LIVE OAK CITY COUNCIL

REGULAR MEETING AGENDA
MARCH 5, 2025
6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

RICK CRABTREE,
INTERIM CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection at City Hall, 9955 Live Oak Boulevard, Live Oak, during normal business hours. Such documents are also available on the City of Live Oak's website at www.liveoakcity.org, subject to staff's availability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's office at (530) 695-2112 x107. Requests must be made at least 24 hours in advance.

- ***Remote Viewing:***
    - *Members of the public can view a livestream of the meeting online at* https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
    - *Members of the public can access the Zoom webinar as follows:*
        - ***Join by Electronic Device:***
          https://us02web.zoom.us/j/89612440840
        - ***Join by Phone:***
          1-669-900-6833 or 1-833-548-0282 (Toll Free)
          Webinar ID: *896 1244 0840*
- ***Public Comment:*** *Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:*
    - ***Public Attendance:*** *Members of the public who attend in person may make comments from the Council Chamber podium.*

- ***Live Remote Public Comment:*** *Members of the public can submit a live remote public comment by:*

  - *Joining the virtual Council meeting via the link below. When public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes.*

    https://us02web.zoom.us/j/89612440840

  - *Joining the virtual Council meeting by calling the phone number below. When public comment is opened, dial *9 to raise your hand and be called upon to speak for up to 3 minutes.*

    1-669-900-6833 or 1-833-548-0282 (Toll Free)
    Webinar ID: *896 1244 0840*

- ***Email Public Comment:*** *Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via email to the City Clerk at cmenchaca@liveoakcity.org. Comments will be distributed to Council prior to the meeting and attached to the minutes. Please note that emailed comments will NOT be read aloud by staff during the meeting.*

- ***eComment Feature:*** *Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via the eComment feature at* https://liveoakca.granicus.com/ViewPublisher.php?view_id=1. *Comments will be distributed to Council prior to the meeting and attached to the minutes. Please note that eComments will NOT be read aloud by staff during the meeting.*

CALL TO ORDER

ROLL CALL

Under the AB 2449 personal emergency provision, Councilmember Hernandez has requested to participate remotely due to emergency circumstances.

PLEDGE OF ALLEGIANCE AND INVOCATION

CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY

PRESENTATIONS AND RECOGNITIONS

PUBLIC COMMENT

Any person wishing to address the City Council on general jurisdictional matters or consent calendar items may do so at this time. If you are commenting on an agenda item, your comments will be heard at the time that item is scheduled for discussion. The City Council adopted a time limit of three minutes per person. The Brown Act does not allow for Council discussion of items not on the agenda. Councilmembers may only a) refer the matter to staff; b) ask for additional information; c) request a report back; or d) provide a limited factual response for items not listed on the agenda.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

1. City Council Meeting Minutes
   Recommendation: Approve the February 19, 2025, City Council Regular Meeting minutes.
   (Clarissa Menchaca, City Clerk)

2. City Council Meeting Minutes
   Recommendation: Approve the February 26, 2025, City Council Special Meeting minutes.
   (Clarissa Menchaca, City Clerk)

BUSINESS ITEMS

3. Yuba-Sutter Economic Development District 2025-2030 Five-Year CEDS Update, Appendix I Public Works Projects Updates and 2024 CEDS Annual Performance and Evaluation
   Recommendation: Adopt resolution to approve the Five-year 2025-2030 CEDS, the 2024 Comprehensive Economic Development Evaluation and Performance Report and the updated Appendices I Public Works projects and authorize its submittal to the United States Department of Commerce, Economic Development Administration as set out in the resolution.
   (Brynda Stranix, District Director, Yuba-Sutter Economic Development District)

4. Write-off of Past Due Water and Sewer Accounts Collections
   Recommendation: Adopt resolution.
   (James Ramsey, Finance Director)

5. Budget Amendment
   Recommendation: Adopt resolution.
   (James Ramsey, Finance Director)

6. Water Rate Study Analysis Results and Preliminary Recommendations Presentation

Recommendation: Provide direction to consultant.
(Jeff Nelson, Interim Public Works Director)

DISCUSSION ITEMS

7. Discussion/Direction Regarding Review of Consultant Contracts and Potential Approvals Needed for Contract Extensions (BPR Consulting Group and Eide Bailly LLP)
Recommendation: Discussion and provide direction to staff regarding the consultant contracts.
(Nicole Rosser, City Attorney)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

COUNCILMEMBER REPORTS / COMMENTS / REQUESTS

CLOSED SESSION

After the Closed Session the City Council will leave the Council Chambers and the meeting will be adjourned by operation of law due to lack of a quorum. If there is any reportable Closed Session Action, a report will be made at the beginning of the next regular Council meeting. After the Closed Session Item descriptions are read by the City Attorney, all members of Council, applicable Consultants and Staff are asked to join the Closed Session meeting.

8. Public Employee Performance Evaluation Pursuant to California Government Code Section 54957:
City Manager

9. Public Employee Discipline/Dismissal/Release Pursuant to California Government Code Section 54954.5

ADJOURNMENT

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: City Council Meeting Minutes

Contact Information: Clarissa Menchaca, City Clerk

Recommendation: Approve the February 19, 2025, City Council Regular Meeting minutes.

Attachments:

Minutes

LIVE OAK CITY COUNCIL

MINUTES
FEBRUARY 19, 2025
6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

RICK CRABTREE,
INTERIM CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

CALL TO ORDER

Meeting called to order by Mayor Chapdelaine at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 6:02 pm.

ROLL CALL

Present: Councilmembers Woten, Santana, Vice Mayor Pamma, and Mayor Chapdelaine

Absent: Councilmember Hernandez

PLEDGE OF ALLEGIANCE AND INVOCATION

Vice Mayor Pamma led the Pledge of Allegiance. Councilmember Woten delivered the invocation.

CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY

There were no corrections and/or changes.

PRESENTATIONS AND RECOGNITIONS

A. SACOG Presentation on the 2025 Blueprint Project

Clint Holtzen, SACOG Planning Manager, provided a presentation for the Council.

PUBLIC COMMENT

Public Comment was opened and closed without any speakers.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

MOTION: APPROVE THE CONSENT AGENDA.
(MOTION: WOTEN; SECOND: CHAPDELAINE)

VOTE: MOTION PASSED 4-0-1
AYES: COUNCILMEMBERS WOTEN, SANTANA, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE
NOES: NONE
ABSENT: COUNCILMEMBER HERNANDEZ

1. City Council Meeting Minutes
Clarissa Menchaca, City Clerk
Council action: February 5, 2025, City Council Regular Meeting minutes approved.

2. City Council Meeting Minutes
Clarissa Menchaca, City Clerk
Council action: February 8, 2025, City Council Special Meeting minutes approved.

3. Reappointment to the Regional Housing Authority Board of Commissioners
Rick Crabtree, Interim City Manager
Council action: Mayor's reappointment of Jeramy Chapdelaine to the Regional Housing Authority Board of Commissioners as the Community Member, with a term ending January 31, 2029, confirmed.

DISCUSSION ITEMS

4. Well 2 PFAS Update
Jeff Nelson, Interim Public Works Director

Jeff Nelson, Interim Public Works Director, provided a report for the Council.

Public Comment was opened and closed without any speakers.

Council action: Accepted for information.

BUSINESS ITEMS

5. Assignment of PIO Responsibilities/Tasks
Rick Crabtree, Interim City Manager

Rick Crabtree, Interim City Manager, provided a report for Council.

The following member of the public addressed the Council: Amanda Angulo.

Council action: Provided direction to assign duties to current staff.

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

There were no items removed from the Consent Agenda for Council consideration and action.

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

Brant Bordsen, Assistant City Attorney, briefly touched on the funding of grants at the federal level which may or may not be funded. More to come in the coming months.

COUNCILMEMBER COMMENTS

Councilmember Woten touched on Jeff Nelson's PFAS report and on the information provided by the USDA at the February 18th City Council Special Meeting.

Councilmember Santana discussed the PFAS report provided by Jeff Nelson. Councilmember Santana requested the City provide monthly City project updates and inquired about the City hosting a food truck event in March.

Vice Mayor Pamma inquired about City staff's approach to obtaining potential grants per the information provided by the USDA at the February 18th City Council Special Meeting.

Mayor Chapdelaine touched on his attendance at the Sutter Butte Flood Control Agency meeting, Sacramento Area Council of Governments (SACOG) Innovation and Policy Subcommittee meeting, Sutter Animal Services Authority meeting, and upcoming SACOG meeting. Mayor Chapdelaine touched on updating the City's Capital Improvement Projects plan and touched on some of the meeting takeaways from the City's Strategic Planning Session.

ADJOURNMENT

Mayor Chapdelaine adjourned the meeting at 7:29 pm.

_____
Jeramy Chapdelaine, Mayor

ATTEST:

_____
Clarissa Menchaca, City Clerk

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: City Council Meeting Minutes

Contact Information: Clarissa Menchaca, City Clerk

Recommendation: Approve the February 26, 2025, City Council Special Meeting minutes.

Attachments:

Minutes

LIVE OAK CITY COUNCIL

SPECIAL MEETING MINUTES FEBRUARY 26, 2025 6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

RICK CRABTREE,
INTERIM CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

CALL TO ORDER

Meeting called to order by Mayor Chapdelaine at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 6:03 pm.

ROLL CALL

Present: Councilmembers Woten, Santana, Vice Mayor Pamma, and Mayor Chapdelaine

Appeared via teleconference: Councilmember Hernandez

PLEDGE OF ALLEGIANCE AND INVOCATION

Vice Mayor Pamma led the Pledge of Allegiance. Councilmember Santana delivered the invocation.

MOTION: APPROVE MAYOR HERNANDEZ'S REMOTE APPEARANCE.
(MOTION: CHAPDELAINE; SECOND: PAMMA)

VOTE: MOTION PASSED UNANIMOUSLY

CLOSED SESSION

1. Public Employee Performance Evaluation Pursuant to California Government Code Section 54957: City Manager

2. Public Employee Discipline/Dismissal/Release Pursuant to California Government Code Section 54954.5

CLOSED SESSION REPORT

No anticipated reportable action.

ADJOURNMENT

Mayor Chapdelaine adjourned the meeting at 6:08 pm. Closed Session adjourned at 7:46 pm.

Jeramy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: Yuba-Sutter Economic Development District 2025-2030 Five-Year CEDS Update, Appendix I Public Works Projects Updates and 2024 CEDS Annual Performance and Evaluation

Contact Information: Brynda Stranix, District Director, Yuba-Sutter Economic Development District

Background:

Background:
This Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process helps create jobs, foster a more stable and diverse economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

An annual CEDS Performance Report is required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs.

This evaluation document represents the goals and objectives of the Yuba-Sutter Economic Development District which is comprised of Yuba and Sutter Counties and the cities of Marysville, Live Oak, Wheatland, and Yuba City.

Discussion:
The CEDS process is a continuing economic development planning process, developed with broad-based and diverse community participation. Included in this packet is 2025-2030 five-year CEDS update, Appendix I Public Works projects updates and 2024 CEDS Annual Performance and Evaluation.

* Listing of CEDS Committee Members and Staff

* Adjustment to the Strategy and comparative review of regional performance in labor force, unemployment, per capita personal income, average wages, number of establishments and gross domestic product.

* A performance metrics comparison between 2024 versus 2023 in employment/workforce, economic performance and education attainment.

* Evaluation of progress on goals and tactics as identified in the CEDS document.

* A report on economic development activities of YSEDC.

The 2024 CEDS Annual Performance Report reflects how the specific challenges and opportunities of the Yuba-Sutter Economic Development District were addressed and assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the progress made toward achieving regional vitality and sustainability.

Data and information for the 2024 CEDS Annual Performance Report was collected from a variety of sources which included a survey to 86 community implementation partners from both public and private sectors, U.S. Census Bureau, U.S. Bureau of Labor Statistics, California Employment Development Department and American Community Survey.

The report shows a positive forward progress to achieving the Yuba-Sutter regional vision to foster a vibrant, prosperous and Growing Yuba-Sutter region through exceptional leadership and involvement of the community.

The 2025-2030 Comprehensive Economic Development Strategy and appendices will be available after all jurisdictions have approved at: https://www.chooseyubasutter.com/strategy.

Fiscal Impacts: We anticipate no fiscal impact because of this agenda item.

Recommendation: Adopt resolution to approve the Five-year 2025-2030 CEDS, the 2024 Comprehensive Economic Development Evaluation and Performance Report and the updated Appendices I Public Works projects and authorize its submittal to the United States Department of Commerce, Economic Development Administration as set out in the resolution before you.

Attachments:

2025 Live Oak Agenda Request Letter
2025-2030 CEDS Document Jurisdiction Final Draft
2024 CEDS Performance and Update Report Jurisdiction Draft
Resolution
Appendix I Yuba Sutter Public Works Projects 2025 Jurisdiction Draft
PowerPoint Presentation

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

February 24, 2025

Ms. Clarissa Menchaca
City Clerk
9955 Live Oak Blvd
Live Oak, CA 95953

Dear Ms. Menchaca

Yuba-Sutter Economic Development Corporation requests to be placed on the Live Oak Council meeting agenda of March 5 at 6:00 pm to present the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025-2030 five-year update, the 2024 Annual Performance Report and updated Appendix I Public Works projects. The presentation will take no more than 15 minutes and will be made by Brynda Stranix, President/COO and Cynthia Roderick, CEDS Committee Chair.

Included with this request is a staff report, resolution wording and power point presentation. I have provided you with digital copies of the 5-year 2025-2030 CEDS, the 2024 Annual Performance Report and CEDS Appendices I Public Works Projects updates for review by the City Council.

Thank you for your assistance.

This request has been copied to the Interim City Manager, Rick Crabtree

Sincerely,

Cynthia L. Roderick

Cynthia Roderick
CEDS Committee Chair





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2025-2030 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

ECONOMIC DEVELOPMENT VISION STATEMENT

Together, we will build a thriving community through innovation, investment in infrastructure, and a strong commitment to economic growth, creating unparalleled opportunities and an exceptional quality of life for all.

The Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) will inspire and guide the community, its leaders and Yuba-Sutter Economic Development District in creating a dynamic region that measures economic improvement over and above job calculations. The strategy focuses on economic resiliency and recovery while building regional industry diversity, capacity and collaboration resulting in a vibrant and prosperous community.

The Yuba-Sutter Comprehensive Economic Development Strategy committee reviewed existing regional general plans, past CEDS documents, and the SWOT Analysis to develop four regional priorities as the framework for the goals and the objectives of the region's future economy. These priorities are: Innovation and Economic Development, Workforce and Education, Infrastructure and Quality of Life and Place.

This 2025-2030 Comprehensive Economic Development Strategy five-year update:

- Identifies critical regional issues and opportunities over the next 5 years, and provides an action plan to address these issues and maximize opportunities.
- Includes the region's current targeted industry clusters and potential clusters for future expansion.
- Includes a comprehensive analysis of the region's Strengths, Weaknesses, Opportunities and Threats.
- Provides action tactics to address the four priority goals for the region's business attraction, retention and expansion actions, infrastructure enhancement and small business support.

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CONTENTS

01 Economic Development Vision Statement

04 Regional Overview

09 Business and Industry Cluster Focus

10 Strengths, Weaknesses, Opportunities and Threats

14 Disaster and Economic Recovery and Resiliency

16 The Strategic Plan

25 Evaluation Framework

Online Appendices
www.choseyubasutter.com

Appendix I: Public Works Projects

Appendix II: CEDS Regional Resolutions

2025-2030 Working Together for Yuba-Sutter's Economic Future

Yuba-Sutter Economic Development Corporation (YSEDC), a 501(c)3 nonprofit organization, was established in 1994. YSEDC promotes regional diversification, advocates sustainable growth, infrastructure enhancement, and job development through expansion, retention and recruitment of businesses and industry in the Yuba-Sutter region.

The Yuba-Sutter region is comprised of two counties, Yuba and Sutter and is designated by the U.S. Department of Commerce, Economic Development Administration (EDA) as the approved Yuba-Sutter Economic Development District (YSEDD).

This Comprehensive Economic Development Strategy (CEDS) is the result of a local planning process designed to guide the economic growth of the Yuba-Sutter region. The CEDS process will help create jobs, foster a stable and diverse economy, and improve living conditions. It provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic development.

The CEDS is required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs, and is a prerequisite for designation by EDA as an Economic Development District. Jurisdictions seeking EDA funding for public works and planning projects must first be included in an EDA-approved CEDS to be considered for funding.

This update is in accordance with guidelines specified by EDA and funded by financial assistance award Number ED22SEA302024 from U.S. Department of Commerce, Economic Development Administration.

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THE PLAN

This document is the 2025-2030 Five-Year Update to the Yuba-Sutter CEDS, advancing regional prosperity through collaborative efforts led by the Yuba-Sutter Economic Development Corporation, along with Sutter and Yuba counties and the cities of Live Oak, Marysville, Wheatland, and Yuba City.

The 2025-2030 CEDS Strategic Plan embodies the District's vision for regional prosperity and economic growth. Designed as a comprehensive guide for the community, it aims to benefit businesses, students, workforce members, and policymakers alike through its insights and data.

Developed through an inclusive planning process, the CEDS reflects the unique challenges and opportunities within the Yuba-Sutter Economic Development District. It includes a regional analysis, SWOT assessment, and strategic goals with actionable plans for measuring progress.

The analysis evaluates the region's economic landscape, identifies internal and external opportunities and risks, and assesses partnerships and resources for economic development. With a focus on the community's vision and strategic advantages, this plan outlines priorities for action and implementation.

The 2025-2030 CEDS is anchored by four foundational priorities:

Innovation and Economic Development
Workforce and Education
Infrastructure
Quality of Life and Place

These pillars set the stage for sustainable growth and long-term regional success.

CEDS COMMITTEE

Yuba-Sutter Economic Development Corporation invited participation from all sectors of the region in development of this plan and from these, a CEDS Committee was formed. The committee's purpose is to formulate a regional economic strategy which will outline an approach to coordinate growth and prosperity that builds on the region's strengths, prioritizes key regional industry clusters and emphasizes collaboration.

Public Sector
Gary Arnold
Blaze Baker
Swarnjit Boyal
Michael Bessette
Jeremy Brown
Samuel Bunton
John Buse
Rick Crabtree
Terri Daly
Brian Davis
Tawny Dotson
Rachel Downs
Bob Eckardt
Dan Flores
Neal Hay
Brennan Howell
Caron Job
Suki Johal
Jason Kopping
Diana Langley
Mike Lee
Creig Marcus
Kimberly Matta
Mathew Mauk
Patrick Meagher
Ymelda Mendoza-Flores
Ben Moody
Kyle Morgado
Ashley Potocnik
Emily Rary
Jim Schaad
John Tillotson, PE
Bill Zenoni

Private Sector
Gus Becerra
Robert Bendorf
Arun Bhardwaj
Mark Birtha
Brandon Black
Don Blaser
Molly Bloom
Johnny Burke
George Carpenter
Laurie Dutra
Thomas Engler
Rachel Farrell
Chuck Ferguson
Matt Goody
Beth Hammes
Bob Harlan
Cathy LeBlanc
Alyssa Lindman
Julius Murphy
John Nicoletti
Joe Pacheco
David Read
Cynthia Roderick
Marni Sanders
Brynda Stranix
Camille Benner
Tom Williams
Janell Willis

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INDUSTRY REPRESENTED

Private Sector
Aerospace
Agriculture
Arts & Culture
Banking
Business Services
Construction
Coworking/Makerspace
Economic Development
Energy
Engineering
Faith Based
Healthcare
Hospitality
Housing
Manufacturing
Nonprofit Organizations
Utilities

Public Sector
City of Live Oak
City of Marysville
City of Wheatland
City of Yuba City
Education
Federal - Military
Federal - Tribal
Local JPAS
Local - Special Districts
State of California
Sutter County
Workforce Development
Yuba County



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REGIONAL OVERVIEW

Yuba and Sutter counties are located in the north/central part of the state of California, just 35 miles north of its capital city of Sacramento. The Sacramento International Airport is adjacent to Sutter County's southern boundary and Yuba County's eastern border stretches to the foothills of the Sierra Nevada mountain range. Yuba City is the county seat of Sutter County and Marysville is the county seat of Yuba County. The region is referred to as the Yuba City Metropolitan Statistical Area (MSA).

The major cities of Marysville (Yuba County) and Yuba City (Sutter County) are approximately 125 miles northeast of San Francisco and 125 miles west of Reno, Nevada. Nearly 11 million people live within a two-hour drive of the Yuba-Sutter area.

The Yuba-Sutter area is 1,252 square miles and is geographically diverse, offering many recreational opportunities, such as fishing, hunting, boating, water skiing, hiking and camping. Some of the best duck hunting and trophy fishing in the country can be found minutes from the downtown areas. The climate is typically one of warm, dry summers and moderately cold winters.

The Yuba-Sutter region typically enjoys a plentiful water supply, with 19 square miles of waterways comprising more than 12,000 acres. The Sacramento, Feather and Yuba rivers are predominant with many smaller tributaries that feed these larger rivers. Dams, lakes and reservoirs provide flood protection, debris control, diversion, regulation and storage. Water uses include domestic, irrigation, municipal, industrial, power generation and recreation.

Portions of the Plumas and Tahoe National forests sit

in Yuba County providing numerous campgrounds and recreational day-use facilities. The Sutter Buttes are a small circular complex of eroded volcanic lava domes which rise as buttes above the flat plains of the Sacramento Valley in Sutter County. They are situated just outside Yuba City. Referred to as the world's smallest mountain range, Sutter Buttes highest point is the summit of South Butte, at 2,122+ feet, which is also the highest point in Sutter County. The Middle Mountain Foundation hosts guided hikes into the Sutter Buttes and offer an educational program for local students.

It is about a 3.5-hour drive to the west to reach the northern coastline of California. The Sierra Nevada mountain range and Lake Tahoe are just two hours to the east. Sacramento is a 35-minute drive south and San Francisco is just another hour or so beyond that to the southwest. The rivers, lakes, mountains, year-round festivals and fairs, golf courses, community theater, fine dining establishments, bike ways, and historic downtown shopping districts make the region a wonderful place to live or visit.

The region is served by state routes 20, 65, 70, 99 and 113 and is just north of the intersection of two major interstates, I-5 and I-80. The two major cities of the District (Marysville and Yuba City) are only 35 miles from the Sacramento International Airport. The Sacramento Airport covers 6,000 acres serving general aviation, passenger and freight traffic and operates two 8,600-foot parallel runways, two terminals and 32 gates. The airport averages 122 landings a day with 12 domestic carriers, 7 international passenger carriers, 4 commuter carriers and 7 cargo carriers. Passenger volume was 12.978 million in 2023, a 5.4 percent increase over the prior year however it has not met the passenger volume pre-COVID.

