouped through fees.

Analysis:

To determine the proposed fee update amounts, staff analyzed the actual costs of staff time required to complete the applications, permits, and inspections. These numbers can be found in Exhibit A of Attachment 2, which is not a comprehensive list of Development Services fees but rather only the fees proposed to be adjusted. In addition to fee updates, staff recommends adding in fee categories under *Development Plans* that were removed during last year's update but later determined to be relevant. These categories provide a better scale of fees to be charged that directly relate to the projects to be completed. Updates to two fees in the Building category were derived from requirements of State or International Code Council (ICC) building codes, and the cost of staff time to complete the permitting process for each. The proposed fee updates can be viewed in the Development Services – Planning and Building Proposed Fee Update attachment. If approved, the fees will be effective August 1, 2026.

Fee categories to be created and/or updated include the following:

- Re-establish development plan review fee
- Establish fees for address changes for commercial uses and assigning addresses for new subdivisions
- Establish fees for water efficient landscaping review and inspection for compliance with State law
- Establish fee for Alcoholic Beverage Control (ABC) licensing — Finding of Public Convenience and Necessity
- Establish fee that consultant prepared environmental documents (CEQA) will be prepared at cost
- Confirm statutory residential solar fee and City residential fire sprinkler fee

The fee update Public Hearing was originally noticed in the Appeal Democrat on June 6, 2026, and noticed again with a rescheduled Public Hearing date on June 23, 2026, with data made available to any interested parties at the City Clerk's office.

Fiscal Impact:

Proposed fee updates will provide necessary cost-recovery for services provided by the Building and Planning divisions.

Alternatives:

Provide Staff with alternative direction related to updating Development Services fees.

Recommendation:

A. Conduct a Public Hearing to receive comments on a proposed Development Services – Planning and Building Fee Schedule Update and after consideration;

B. Adopt a Resolution amending the Schedule of Fees and Charges for Planning and Building Services beginning fiscal year 26/27.

Attachments:

1. Attachment 1 - Resolution - Development Services Fee Schedule Update

2. Attachment 2 - Proposed Fee Updates

Prepared By:
Shannon Sardo
Administrative Analyst

Submitted By:
Robert Bendorf
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AMENDING THE SCHEDULE OF FEES AND CHARGES FOR DEVELOPMENT SERVICES
BUILDING AND PLANNING SERVICES**

WHEREAS, the City's Development Services Department provides planning entitlement and building permitting services; and

WHEREAS, the Fee Schedule is adjusted annually for inflationary changes and as needed for changes to services offered by the City; and

WHEREAS, since the fee update in 2025, Staff have identified additional services which the Department provides for Planning and Building services that do not receive necessary cost recovery; and

WHEREAS, Development Services staff has reviewed and conducted analysis on actual costs for staff time, application processing, and inspection services associated with proposed fee updates; and

WHEREAS, the recommended changes to the Fee Schedule are fair and reasonable for customers and provide appropriate cost recovery for the Development Services operating budget, and require an amendment to the Planning and Building Fee Schedule.

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

1. The City Council authorizes the Finance Director to amend Section I. Development Services - Planning and Section II. Development Services – Building of the User Fee Schedule for Fiscal Year 26/27 as attached in Attachment 2 and incorporated herein.
2. The City Council resolves that the amended User Fee Schedule for planning shall take effect on August 1, 2026.
3. The City Council authorizes the Finance Director to apply a Consumer Price Index inflation factor to Section I. Development Services – Planning and Section II. Development Services - Building annually at the beginning of each fiscal year, rounded to the nearest dollar.

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 7th day of July 2026.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

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

ATTACHMENT 2

City of Yuba City Fee Schedule		Proposed Fee Updates (effective 8/1/26)
I. DEVELOPMENT SERVICES – PLANNING		Fee
Use Permits		
	Temporary Use Permit	210.00
Development Plans		
(removed last year, to be added back)	Staff Review	
(removed last year, to be added back)	Single Family, Duplex, Four-plex	61.18
(removed last year, to be added back)	Multi-family Residence	138.77
(removed last year, to be added back)		plus \$6/unit over 4
(removed last year, to be added back)	Commercial, Office 10,000 sq. ft. or less	292.49
(removed last year, to be added back)	Commercial, Office 10,000 sq. ft. or more	583.48
(removed last year, to be added back)	Industrial 10,000 sq. ft. or less	138.77
(removed last year, to be added back)	Industrial 10,000 sq. ft. or more	292.49
Addressing		
	Commerical Address	76.80
	New Subdivision	210.00
Water Efficient Landscaping		
(review and inspection)	Residential Unit	186.25
	Commerical	302.75
California Environmental Quality Act		
	Consultant-prepared document	at-cost
Alcoholic Beverage Control		
	Finding of Public Convenience and Necessity	210.00
II. DEVELOPMENT SERVICES – BUILDING		Fee
	Residential Solar Permit Fee	554.50
	Residential Fire Sprinkler Fee	427.50

EXHIBIT A

Planning and Building Fee Updates 2026 - Staff Time Actual Costs

		Hours			Total Cost
		Associate Planner	Building Official	Building Inspector	
		\$70/hr	\$93/hr	\$68/hr	
Fee/Task	Temp Use Permit	3			\$ 210.00
	CEQA Document	at-cost			
	Substantial Conformance Map	2.5			\$ 175.00
	Final Map Review	2			\$ 140.00
	Addressing - Commercial Address	zoning clearance			
	Addressing - New Subdivision	1			\$ 70.00
	Water Efficient Landscaping:				
	Residential Unit	1	1.25		\$ 186.25
	Commerical	2	1.75		\$ 302.75
	Alcoholic Beverage Control Finding	3			\$ 210.00
	Residential Solar Permit Fee		4.5	2	\$ 554.50
	Residential Fire Sprinkler Fee		3.5	1.5	\$ 427.50