The Yuba County Airport, on 933 acres, is a modern general aviation airport featuring a 6,006-foot primary runway and a 3,281-foot crosswind runway with capabilities to accommodate jet air carriers, freight carriers, and all general aviation business jets and private aircraft. Recent improvements include the complete overlay of the primary runway, overlays and sealing of the entire taxiway system, new fueling facilities, and rehabilitation of the apron. The Yuba County Industrial Park, adjacent to the airport, is available for development. Recently, the airport



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was awarded an EDA construction grant to build an additional taxiway to serve the Skyway Business Park. The Skyway Business Park has eight buildings on five acres suitable for manufacturing or distribution. Each building is 7,920 SF with all utilities in place. The airport has easy access to highways 70, 65, 99, and 20 and is half an hour from I-5, I-80 and the Sacramento International Airport.

Sutter County Airport, 170 acres, accommodates smaller aircraft such as crop dusters and private aircraft with one runway. Control of day-to-day airport operations has been transferred to a nonprofit group of local pilots to reduce costs and operate at a surplus.

Union Pacific Railroad connects the Yuba-Sutter area to the nation's railway system. The rail system is used primarily to transport agricultural and other goods produced in the region. Passenger rail serves the region at the Sacramento Valley Station and local bus connections are provided by Amtrak and Yuba-Sutter Transit.

Yuba and Sutter counties are within close proximity to the major markets of the 13 western states to be an economically viable location for business and industry.

Yuba-Sutter Transit, the public transportation agency that serves the region, runs six local routes and on-demand service in Marysville, Yuba City and surrounding communities, Monday to Saturday and peak hour service to downtown Sacramento each weekday.

TOP 6 INDUSTRIES BY JOBS

Healthcare & Social Assistance
9,302 WORKERS

Retail Trade
6,496 WORKERS

Educational Services
6,169 WORKERS

Accommodation & Food Services
5,676 WORKERS

Agriculture, Forestry, Fishing & Hunting
5,496 WORKERS

Public Administration
4,846 WORKERS

DRIVERS OF EMPLOYMENT GROWTH

Over the ten years ending 2023, all industries for the Yuba City, MSA added 9,872 jobs. Job growth by percentage was more competitive than the nation.

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Military Asset

BEALE AIR FORCE BASE

LOCAL ECONOMIC IMPACT

Beale AFB has a huge economic impact on the Yuba-Sutter community. The base supports 5,125 military personnel, 1,190 civilians and 1,922 dependents with total payroll of $400 million. Beale executed over $67.6 million in local contracts in Fiscal Year 2022. There were a total 10,879 jobs created, with an estimated annual dollar value of $249.5 million. The total economic impact to the area is approximately $1.087 billion. (Source: BAFB Economic Impact Statement Fiscal Year 2022). Beale AFB provides the community with a trained workforce of approximately 28,000 retirees living within a one-hour drive.

The major organizations at Beale Air Force Base are the 9th Reconnaissance Wing (9th RW), the 940th Air Refueling Wing (940th ARW, Air Force Reserve Command), the 195th Wing (California Air National Guard), the 548th Intelligence, Surveillance, and Reconnaissance Group (548th ISRG), and the 7th Space Warning Squadron (7th SWS). The 9th RW is the host wing at Beale AFB, and the 9RW Commander is the Installation Commander.

9th Reconnaissance Wing (9th RW)

Mission: Deliver persistent, intergrated reconnaissance and combat power for our nation. To accomplish this mission, the wing is equipped with the nation's fleet of U-2 and associated support equipment. The wing also maintains a high state of readiness in its expeditionary combat support forces for potential deployment in response to theater contingencies. The 9th Reconnaissance Wing is composed of more than 4,500 personnel in four groups at Beale and multiple overseas operating locations.

940th Air Refueling Wing (940th ARW)

Mission: Provide mission ready Citizen Airmen in support of United States National Security Objectives, primarily by providing air refueling capabilities for DOD aircraft.

195th Wing (California Air National Guard)

Mission: Deliver adaptive information controls and capabilities, enabling warfighters the competitive advantage to deter, attack, maneuver, and defend with unparalleled effectiveness.

548th Intelligence, Surveillance, and Reconnaissance Group (ISRG)

Mission: To deliver combat power from the air with intelligence that assures allies and wins wars.

The Group consists of more than 1,400 officer, enlisted, Guard, Reserve, civilian, and contract personnel spanning more than 40 Air Force Specialties responsible for operation and maintenance of more than $2 billion dollars' worth of Distributed Common Ground System (DCGS) equipment.

7th Space Warning Squadron (7th SWS)

Mission: Detection of sea-launched ballistic missiles fired from submarines in the Pacific Ocean. This unit helps form a two-layered, worldwide network of missile warning systems that also detects Intercontinental Ballistic Missiles within its field of view. Additionally, 7th SWS tracks earth-orbiting satellites and reports the information to the 18th Space Control Squadron, located at Vandenberg AFB, California. This information is combined with other global sensors to maintain the Department of Defense's satellite catalog.

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AGRICULTURE AS ECONOMIC DEVELOPMENT

More than 600,000 of the 798,000 acres (75 percent) in Yuba-Sutter are in agricultural use. The largest use of agricultural land is for field crops and vegetables. Fruit and nut crops account for the second highest use of acreage.

YUBA COUNTY

The gross value of Yuba County's agricultural production for 2023 is $256,885,785 up approximately 4% from the 2022 value estimate of $245,706,480. The increase in value can be attributed to the increase in value for kiwi alone. However, peaches, almonds, walnuts and livestock also had increases in value. Rice and prune/dried plum decreased in value due to decreases in price.

Fluctuating commodity prices and adverse weather conditions continue to pose significant challenges for producers in the long run. Rice remained Yuba County's top crop generating $67 million in gross value. At $51 million, Kiwi climbed to second in rank. Walnut takes over third place at almost $26 million. Livestock moves to number four at $25 million. Rounding out the top five is Prune/Dried Plum at nearly $24 million in value.

The contribution of agriculture to the economy of Yuba County is not totally reflected in the values contained in this report. Processing, transporting, marketing and other farm related services directly or indirectly tied to agriculture, benefited appreciably. According to a study conducted by Agricultural Impact Associates, Yuba County's agricultural industry can be estimated to have returned an additional 62.5% of the gross agriculture value for an estimated total value of $417,439,400 in 2023. Agriculture accounts for 1 out of every 11 jobs in Yuba County (Source: Yuba County 2023 Crop Report)

In 2022, Yuba County ranked 31st in gross value of agricultural production of the entire state of California, and ranked second in livestock and third in prune and rice production value. (Source:CDFA 2-22-2023 California Ag Statistics Review)

To access the complete 2023 crop report visit: https://acrobat.adobe.com/id/urn:aaid:sc:US:d98a26a1-0dca-40d9-aadd-46762d94051c

SUTTER COUNTY

The gross value of Sutter County agricultural production for 2023 was $771,820,000. This is an increase of $203,248,000 or 35.7% from the 2022 total value

Rice remains the top-ranking crop in 2023 with a total value of $272,271,000 driven by a 134.9% increase in harvested acreage which offset a 35.5% decrease in price resulting in a 49% increase in total value from 2022. Remaining second, processing tomatoes increased in price and yield to a total value of $117,718,000, a 31.3% increase from 2022. Cling Peaches remained in third due to an increase in yield and price to a total value of $67,650,000, a 39.7% increase from 2022. Dried prunes remained fourth with a total value of $61,850,000 through a rise in price and yield increasing 30% from 2022. Walnuts remained fifth due to moderate increases in price and yield with a total value of $51,649,000 which is an 18.7% increase from 2022. (Source: Sutter County 2023 Crop Report)

In 2022, Sutter County ranked 22nd in gross value of agricultural production of the entire state of California, first in prune production and second in rice production. (Source:CDFA 2-22-2023 California Ag Statistics Review)

To access the complete 2023 crop report visit: https://acrobat.adobe.com/id/urn:aaid:sc:US:16a60a3e-b753-48ff-8b72-6c536e2231a1



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Business and Industry Cluster Focus

The industry cluster in the Yuba-Sutter region with the highest relative concentration is Agriculture with a location quotient of 8.14. This cluster employs 5,439 workers with an average wage of $52,156. The regional strategy is to enhance and grow niche sectors to strengthen this cluster. In order to diversify and create greater resilience, other clusters, Health, Advanced Manufacturing and Distribution and Electronic Commerce will be targeted to provide high-growth opportunities to increase investment and awareness of the region.

AGRICULTURE	SPECIALTY AGRICULTURE EQUIPMENT
	AGRICULTURE TOURISM
	FOOD AND BEVERAGE PROCESSING
	VALUE ADDED INNOVATION

HEALTH	PHARMACEUTICALS & RELATED SEGMENTS
	BIOTECHNOLOGY
	MEDICAL DEVICES, EQUIPMENT & SUPPLIES MANUFACTURING
	AMBULATORY HEALTH CARE SERVICES

ADVANCED MANUFACTURING	AEROSPACE/DEFENSE
	AUTO/MOTOR SPORTS
	ENERGY & POWER
	INDUSTRIAL MACHINERY

DISTRIBUTION & E-COMMERCE	RECREATIONAL GOODS
	TRANSPORTATION
	EDUCATION
	BUSINESS SERVICES

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SWOT Analysis Summary

Recognizing our region's strengths, weaknesses, opportunities and threats is an important step to assess where we are and where we want to be in order to have a real effect on the region. Our region has plenty of positive attributes to leverage for success, but we must also recognize the challenges identified by participants of the SWOT process in order to remedy or diminish them.

THE YUBA-SUTTER REGION TODAY

The Positives

The Yuba-Sutter region has numerous strengths that position it well for growth and development. The area benefits from substantial agricultural production with potential for expanding into agricultural technology industries. There is plenty of land available for development, supported by a community that values and promotes sports, arts, and entertainment. The region's strategic location, with proximity to major transportation hubs such as the Sacramento International Airport and access to essential highways, provides a significant economic advantage for business expansion. Additionally, the presence of Beale Air Force Base creates opportunities for workforce development and collaboration. Residents also enjoy an affordable cost of living and access to abundant natural resources, including parks and recreational areas, which contribute to a high quality of life. The region's small-town atmosphere fosters strong community ties and a collaborative spirit.

The Challenges

Despite these strengths, participants felt the region faces several challenges. The economy lacks diversification, relying heavily on government and agriculture, which creates vulnerability to economic shifts. Business development is hampered by limited resources, high operational costs, and outdated infrastructure. Educational attainment levels are low, and there is insufficient access to quality education, which impacts workforce development and contributes to skilled labor outmigration. The gap between workforce training and the jobs available further exacerbates this issue. Infrastructure, including roads, water, wastewater, and power, requires significant upgrades, and public transportation systems are inadequate. The region is also prone to natural disasters such as floods, fires, and droughts, which threaten infrastructure and economic stability. Healthcare options and community amenities are limited, and the region struggles with a perception of being underdeveloped, which hinders efforts to attract new residents and businesses.

What needs to be done

To address these challenges, the region needs to diversify its economic base by attracting industries such as technology, healthcare, and advanced manufacturing. Supporting small businesses and entrepreneurs with resources and streamlined processes can further stimulate economic growth. Workforce development should focus on creating educational and vocational training programs aligned with current and future needs of local industries, leveraging partnerships with institutions and Beale Air Force Base. Infrastructure improvements must be prioritized, particularly in water/wastewater, roads, flood control, and broadband expansion, to support economic activity and enhance residents' quality of life. Finally, investing in healthcare, arts, and cultural amenities will make the region more attractive and livable. Addressing homelessness and public safety concerns with comprehensive social services and community improvements will also be crucial to fostering a vibrant, resilient community.

FOUR TOP PRIORITIES

The CEDS committee reviewed goals that it will focus on for the region's implementation plan:

Innovation and Economic Development

Workforce and Education

Infrastructure

Quality of Life and Place

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SWOT ANALYSIS

Strengths

- Strong military presence and collaboration
- Water and natural resources
- Affordability/lower cost of living
- Proximity to parks and recreation features and available green space
- Proximity to four major highways - Highways 20, 65, 70 and 99
- Strong community involvement and community collaboration
- Plenty of land available for growth
- Large agriculture production and positive growth potential for Ag-tech industries
- Positive support and growth of existing sports, arts, and entertainment
- Still maintains small town vibe
- Proximity to Sacramento airport, coast and mountains

Weaknesses

- Lack of affordable housing for low to middle income population
- Limited business/industry diversity
- Lack of transportation/walkability, especially for disabled populations
- Low education attainment and access
- Need for more community amenities in arts, sports and entertainment
- Limited development opportunities due to high cost and lack of infrastructure
- Limited healthcare options, hospital and services
- Out-migration of skilled labor, lack of quality jobs, wage disparity, and skilled labor
- Vulnerability to natural disasters - floods, fire, drought
- Perception as a place that has nothing to offer

Opportunities

- Potential for growth with infrastructure development
- Potential to increase tourism by improved recreation and entertainment opportunities
- Potential to increase education attainment by adding a university, research center or expanding BA programs at college
- Potential to attract businesses by increased resources, tools and capital
- Opportunity to retain skilled retiring military through close collaboration with Beale AFB
- Potential to diversify and build Agriculture cluster
- Potential to improve quality of life by supporting and developing regional arts, entertainment, and cultural diversity

Threats

- Increasing health vulnerability, lack of services
- At high risk of fire, floods, drought
- Risk of stagnation due to unmitigated traffic issues
- Lack of skilled workforce, migration or mismatched workforce training to stunt economic growth and quality jobs
- Potential to lose economic opportunities due to lack or deteriorating infrastructure (water, wastewater, roads, power and broadband)
- Dependency on Government jobs and lack of diverse industry
- Lack of affordable housing and "Not in My Back Yard" sentimentality
- Increasing poverty rates due to cost of living increases, health and homeless issues

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SWOT Analysis Continued

The Yuba-Sutter Comprehensive Economic Development Strategy Survey gathered feedback from 267 respondents, with a focus on the region's economic performance, strengths, challenges, and potential improvements. This survey is a snapshot of how residents, government officials, business owners, and other stakeholders perceive the current state and future of the Yuba-Sutter region.

Demographic Breakdown

Roles in the Community

The majority of respondents roles (37%) were interested community members, followed by business owners/ employees (23%) and government officials/employees (20%).

Age Group Distribution

The largest group of respondents fell into the 45-64 age range (46%), with another significant portion (24%) being over 65.

Employment Status

A substantial majority (60%) were employed full-time, with 10% self-employed and 16% retired.

Economic Conditions and Community Sentiment

Current Economic Condition

A large proportion of respondents rated the local economy as "Fair" (45%) or "Poor" (30%), indicating a general dissatisfaction with the economic state.

Five-Year Economic Performance

While 35% believed the economy had somewhat improved, a notable portion (27%) felt it had declined.

Prioritized Economic Strengths

Geographic location (44%), military presence (38%), and diversity of residents (37%) were highlighted as key strengths of the local economy.

Economic Challenges and Areas for Improvement

Top Economic Challenges

The most cited challenges included a lack of affordable housing (65%), high unemployment (39%), and poor infrastructure (43%).

Infrastructure Needs

The overwhelming priority was for improvements in roads and transportation (79%), followed by utilities (40%) and public spaces (39%).

Desired Educational Programs

Respondents expressed a strong need for technical and vocational training (78%), continuing education for adults (52%), and job placement services (46%).

Business Development Insights

Barriers to Business Development

The availability of skilled labor (41%), lack of infrastructure (44%), and market size and demand (45%) were identified as key barriers.

Business Attraction Focus

Respondents favored attracting manufacturing (53%), technology and innovation (52%), and agriculture/food production (45%).

Purchasing Behavior

A significant portion of respondents leave the region to purchase recreational experiences (73%) and clothing/ shoes (63%), indicating gaps in local offerings.

Community and Leadership Priorities

Improvements for Residents

The top three priorities were creating more affordable housing (56%), improving roads and connectivity (47%), and developing more quality-of-life amenities (35%).

Improvements for Businesses

Key suggestions included creating a pro-business climate (40%), focusing on business attraction (37%) and improving infrastructure (36%)

Economic Development and Job Creation

Over half of the respondents (51%) rated economic development and job creation as the highest priority for the region.

Resiliency and Threats

Regional Resiliency

The region was perceived as "somewhat resilient" (39%) to disasters like fires, floods, and pandemics, though 22% rated it as vulnerable.

Biggest Threats

Housing affordability (59%) and inadequate housing supply (46%) were seen as the most significant threats to resiliency.



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TOP 3 COMPETITIVE STRENGTHS

Natural Resources and Strategic Location

The region benefits from abundant natural resources and a strategic location near major transportation hubs like the Sacramento International Airport, providing easy access to key markets and enhancing tourism potential.

Community Pride and Engagement

There is strong community pride and involvement, with residents and local organizations actively participating in regional improvement efforts. This collective spirit supports cultural events, sports, and recreational activities, contributing to a vibrant community atmosphere.

Agricultural Base and Potential for Growth

The area has a robust agricultural sector with opportunities to expand into ag-tech industries. The availability of land further enhances the potential for growth and development in both agriculture and related industries.

TOP 3 COMPETITIVE WEAKNESSES

Inadequate Infrastructure

Poor road conditions, outdated water and wastewater systems, and limited public transportation are significant impediments to business operations and quality of life. These issues deter investment and affect daily activities for residents.

Homelessness and Social Challenges

The growing homelessness crisis impacts the local economy, safety, and the region's image, discouraging business investment and affecting the desirability of public and commercial spaces.

Educational and Workforce Gaps

Low educational attainment and a lack of access to quality training and higher education programs create workforce challenges. The area struggles with retaining skilled labor, and there is a mismatch between available jobs and workforce skills, limiting economic growth.

TOP 3 ACTIONS TO BETTER THE REGION FOR RESIDENTS

Improve Infrastructure

Invest in repairing and modernizing roads, bridges, and public transportation systems to improve connectivity and daily living conditions. Address water and wastewater infrastructure issues to ensure reliable and safe services for all residents.

Address Homelessness and Social Services

Implement comprehensive strategies to reduce homelessness, including increased access to mental health and substance abuse treatment, affordable housing solutions, and support services. Enhance public safety and clean up public spaces to make the area more welcoming and livable.

Expand Educational and Recreational Opportunities

Develop and improve local schools, vocational training, and continuing education programs to better prepare residents for higher-paying jobs. Additionally, create more recreational and cultural amenities, such as parks, arts facilities, and safe gathering spaces, to enhance the quality of life and community engagement.

TOP 3 ACTIONS TO BETTER THE REGION FOR BUSINESSES

Streamline Business Regulations and Support

Simplify regulatory processes to make it easier for businesses to start and grow. Provide financial support, tax incentives, and workshops to help small businesses thrive and attract new enterprises to the region.

Develop a Skilled Workforce

Collaborate with educational institutions and workforce development programs to align training with the needs of local industries. This includes creating apprenticeships, partnerships with Beale Air Force Base, and job placement services to ensure businesses have access to skilled labor. Create awareness of civilian job opportunities at Beale AFB.

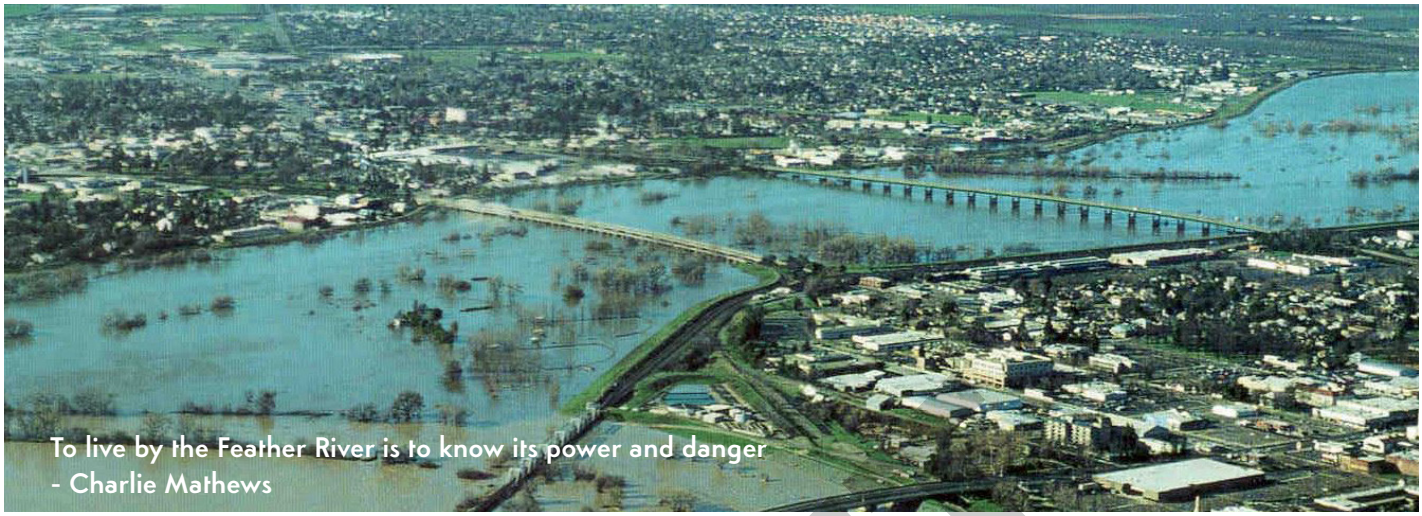
Enhance Economic Diversification and Infrastructure

Invest in infrastructure improvements, such as high-speed broadband and utility upgrades, to support business operations. Focus on attracting diverse industries, including technology, manufacturing, and healthcare, to reduce economic dependence on government and agriculture and promote a resilient business environment.



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YUBA-SUTTER ECONOMIC & DISASTER RECOVERY & RESILIENCY


To live by the Feather River is to know its power and danger
- Charlie Mathews

Disaster Recovery and Resilience

Mitigation planning is essential to the region's ability to withstand and recover from disasters. Each county within the district has adopted a mitigation plan.

Yuba County Multi-Jurisdictional Multi-Hazard Mitigation Plan is the product of a collaborative effort between the County of Yuba and its special districts. Plans developed for the Yuba County Multi-Hazard Mitigation Project included single-jurisdiction plans for the Dobbins-Oregon House Fire Protection District and the Yuba Water Agency. (A complete copy of the Yuba County Multi-Hazard Mitigation plan is available on their website: www.co.yuba.ca.us)

Sutter County and the incorporated communities of Yuba City and Live Oak have developed a comprehensive Multi-Hazard Mitigation Plan to better position resources in addressing potential hazards. Sutter County, Yuba City, Live Oak, Gilsizer Drainage District, Levee District 1, Reclamation Districts 70, 1001, 1500, and 1600 have all adopted the Multi-Hazard Mitigation Plan. (A complete copy of the Sutter County Multi-Hazard Mitigation plan is available on their website: www.co.sutter.ca.us)

Both county plans have been in place for several years and are continually updated with invitations to the community stakeholders to assist in plan implementation and maintenance. Community stakeholders are made aware of disaster preparedness information and are regularly updated should there be changes in the overall plan.

Both counties are in the process of bringing existing levees up to 200-year flood protection. Three Rivers Levee Improvement Authority (TRLIA), a joint powers agency, was established in May 2004 by the County of Yuba and Reclamation District 784 to finance and construct levee improvements in south Yuba County. TRLIA's mission is to provide 200-year flood protection. Four work phases were identified to achieve that goal along the Yuba, Feather, Bear Rivers, and the Western Pacific Interceptor Canal. The Sutter Butte Flood Control Agency (SBFCA) is a joint powers agency formed in 2007 by the counties of Butte and Sutter, the Cities of Biggs, Gridley, Live Oak and Yuba City, and Levee Districts 1 and 9. The agency has the authority to finance and construct regional levee improvements. It is governed by a 13-member Board comprised of elected officials from the cities, counties and levee districts. The agency's boundaries encompass 34,200 properties in Butte and Sutter counties.

Economic Recovery and Resilience

Economic resilience is important from two perspectives. In one respect, it is about a community's individual businesses and short-term, practical actions to sustain their operations after a disaster. However, economic resilience is concerned with the broader regional economic development and long-range adaptability to a changing, and often turbulent, economic environment.

Business Resiliency

It has been shown that apart from direct damage to premises, the largest impact of a disaster was the disruption of lifelines-water, electricity and wastewater treatment. Other factors included disruption in logistics flows, reduced

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employee productivity through transportation difficulties and the effects of the disaster on their homes and reduced customer traffic. Developing emergency and recovery plans or buying business interruption insurance would alleviate some of the recovery issues.

Most large businesses will have the capability to survive or return to pre-disaster levels, but it is the smaller firms that suffer the most, especially those that were in poor financial condition before the event. Greater emphasis must be given to the needs of smaller businesses to increase survival rates, and businesses, having a strong vested interest in ensuring the preparedness of utility companies, emergency services, and public services, need to be much more active in community preparedness and recovery planning.

Economic Resiliency

The ability of local and regional economies to adapt to changing conditions, including disasters, is the definition of regional economic resilience. Analysis of the Yuba-Sutter region indicates that its economy is dependent upon three major industries and is highly susceptible to disaster. It would be in the area's best interest to look at initiatives that would improve business resilience and regional economic resilience.

The responsive initiatives of the counties Multi-Jurisdictional Multi-Hazard plans which include pre-disaster recovery planning; defining key stakeholders, roles, responsibilities, and actions; establishing a process for regular communication, monitoring and updating of business community needs as issues; and building a capability to connect with public officials at local, regional, state and federal levels to rapidly communicate business sector needs and to coordinate impact assessments are addressed thoroughly.

The Steady-state initiatives which refer to longer-term efforts to bolster a region's ability to withstand or avoid shock, and in doing so, improve its adaptability. These include planning efforts to engage the community in a collective vision for resilience, economic diversification initiatives building on local and regional assets, business retention and expansion programs, workforce development strategies, etc.



The results from the community impact survey, SWOT analysis and local and regional government input identified the need for diversification of industry types, strong regional infrastructure, and business attraction. This analysis was the guideline for setting forth the regional goals and objectives and the recognition it is necessary to develop a coherent economic strategy.

Measuring Resilience

There is no hard and fast way to measure economic resilience due to the multi-dimensional nature of resilience. However, if a region can demonstrate their successes and if they can measure the cost benefits of increasing resilience, chances that community and partner buy-in will occur in greater measure are significantly enhanced, and conversely better resilience will result.

For the region of Yuba-Sutter, the best tool for measuring at least the impact of flooding would be the FEMA Community Rating System. Improvements on levees and infrastructure give the community a better rating and lowered insurance rates for residents and also proves economic resilience for potential investors, new businesses and industries.

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STRATEGIC DIRECTION

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Four-Goal Implementation Action Plan

Based upon extensive analysis, the CEDS Committee and regional stakeholders have developed detailed implementation tactics that address our priority goals for the next five years. This strategy is a region-wide collaboration to build upon our strengths and remedy our weaknesses.

The implementation plan will be utilized to help guide the selection of future economic development projects and investments as they are created to address critical barriers to regional economic prosperity. Each goal and objective is associated with tactics and specific actions in order to provide accountability and performance measurements.

Four Goals for the Yuba-Sutter Region

Innovation and Economic Development
Workforce and Education
Infrastructure
Quality of Life and Place

GOAL 1

INNOVATION & ECONOMIC DEVELOPMENT

Building and strengthening industry clusters is pivotal for fostering regional economic resilience and competitive advantage. Clusters enhance productivity, stimulate innovation, and foster collaboration across sectors. By strengthening current clusters in agriculture, healthcare, manufacturing, aerospace, and government services, the region can attract complementary industries and suppliers, creating a robust ecosystem that supports growth and diversification.

Regional cluster development is anticipated to produce significant employment ripple effects, improving the wage base and expanding the local tax base. However, tackling challenges such as housing affordability, homelessness, and healthcare accessibility will be necessary to ensure that economic growth is inclusive and beneficial to all community members.

OBJECTIVE 1

ATTRACT MORE INDUSTRIES TO THE REGION



- Foster a welcoming environment for local investors and expand opportunities for accessing capital.
- Strengthen and grow agriculture and agritourism as thriving pillars of the regional economy.
- Champion and safeguard the long-term sustainability of Beale Air Force Base.
- Boost regional competitiveness by organizing collaborative workshops with federal, state, and local funding bodies to aid local businesses.
- Develop and provide resources tailored to small and large businesses alike, focusing on retention, technical assistance, and growth support, assistance and access to capital.

OBJECTIVE 2

BOOST ENTREPRENEURIAL DEVELOPMENT



- Review current educational programs and address any gaps to better serve aspiring entrepreneurs.
- Identify missing entrepreneurial resources and collaborate with stakeholders to enhance support.
- Seek out complementary businesses that strengthen the local economy and inspire entrepreneurial growth.
- Advocate for dynamic economic development that supports local businesses, invites new employers, fosters entrepreneurship, and generates jobs.

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OBJECTIVE 3

MAINTAIN, PROMOTE AND EXPAND REGIONAL BUSINESSES

- Support efforts to attract, maintain, promote and expand regional industries.
- Hold planning meetings with regional leaders and Chamber of Commerce to develop marketing strategies that engage networks of small businesses that would benefit from collaboration.
- Support and promote the efforts of workforce development agencies and their programs.
- Support and promote the efforts of educational institutions and their business programs.



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IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Sutter and Yuba Counties;
Cities of Live Oak, Marysville, Wheatland and Yuba City;
Yuba and Sutter County Superintendents of Schools:
Yuba-Sutter Chamber of Commerce;
Sutter and Yuba County One Stops; Yuba Community College

GOAL 2

WORKFORCE AND EDUCATION

To strengthen regional economic resilience, it's essential to foster partnerships that connect and align workforce development programs with the evolving talent supply chain, meeting current and future needs of local employers. Prioritizing high-quality, well-paying jobs is crucial to retain and attract a skilled workforce, while supporting economic diversification across sectors.

The region must invest in preparing students and adult learners with in-demand skills, competencies, and knowledge necessary to thrive in today's and tomorrow's industries. Many sectors face challenges due to skill gaps among job seekers, impacting productivity and growth. Building awareness among residents, businesses, and community leaders around the value of education and lifelong learning is vital to drive sustainable economic development. Fostering a culture of continuous learning and skill advancement will ensure the region remains competitive and adaptable to changing industry landscapes.

OBJECTIVE 1

ALIGN WORKFORCE TRAINING WITH INDUSTRY NEEDS

- Create and enhance workforce development programs that directly respond to the skill demands of current and emerging industries, prioritizing quality job creation with competitive wages to attract and retain talent.
- Regularly assess Industry needs to keep training programs aligned with evolving skill demands and trends.
- Partner with employers to create internships, apprenticeship, and co-op programs that offer hands-on experience and job readiness in high-demand fields.
- Develop an outreach campaign targeting the large military population retiring from Beale Air Force Base to prevent skilled employee migration.
- Create a pipeline to enhance and fill civilian job opportunities at Beale AFB, especially for deep technical positions.
- Reduce education migration.
- Provide job placement assistance and retention support to ensure that graduates of workforce programs secure and maintain high-quality positions.
- Design short-term, industry-specific certification courses that address the immediate needs of employers in fields such as data analytics, logistics, cybersecurity, and advanced manufacturing. These programs could be fast-tracked for individuals seeking quick reentry or up-skilling.



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OBJECTIVE 2

STRENGTHEN EDUCATION AND SKILL BUILDING FOR ALL LEARNERS

- Promote a diverse workforce by attracting talent and creating a more inclusive environment.
- Include cultural competency as a core component of training programs, preparing students to work effectively in diverse teams and environments.
- Offer language assistance, including translation, tutoring, and English as a Second Language (ESL) support, to ensure all learners have equitable access to programs
- Incorporate cultural celebrations and heritage events into training programs to foster a sense of belonging and respect for diverse backgrounds

OBJECTIVE 3

RAISE COMMUNITY AWARENESS OF ECONOMIC DEVELOPMENT THROUGH EDUCATION

- Promote awareness among residents, businesses, and leaders about the importance of education and continuous skill development as essential drivers of regional economic diversification and resilience, fostering community-wide support for workforce initiatives.
- Develop a campaign—using social media, local events, and workshops—to highlight how education and lifelong learning fuel economic growth, improve quality of life, and create pathways to quality, well-paying jobs within the community.

IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Workforce Boards; Yuba and Sutter One Stops; Tri-County ROP/CTE; Yuba-Sutter Chamber of Commerce; The Work Hub; AeroSTEM Academy Charter School; Colleges and Universities; K-12 Institutions; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland and Yuba City

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GOAL 3

IMPROVE AND MODERNIZE INFRASTRUCTURE

The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructure for transportation, water/wastewater/natural gas, broadband, housing, energy and the natural environment.

Adequate capacity and condition of infrastructure assets contributes to overall economic competitiveness. Strategic investments must be made to ensure that these assets are maintained and expanded. The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructures for transportation, water/wastewater/natural gas, broadband, housing and the natural environment.

OBJECTIVE 1

MODERNIZE THE REGION'S INFRASTRUCTURE TO MEET FUTURE DEMAND AND RESPOND TO CHANGING BUSINESS NEEDS



- Promote available land for planned industrial growth and nurture regional cooperative planning for projects by providing technical assistance to towns and counties.
- Promote and pursue funding mechanisms for regional projects.
- Improve economic viability of the urban areas through enhancement of regional flood control systems.
- Support the work of local governments in their efforts to provide sound infrastructure and facilitate collaboration between providers, planners and developers.

OBJECTIVE 2

DEVELOP AND IMPROVE ALTERNATIVE, MULTI-MODAL AND INTER-MODAL DISTRIBUTION INFRASTRUCTURE

- Encourage investment in state highways throughout the two-county region to improve corridors in and out of the area.
- Accelerate street resurfacing and improvements in the region to support business investment.
- Develop sustainable delivery modes for manufacturing, freight, transport, logistics and warehouse industries in the region.

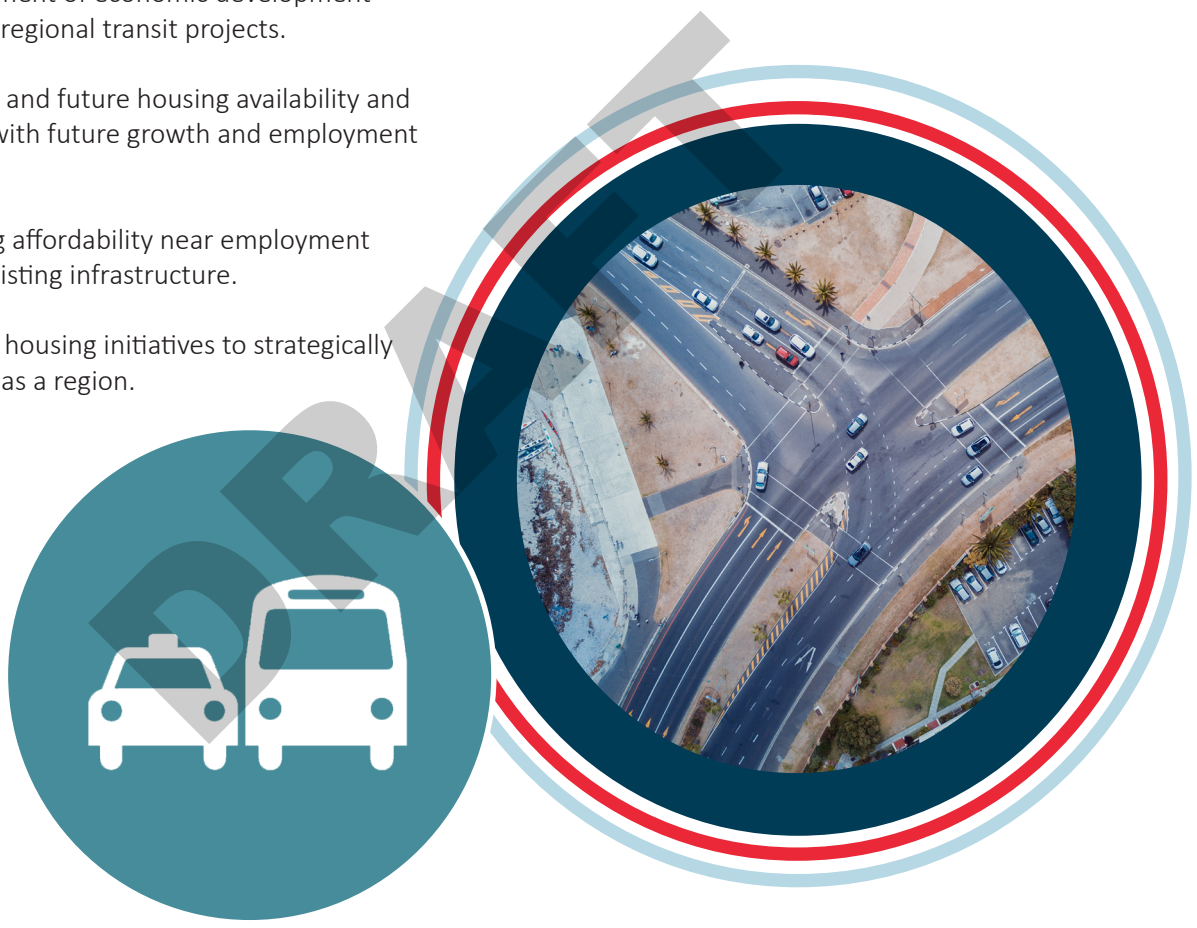


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OBJECTIVE 3

PROMOTE TRANSIT PLANNING TO MOVE PEOPLE THROUGHOUT THE REGION & HOUSING DEVELOPMENT

- Promote alignment of economic development priorities with regional transit projects.
- Assess current and future housing availability and its alignment with future growth and employment patterns.
- Assess housing affordability near employment centers and existing infrastructure.
- Develop other housing initiatives to strategically move forward as a region.



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IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Economic Development Administration; Caltrans; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland and Yuba City; Yuba-Sutter Transit; Yuba-Sutter Chamber of Commerce

GOAL 4

QUALITY OF LIFE AND PLACE

Enhancing the livability and quality of life within a region makes it more appealing as a destination for businesses, while also attracting and retaining residents. This drives economic growth, fosters community pride, generates revenue, and elevates the region's recognition and reputation.

To successfully draw and retain businesses and residents, urban and rural communities must prioritize the maintenance and revitalization of their town centers and amenities. Quality of life encompasses a delicate balance of key factors, including access to jobs, education, healthcare, and housing, as well as the preservation and promotion of natural resources, outdoor spaces, cultural and artistic opportunities, and a strong sense of community spirit.

OBJECTIVE 1

ENHANCE CULTURAL, HISTORIC, RECREATIONAL, AND NATURAL RESOURCES

- Restore historic landmarks to strengthen community identity and attract tourism.
- Expand parks, trails, and riverfronts for recreation and eco-tourism.
- Support arts through public programs, events, and education partnerships.
- Revitalize downtown areas as vibrant, walkable community hubs.



OBJECTIVE 2

STRENGTHEN PUBLIC SAFETY, HEALTH SERVICES, AND HOMELESS SOLUTIONS

- Increase healthcare, mental health and substance abuse services through partnerships.
- Increase interim and transitional housing and expand affordable housing options.
- Prevent and reduce the number of first-time and returning to homelessness.
- Improve public safety through community policing and emergency plans.
- Collaborate with nonprofits to support vulnerable populations.



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OBJECTIVE 3

PROMOTE YUBA-SUTTER ECONOMIC DEVELOPMENT DISTRICT LEADERSHIP

- Showcase Yuba-Sutter Economic Development District's (YSEDD) role in infrastructure, workforce, and business support.
- Build partnerships to amplify YSEDD's impact across sectors.
- Inform stakeholders about YSEDD initiatives through outreach and reports.
- Attract industries using YSEDD's strategic planning and collaboration.

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IMPLEMENTATION PARTNERS

Yuba-Sutter Economic Development Corporation; Economic Development Administration; Regional Counties and Municipalities Planning Departments; Parks and Recreation Planners; Yuba-Sutter Chamber of Commerce; Yuba-Sutter Regional Arts Council; Sutter Buttes Regional Land Trust; Sutter and Yuba County Libraries; local theaters, museums and art galleries

EVALUATION FRAMEWORK

The evaluation framework serves as a mechanism to gauge progress on the successful implementation of the overall CEDS while providing information for the CEDS Annual Performance Report, as required by EDA. These regular updates keep the strategic direction and action plan outlined in this document current and relevant.

The evaluation framework is an important element of the ongoing planning process and should answer the questions " How are we doing?" and "What can we do better?" The performance measures will help to evaluate the progress of activities in achieving the vision, goals and objectives of the Yuba-Sutter region.

The YSEDD will update the CEDS document annually and post and distribute the results of each annual evaluation over the next five years. The CEDS committee will adjust the goals as needed throughout the five-year planning period when changing strengths, weaknesses, threats, and opportunities are identified. The ability to adjust metrics helps ensure the CEDS is focused on relevant tactics for achieving continued economic prosperity for the Yuba-Sutter region.

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GOAL 1 PROJECTED METRICS
INNOVATION AND ECONOMIC DEVELOPMENT

- Increase in number of investments
- Increase in agriculture foreign exports and agriculture based tourism
- Number of businesses assisted
- Growth of complimentary and supportive businesses to improve industry diversification
- Increase in number of start-ups
- Increase in technical assistance, access to capital and educational opportunities for businesses



GOAL 2 PROJECTED METRICS
WORKFORCE AND EDUCATION

- Number of career pathway aligned degrees and certificates
- Number of employment services provided to employer workforce development
- Number of jobs created and or retained and lower unemployment rate
- Number of businesses utilizing on-the-job training and workforce development programs



GOAL 3 PROJECTED METRICS
IMPROVE AND MODERNIZE INFRASTRUCTURE

- Progress of regional public works projects and expected impacts
- Increase in infrastructure funding and federal project investments for water, wastewater, transportation, broadband, etc.
- Increased regional business growth resulting from improved infrastructure
- Improved housing and affordable housing accessibility and alignment with future growth



GOAL 4 PROJECTED METRICS
QUALITY OF LIFE AND PLACE

- Increase in regional recreational tourism activities, areas and facilities including bicycle and pedestrian plans
- Improved and expanded regional emergency services and shared communication
- Increase of investments in cultural/arts events, organizations and institutions
- Reduction in homelessness within the region and improved collaborative partnerships
- Expanded behavioral and mental health services
- Decrease in public safety talent migration

WHAT THE REGION ACCOMPLISHED IN THE PAST 5 FISCAL YEARS

Below is a list of some major accomplishments achieved within the Yuba-Sutter region for FY 2019-2024.

ALL 6 JURISDICTIONS REPORTING

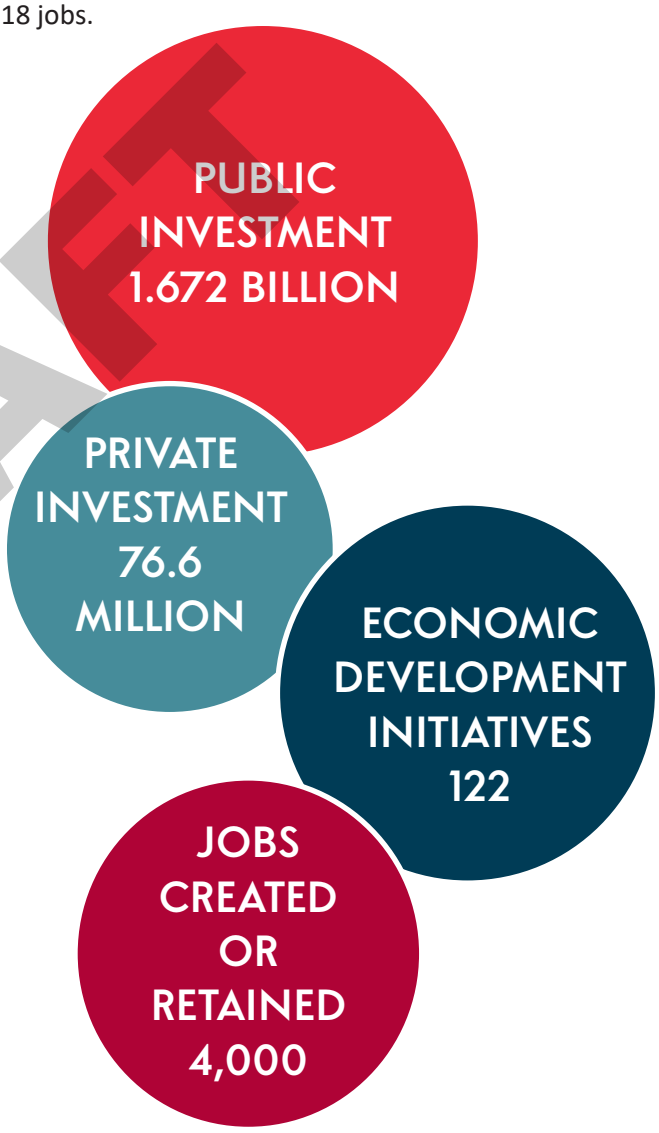
IN FY 2019-2020
There were 16 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 5 facility construction, 5 infrastructure, 5 planning, and 1 technical assistance projects completed. The estimated public sector investments was $30,241,162 and $146,617 private sector investment which created or retained 1,549 jobs.

IN FY 2020-2021
There were 18 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 11 facility construction, 4 infrastructure, 2 planning, and 1 technical assistance projects completed. The estimated public sector investment was $685,822,480 and $134,600 private sector investment which created or retained 2,052 jobs.

IN FY 2021-2022
There were 77 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 10 facility construction, 20 infrastructure, 3 planning, and 4 technical assistance projects completed. The estimated public sector investment was $372,409,931 and $75,527,550 private sector investment which created or retained 304 jobs.

IN FY 2022-2023
There were 22 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 21 infrastructure and 1 technical assistance projects completed. The estimated public sector investment was $401,558,567 and $450,229 private sector investment which created or retained 434 jobs.

IN FY 2023-2024
There were 31 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 20 infrastructure, 4 facility construction/rehab., 6 planning, and 1 technical assistance projects completed. The estimated public sector investment was $182,291,405 and $357,000 private sector investment which created or retained 318 jobs.



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Summary

The 2025-2030 Yuba-Sutter Comprehensive Economic Strategy is designed to build capacity and guide the economic prosperity of the region. It is a key component in prioritizing regional clusters and emphasizing collaboration and reflects the views of the public and private sectors of the region. While business recruitment is one component to developing a prosperous region, business retention and expansion, workforce development and quality of life factor into the strategic plan for developing a foundation for securing the future health and prosperity of the Yuba-Sutter region.

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

2025-2030 CEDS is available online
https://www.chooseyubasutter.com/strategy

Inquiries and information requests may be directed to:
Yuba-Sutter Economic Development Corporation
950 Tharp Road, Suite 1303 | Yuba City, CA 95993
530-751-8555 | ysedc@ysedc.org

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YUBA-SUTTER ECONOMIC DEVELOPMENT DISTRICT

2024 CEDS ANNUAL PERFORMANCE REPORT

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ABSTRACT

The Annual CEDS Performance Report for 2024 analyzes the Yuba-Sutter region's current economic conditions and serves as an update on the region's progress toward reaching regional goals and objectives. This report covers a period from January 1 through December 31, 2024

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

2024 Annual CEDS Performance and Update Report

EDA Investment #22SEA3020024

Introduction

Yuba-Sutter Economic Development Corporation (YSEDC), established in 1994 to support economic development efforts, is organized as a nonprofit private corporation governed by a 23-member board of directors. The corporation represents business interests of both public and private sectors within the Yuba City Metropolitan Statistical Area.

The corporation was designated as an Economic Development District (EDD) by the U.S. Department of Commerce, Economic Development Administration (EDA) in 1996. Yuba-Sutter Economic Development District (YSEDD) is synonymous with Yuba-Sutter Economic Development Corporation (YSEDC). The district is comprised of the counties of Sutter and Yuba and the cities of Live Oak, Marysville, Wheatland, and Yuba City. The region is referred to as the Yuba City Metropolitan Statistical Area (MSA) as defined by U.S. Office of Management and Budget and used by the U.S. Census Bureau and other U.S. government agencies for statistical purposes. The U.S. Department of Commerce Economic Development Administration provides financial assistance to designated districts for the purpose of developing an Economic Development Strategy and provides funding, in part, for community development planning designed to assist in alleviating economic distress and unemployment.

The Comprehensive Economic Development Strategy (CEDS) document is a significant component of remaining a designated EDD. YSEDC updates the region's CEDS and submits a performance report annually. The CEDS document and appendices can be found on YSEDC's website: https://www.chooseyubasutter.com/strategy

Yuba-Sutter Economic Development Corporation is pleased to submit its 2024 CEDS Annual Performance Report to the EDA.

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2024 Annual Performance Report

This report analyzes the Yuba-Sutter region's current economic conditions and serves as an update on the progress toward reaching regional goals and objectives and implementing the region's plan of action.

CEDS Committee

The CEDS committee completed the process of the five-year update of the CEDS (2020-2025), and it was approved by the Department of Commerce Economic Development Administration on August 8, 2020. The 2022-2023 CEDS committee composition consists of the following members representing both the private and public sectors. There are no changes to the staff or the capacity of the organization to support the development or implementation of the CEDS.

Private Sector			
Name	**Company/Organization**	**Position**	**Interest Group**
Gus Becerra	Regional Housing Projects	CEO	Housing/low income
Robert Bendorf	Consultant	Owner	Business Services
Arun Bhardwaj	US Bank	Assistant Vice President	Banking
Mark Birtha	Hard Rock Hotel and Casino Sacramento	CEO	Hospitality
Brandon Black	PG &E	Public Affairs	Utilities
Don Blaser	Resident		Concerned Citizen
Molly Bloom	Sutter County Museum	Museum Director/Curator	Arts/Culture
Johnny Burke	Sutter Yuba Homeless Consortium	Director	Faith Based/Homeless
George Carpenter	Sutter Pointe	Vice President	Housing Developer
Laurie Dutra	Y.S. Farm Bureau	Executive Director	Agriculture, Workforce
Thomas Engler	Marysville Flood Protection	P.E., CFM	Engineer
Rachel Farrell	Harmony Health	CEO	Health
Chuck Ferguson	The Work Hub	Owner	Coworking/Makerspace
Matt Goody	UA Local Union 228	Business Manager	Construction, Education, Training
Beth Hammes	Local Union 228	Training Coordinator	Construction, Education, Training
Bob Harlan	Yuba-Sutter-Colusa United Way	Executive Director	Private Resident, Nonprofit
Cathy LeBlanc	Camptonville Community Partnership	Executive Director	Energy
Alyssa Lindman	Sutter Buttes Regional Land Trust	Executive Director	Land Conservation
Julius Murphy	The Salvation Army Yuba Sutter Corps	Corps Officer	Homeless/Nonprofit
John Nicoletti	Habitat for Humanity Yuba Sutter	Public Relations	Nonprofit
Joe Pacheco	Northrop Grumman	BAFB Lead Executive	Aeronautics Systems Sector
David Read	Yuba-Sutter Regional Arts Council	CEO	Arts/Culture
Cynthia Roderick	YSEDC/YSEDD	Grant Specialist	Economic Development
Marni Sanders	Blue Zones Project	Executive Director, Yuba Sutter	Health
Brynda Stranix	YSEDC/YSEDD	President/COO	Economic Development
Camille Benner	Habitat Housing Projects	Director of Family Services	Housing/low income
Tom Williams	Yuba River Moulding & Millworks	President	Wood Products Manufacturing
Janell Willis	Yuba-Sutter Chamber of Commerce	CEO	Business

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Public Sector			
Name	**Name**	**Name**	**Name**
Gary Arnold	Caltrans	Associate Transportation Planner	Government, State
Blaze Baker	Beale AFB	Installation Management Flight Chief	Government, Military
Swarnjit Boyal	OPUD	Manager	Government, District
Michael Bessette	Sutter Butte Flood Control Agency	Executive Director	Government, JPA
Jeremy Brown	Yuba College	Vice- President	Education
Samuel Bunton	Yuba County	Assistant Director, Public Works	Government, County
John Buse	Beale AFB	Acting Deputy Commander	Government, Military
Rick Crabtree	City of Live Oak	Interim City Manager	Government, City
Terri Daly	Yuba Water Agency	Assistant General Manager	Government, Special District
Brian Davis	Linda County Water District	General Manager	Government, District
Tawny Dotson	Yuba College	President	Education
Rachel Downs	Yuba County	Project Manager, Community Development & Services Agency	Government, County
Bob Eckardt	Sutter County One Stop	CEO	Government, Education
Dan Flores	City of Marysville	Community And Economic Development	Government, City
Neal Hay	Sutter County	Director Development Services	Government, County
Brennan Howell	Beale AFB	Lt. Col., USAF Commander	Government, Military
Caron Job	Yuba County One Stop	CEO	Government, County
Suki Johal	Caltrans	Associate Transportation Planner - North Branch District 3	Government, State
Jason Kopping	Yuba County Airport Projects	Y.C. Airport CEO	Government, County
Diana Langley	City of Yuba City	City Manager	Government, City
Mike Lee	Yuba County	Community Development & Services Agency Director	Government, County
Creig Marcus	Enterprise Rancheria Estom Yumeka Maidu	Tibal Administrator	Tribal
Kimberly Matta	Yuba County Airport Projects	Y.C. Airport Administrator	Government, County
Mathew Mauk	Yuba Sutter Transit	Executive Director	Transportation
Patrick Meagher	RD 784	Reclamation District Manager	Government, County
Ymelda Mendoza-Flores	BETTER WAY	Homeless Services Program Coordinator	Government, District
Ben Moody	City of Yuba City	Director of Public Works & Development Services	Government, City
Kyle Morgado	Yuba County TRLIA	Operations Manager	Government, District
Ashley Potocnik	City of Yuba City	Development Manager	Government, City
Emily Rary	Beale AFB	Community Engagement Specialist	Government, Military
Jim Schaad	City of Marysville	City Manager	Government, County
John Tillotson, PE	OPUD	Director of Public Works	Government, District
Bill Zenoni	City of Wheatland	City Manager	Government, City

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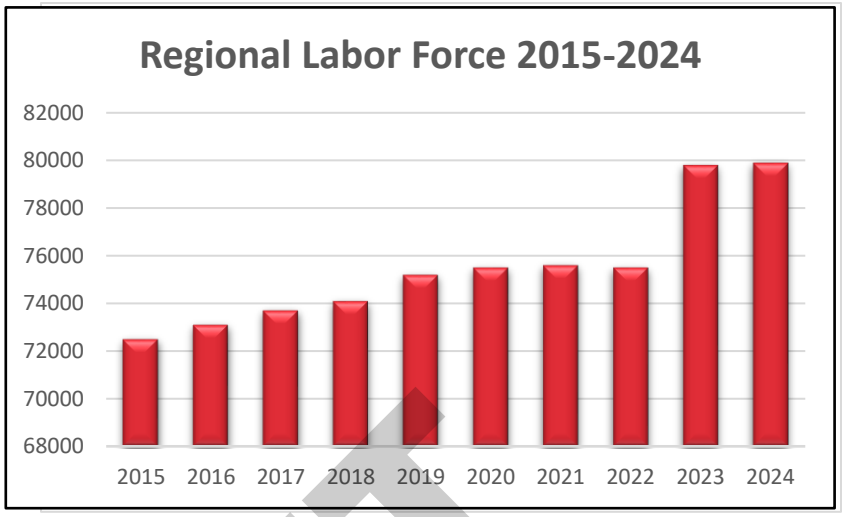
Adjustment to Strategy

In 2020, YSEDD/YSEDC completed its five-year update of the Comprehensive Economic Development Strategy. The process began in February of 2020 and was approved by the Department of Commerce Economic Development Administration in August 2020. A comprehensive community-wide SWOT analysis and survey was conducted, analyzed, reviewed and new regional goals and tactics were set or strengthened. YSEDC is currently working on its new five-year update of the CEDS. The Yuba City, CA MSA economic strength ranking ranks 157 out of 384 Metropolitan Statistical Areas. Since 2016, it improved by 117 rankings according to POLICOM, an independent research company that specializes in studying the dynamics of local economies. The Yuba City, CA MSA is currently in the process of its new five-year update.

Labor Force

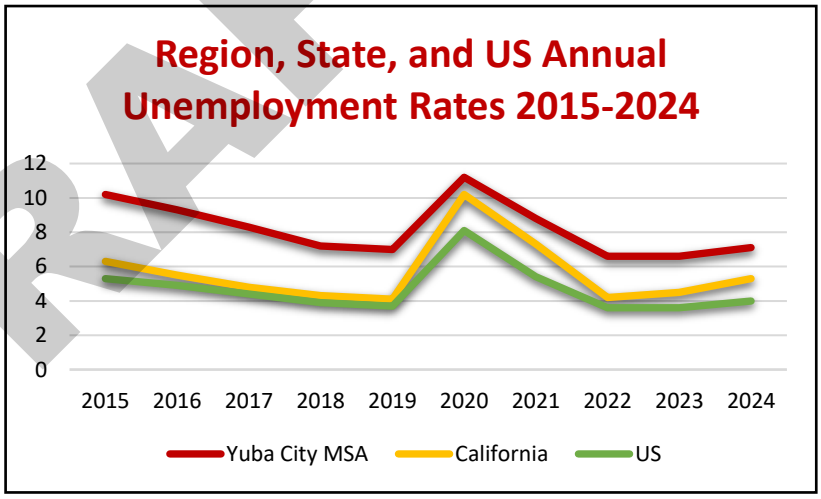
Regional Labor Force 2013-2023

The region's economic activity and well-being is reflected to large degree by the number and types of jobs available. Between December 2023 and December 2024, the region's annual labor force increased from 79,800 to 79,900 which was a .125 percent increase over the year. Between 2015 and 2023, the number of individuals counted as part of the labor force increased by 7,400 or 10.21 percent over the 10 years. The region has 58.3 percent participation rate. For purposes of comparison, California has 63.9 percent, and the nation has 63.2 percent. The region is currently experiencing an abundance of jobs but is lacking an experienced/trained workforce to fill these jobs. Source: State of California Employment Development Department – Labor Market Information



Unemployment

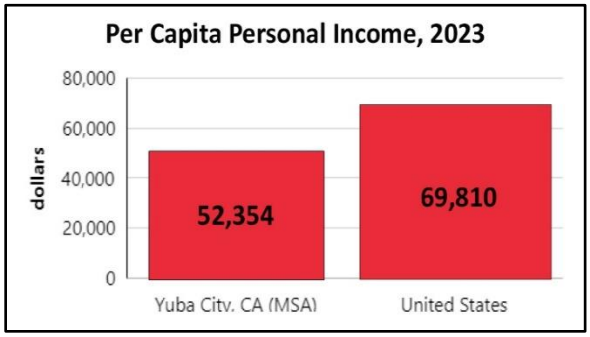
The region's 2024 annual average unemployment rate (7.1 percent) was 183.3 percent higher than the national average (4.0 percent) and 147 percent higher than the state's (5.3 percent). Rates are not seasonally adjusted. Since the Yuba Sutter Economic Development District was formed, the gap between the regional and national annual average unemployment rate has been closing. In 1996, the annual average unemployment rate for the region was 15.3 percent and the national 5.5 percent, a 278 percent difference compared to the January 2021 rate, (Yuba City MSA 7.1. vs National 4.0 percent), a difference of 177.5 percent.



Source: State of California Employment Development Department – Labor Market Information & Bureau of Labor Statistics

Per Capita Personal Income

Per capita personal income is widely used as an indicator of the economic well-being of the residents in an area. Changes in these figures provide evidence that regions are becoming wealthy as compared to a national benchmark. It is a measure of all income sources, wages and salaries, assets, income and transfer payments divided by total population. In 2023, Yuba City, CA (MSA) had a per capita personal income (PCPI) of $52,354. This PCPI ranked 295th in the United States and was 75 percent of the national average of $69,810. The 2022 PCPI reflected an increase of 4.3 percent from 2022. The 2022–2023 national change was 5.4 percent. In 2013, the PCPI of Yuba City, CA (MSA) was $35,158 and ranked 276th in the United States. The



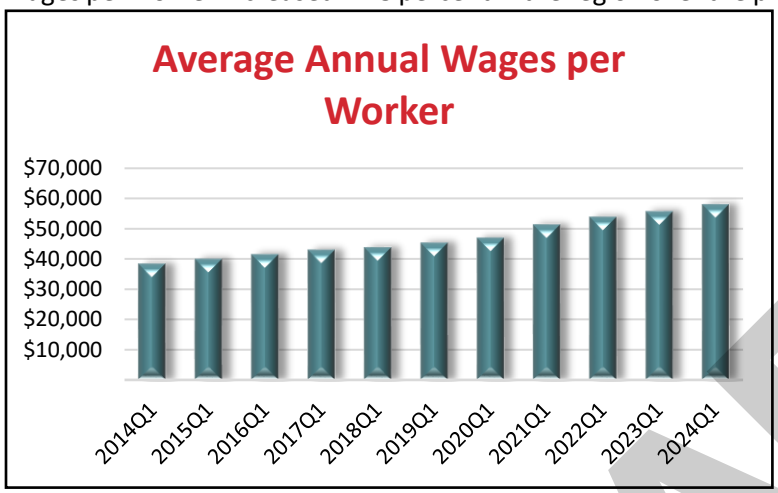
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2013–2023 compound annual growth rate of PCPI was 4.1 percent. The compound annual growth rate for the nation was 4.6 percent.

In 2023, Yuba City, CA (MSA) had a personal income of $9,615,788. This personal income ranked 255th in the United States. In 2013, the personal income of Yuba City, CA (MSA) was $5,941,020 and ranked 256th in the United States. (Source: U.S Department of Commerce Bureau of Economic Analysis).
**Personal income estimates are in thousands of dollars, not adjusted for inflation.*

Average Wages

The average worker in the Yuba City MSA earned annual average wages of $58,262 as of 2024Q1. Average annual wages per worker increased 4.18 percent in the region over the preceding four quarters. For comparison purposes, national annual average wages were $72,405 for the same period. The lower wages are generally attributed to the fact that the region is predominately rural with the largest industry sectors being Agriculture, Forestry, Fishing and Hunting, and Retail Trade.

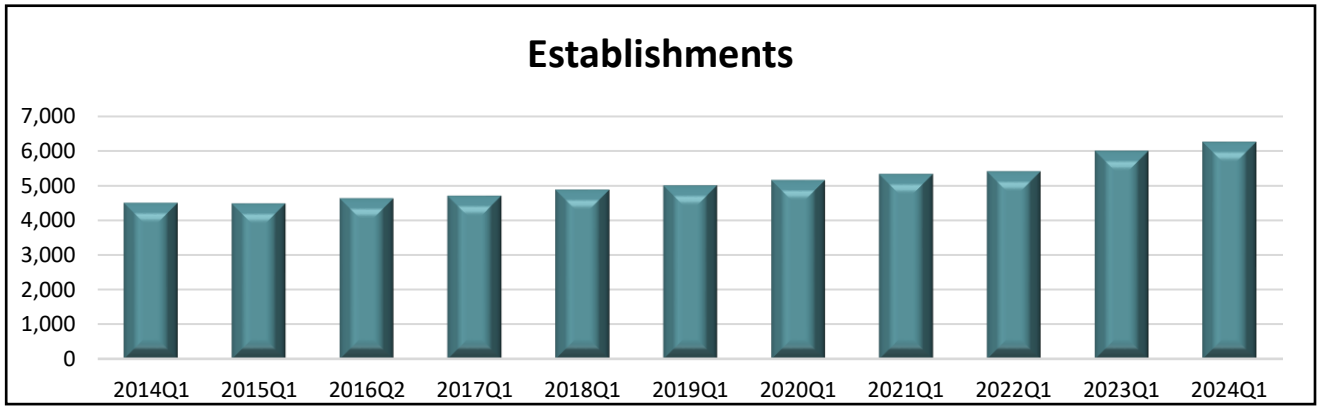


Sectors in the Yuba City, CA MSA with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction ($120,082), Utilities ($95,547), and Public Administration ($91,275). Regional sectors with the best job growth over the last 5 years are Transportation and Warehousing (+1,394 jobs), Accommodation and Food Services (+1,263), and Health Care and Social Assistance (+1,036).

Over the next year, employment in the Yuba City, CA MSA is projected to expand by 418 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+156 jobs), Accommodation and Food Services (+49), and Public Administration (+40).

Establishments

Establishment counts represent the number of locations with paid employees at any time during the year. Growth in the number of establishments can reflect increased tax base and jobs. In 2023Q1, Yuba City MSA had 6,265 establishments, a 7.04 percent increase from 5,853 in 2023Q1. Source: JobsEQ



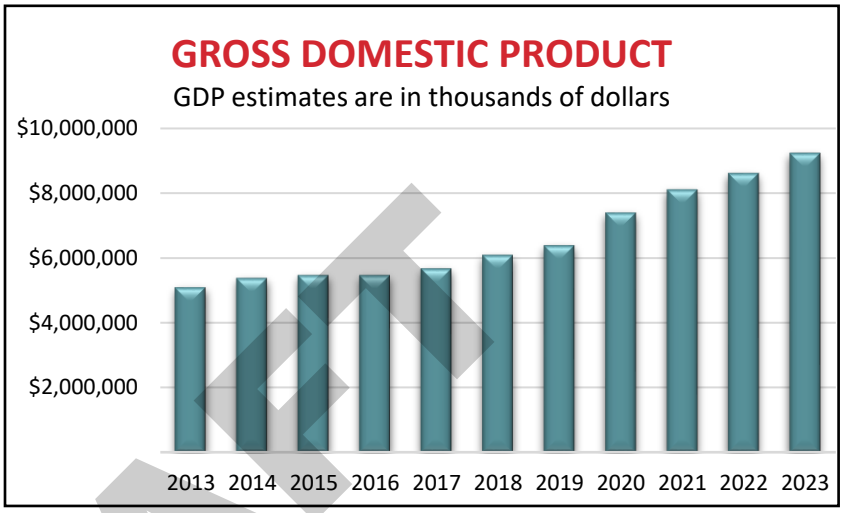
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Cost-of-Living Index

The Cost-of-Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 14.4% higher in Yuba City, CA MSA than the U.S. average. For comparison purposes the cost of living in California is 41.2% higher than the U.S. average.

Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by the region. In 2023, Yuba City MSA produced $9,225,272,000 in current-dollar total GDP* compared to 2022 total GDP of $8,608,166,000. This GDP ranked 276th among MSAs. In 2023, real GDP expanded 2.1 percent. This follows growth of 96.2 percent in 2021.



Industry Composition: Goods-and services-producing industries and government comprise total GDP. Industry statistics reflect the value of goods and services produced by each of those industries located in Yuba City MSA. Of the sectors in the Yuba City, CA MSA, Unclassified contributed the largest portion of GDP in 2023 at $784,331,000. The next largest contributions came from Health Care and Social Assistance ($755,465,000); Public Administration ($755,703,000); and Retail Trade ($718,846). (Source: U.S Department of Commerce Bureau of Economic Analysis).

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Performance Measures

An evaluation framework serves as a mechanism to gauge progress on the implementation of the overall CEDS. It is a crucial element of the ongoing planning process and should answer the questions “How are we doing?” and “What can we do better?”

The following performance measures help to provide a framework for evaluating if the progress of activities in achieving the vision, goals, and objectives of the CEDS are making a difference in the local economy. The metrics are broad measures of progress. Improvement in the metrics may be attributed to external factors other than causally related to the economic and workforce development efforts underway in the region.

Performance Metrics

1. **Wealth Creation** Gross Domestic Product (GDP) – Has real GDP increased in the region compared to the previous 12 months?

2. **Employment Growth** – Has employment increased in the Yuba-Sutter region compared to the previous 12 months?

3. **Job Earnings** – Has the percentage of job earnings in the region increased compared to the previous 12 months?

4. **Poverty Rate** – Is the percentage of individuals in the region below the national level?
5. **Education** – What is the percentage of education attainment as compared to the national level?
6. **Unemployment Rate** – Has the unemployment rate decreased compared to the previous 12 months?

Performance Metrics Comparison 2023 versus 2024

Employment/Workforce - Yuba City MSA

	2023	2024	Trend
Industry Employment (Annual)	57,500	58,449	↑ **1.7%**
Labor Force	79,800	79,900	↑ **.13%**
Unemployment (Annual Not Adjusted)	6.64%	7.1%	↑ **6.9%**
Annual Wages (Q)	$55,925	$58,262	↑ **4.2%**

Economic - Yuba City MSA/USA

	Yuba City MSA 2023	Yuba City MSA 2024	USA 2024	Trend
Poverty Levels	13.8%	14.3%	12.5%	↑ **3.6%**
Median Household Income	$71,066	$73,693	$74,580	↑ **3.7%**
	Yuba City MSA 2022	Yuba City MSA 2023		
Wealth Creation (Gross Domestic Product) **2022 vs 2023**	$8,608,166,000.	$9,225,272,000		↑ **7.2%**

Education Attainment - Yuba City MSA/USA

	Yuba City MSA 2023	Yuba City MSA 2024	USA 2024	Trend
No High School Diploma	18.1%	17.8%	10.1%	↓
High School Graduate	24.1%	25%	25.1%	↑
Some College, No Degree	27.7%	27.5%	19.7%	↓
Associate degree	10.8%	10.5%	9.2%	↓
Bachelor's degree	13.1%	13.1%	22.4%	↓
Postgraduate Degree	6.2%	6.0%	13.4%	↓

Evaluation of Progress on Goals and Tactics

This section presents the vision and goals for the Yuba-Sutter region. It also identifies actions that support the identified pillars and goals for the region. The CEDS will inspire and guide the community, its leaders, and the Yuba-Sutter Economic Development District in creating a dynamic region. The strategy focuses on economic resiliency and recovery while building regional capacity and collaboration resulting in a vibrant and prosperous community.

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Vision

To foster a vibrant, prosperous, and growing Yuba-Sutter region through exceptional leadership and involvement of the community.

Goals and Accomplishments in 2024

Data for this section was provided by implementation partners for the region responding to an evaluation questionnaire or providing direct outcomes to YSEDC. The implementation partners represented both public and private sectors.



Goal 1 – Create and maintain a competitive region through economic development

Strengthening existing clusters has the potential to entice similar industries and suppliers to the region's existing industries in agriculture, healthcare, manufacturing, aerospace, and government. The region must coordinate efforts to create, grow and maintain competitive areas of proficiency and innovation to drive the evolution of these existing clusters. Regional development of the clusters will have considerable employment ripple effects and improve the wage and tax base.

Implementation Partners: Yuba-Sutter Economic Development Corporation (YSEDC); Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City; Yuba-Sutter Chamber of Commerce; Sutter and Yuba One Stops; and Yuba College.

Tactic 1 – Attract more industries to the region

Both Yuba and Sutter counties worked diligently to improve the region to attract more industries by continuing to develop infrastructure projects. In 2024, there were 29 project inquiries for the region which had the potential private investment of $1.001 billion and the creation of over 46,211 jobs. Unfortunately, the region was unable to site any of these businesses mainly due to lack of water and wastewater infrastructure.

The two counties have continued support of their largest employers, Beale Air Force Base and agriculture. Increases in crop values and harvest acreage improved the gross value of agricultural production. Yuba County's agriculture's 2023 gross value increased by 4 percent from the 2022 values and Sutter County increased approximately 35.7 percent.

The region must continue to support and enhance base/community engagements to support Beale Air Force Base and its missions. In 2024, Beale Air Force Base completed 1 of the 23 construction/renovations projects listed in 2023 Appendix V of the CEDS. This project represented $3.3 million in Federal funds. Beale AFB added three new projects to the 2024 Public Works Projects update.

Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs. The initial phase of the regionalization project is to connect two disadvantaged communities (DAC), Wheatland and Olivehurst. The project will connect Wheatland to OPUD for the provision of wastewater collection and treatment which allows for the decommissioning of Wheatland's aging wastewater treatment plant. Efforts are being coordinated to obtain state and federal grant funding for this project which will provide a more efficient and effective wastewater solution, and to protect the groundwater basins in south Yuba County. Design and environmental reviews are complete and being reviewed for state grant approval. Phase 2 of this regionalization project is to expand water and wastewater lines for the County's employment corridor and Sports and Entertainment Zone. Design and engineering are complete in this phase of the project.

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OPUD and Wheatland have applied to the State Water Resources Control Board Clean Water State Revolving Fund (SCWSRF) for construction funding for the regional pipeline from Wheatland to OPUD and for other necessary improvements to the OPUD wastewater treatment plant. The application is complete, and the project is categorized as "fundable" by the SWRCB and is going through the required stages of review by SWRCB staff. This grant would fund approximately $30 million of the estimated $130 million needed for the project. OPUD and Wheatland have also each submitted applications for $20 million ($40 million total) to the US EPA's Environmental and Climate Justice Community Change Grants Program. In conjunction with the Yuba-Sutter EDC, additional grants for up to $10 million will be submitted to U.S. Department of Commerce Economic Development Administration. Yuba Water Agency is exploring options to loan the remaining funds necessary to complete the project. In addition, further expansion of this regional water/wastewater system to enable commercial and industrial development is designed and funding sources for the approximately $70 million needed for the project are being explored. Construction on the project is planned for 2025.

Tactic 2 – Boost Entrepreneurial Development

There were 38 inquiries for business financial assistance of which 12 were start-ups. Most of these businesses were not ready and were referred to Sacramento Small Business Development Center, or Small Business Administration for start-up assistance such as business basics and planning. YSEDC made two loans in 2024, one for business expansion ($60,569) and one for operating capital ($51,400). YSEDC's Consortium partner, Sacramento Valley SBDC provided $314,248 in business loans. These loans created 12 jobs and retained 24 full or part-time jobs. In 2024, YSEDC expended 1,200 staff time hours and provided 2,452 businesses business technical assistance. In addition, YSEDC offered QuickBooks Online training to 12 businesses with 8 completing the training and 6 receiving a one-year online scholarship.

Tactic 3 – Maintain, Promote and Expand Regional Businesses

The Yuba-Sutter Business Consortium, a committee of YSEDC, conducted two business outreach walks, one in May 2024 (Yuba County Foothills and Wheatland) and one in October 2024 (Marysville Downtown Corridor). The purpose of the walk was to determine the current health and needs of businesses in the survey areas. There were 124 businesses visited and 69 participated in the survey. Of those Wheatland/Foothill businesses surveyed, 55 percent reported their business was up or steady and 29 percent were down. These businesses surveyed reported their greatest challenge was the effect the economy was having on their business, followed by lack of knowledge or skill to market their business, followed by workforce and related issues. Of those businesses surveyed in the downtown area of Marysville, 57.5 percent reported their business down as a direct impact of the Marysville Hotel Fire/Highway 70 closure. Other challenges faced by these businesses were homelessness and related issues and the economy.

YSEDC, in partnership with the city of Marysville, designed and implemented a business façade grant, business training or loan forgiveness program. The City has allocated $300,000 in funding for this program. Funds have been fully expended, and 30 businesses were awarded.

Sutter and Yuba County One Stops provided 3,956 business services to employers; promoted 1,371 employment opportunities for employers, provided 64,574 employment services to individuals; hosted 20 job fairs/on-site and virtual recruitments; initiated 18 on-the-job training contracts; assisted 51 individuals with lay-off aversion and had 457 jobs created.

YSEDC and consortium partner, Sacramento Valley SBDC provided a variety of technical/financial assistance resources and referrals. There were 183 consulting hours, and 114 local businesses served. There were $362,890 in loans made with $314,248 in private capital infusion. This technical/financial assistance included federal, state,

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and private funded grant/loan assistance, marketing, and general business technical assistance. There were 27 jobs created, and 51 jobs were retained due to this assistance.

Yuba-Sutter Chamber of Commerce provided 89 business networking events to 2,750 businesses and made multiple referrals to other Yuba-Sutter Business Consortium partners. Chamber also has an established Government Affairs Committee, to study and analyze issues of interest to the Yuba-Sutter area and its business community; to take advocacy positions on those issues; and to communicate the Chamber's viewpoint clearly to its membership, elected officials, and the community at large. While its endeavors may not have directly ushered in policy changes, the committee's unwavering commitment to the well-being of the community has been palpable. Through a series of meticulously organized meetings, the committee has played a pivotal role in fostering a deeper understanding of governmental processes and policies among our citizens.

Bishop's Pumpkin Farm was host to the California Pumpkin Growers 2024 National Pumpkin Weigh Off in the city of Wheatland. Growers from across the United States and Canada participated in the event bringing in thousands of visitors to the region and international attention.

Yuba Water Agency has committed to investing $10 million a year into programs and projects that align with the agency's core mission areas with a goal of improving the quality of life in Yuba County. The mission areas include infrastructure expansion, education and workforce development, tourism and visitor services and technology clusters.

In partnership with Sacramento Valley Small Business Development Center, Yuba County hosted "Yes to Startups". Thirty local businesses joined a 6-week online bootcamp, learning fundamental skills, business plan basics and pitch deck best practices. Participants then competed in 2 rounds of rigorous pitch competitions, a local rendition of "Shark Tank". Finalists earned up to $10,000 in grant money to invest in there business ventures.

One of Yuba County's larger employers, Hard Rock Hotel & Casino Sacramento at Fire Mountain celebrated its 5-year anniversary in October of 2024. Over the past 5 years, the integrated resort has had an economic impact of over $2B on the region, has welcomed more than 10 million guests, and has over 25% of its original 1,200 team members still employed at the property. Over 60% of its employees reside in Yuba Sutter Counties. The resort hotel casino is owned by the Enterprise Rancheria Tribe.

Hard Rock Sacramento most recently it was recognized as the #1 Casino with Live Entertainment in the United States from the 2025 Newsweek Reader's Choice awards. Pollstar ranked Hard Rock LIVE Sacramento #4 worldwide, #3 in the U.S. and #1 music venue by sales in California in 2024. In 2024, Hard Rock LIVE Sacramento hosted 86 events with nearly 147,000 in total attendance. Across 20 different entertainment genres, Hard Rock Live events continue to offer a variety of entertainment for all and have held several outdoor uses of the facility including tradeshows, meetings, charity events, and other activities.

Hard Rock Hotel & Casino Sacramento at Fire Mountain and Enterprise Rancheria continue to focus on securing 352 acres between the existing casino and the Toyota Amphitheater for future ownership and development. They have obtained a property option, have completed initial due diligence on master planning, and have begun discussions in 2025 with potential development partners with the intent to create a one-of-a-kind regional entertainment destination to support its business diversification and supporting the growth of the sports and entertainment zone.

Hard Rock Hotel & Casino Sacramento at Fire Mountain and the Enterprise Rancheria Community Fund continue to support the community philanthropically and have provided approximately $3.7 million in charitable donations and in-kind gifts since opening. In 2024, their charitable foundations committed to a 5-year $1M donation to Sutter Health Medical Foundation through the property's Pinktober program to support resources and funding

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for cancer related initiatives in Yuba County. Hard Rock Sacramento and Enterprise Rancheria also fund numerous other regional entities including Ronald McDonald House Sacramento's Yearly Room Sponsorship, Marysville Peach Festival, Say You Can, Happy Landings with Beale Air Force Base as well as the Airmen's Ball held at Hard Rock Live, host of local country music artist Tyler Rich's "The Event" helping raise funds for the local K9 Officer's Association, United Way and SAYLove, Flying U Rodeo's Marysville Stampede and many other fundraising program in Northern California.

In Yuba County

BK Valves, a reputable wastewater and hydropower design and construction firm has created a Nor-Cal office in Olivehurst, bringing about 10+ high-quality jobs.

American Wood Fibers, in Olivehurst was awarded $1.7 million by CAL FIRE to install a "wood flour system" that will increase consumption of mill residuals and jobs.

Benzeen Auto – Upsizing from 2 acres to 45 acres and is one of the top 50 sales tax generating businesses.

In Live Oak

Diamond Walnut Facility Reuse Plan

The 1920's Diamond Walnut plant was no longer in operation when it burned down in 2022. The site is located within the downtown area. Creating a viable reuse plan for this property is critical in the expansion of the downtown corridor.

2024-25 UPDATE: The post-fire clean-up of the site was completed in 2024.

POST-FIRE CLEAN-UP PROJECT COMPLETED-$75,000 (State Funds)

In Marysville, there have been 27 new businesses located within the city, one business relocated and one large development project. These businesses have created or retained 125-130 jobs in the city.

Horizon Wellness and Skin Care
The Backyard
Lighthouse Barbershop
King's Accountant
USA Modern Kitchen and Bath
Ken's Autobody
Salvaged Crew Tattoo & Piercing
Palomas
Clockwork Games
Double Z's Custom Butcher Shop
House of Pizza
Honey Barn & Boutique
Antonio's Quick lunch
Marysville's Tire and Wheels
The Bloc Shop
Hai Mochi House
Powerhouse
Inkredible Creations Tattoos
Casa de Esperanza
Express Postal Solutions
The Rolling Rack

B Street Property - Escrow closed on the development property in Marysville in October 2024. The new Hyatt Studios hotel will feature a conference room and outdoor terrace, perfect for special events overlooking Ellis Lake. The hotel will be accompanied by a Grocery Outlet and Starbucks, conveniently accessible to hotel guests and travelers along SR70. The developers have created spectacular landscape plans to mirror Ellis Lake Park, further enhancing the gateway to Marysville. Once complete, the project will be a testament to the city's growth and development.

In Yuba City, 24 businesses were opened within the city and 336 new businesses licenses were issued in 2024. The new businesses created 265 full or part-time jobs.

- **Raising Cane's -** Located at Harter Marketplace at 1083 Harter Parkway. The business opened in November 2024 and created 130+ jobs.
- **Dutch Bros -** Located at Harter Marketplace at 1111 Harter Parkway. The business opened in November 2024 and created approximately 10+ jobs.

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- **Rym's Boba & Rolls -** Located at Feather Down Shopping Center at 1282 Stabler Lane. The business opened in July 2015 and created 5 jobs.
- **Pineapple Hawaiian BBQ -** Located at Orchard Plaza at 510 Bogue Road. The business opened in March 2024 and created 5 jobs.
- **Hooligans Bar & Bistro -** Located in Downtown Yuba City at 628 Plumas Street. The business opened in June 2024 and created 10+ jobs.
- **The Cheesesteak Shop -** Located at Feather Down Shopping Center at 1258 Stabler Lane. The business opened in November 2024 and created 10+ jobs.
- **Goldfish Seafood Market 2 -** Located at 1388 Bridge Street, this is an expansion of an existing small business in Los Angeles. The business opened locally in September 2024 and created 5+ jobs.
- **Nalu Hawaiian BBQ -** Located at 920 Colusa Avenue. The business opened in April 2024 and created 10+ jobs.
- **CC Social -** Located in Downtown Yuba City at 667 Plumas Street, CC Social is an extension of the existing City Café Restaurant. The expansion opened in June 2024.
- **Cube Smart Self Storage -** Located at 3142 Colusa Highway. The business opened in July 2024 and created 2 jobs.
- **Wayback Burgers -** Located at the Raley's Shopping Center at 712 W Onstott Frontage Road. The business opened in May 2024 and created 10+ jobs.
- **Sacred Earth Apothecary -** Located at 229 Clark Avenue. The business opened in July 2024 and created 2+ jobs.
- **Yuba City Fit Body Boot Camp -** Located at 546 Second Street. The business opened in September 2024 and created 5+ jobs.
- **Yuba Sutter Cakes -** Located in Honeycomb Square at 861 Gray Avenue. The business opened in November 2024 and created 5+ jobs.
- **The Village Coffee Shop and Bistro -** Located at 101 Clark Avenue. The business opened in November 2024 and created 5+ jobs.
- **Nearly Feral Salon -** Located at 1600 Star Drive. The business opened in November 2024 and created 5+ jobs.
- **Falafel Corner -** Located at the Raley's Shopping Center at 708 W Onstott Frontage Road. The business opened in November 2024 and created 5+ jobs.
- **Infinity Nail Bar -** Located at 964 Gray Avenue. The business opened in August 2024 and created 5+ jobs.
- **Punjabi Family Salon -** Located at 1600 Butte House Road. The business opened in December 2024 and created 5+ jobs.
- **Velly Pizza -** Located at 1415 Garden Highway. The business opened in November 2024 and created 10+ jobs.
- **All Power Services -** Located at 2530 Colusa Highway. The business opened at this location in January 2024 and created 5+ jobs.
- **The Rack -** Located in Downtown Yuba City at 653 Plumas Street. The business opened in December 2024 and created 2+ jobs.
- **Skip's Music Café -** Located in Downtown Yuba City at 787 Plumas Street. The business opened in December 2024 and created 2+ jobs.
- **Krazy Katz Vintage Vinyl Records -** Located in Downtown Yuba City at 787 Plumas Street. The business opened in December 2024 and created 2+ jobs.

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Goal 2 – Develop, retain, and attract talent

It is imperative that the region prepare young students and adult learners with critical in-demand education skills, competencies and knowledge that align with existing and evolving business and industry needs. Many industries are suffering because job seekers lack essential skills. The region must build awareness among residents, businesses, and leaders that education and lifelong learning are important drivers of economic development.

Implementation Partners: Yuba-Sutter Economic Development Corporation; Sutter and Yuba One Stops; Tri-County ROP/CTE; Yuba-Sutter Chamber of Commerce; The Work Hub; AeroSTEM Academy; K-12 Institutions; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City; and Yuba College.

Tactic 1 – Increase Collaboration between educational institutions

Yuba College: In 2024, Yuba College worked to refine partnerships with K-12 districts in their service area to ensure we are reaching as many high schools and eligible high school students as possible. This included expansion of our dual enrollment offerings, in partnership with the Yuba County Office of Education, into the juvenile justice system to support justice-impacted youth in accessing education and training. In addition, YC partnered with the Sutter County Office of Education to create an innovative college and careers-access pathway consortium designed to support students more broadly with particular attention to charter schools. The college held a dual enrollment summit with all K-12 partners invited to attend, created an advisory committee for dual enrollment, hired a dual enrollment director, and is in the process of adding counseling faculty support. Through these and many other concerted efforts to expand access to higher education, dual enrollment has grown to include more than 2,000 high school students this academic year at YC, which is more than double the number of students who had access to these pathways four years ago.

As Yuba College seeks ways to continue to meet the unique needs of its service district, they are now looking to expand the Watershed Management Program to include forest management and fire suppression and will work to design and start an agriculture technology program soon with the planned hiring of a full-time faculty in AgTech in the 2025-2026 Academic Year. The Yuba-Sutter region continues to be an ag-based economy. Jobs in AgTech are high wage and high demand and offer opportunities to meet key needs for local agriculture businesses. Partnering with county supervisors in the region, Yuba College is working with Woodland Community College to strengthen pathways between our educational programs and jobs at the counties in its service area. This partnership is exploring short term courses and potential apprenticeships to address "hard to fill" vacancies in Yuba, Sutter, Colusa, and Lake Counties.

Through the leadership of faculty, Yuba College was certified to be both a teaching and home college for the California Virtual Campus Exchange. This offers Yuba College's students the opportunity to access an exchange of courses at more than 100 community colleges in California and for students throughout California to have access to YC's classes as well. In addition, YC received more than $600,000 in grant funding for faculty to create open educational resources or zero textbook cost materials. This work will reduce or eliminate textbooks costs for students in classes.

The college completed modernizations in Buildings 200 and 1000 along with a new softball field on Marysville Campus. A cell phone tower was installed at Marysville Campus to improve cell service in the surrounding area as well and currently has T-Mobile and AT&T units on the tower. In 2025-2026, a project to remodel the Student Services Building, Building 100B, will start construction and a new facilities master plan will be completed to plan for future needs.

Tactic 2 – Improve understanding of all ethnic cultures that live, work within, or visit the region

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The Sutter County Museum tells the story of the Yuba-Sutter community, from the Native Americans who lived here pre-contact to the present. This is done through a combination of exhibits, both permanent and temporary, and public programs. Permanent exhibits include the Nisenan people, John Sutter, the history of agriculture in the area, and its multi-cultural wing, which tells the stories of ethnic communities with sizable populations in Yuba-Sutter.

The Museum was constructed with funds from Howard and Norma Harter, the Sutter County Historical Society, and other private donors. It was presented to the Sutter County Board of Supervisors as a gift to the community in 1975. Since then, it has been expanded multiple times, all through the generosity of private donors.



Goal 3 – Improve and modernize infrastructure

Adequate capacity and condition of infrastructure assets contributes to overall economic competitiveness. Strategic investments must be made to ensure that these assets are maintained and expanded. The region will become more competitive when businesses, entrepreneurs and residents are able to make use of well-coordinated and robust regional infrastructure for transportation, water, wastewater, gas, broadband, housing, and the natural environment.

Implementation Partners: Yuba-Sutter Economic Development Corporation; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City; Yuba-Sutter Chamber of Commerce; Yuba-Sutter Transit; Yuba Water Agency; Caltrans; Pacific Gas and Electric and Special Districts.

Tactic 1 – Modernize the region's Infrastructure to meet future demand and respond to changing business needs

Regional Projects

Feather River West Levee Project - Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other important improvements, the project will sustain and grow the local economy by creating construction jobs, protecting property values, and allowing for responsible residential, commercial, and industrial development. Phase I –Thermalito Afterbay to Star Bend was completed by 2016. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass.
2024-2025 UPDATE: Levee repairs will be completed in two separate phases: Project I, the Feather River West Levee Project, includes work from Thermalito Afterbay to Star Bend, just south of Yuba City, and was completed at the end of 2020. Project II includes the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. Project II work completed to date includes a one-mile section of levee at Laurel Avenue, another five miles of levee improvements between Star Bend and Laurel Avenue completed by the U.S Army Corps of Engineers (USACE). USACE also completed another mile of levee improvements between Laurel Avenue and the Highway 99 bridge crossing the Feather River. SBFCA is currently in design and permitting of the last 1.6 miles of levee along the lower Feather River west levee which is scheduled to be in construction in 2025. The Feather River West Levee Project is on schedule and within budget.

Flood Protection of the City of Marysville - A public works project to repair and upgrade the ring levee to be certified as providing a 200-year level of flood protection. The Marysville Ring Levee project is a multi-phase project that will upgrade the levee that surrounds Marysville. The primary purpose of the project is to strengthen the existing levee by implementing additional measures to reduce the likelihood of through-seepage and under-seepage. The U.S. Army Corps of Engineers Sacramento District is partnering with the California Central Valley Flood Protection Board and the Marysville Levee District to complete the estimated $92.5 million project. The

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state of California has appropriated $17 million toward the project as part of their commitment to upgrade the state's levee systems. The project is designed and constructed to meet the state's requirement of 200 year-level flood risk for urban areas - or a 1-in-200 chance of flooding in any given year. Due to the elevation of the levees, the project will surpass those criteria making Marysville one of the lowest at-risk cities in California's Central Valley after all flood reduction measures are constructed.
2024-2025 UPDATE: NEARING COMPLETION--FOURTEEN years and more than $100 million after it began, the U.S. Army Corps of Engineers is nearing completion of the Marysville Ring Levee Project. The multi-phase project to upgrade the 7.6-mile ring of levees that have kept Marysville from flooding since 1875 began in 2010. The project, which includes installation of seepage cutoff walls to depths greater than 100 feet, and stability berms, is designed to meet the 200 year-level flood risk for urban areas--or a 1-in-200 chance of flooding in any given year, but the Army Corps states that due to the elevation of Marysville's levees, the project will surpass that criteria making Marysville one of the lowest at-risk cities in California's Central Valley after the project is complete.

South Yuba County Regional Sewer Project - Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs. The initial phase of the regionalization project is to connect two disadvantaged communities (DAC), Wheatland and Olivehurst. The project will connect Wheatland to OPUD for the provision of wastewater collection and treatment which allows for the decommissioning of Wheatland's aging wastewater treatment plant. Efforts are being coordinated to obtain state grant funding for this project which will provide a more efficient and effective wastewater solution, and to protect the groundwater basins in south Yuba County. Design and environmental review are complete and being reviewed for state grant approval. Phase 2 of this regionalization project is to expand water and wastewater lines for the County's employment corridor and Sports and Entertainment Zone.
2024-2025 UPDATE: OPUD and Wheatland have applied to the State Water Resources Control Board Clean Water State Revolving Fund (SCWSRF) for construction funding for the regional pipeline from Wheatland to OPUD and for other necessary improvements to the OPUD wastewater treatment plant. The application is complete, and the project is categorized as "fundable" by the SWRCB and is going through the required stages of review by SWRCB staff. This grant would fund approximately $30 million of the estimated $130 million needed for the project. OPUD and Wheatland have also each submitted applications for $20 million ($40 million total) to the US EPA's Environmental and Climate Justice Community Change Grants Program. In conjunction with the Yuba-Sutter EDC, additional grants for up to $10 million will be submitted to U.S Department of Commerce Economic Development Administration. Yuba Water Agency is exploring options to loan the remaining funds necessary to complete the project. In addition, further expansion of this regional water/wastewater system to enable commercial and industrial development is designed and funding sources for the approximately $70 million needed for the project are being explored. Construction on the project is planned for 2025.

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Reclamation District No. 784 (Special District)

Storm Drainpipe Replacements - This public works project will replace up to 6 aging pipes located within the rural levee portion of the District.
2024-2025 Update: Project approval received from the state and is slated to begin in 2025.

Linda County Water District

Linda Avenue/Griffith Water Treatment - This Linda County Water District project will construct Well No. 17 and a water treatment facility at Linda Avenue at Griffith, to serve the East Linda Specific Plan area.
2024-2025 UPDATE: Project is under construction with a current anticipated finish date in June 2025.

Forest Biomass Business Center Development

Camptonville Community Partnership (CCP), is a small, rural, community-based non-profit organization located in the town of Camptonville in the Yuba County foothills that proposes to develop a small forest biomass to energy facility that would be part of a new small business campus, located in an unincorporated area approximately 11 miles southwest of Camptonville and 3 miles east of Dobbins. CCP intends to attract other businesses to the site,

where heat and power would be available from the facility making the overall facility, a high efficiency combined heat and power operation.

2024-2025 UPDATE: The community scale 5mw biomass to energy power plant will be developed by Engeman Camptonville Green Energy (ECGE). It is spearheaded by an innovative and unique partnership between Camptonville Community Partnership (CCP), a local nonprofit and Engeman Camptonville Green Energy, a leading bio-energy developer. The Project will process unmerchantable woody material from large scale forest restoration projects happening in the Yuba River watershed, increasing the pace and scale of work to improve forest health and reduce the risk of catastrophic wildfire while allowing for many good paying jobs in the area. In September 2024 Yuba Water Agency Board of Directors unanimously voted to approve a $8.3 million low-interest loan and a $7 million grant to construct the community-size 5-megawatt (MW) woody biomass to energy plant. This funding will allow CCP to leverage over $4.5 million dollars of grant funding from the Sierra Nevada Conservancy and the California Energy Commission. Clearing of trees and shrubs began in late December, 2024. Certain long-lead time major equipment for the plant has been ordered as of late 2024.

City of Live Oak Project

Wastewater Treatment Plant Solar - Live Oak's wastewater treatment plant was designed with the possibility of connection to a solar array to power the plant.

2024-25 UPDATE: The funding has been secured; the anticipated start date is April 2025.

City of Wheatland Project

Wheatland Comprehensive Water Project - The City of Wheatland water system is aging with portions of the system more than 100 years old. The project consists of removing the seismically deficient water tower from service by employing new ground mounted hydro-pneumatic tanks and booster pumps to supply water pressure to the City. The project also includes replacement of domestic water meters, new production meters, water meter automation to assist with leak detection and remote metering reading, SCADA replacement, and new billing software.

2024-2025 UPDATE: Project is underway and is anticipated that construction will be complete in spring of 2025.

Wheatland Regional Wastewater Treatment - The City of Wheatland is planning the construction of a new pipeline and three pump stations to convey 1.5 million gallons per day (MGD) of wastewater into a regional sewer system serving south Yuba County. The pipeline will connect to a new Olivehurst Public Utility District (OPUD) sewer or continue of the City's force main (currently under design by others) near South Beale Rd and Highway 65. OPUD sewers will convey the flow to OPUD's wastewater treatment plant (WWTP), where it will be treated to a tertiary level and discharged into the Feather River. Alternatively, the City's pipeline may continue further northward to connect to the Linda County Water District (LCWD) wastewater collection system and then into their WWTP. The City's WWTP will eventually be decommissioned, and the site re-purposed for other uses.

2024-2025 UPDATE: Project design and right-of way acquisition continue. Grant funding from the State Water Resources Control Board has been tentatively approved. It is anticipated that the project will go to bid by summer 2025.

City of Yuba City Projects

Barry School Waterline - The project involves installing 12" and 14" diameter water transmission main in Railroad Avenue from Bogue Road to Stewart Road and in Stewart Road from Railroad Avenue to Garden Highway, as well as a 3" diameter private water service in Railroad Avenue and Barry Road to serve Barry School.

PROJECT COMPLETED- $4.7 Million (State Revolving Loan Fund)

Second Groundwater Well - The project includes constructing a second groundwater well at the City's Water Treatment Plant to provide additional accessible water resources during times when the City's surface water rights are curtailed.

PROJECT COMPLETED-$4.35 Million (Federal Bureau of Reclamation, Local – City Water funds)

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Aquifer Storage Recovery (ASR) Well - The project involves establishing an ASR well at the City's Water Treatment Plant to further bolster the City's accessible water resources during times when the City's surface water rights are curtailed. The ASR concept includes injecting treated water into the groundwater aquifer during times when surface water availability exceeds demands while extracting groundwater during times when surface availability does not meet demands.
2024-2025 UPDATE: Design and environmental/permitting commenced in 2023. Well drilling and testing will occur in Spring 2025 with pump installation and above-ground piping anticipated to begin in late 2025.

WWTF Outfall and Diffuser Project - The project includes constructing a new 42-inch diameter discharge pipeline from the City's Wastewater Treatment Facility (WWTF) and a new diffuser outlet to the Feather River. The proposed pipeline and diffuser will replace the City's existing diffuser, which was damaged in 2011 by erosion of Shanghai Falls. This project will ensure the City's capability to safely treat wastewater for existing customers, as well as future development.
2024-2025 UPDATE: Final design complete pending receipt of permit conditions from regulatory agencies. Project will be advertised for bids once funding and permits are secured.

Bogue Road Sewer Extension - The project involves extending the existing 18" diameter sanitary sewer in Bogue Road from Railroad Avenue to Phillips Road and constructing a new lift station to facilitate future connection of properties north and south of Bogue Road and east of State Route 99, and to address capacity issues and service of new development areas.
2024-2025 UPDATE: Final design completed in 2024. Construction will be completed in 2025. Project is being coordinated with Bogue Stewart Master Plan improvements.

Tactic 2 – Develop and improve alternative, multi-modal and inter-modal distribution infrastructure

Regional Caltrans Projects

Caltrans has 23 projects slated for construction, rehabilitation, planned or program projects in the Yuba-Sutter region. Three projects were completed in 2024, which represented an injection of $245.292 million in improvements within the region. Completed projects were:

Yuba 70 Laurellen to Butte County Line SHOPP & STIP Combine (Seg 4&5)
03-4F38U
In Yuba County, near Marysville, from Laurellen Road to South Honcut Creek Bridge on SR 70. Widen roadway for continuous passing lanes, two-way left-turn lane/left turn pockets, standard shoulders and roadside clear recovery zone. **PROJECT COMPLETED**-$114.655 Million (State, Caltrans SHOPP)

BUT/YUB 70 Seg 3 Combined
03-3H93U
In Yuba and Butte Counties, about 11 miles north of Marysville, on State Route 70 from 0.8 miles north of Chandler Road to East Gridley Road, PM 25.5/25.8 and 0.0/3.8. Widen for continuous passing lanes, two-way left-turn lane/left turn pockets, standard shoulders, and provide a roadside clear recovery zone.
PROJECT COMPLETED-$65.236 Million (State, Caltrans SHOPP)

Browns Valley Rehab
03-0A570
Near Marysville, from Marysville Road to 0.1 mile east of Yuba River Bridge. Rehabilitate roadway.
PROJECT COMPLETED-$65.401 Million (State, Caltrans SHOPP)

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Sutter County Projects

Howsley Road Bridge Replacement - The county will replace the existing two-lane 260-foot-long bridge utilizing FHWA Highway Bridge Program funds.
2024-2025 Update: The design phase will be completed by June 2025 at which time the County will seek the required federal funding.

Larkin Road Bridge Replacement - The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds.
2024-2025 Update: The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2027-28.

Nicolaus Avenue Bridge Replacement - The county will replace the existing two-lane 70-foot-long bridge utilizing FHWA Highway Bridge Program funds.
2024-2025 Update: The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2027-28.

Tisdale Road Bridge Replacement - The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds.
2024-2025 Update: Final right-of-way documents are in process. Construction is anticipated in FY 2025-26.

Kent Avenue Bridge Replacement - The county will replace the existing two-lane 80-foot-long bridge utilizing FHWA Highway Bridge Program funds.
2024-2025 Update: Final right-of-way documents are in process. Construction is anticipated in FY 2025-26.

Yuba County Projects

Goldfields Parkway - This public works project would construct a four-lane arterial around the easterly side of Marysville through the East Linda Specific Plan from Highway 65 at McGowan Parkway to Highway 20 at Plantz Road.
2024-2025 UPDATE: Design complete for section from North Beale Road to Hammonton Smartsville. Rough grading is complete and applying for funds to pave this section.

Highway 70/Plumas Lake Boulevard Interchange Phase 2 - This public works project would link Phase 1 of the Highway 70/Plumas-Arboga Interchange to the eastern Phase II component of the interchange to include a Union Pacific Railroad overpass.
2024-2025 UPDATE: Design is 65% completed. County was awarded $35,000,000 federal grant to fully fund construction. Construction will likely start in 2026.

North Beale Road Revitalization Improvements - This public works project consists of implementing the road improvements recommended by the East Linda Revitalization Plan which consists of sidewalks, landscaped medians, street lighting, and parking that would improve the safety of the road for motorists, bicyclists and pedestrians as well as improve the appearance of the road corridor to help attract new and retain existing businesses.
2024-2025 UPDATE: North Beale Road Complete Streets Phase II (Hammonton-Smartsville to Linda Ave) is complete. The County secured grant funding to fund phase III (Linda Avenue to approximately 2,400 feet east). Phase III design was recently completed, and construction will start in spring of 2025. Phase IV and V are still in progress.
PHASE II PROJECT COMPLETED-$14 Million (State, Caltrans ATP)

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Linda – Cedar Lane and Alicia Avenue Project - This public works project consists of implementing road improvements to Cedar Lane and Alicia Avenue (from Riverside to Feather River Blvd) in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage, and street overlay.
PROJECT COMPLETED-$4.4 Million (State ATP FUNDS)

McGowan Parkway Project - This public works project consists of implementing road improvements to McGowan Parkway between SR 70 and SR 65 in Olivehurst. This project includes improvements to curb, gutter, sidewalk, drainage, and street overlay.
PROJECT COMPLETED-$6 Million (State ATP/lPP FUNDS & Federal ARPA)

County Bridge/Culvert Repair - There are 75 HBP-eligible bridges (greater than 20' in length) and numerous other culvert and drainage structures owned and maintained by Yuba County. Currently the County has 75 bridges that are of sufficient length (>20') to be eligible for Caltrans inspection. Of these, 29 bridges have a SR below 80 and above 50 which qualify for HBP rehabilitation funds, and 8 bridges have a SR below 50 which qualify for HBP replacement funds.
2024-2025 UPDATE: Spring Valley Road bridge replacement completed. Other current bridge replacement projects include Los Verjeles Road, Waldo Road, and Ellis Road. Los Verjeles is currently being constructed and expected to be complete in spring of 2025. Ellis Road and Waldo Road bridge replacements currently are in design. The County applied for an additional five bridge projects through the HBP
SPRING VALLEY ROAD BRIDGE PROJECT COMPLETED-$3.3 Million (State HBP/FSTIP Funds)

City of Live Oak Project
Pennington Road Rehabilitation - Pennington Road is the main east/west arterial for the City of Live Oak, intersected by State Route 99. Sacramento Area Council of Governments (SACOG) has committed $915,000 for partial reconstruction of the road from Broadway to Connecticut Avenue during 2012 and 2013. Reconstruction to the east of State Route 99 is also necessary.
2024-25 UPDATE: Reconstruction of Pennington Road East from the High School to the city limits was completed in 2024. **PENNINGTON ROAD EAST FROM HIGH SCHOOL TO CITY LIMITS 2024**-$1.097 Million (State – SACOG & CDBG Funds)

City of Marysville Project
Proposition 68 Per Capita Program - The city received $177,952 in Proposition 68 grant funding under this program. City has proposed this funding be used for the replacement of the play equipment and play surfacing at Gavin Park and the addition of an accessible path based on the City's Park and Open Space Master Plan.
GAVIN PARK PHASE II PROJECT COMPLETED-$169,552 (Prop. 68 Funds)

2023 Measure C / SB 1 Pavement Project - In July 2023, the City Council approved a contract amount of $3,336,937.60 to a local paving contractor to overlay and pave 11 city-wide roadway segments. Project was completed in November 2023 with one roadway segment carried over to Summer of 2024. Phase 1 of the E. 22nd St Rehabilitation Project (E. 22nd St between SR-20 and Cheim Blvd) was completed under this city-wide paving project.
PROJECT COMPLETED-$3,167,187 (Measure C, local funds)

14th St Traffic Calming Multi-Modal Pilot Project - The City will pilot a project on 14th Street to address cut through highway traffic away from the residential areas using traffic calming and route diversion techniques. It is anticipated that neighborhood residents will feel safer to walk, bike and use transit with less cut through traffic in the residential areas. A Mode Shift grant was secured from Caltrans through SACOG.
2024-2025 UPDATE: The project is complete, and data results showed a success in shifting traffic away from the residential areas, but a time extension was requested and approved by SACOG to the end of December 2025 for additional observation. **PROJECT COMPLETED**-$168,000 (State CalTrans)

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Fire Station Auxiliary Building - Build and install a prefabricated steel building to house fire apparatuses. Expected to solicit bids in Spring of 2024.
PROJECT COMPLETED-$379,350 (Local Funds, Measures C & K)

City of Wheatland

Wheatland Complete Streets Project - (First Street/Wheatland Road) - The project is on Wheatland Road beginning at First Street and Highway 65 and continues east past Wheatland High School and Bear River Middle School to the westerly city limit. The project will provide complete bike and pedestrian facilities along the corridor by improving and extending existing sidewalk and bike lanes. The project involves utility relocations, road widening, pavement rehabilitation, buffered bike lanes, and safety lighting. This segment of Wheatland Road serves several varied uses: a regional connector between Highway 65 and Highway 70, a bi-directional school routes linking three schools and neighborhoods, and a farm to market route serving over 6-square miles of agricultural lands.
2024-2025 UPDATE: Awarded $250,000 in RSTP funds for engineering design and environmental, and consultant selection is complete. Completion of design and environmental work expected by December 2025.

City of Yuba City Projects

Bridge Street Corridor Improvements - The Bridge Street corridor improvement project is a multi-phased project to extend four travel lanes from SR-99 to Marysville/SR-70. The project includes the construction of the 5th Street Bridge and phased reconstruction of Bridge St. Bridge Street will be widened from Gray Avenue to Cooper Avenue in late 2021 with completion anticipated at the end of 2023 with support from a $2.8 million Local Partnership Program grant from the CTC. The project will enhance a key gateway through the city to facilitate necessary traffic demands while coordinating with adjacent property owners to help facilitate Economic and Workforce Development in the area.
2024-2025 Update: The State Route 99 to Gray Avenue segment conceptual design for the final portion of the project will begin in fiscal year 2025-2026. The estimated cost to complete the conceptual design is $250,000, which is funded by the City. The City is looking for funding to implement the final design in 2026 with construction likely following in 2027, provided funding can be secured.

Walton Avenue Complete Streets Improvements - The project includes rehabilitating portions of Walton Avenue from Hazel Avenue to Sam's Club, including closing the gaps in sidewalks on the west side of Walton Avenue between Lincoln Road and Franklin Road, improving bike lanes, and upgrading the traffic signals.
2024-2025 UPDATE: Final design and easement acquisition is in progress. Construction funding is programmed in 2026, but the City is working with SACOG to advance the construction funding to 2025.

Tactic 3 – Promote transit planning to move people throughout the region and housing development

Yuba-Sutter Transit

Dial-A-Ride Bus Replacement (6) – Replacement of existing buses to zero-emissions buses.
PROJECT COMPLETED-$1.2 Million (State and Federal)

Facility Replacement - Yuba-Sutter Transit continues to plan for the replacement of its current operations, maintenance, and administration facility at 2100 B Street in Marysville. A new location is needed because this undersized and technologically obsolete 1960's-era former Seven-Up Bottling Plant that was converted to transit use in 1996, lacks sufficient capacity to accommodate the infrastructure needed to meet the state mandate that only zero-emission buses can be purchased after 2028. In addition, Caltrans' programmed and fully funded expansion of Highway 70 (B Street) adjacent to the facility may render it useless even earlier.
2024-2025 UPDATE: Yuba-Sutter Transit has been awarded over $52 million in funding from federal, state and regional grant programs to design and construct what is currently estimated to be a $55.8 million project.

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Environmental and preliminary engineering work commenced in 2024 to refine the project and update the early conceptual cost estimate based on updated fleet and service assumptions. This effort will also improve the likelihood of success in the future rounds of grant applications to complete the funding package.

Regional Project

North Valley Rail is a proposed new passenger rail service that would transform regional and intercity transportation in the norther Sacramento Valley by offering a convenient, environmentally sustainable travel choice for residents, employees, and visitors in Butte, Yuba, Sutter, and norther Sacramento counties.

The project strategically builds off the larger Valley Rail program currently underway, which will expand rail service between the northern San Joaquin Valley, Sacramento, and the Bay Area. As a result, North Valley Rail would provide passengers with direct, reliable one-seat rides to Sacramento, Stockton, the Bay Area, Modesto, and Merced. In Downtown Merced, timed transfers will ensure seamless connections via high-speed rail to Fresno, Bakersfield, and Southern California. Linking North Valley communities to the Northern California megaregion and the larger statewide rail network will provide major benefits by reducing traffic congestion and greenhouse gas emissions; expanding access to housing, high-quality jobs, and higher education; and promoting economic development and tourism. The North Valley Rail will serve the Yuba-Sutter area having stations located in Marysville near the Yuba Conty Government Center and Plumas Lake next to the Plumas Lake Boulevard interchange.

2024-2025 UPDATE: The final North Valley Passenger Rail Strategic Plan has been completed and approved by BCAG Board of Directors.

Housing and Affordable Housing Projects

There has been a concerted effort within the region to increase housing stock for all income levels as shown below.

Sutter County Projects

Lakeside at Sutter Pointe in Sutter County consists of 873 acres on the north side of Riego Road, approximately 1.5 miles east of State Route 99 in south Sutter County. Lakeside is planned for 3,382 single family homes, 399 multifamily homes, 59 acres of parks, 55 acres of open space, 44 acres of employment centers, 25 acres of commercial and a proposed K-8 school. Construction of Phase 1 began in 2022 with the mass grading of the southern 400 acres of Lakeside. Phase 1 construction started in spring 2024 with backbone infrastructure improvements, including construction of the 7-mile sewer main, that will serve the Sutter Pointe Specific Plan area. The drilling of the water wells and a water storage tank to serve the project were completed in 2024 as well. Construction of community amenities and homes is expected to begin in late summer 2025, with first residents in the Spring of 2026. In addition to construction, Lakeside Phase 2 and 3 subdivision mapping of the northern 487 acres was approved to allow development to continue after completion of Phase 1.

Yuba County Projects

Innovation Housing Center - Located in Olivehurst, is a low-income housing project made possible by Habitat for Humanity, and it will consist of 13 housing units and include supportive services from case workers and other onsite providers. The project is in design phase and estimated to be completed at the end of 2025.

Serenity Village - Located in Olivehurst at 1645 Chestnut Road in Olivehurst will offer 124 units of affordable rental housing. This affordable housing development project seeks to provide new levels of housing for families in the area with the purchase of infill lots. The development team seeks to combine four (4) separate lots into one project site and build 124 units of affordable rents. This project serves the community's need for an increased affordable housing supply. Families who will benefit from this project will typically have a median income of around 50% of the area's average, though the actual range can go from 30% to 80%. Habitat will develop, own, and manage the site and there will not be on-site supportive services provided. Projected completion date is anticipated to be 2026-2027, and the project budget is approximately $28 million dollars.

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Fernwood Meadows Development - Located in Linda is a 75-home development for affordable homeownership is in process for final approvals and Habitat for Humanity is currently seeking funding to develop this project. Infrastructure is anticipated to begin April 2025, and the first phase of 22 homes should begin construction in October 2025.

The **Regional Housing Authority** has a multi-family project under construction in Plumas Lake consisting of 48-units, with 2- and 3-bedroom dwelling units, a community center and a children's playground, with rents targeting family households earning less than 55 percent AMI. The project should be completed by May 2024. **We had significant delays with this project because of PG&E, OPUD, and a sewer lift station we had to install, but we are now expecting the Certificate of Occupancy by end of January 2025.**

Live Oak Projects

Oak Haven Estates, a 16-unit low-income housing project, overseen by Habitat for Humanity and all units are filled.

Marysville Projects

Upcoming housing projects include 1. **3rd and D Street apartment development,** which will feature 34 market rate units. These apartments will fulfill a need for housing adjacent to the medical arts district. Plans for the 3rd and D Street apartments are still in the conceptual phase. 2. **The Delta Building** at 425 5th St. is being remodeled to allow for more residential units in the downtown area. The exact number of units has not been finalized due to the project also being in its conceptual stages. 3. **The Nakagawa**, a 10 unit, two story building at 308 C Street is in the development stage. Currently there has been no movement on these projects.

Wheatland Projects

The **Regional Housing Authority** completed a new construction multi-family project in Wheatland consisting of 48-units, with 2- and 3-bedroom dwelling units, a community center and a children's playground, with rents targeting family households earning less than 55 percent AMI. The project was completed in December 2023. **Project is complete, fully leased, and in its second year of operations.**

The **Regional Housing Authority** will be closing on the construction financing for a new construction 32-unit senior affordable housing project in Wheatland consisting of 32-units, with 1- and 2-bedroom dwelling units, a community center, and a dog park, with rents targeting senior households earning less than 60 percent AMI. Construction is scheduled to start in February 2024, and the first residents to move-in by April 2025, weather permitting. **Project is under construction and expected to be complete in May or June 2025.**

In addition, the City of Wheatland Planning Commission has approved the Conditional Use Permit and Design Review for a market-rate, 16-unit multi-family residential project located at Main Street and C Street.

Yuba City Projects

Tranquil Harbor Estates, located on Walton Avenue, will be overseen by Habitat for Humanity and is a low-income senior housing rental project with 20 units and could house 20-40 individuals. Habitat is working with the City of Yuba City on site control and has a projected completion in 2026

Merriment Village will be a 3-phase permanent supportive housing project totaling in 217-unit complex for extremely low-income families. Phase one will consist of 79 units with construction anticipated to begin mid-year of 2025. All 217 units may not be complete until 2026-27.

The Life Advancement Center (LAC), located in Yuba City near the former Fremont Hospital, is currently under construction. Once completed, it will feature an Emergency Shelter with 36 beds managed by Hands of Hope on one

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side and a Transitional Shelter with post-respite care on the other. Additionally, the LAC will function as the Coordinated Entry site for Sutter County and house offices for CalAIM services and other partner organizations.

Richland Village, a proposed residential affordable apartment complex that would consist of 88 one-bedroom, 44 two-bedroom, and 44 three-bedroom units at 470 Bernard Drive in the Richland Housing complex. Plans also include a community center and other recreational amenities for residents. This project is still not fully financed and cannot start construction until it is funded. It has also been reduced to 133 units, from 176.



Goal 4 – Foster overall quality of life and place

To attract and/or retain businesses and residents, both urban and rural communities must actively maintain or revitalize their city or town centers and amenity assets. Quality of life includes a complex balance of jobs and education to healthcare and housing, protecting, and promoting the region's natural resources and outdoor spaces, cultural and art spaces, and community spirit.

Implementation Partners: Yuba-Sutter Economic Development Corporation; Sutter and Yuba Counties; Cities of Live Oak, Marysville, Wheatland, and Yuba City; Yuba-Sutter Chamber of Commerce; Yuba-Sutter Regional Arts Council; Sutter Buttes Regional Land Trust; Sutter and Yuba County Libraries; Yuba Water Agency; Local theatres, museums, and art galleries.

Tactic 1 – Promote and Market for continued investment in regional amenities

Local amenities which included the arts, history, and recreational venues moved forward with their programs and projects.

Yuba Sutter Arts & Culture (also known as the Yuba-Sutter Arts Council, YSAC), a mainstay in the community for 44 years, had many ongoing projects and programs. Below is a glimpse into how this nonprofit directly impacted the arts and culture community and overall economic development.

Sutter Theater Center for the Arts Main Stage (STCA) - The architectural firm hired last year by YSAC has created a set of plans for its Main Stage redevelopment project at its Sutter Theater Center for the Arts. The construction bidding process will begin in February 2025. The back half of the 1950s vintage theater will be brought back to life as a 299-seat live performing arts space with a traditional proscenium arch raised stage for live music and theater productions as well as film screenings. A capital campaign is underway to raise the $750,000 (estimated) needed for the project.

Murals of Live Oak - YSAC continues its ongoing program with the City of Live Oak and in the Spring of 2024 will commission additional exterior murals. Over fourteen murals have been created in the last few years to celebrate the history and heritage of Live Oak. Each mural also has a hidden object in it to help keep the viewer engaged. Several artists' designs and new mural locations are under consideration.

Center Stage Productions - Corey and Morgan Kersting formed a youth performing arts program which is now a mainstay in the community. Based at STCA, Center Stage has conducted a series of Saturday workshops for 7–18-year-olds and produced four full length musicals, most recently "Newsie" and "Frozen, Jr."

Convergence Theatre Company - A group of theater professionals led by Matthew DeMeritt formed the Convergence Theatre Company in 2021 which is another theater ensemble based at the STCA. To date, it has produced many high quality, entertaining and thought-provoking shows including "Godspell," "Salt of the Earth" and most recently, "Jekyll & Hyde, the Musical."

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Yuba Sutter Big Band - Created as a showcase for local professional musicians and music educators, this 20-piece orchestra puts on several swinging concerts each year with hits from the Great American Songbook, popular tunes of the day and the occasional original composition.

Burrows Center for the Arts - Yuba Sutter Arts & Culture's home base has seen renewed programming this year which will continue through 2025. It hosted a variety of events in 2024 including Marysville Charter Academy for the Arts student programs. The Burrows is currently hosting the renewed weekly Ceramics for Veterans program, and the bi-weekly Art Fix & Mix and the Spill the Ink Writers' Open Mic.

Youth Mariachi Orchestra - This is a collaboration with the Alliance for Hispanic Advancement and the Marysville Joint Unified School District. The program provides free instruments and instruction for interested middle and high school students to learn about this unique musical form. It originated in the Marysville Unified School District but is now expanding into Sutter County Schools as well.

Sutter County Museum shares local stories to strengthen community bonds, to inspire celebration of our diverse cultural heritage, and to demonstrate how understanding the past prepares us for the future. The Museum is open to the public with free admission and is a partnership between Sutter County and the Sutter County Museum Association, a 501(c)(3) nonprofit. Annually, the Museum hosts thousands of visitors; displays 5-6 temporary exhibits on a range of topics; and provides over 100 free educational public programs, field trips, and group visits to the community. Projects in 2024 included:

Scenic Driving Guidebook - An updated *Sutter County Scenic Driving Tour Guidebook* was published with information on historic buildings in Sutter County, thanks to sponsorship from the historic Harkey House B&B.

Artisan Community Garden Mural - A new mural was added to the Artisan Community Garden by local artists Madelyne Joan Templeton and Richard Jacobo with funding from the Sutter County Children & Families Commission and Sutter County Museum Association.

Re-Designed Exhibits: The Museum began the exhibit design process to develop a new permanent exhibit on local floods and upgrade the exhibit areas focusing on the Nisenan and Gold Rush/Westward expansion. This project is funded by a three-year grant of over $383,000 from the Specified General Fund for the Museum Grant Program under the California Cultural & Historical Endowment, and the new exhibits are scheduled to open in 2025.

Yuba County Library offered 330 programs (on-site) and 8 programs (off-site) with a total attendance of 4,561. A total of 10 programs were offered for 0-5-year-olds with an attendance of 1,161. Over 950 people attended annual parking lot events. End of the Summer Reading Program Party, Halloween in the Parking Lot, and Winter Walk-thru. The library is undergoing renovations which have been funded $6,088,440 by the CA State Library, Building Forward Library Infrastructure Grant. It is estimated the library will reopen early 2026.

Yuba-Sutter High Wheelers, Yuba-Sutter High Wheelers, a pro independent baseball team started by a East Bay childhood friend duo, were officially introduced to the Yuba-Sutter community on December 11, 2024. The team will compete against 11 other squads from all over the Western United States in a 96-game schedule from May to September. There will be 48 games at Bryant Field starting with the scheduled home-opener May 20 against the Grand Junction Jackalopes.

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Marysville NABA, an adult baseball league, plays exclusively on Sundays for players ages 17+. Their goal is to offer the most complete amateur league experience in the Marysville area that includes a competitive All-Star Game, Playoffs, and Championship Games.

Adventist Health+Rideout Blue Zones Project is a community-led well-being improvement initiative designed to make healthy choices easier through permanent changes to a city's environment, policy, and social networks. Participating communities have seen double-digit drops in obesity and smoking rates, economic investment in downtown corridors, grant funding awards to support policies and programs aimed at improving health equity and measurable savings in healthcare costs.
2024-2025 UPDATE: Blue Zones Project Yuba Sutter completed year 2 in the transformation phase (August 1, 2023 – July 31, 2024). This phase of the project is focused on addressing the blueprint goals and objectives. The overall purpose is to lead a community well-being transformation initiative where healthy choice becomes the easy choice through permanent changes in environment, policy, and social networks.

Built Environment Policy Impacts - Blue Zones Project Yuba Sutter worked to support and influence efforts to create a more walkable and bikeable community through efforts including walk audits to examine the conditions of certain problematic streets throughout the jurisdictions and develop recommendations for safe solutions. The organization held Safe Streets & Vision Zero Leadership Summit. This workshop was designed to educate key community leaders on the principles of Vision Zero, a global movement to end traffic-related fatalities and serious injuries by taking a systemic approach to road safety. The premise of this strategy is that road deaths and injuries are unacceptable and preventable. The organization has also held events that promote the use of open spaces, including bike and walking paths.

Food Policy Impacts - The formation of the Yuba Sutter Food Policy Council marks a significant step toward enhancing the region's food systems and addressing critical challenges related to food security and sustainability. Key initiatives include growing our local food production capabilities, building healthy food skills within the community, and ensuring a sustainable infrastructure that supports food rescue and recovery efforts. By focusing on these priorities, the council aims to increase access to affordable, healthy food options for all residents, ultimately fostering a more resilient and equitable food system that benefits the entire Yuba Sutter community.

Tobacco Policy Impacts - Blue Zones Project Yuba-Sutter supported the California Health Collaborative grant ($300,000) efforts for a Tobacco Retail License (TRL) campaign. Other tobacco prevention work has included development and facilitation of tobacco prevention advocacy training and facilitation.

Places - Eleven organizations (worksites, schools grocery stores and restaurants) were Blue Zones Approved.

People - Engaged with 3,486 individuals through a variety of efforts including presentations, cooking demonstrations, walking groups and purpose workshops.

Sutter Buttes Regional Land Trust (SBRLT), whose mission is to protect and maintain the natural and agricultural resources of the Sutter Buttes and the surrounding region. SBRLT supports regional strategy by promoting sustainable land use, supporting regional economic growth, and fostering environmental stewardship. By protecting critical habitats, preserving agricultural lands, and enhancing water resources, SBRLT aligns with the CEDS goals of sustainable development and resilience.

Key contributions include:
Land Conservation - In 2024 SBRLT closed five conservation easements, permanently protecting over 1,150 acres of agriculture and habitat.

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Agritourism Development - SBRLT leverages its conservation work to promote agritourism, drawing visitors to the region and supporting the local economy. In November 2024 the land trust successfully hosted the 7th annual California Swan Festival at Yuba College.

Natural Resource Management - Through targeted conservation efforts, SBRLT ensures long-term viability of agricultural and natural resources, critical to the region's economic base.

Resilience and Climate Adaptation - Conservation initiatives help mitigate climate risks, protect biodiversity, and preserve the region's unique natural heritage, contributing to economic and environmental resilience.

Partnership Building - Collaborating with landowners, community stakeholders, and public agencies, SBRLT supports coordinated land management and infrastructure planning. SBRLT actively fosters impactful partnerships to advance conservation goals. These partnerships combine resources and expertise to achieve significant conservation outcomes, benefiting both natural ecosystems and local communities.

1. **Waterfowl Habitat Protection Partnership -** The partnership was awarded a $12.8 million grant from the Regional Conservation Partnership Program (RCPP) under USDA's Natural Resources Conservation Service.

2. **Beale Air Force Base Conservation Planning Project -** Sutter Buttes Regional Land Trust is the recipient of a $250,000 capacity building grant from the California Strategic Growth Council (SGC) through the Sustainable Agricultural Lands Conservation Program (SALC) under the Department of Conservation.

3. **Sacramento Region Working Lands & Open Space Group -** The Sacramento Region Working Lands and Open Space Group has been selected by California Council of Land Trusts as the recipient of a 2024 Project Advancement Grant to advance the goals of Pathways to 30x30 and the Natural and Working Lands Climate Smart Strategy.

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Yuba County Projects

Bikeways and Pedestrian Trails - Bikeways and pedestrian trails provide an alternative mode of transportation as well as an outdoor activity that has the added benefit of connecting people with other points of interest. In January 2013, Yuba County adopted an update to the Yuba County Bikeway Master Plan, which lists and prioritizes projects and their estimated costs.

2024-2025 UPDATE: County completed the Bicycle and Pedestrian Mobility Plan (update to Yuba County Bikeway Master Plan). The County also completed a ½ mile bike path from the Bear River Levee to Feather River Boulevard. **BICYCLE AND PEDESTRIAN MOBILITY PLAN & ½ MILE BIKE PATH COMPLETED**-$300,000 (Local)

Research Innovation Center - The creation of a collaborative research opportunity with Beale AFB, the US Air Force, the Yuba Water Agency, City of Wheatland, and the University of California. The facility could serve as an educational, workforce training, and advanced research hub. Initially, the workforce at the collaborative facility would consist primarily of PhD level researchers, but also development of BA level and even high school educational programs as the facility expands to its full mission. This creates a significant opportunity for the City of Wheatland and Yuba County to create an innovation center and technology node.

2024-2025 Update: A non-profit organization has been formed with initial members of the City of Wheatland and Yuba Water Agency for the purpose of developing and operating the Yuba Applied Research Center. The initial strategy plan for YARC will be developed by the board in early 2025.

Three Rivers Parkway System Development - The Three Rivers Parkway is envisioned as a multi-modal active transportation and recreation system encompassing as many as 40 miles of hiking, bike and equestrian trails and boat access along the Yuba, Feather and Bear Rivers. The northern terminus would be the Sycamore Ranch County

Regional Park on the Yuba River. The trail would extend along the northern bank of the Yuba River to Marysville and would connect to the Sutter County trail system over the rehabilitated former railroad trestle on the Feather River. The trail would cross the Yuba River over the SR 70 bridge and continue south along the Feather River past Star Bend boat ramp to the junction with the Bear River. It would then extend east along the Bear River and possibly Dry Creek into downtown Wheatland. Future phases may connect to the Spenceville Wilderness Area. The River Parkway is anticipated to be a major draw for tourism in Yuba County, creating opportunities for additional lodging and restaurants, equipment rental concessions, recreational equipment sales, guide services and retail spending from visitors.

2024-2025 Update: Yuba Water Agency is leading the development of a county-wide trails master plan, which is currently underway. The master plan will be based on current plans for the Yuba County jurisdictions affected and will provide guidance on a collaborative approach for initial phases of the trail system. The plan will be completed in 2025.

City of Marysville Projects

Ellis Lake Restoration - A public works project to restore the 37-acre Ellis Lake area (between 9th and 16th streets and from B to D streets). This park and open space are regional landmarks attracting visitors from throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself.

2024-2025 UPDATE: Ellis Lake water quality has stabilized as the City engaged in an outside consultant as well as a lake management company. City staff continues to monitor the lake and use external expertise to maintain the water quality of the lake. Marysville and EDC secured a $3m grant to improve elements and add amenities to strategic locations around the lake. Project is in the design phase. The design will be influenced by the results of the master plan mentioned above. Design Phase of project is completed, and installation of added amenities and improvements will begin in 2025.

City of Yuba City Projects

Sutter Bike Path Extension - The project includes extending the existing bike path within the City right-of-way from Hooper Road to Harter Parkway and along Harter Parkway from State Route 20 to Butte House Road.

2024-2025 UPDATE: Final design and easement acquisition is complete with construction anticipated to commence and complete in 2025.

Plumas Street Historic District and Water Tower Park Improvements - The project will help transform, beautify, and connect the Plumas Street Historic District with other improvements already completed in downtown Yuba City to create a cohesive downtown area enhancing civic pride and drawing businesses and visitors to this shopping and recreation district. Project elements include improvements to the Water Tower Park lighting improvements, construction of placemaking gateway arch, and development of a "Clean and Safe Yuba City" litter abatement campaign.

2024-2025 Update: Construction of the Water Tower improvements was completed in 2023. The Center Street Lighting will be completed in early 2025. The Gateway Arch at Bridge Street, Water Tower Park improvements, and Cleanup Campaign will begin construction in late 2025.

Tactic 2 – Promote and support collaboration and shared resources for regional public safety

Regional Projects

Sutter Yuba Homeless Consortium: The purpose of the Sutter Yuba Homeless Consortium (SYHC) is to connect our homeless population with programs and services that can help them overcome obstacles that are preventing permanent housing solutions for individuals and families.

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2024-2025 UPDATE: In January 2023, the consortium conducted a Point in Time (PIT) count of all sheltered and unsheltered people experiencing homelessness. It was determined that 963 people were experiencing homelessness, 418 in Sutter County and 545 in Yuba County. During the PIT count, it was also reported that 252 persons were "precariously housed" (Staying with friends/family or paying for a motel themselves, 105 in Sutter County and 147 in Yuba County). In January 2025, the Consortium conducted the Point In Time count and will have statistics in mid-year 2025.
In 2024, SYHC clients achieved the following:

- Shelter: 2024 saw extremely high usage rates for emergency shelter in the Sutter Yuba area with shelter capacities at 80% or higher for all months and usage up to 95% during the coldest winter months.
- Housing: During 2024, 254 clients in Sutter County obtained safe and stable permanent housing and 393 clients in Yuba County obtained safe and stable permanent housing.

Yuba County Project

14FORWARD Homeless Temporary Shelter - Yuba County partnered with several nonprofit agencies and the private sector to develop 14FORWARD, the first temporary shelter and resource center for the homeless in the region. The site includes 25 two-person structures, an onsite manager, dog facility, and provides services and resources to move the homeless toward permanent employment and housing.
2024-2025 UPDATE: The Salvation Army served 253 people in 2024 at 14Forward. Shelter was offered to every young person between the ages of 18-24 who was experiencing homelessness, resulting in 19 young people receiving shelter assistance during the year. 63 people aged 55 and older were provided services at the shelter as well, with the eldest being 84 years of age. The Salvation Army continues to implement facility improvements to enhance safety and security.

Tactic 3 – Promote the role of the Yuba-Sutter Economic Development District

YSEDC/YSEDD completed the 2024 annual updates in March 2024 which were submitted and approved by EDA. All updated documents were made available on YSEDC's website and promoted through social media platforms and email blasts. YSEDC and the CEDS committee are currently working on 2025-2029 five-year update and anticipates it will be completed March 2025.

Economic Disaster, Recovery and Resiliency

Mitigation planning is essential to the region's ability to withstand and recover from disasters.

Yuba County The Yuba County Office of Emergency Services (OES) coordinates all emergency management between public safety and service providers during larger-scale or complex events-- your local law, enforcement/fire department handles day-to-day calls. OES operates in four primary areas: Preparedness, Response, Recovery, and Mitigation. To help prepare the County and other organizations for emergency response, OES also provides planning and training services. During an emergency, the County uses the Standardized Emergency Management System (SEMS) and the Incident Command System (ICS) to ensure close coordination between police, fire, military personnel, medical service providers, FEMA, and other agencies.

Plans have been developed to respond to any emergency event, and those plans are constantly being updated to make sure emerging threats are included and new technology incorporated.
https://www.yuba.org/Yuba%20County/Emergency%20Services/YubaCounty_EOP_ADOPTED_August-2015.pdf
https://www.yuba.org/departments/emergency_services/multi-hazard_mitigation.php.

Yuba County maintains a comprehensive emergency services webpage that provides current information for disaster, flood and emergency preparedness, and resources and tools.
https://www.yuba.org/departments/emergency_services/about_yuba_county_oes.php

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Yuba County offers a youth emergency program, **"We're Not Scared! We're Prepared!"** aimed at first graders that help kids understand the big feelings that may come during an emergency, and how to prepare for an emergency. All children receive a go-bag filled with essentials starters. Outcomes to date – 9 schools attended, 280 students reached, and 183 go-bags distributed.

Be Prepared Fair – Yuba County has hosted its "Be Prepared Fair" twice a year since 2021. The spring event is held in the foothills focusing on wildfire preparedness, and the fall event held on the valley floor focus on high water preparedness.

Sutter County The Office of Emergency Services is comprised of two divisions: Fire Services and Emergency Management. Both perform emergency planning, mitigation, and response, apply for and manage grant funds to support emergency functions, host and attend community events and training, and provide guidance to all other disaster service workers and first responders.

Sutter County maintains a comprehensive Emergency Services webpage that provides current information for disaster, flood and emergency preparedness, and resources and tools.
https://www.suttercounty.org/government/county-departments/emergency-services/office-of-emergency-management-oem/flood-preparedness

Office of Emergency Management page includes OEM Plans, Be Prepared, Emergency Events, and Recovery for businesses and residents alike.
https://www.suttercounty.org/government/county-departments/office-of-emergency-services/emergency-management

Sutter County has recently established its first Fire Safe Council, which is comprised of public and private organizations that share a common, vested interest in wildfire prevention and loss mitigation. Fire safe councils accomplish this objective through education programs and projects such as hazardous fuel reduction efforts and homeowner training. The first fire safe councils started in the early 1990s, and there are now over 100 around the state. https://www.suttercounty.org/government/county-departments/office-of-emergency-services/fire-safe-council#B

Yuba Water Agency

Yuba Foothills Healthy Forest Project - In 2019, Cal Fire awarded $4.5 million to Yuba Water Agency and partners to fund needed forest health treatments in the Yuba County foothills. The project is a collaborative effort that includes Yuba Water Agency, the Plumas National Forest, Yuba Watershed Protection and Fire Safe Council, private timber companies and landowners. This grant is supporting significant biomass removal treatments on 5,375 acres in the Yuba County foothills, all of which are adjacent to communities with limited resources for fire risk reduction efforts, including Oregon House, Dobbins, Brownsville, Challenge, and Rackerby. These treatments will improve forest health and reduce the risk of a catastrophic wildfire within a "Project Impact Zone" that spans more than 71,000 acres and includes an estimated 2,721 structures. This project began implementation in 2020 and is now complete.

New Bullards Bar Forest Health Project - In 2023, Cal Fire awarded $7 million to Yuba Water Agency and partners to fund additional needed forest health treatments in the Yuba County foothills. The project is a collaborative effort that includes Yuba Water Agency, the Tahoe National Forest, National Forest Foundation, Bear Yuba Land Trust, private timber companies and landowners. This grant is supporting significant biomass removal treatments on 4,000 acres near New Bullards Bar Reservoir and includes an innovative approach to CEQA coverage with a new Cal VTP analysis on all 175,000 forested acres in Yuba County making the entire area closer to shovel-ready for new projects.

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North Yuba Forest Partnership is a diverse group of nine organizations passionate about forest health and the resilience of the North Yuba River watershed. Together, the partners are working on an unprecedented scale to collaboratively plan, analyze, finance, and implement forest restoration across 275,000 acres of the watershed. Through ecologically based thinning and prescribed fire, the partnership seeks to protect North Yuba communities from the threat of catastrophic wildfire and restore the watershed to a healthier, more resilient state. Restoration efforts are expected to take many years, if not decades to complete, with the most critical project areas targeted first, i.e., at-risk communities, emergency response, evacuation access routes and treatments to areas that have the potential to stop a wildfire from spreading. In FY 2022 $6.8 million in direct Federal funding was awarded to the North Yuba Landscape and in 2023 the Bipartisan Infrastructure Law funding (BIL) awarded a total of $130 million to the North Yuba.

Report on Economic Development Activities

Yuba-Sutter Economic Development Corporation is committed to maintaining an understanding of the community it serves and is actively involved by having a seat on boards, commissions, projects, and events within the community. Workforce Investment Board, Sutter-Yuba Homeless Consortium, California Finance Consortium, local nonprofit capacity building and the military privatization P4 initiative are just some of the boards/organizations/programs of which are comprehensive and achievable goals of the CEDS.

YSEDC engaged in the following economic development activities throughout the 2023 year to support the implementation of CEDS. The following provides a summary of these activities that:

- Promote economic development and opportunity
- Support efforts to attract, maintain, promote, and expand regional industries and businesses
- Maximize effective development, alignment, and use of workforce
- Provide technical support and access to business and financial resources
- Obtain and utilize adequate funds and other resources
- Support the work of local governments in their efforts to provide sound physical infrastructure

Promote Economic Development and Opportunity

Activity	Time Frame
1. Implementation of the Regional Comprehensive Plan	Ongoing
2. Maintain Economic Development District status for the region. This includes preparing the following documents: • Comprehensive Economic Development Strategy (CEDS) 2020-2025 • Update CEDS appendices I, IV and V • CEDS Annual Performance Report • Conduct a regional SWOT Analysis every five years	 Completed Annually Annually FY2025 – 2030 IN PROCESS
3. Collaboration and coordination with state, regional, county, and local economic efforts. • Serve on committees and boards to provide guidance • Provide venues for collaborative meetings	Ongoing

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4. Provide technical assistance to jurisdictions through technical assistance programs • Maintain data mining tools on YSEDC site • Provide socioeconomic, transportation, demographic, etc. data as needed • Assist with grant research, writing, administration as needed	Ongoing

Support efforts to attract, maintain, promote, and expand regional industries and businesses

Activity	Time Frame
1. Maintain and continue Business Attraction Program • Continue to partner with Greater Sacramento Economic Council, Center for Economic Development, Go-Biz, etc. • Respond to RFP's	Ongoing
2. Maintain and ensure Yuba-Sutter Business Consortium remains viable to private and public sectors • Provide venue, schedule, and conduct meetings, develop and maintain programs and maintain administrative functions • Ensure collaboration and interest of partners • Review, develop and lead programs of the consortium	Ongoing
3. Promote, support, and enhance agriculture-based tourism • Continue to develop Highway 65 corridor and Sports and Entertainment Zone.	Ongoing
4. Promote the continued viability of military installations near the region. • Promote and protect Beale Air Force Base as the region's largest employer • Support expansion of Beale's existing missions, recruitment of new missions, and regional pledge to protect Beale from reduction or closure • Provide support for Beale Air Force Base's infrastructure needs	Ongoing
5. Brand and Market the region for development, investment, and regional growth. • Create marketing campaign for business attraction • Promote visitor services and tourism • Collaborate with private and public sector organizations to increase marketing of Yuba-Sutter	Ongoing

Maximize effective development, alignment, and use of workforce

Activity	Time Frame
1. Support the efforts of and collaborate with workforce development centers, community one stops, colleges and universities. • Ensure continued partnerships with local agencies and educational institutions	Ongoing

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Provide technical support and access to financial resources

Activity	Time Frame
1. Continue to assist jurisdictions with infrastructure development projects by providing technical assistance, funding opportunities and resources	Ongoing
2. Continue Bear Essentials program to provide businesses with access to resources, tools, and lending programs • Conduct two business walks within the district annually • Conduct business resource workshops • Conduct and/or assist with business development workshops • Assist businesses with expansion projects • Foster growth and development of local firms to create and retain jobs, increase the business, and tax base • Provide financial readiness and loan accelerator program • Provide business education workshops	Ongoing

Obtain and utilize adequate funds and other resources

Activity	Time Frame
1. Pursue additional funding from EDA while leveraging funding from additional private and public sources. • Pursue EDA funds for Lending Program • Pursue EDA funds for infrastructure for Highway 65 corridor and Sports and Entertainment Zone	Ongoing In Process
2. Continue providing information on local, state, and federal economic and infrastructure development programs	Ongoing

Support the work of local governments in their efforts to provide sound physical infrastructure

Activity	Time Frame
1. Maintain communication with jurisdiction leaders regarding public works projects, provide technical assistance and funding sources as needed. • Ensure public works projects are included in CEDS document and progress is annually updated and reported.	Ongoing

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Schedule of Goals - YSEDC

1. YSEDC will continue to assist in the development and implementation of the CEDS by providing research, statistical updates, printing, planning and scheduling CEDS Committee meetings.
2. YSEDC will provide both technical assistance, demographic and economic mining resource tools, and capital access for both the public and private sectors through grant research and writing and small business loans throughout the year.
3. YSEDC to continue its community involvement by maintaining memberships, seats and associations with public, private, and non-profit organizations to maintain an excellent overview of the economic conditions of the district.
4. YSEDC to continue its two business walks (fall and spring), surveys, and business development assistance programs to maintain a comprehensive understanding of the needs and desires of the stakeholders of the community and to assist in employment development.

Schedule of Goals - Region

The region will continue to work toward achieving its goals and tactics as stated in the CEDS and support the public works projects of the member jurisdictions within the District.

Resolution No.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK, STATE OF CALIFORNIA, APPROVING THE 2025-2030 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY 2024 ANNUAL PERFORMANCE REPORT AND UPDATE TO APPENDIX I PUBLIC WORKS PROJECTS RESOLUTION PREPARED AND RECOMMENDED BY YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION AND THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE

WHEREAS, U.S. Department of Commerce, Economic Development Administration (EDA) requires the preparation and adoption of a Comprehensive Economic Development Strategy (CEDS) by the local Comprehensive Economic Development Strategy Committee to contain public works projects approved by City of Live Oak, the CEDS Committee, Yuba-Sutter Economic Development District and EDA prior to consideration of federal funding of said public works projects; and

WHEREAS, the CEDS Committee began preparation of the required CEDS Five-year update in September 2024, and approved and adopted said document February 8, 2025; and

WHEREAS, said action also directed the CEDS 2024 Annual Performance Report and updates of Appendix I Public Works Projects for the CEDS document be submitted to Live Oak City Council for its review and action.

NOW, THEREFORE, BE IT RESOLVED that Live Oak City Council, after reviewing said documents, hereby approves the 2025-2030 CEDS Five-year update, the 2024 Annual Performance report and Appendix I Public Works Projects and authorizes its submittal to the Economic Development Administration.

PASSED AND ADOPTED by the City Council of the City of Live Oak this 5th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

APPROVED:

_____
Jeramy Chapdelaine, Mayor

ATTEST:

_____
Clarissa Menchaca, City Clerk

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

APPENDIX I

2025 PUBLIC WORKS PROJECTS







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BETTER TOGETHER→FUTURE FOCUSED

2025-2030 YUBA-SUTTER COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

SUTTER COUNTY | YUBA COUNTY | LIVE OAK | MARYSVILLE | WHEATLAND | YUBA CITY

Yuba-Sutter Economic Development District
2025-2030 CEDS Public Works Projects, Sorted by Jurisdiction

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024 CALTRANS PROJECTS - COMPLETED Yuba & Sutter Counties			
Regional RY1 Short-term	3 3.2	**Yuba 70 Laurellen to Butte County Line SHOPP & STIP Combine (Seg 4&5) 03-4F38U** In Yuba County, near Marysville, from Laurellen Road to South Honcut Creek Bridge on SR 70. Widen roadway for continuous passing lanes, two-way left-turn lane/left turn pockets, standard shoulders and roadside clear recovery zone.	$114,655,000 **PROJECT COMPLETED 2024 $114,655,000**	SHOPP	2024
Regional RY2 Short-term	3 3.2	**BUT/YUB 70 Seg 3 Combined 03-3H93U** In Yuba and Butte Counties, about 11 miles north of Marysville, on State Route 70 from 0.8 miles north of Chandler Road to East Gridley Road, PM 25.5/25.8 and 0.0/3.8. Widen for continuous passing lanes, two-way left-turn lane/left turn pockets, standard shoulders, and provide a roadside clear recovery zone.	$65,236,000 **PROJECT COMPLETED 2024 $65,236,000**	SHOPP	2024
Regional RY3 Short-term	3 3.2	**Browns Valley Rehab 03-0A570** Near Marysville, from Marysville Road to 0.1 mile east of Yuba River Bridge. Rehabilitate roadway.	$65,401, 000 **PROJECT COMPLETED 2024 $65,401,000**	SHOPP	2024
		CALTRANS PROJECTS – SUTTER COUNTY (CONSTRUCTION)			
Regional RS1 Mid-term	3 3.2	**Oswald Road Safety Project 03-4H870** Near Yuba City, from 0.6 mile south to 0.6 mile north of Oswald Road. Construct traffic signals to improve safety. The lead for Environmental Clearance is Sutter County. Caltrans will be the lead for Design and Construction.	$12,335,000	SHOPP	2025
		CALTRANS PROJECTS - SUTTER COUNTY (PROGRAMMED)			
Regional RS2 Mid-term	3 3.2	**SUT-99 Lomo Crossing 03-0J910** Near Live Oak, from 0.2 mile south of Eager Road to 0.6 mile south of Clark Road. Eliminate cross traffic access to Route 99 from Encinal Road/Live Oak Boulevard, add acceleration lanes in proximity to railroad crossing, and improve access to Eager Road Interchange.	$13,915,000	SHOPP	2026
Regional RS3 Short-term	3 3.2	**Bridge Scour Mitigation 03-0J630** In Sutter County at the Sutter Bypass, scour mitigation and bridge deck surface treatment. This project is also located in Butte, Colusa, and Yolo Counties	$11,620,000	SHOPP	2028
Regional RS4 Short-term	3 3.2	**SUT 99 Live Oak 18-Wire RR Preemption Upgrade 03-0J230** In Sutter County on Route 99 in the town of Live Oak, at Pennington Road. Upgrade Railroad preemption from 2-wire to 18-wire.	$842,448	SHOPP	2026
Regional RS5 Short-term	3 3.2	**SUT 99 Elm Street 18 Wire Railroad Preemption 03-3J040** In Sutter County Route 99 at Elm Street in the City of Live Oak. Upgrade existing 18-wire railroad preemption.	$436,738	SHOPP	2026

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Regional RS6 Short-term	3 3.2	**Jennings/Knights Curve Improvement** **03-2J980** Near Knights Landing, from north of Yolo County line to south of Leiser Road. Curve realignment.	$8,630,000	SHOPP	2027
Regional RS7 Short-term	3 3.2	**Safety Reactive Improvement at Various Locations** **03-0N640** In Sutter County on Route 99 near Sankey Road. Install curve warning signs, flashing beacons, rumble strips, radar speed feedback signs, and intersection warning systems, and upgrade roadside signs. This project is also located in Colusa, El Dorado, and Sacramento Counties.	$6,430,000	SHOPP	2027
Regional RS8 Short-term	3 3.2	**SUT 99 2R** **03-2J230** In and near Yuba City, from 0.1 mile north of Route 20 to 0.2 mile south of Live Oak Boulevard. Rehabilitate roadway and drainage systems, construct concrete barrier and maintenance vehicle pullouts, and upgrade lighting, signs, facilities to Americans with Disabilities Act (ADA) standards, and Transportation Management System (TMS) elements	$56,530,000	SHOPP	2027
		CALTRANS PROJECTS - SUTTER COUNTY (PLANNED)			
Regional RS9 Short-term	3 3.2	**Stafford Way Intersection Safety Improvement** **03-3J680** In Yuba City, at the intersection with Stafford Way. Install traffic signal.	$4,910,000	SHOPP	2026
Regional RS10 Short-term	3 3.2	**Humphrey Road Intersection Improvement** **03-4J060** Near Yuba City, at the intersection with Humphrey Road. Install traffic signal	$8,535,000	SHOPP	2026
Regional RS11 Long-term	3 3.2	**SR 99 Managed Lanes from I-5 to SR 99/70** Managed Lane Facility in both directions from I-5 to the SR 99/ SR 70 Wye junction in Sacramento and Sutter Counties.	$100,00,000	Non-SHOPP	2050
Regional RS12 Short-term	3 3.2	**Sutter-Yuba 20 Corridor Improvements** **03-0N210** In Sutter County on Route 20 from Central Street to 0.13 mile west of Yuba Street in Yuba County. Extend striping, install traffic lighting and rumble strips, upgrade existing signs and install headlight signs along the corridor.	$1,175,000	SHOPP	2026
Regional RS13 Mid-term	3 3.2	**Sutter-99 Cable Barrier** **03-0N710** In Sutter County on Route 99 from 0.8 mile north of Riego Road Overcrossing to 0.1 mile south of Route 99/70 Separation. Install cable barrier.	$18,510,000	SHOPP	2029
Regional RS14 Mid-term	3 3.2	**ADA Curb Ramps, APS and Retroreflective Backplate Project** **03-0N720** In Sutter County on various routes at various locations. Install backplates with retroreflective borders to existing traffic signal heads, install touch-free Accessible Pedestrian Signals (APS) and upgrade curb ramps to American with Disabilities Act (ADA) standards. This project is also located in Butte, Colusa, El Dorado, Glenn, Nevada, Placer and Yolo Counties.	$21,100,000	SHOPP	2030
Regional RS15 Mid-term	3 3.2	**Various Rumble Strip** **03-1N590** In Yuba and Sutter Counties at various locations. Install centerline and shoulder rumble strip. This project is also located in El Dorado, Glenn and Placer Counties.	$3,935,000	SHOPP	2029

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		CALTRANS PROJECTS - YUBA COUNTY (CONSTRUCTION)			
Regional RY1 Short-term	3 3.2	**Wheatland Donut Hole Project** **03-0H370** In and near Wheatland, from north of State Street to north of Evergreen Drive. Rehabilitate pavement, add bike lanes, rehabilitate drainage systems, upgrade facilities to ADA standards, and construct Class I multi-use path, modify driveways, and enhance crosswalk visibility as complete streets elements.	$7,675,000	SHOPP	2026
		CALTRANS PROJECTS - YUBA COUNTY (PROGRAMMED)			
Regional RY2 Mid-term	3 3.2	**Marysville Railroad Bridge Rehab** **03-0H160 (This includes Child Project 1 EA 03-0h161)** In and near Marysville, from south of 14th Street to north of Cemetery Road. Roadway rehabilitation and operational improvements including turn pockets and auxiliary lanes.	$183,515,000	SHOPP	2027
Regional RY3 Mid-term	3 3.2	**YUB 65 CAPM & Drainage** **03-0J660** Near Olivehurst, from South Beale Road to Route 70. Rehabilitate pavement and drainage systems and upgrade guardrail, signs, Transportation Management System (TMS) elements, sidewalks, curb and gutter, and lighting, and add acceleration and deceleration lanes.	$26,540,000	SHOPP	2026
Regional RY4 Short-term	3 3.2	**YUB 20 Marysville 9th and B St Intersection** **03-3J960** In Yuba County on Route 20. Construct 2 right turn lanes from SB 70 (B St) to WB 20 (9th St).	$2,000,000	SHOPP	2026
Regional RY5 Short-term	3 3.2	**Bicyclist & Pedestrian Improvements** **03-3J910** In Yuba County on Route 20 Install signs, green pavement markings, and crosswalks to improve bicyclist and pedestrian safety. This project is also located in Sacramento and Yolo Counties.	$1,632,000	SHOPP	2025
		CALTRANS PROJECTS - YUBA COUNTY (PLANNED)			
Regional RY6 MId-term	3 3.2	**COL-SAC-YUB Pump Plant Project** **03-0N110** In Yuba County on Route 20 at East Marysville UP 16-0016W. Rehabilitate and replace pump plants. This project is also located in Colusa and Sacramento Counties.	$20,325,000	SHOPP	2031
Regional RY7 Mid-term	3 3.2	**Yuba River Parks Bar Bridge Preservation** **03-0N150** In Yuba County on Route 20 at Yuba River Parks Bar Bridge, #16-0011. Place polyester concrete overlay on the deck and approach slabs. Repair substructure spall on Pier 5 on waterline.	$6,575,000	SHOPP	2031
Regional RY8 MId-term	3 3.2	**Dairy Road Traffic Signal** **03-1N650** In Yuba County at the intersection of Route 65 and Dairy Road. Install traffic signal.	$4,700,000	SHOPP	2030
		CALTRANS PROJECTS - YUBA COUNTY (HIGHWAY MAINTENANCE)			
		None scheduled			
		OTHER Yuba-Sutter Regional Projects			
Regional R1 Long-term	3 3.2	**Beale Expressway** The first phase of what will ultimately be a portion of the Wheatland Hwy-65 bypass is known as the Beale Expressway which will connect Highway 65 at Riosa Road to Spenceville Road and Jasper Lane. This project serves Beale Airforce Base, future development in Wheatland and in Yuba County, and will reduce congestion on existing Hwy-65 through Sheridan and Wheatland.	$112M	SYTIA Impact Fees, Developers, Base Access Funding, SACOG	Unknown

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		The General Plan, adopted in 2006, provides for a bypass to be developed to the east of the existing city limits. No specific alignment for the remainder of the bypass has been determined. SYTIA is the lead agency for the project and Wheatland staff is managing the project in close coordination with Yuba County staff. **2024-25 UPDATE:** In 2023 the SYTIA Board awarded a $1.3M contract for preliminary engineering and environmental work. On June 20, 2024, the first deliverable, a Project Study Report-Project Development Support (PSR_PDS) to request programming for capital support was approved by the SYTIA Board. The City of Wheatland and Yuba County continue to seek additional funding for the final design, right-of-way and construction of this critical project.			
Regional R2 Long-Term	3 3.2	**Wheatland Parkway 1A** Project would construct a new freeway interchange at SR65 and South Beale Road. **2025 UPDATE:** No further progress	Not Determined		
Regional R3 Mid-term	3 3.1	**Feather River West Levee Project** Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other important improvements, the project will sustain and grow the local economy by creating construction jobs, protecting property values, and allow for responsible residential, commercial and industrial development. Phase I –Thermalito Afterbay to Star Bend is targeted to be completed by 2016. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. **2024-2025 Update:** Levee repairs will be completed in two separate phases: Project I, the Feather River West Levee Project, includes work from Thermalito Afterbay to Star Bend, just south of Yuba City, and was completed at the end of 2020. Project II includes the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. Project II work completed to date includes a one-mile section of levee at Laurel Avenue, another five miles of levee improvements between Star Bend and Laurel Avenue completed by the U.S Army Corps of Engineers (USACE). USACE also completed another mile of levee improvements between Laurel Avenue and the Highway 99 bridge. SBFCA is currently in design and permitting of the last 1.6 miles of levee along the lower Feather River west levee which is scheduled to be in construction in 2025. The Feather River West Levee Project is on schedule and within budget.	$410,000,000	State of California, property assessment revenues, Federal appropriations.	Phase 2-open ended
Regional R4 Long-term	3 3.3	**Reroute Union Pacific Railroad Tracks around Marysville on the West** Union Pacific Railroad track beds crisscross the community, effectively dividing neighborhoods and impeding the Lake District's potential of being prime development areas for upscale commercial and residential construction. The current track running out of Sutter County, turning south along B Street would be rerouted to the westerly city limits before turning south along a new double track bed along the Feather River levee and rejoining the existing track bed south of the city limits at approximately Erle Road in Linda.	$60,000,000		2030
Regional R5 Short-term	3 3.1	**Flood Protection of the City of Marysville** A public works project to repair and upgrade the ring levee to be certified as providing a 200-year level of flood protection. The Marysville Ring Levee project is a multi-phase project that will upgrade the levee that surrounds	$92,500,000 $13,000,000	U.S Army Corp of Engineers	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Marysville. The primary purpose of the project is to strengthen the existing levee by implementing additional measures to reduce the likelihood of through- and under-seepage. The U.S. Army Corps of Engineers Sacramento District is partnering with the California Central Valley Flood Protection Board and the Marysville Levee District to complete the estimated $92.5 million project. The state of California has appropriated $17 million toward the project as part of their commitment to upgrade the state's levee systems. Currently, project completion is slated for 2019. The project is designed and constructed to meet the state's requirement of 200 year-level flood risk for urban areas - or a 1-in-200 chance of flooding in any given year. Due to the elevation of the levees, the project will surpass those criteria making Marysville one of the lowest at-risk cities in California's Central Valley after all flood reduction measures are constructed. **2024-2025 UPDATE:** NEARING COMPLETION--FOURTEEN years and more than $100 million after it began, the U.S. Army Corps of Engineers is nearing completion of the Marysville Ring Levee Project. On Thursday, a compactor worked back and forth on the levee within site of the traffic backed up on the 10th Street Bridge. The multi-phase project to upgrade the 7.6 mile ring of levees that have kept Marysville from flooding since 1875 began in 2010. The project, which includes installation of seepage cutoff walls to depths greater than 100 feet, and stability berms, is designed to meet the 200 year-level flood risk for urban areas--or a 1-in-200 chance of flooding in any given year, but the Army Corps states that due to the elevation of Marysville's levees, the project will surpass that criteria making Marysville one of the lowest at-risk cities in California's Central Valley after the project is completed.	$200,000	YWA	
Regional R6 Long-Term	3 3.1	**South Yuba County Regional Water/Wastewater Project** Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs. The initial phase of the regionalization project is to connect two disadvantaged communities (DAC), Wheatland and Olivehurst. The project will connect Wheatland to OPUD for the provision of wastewater collection and treatment which allows for the decommissioning of Wheatland's aging wastewater treatment plant. Efforts are being coordinated to obtain state and federal grant funding for this project, which will provide a more efficient and effective wastewater solution and protect the groundwater basins in south Yuba County. Design and environmental review are complete and being reviewed for state grant approval. Phase 2 of this regionalization project is to expand water and wastewater lines for the County's employment corridor and Sports and Entertainment Zone. **2024-2025 UPDATE:** OPUD and Wheatland have submitted an application to the State Water Resources Control Board Clean Water State Revolving Fund (SCWSRF) for construction funding for the regional pipeline from Wheatland to OPUD and for other necessary improvements to the OPUD wastewater treatment plant. The application is complete, and the project is categorized as "fundable" by the SWRCB and is going through the required stages of review by SWRCB staff. This grant would fund approximately $30 million of the estimated $130 million needed for the project. OPUD and Wheatland have also each submitted applications for $20 million ($40 million total) to the US EPA's Environmental and Climate Justice Community Change Grants Program. In conjunction with the Yuba-Sutter EDC, additional grants for up to $10 million have been submitted to US EDA. Yuba Water Agency is exploring options to loan the remaining funds necessary to complete the project. In addition, further expansion of this regional water/wastewater system to enable commercial and industrial development is designed and funding sources for the approximately $70 million needed for the project are being explored. Construction on the project is planned for 2025	$200,000,000	State – SWRB($30M) Local – YWA and OPUD $17M Federal – EPA$40M Federal – EDA $10 M	2028

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		YUBA-SUTTER TRANSPORTATION PROJECTS			
Regional YST1 Short-Term	3 3.3	**Dial-A-Ride Bus Replacement (6) –** Replacement of existing buses to zero-emissions buses. **2024-2025 UPDATE:** Completed	$1,200,000 **PROJECT COMPLETED 2024**	Federal, State	2024
Regional YST2 Mid-Term	3 3.3	**Facility Replacement.** Yuba-Sutter Transit continues to plan for the replacement of its current operations, maintenance, and administration facility at 2100 B Street in Marysville. A new location is needed because this undersized and technologically obsolete 1960's-era former Seven-Up Bottling Plant that was converted to transit use in 1996, lacks sufficient capacity to accommodate the infrastructure needed to meet the state mandate that only zero-emission buses can be purchased after 2028. **2024-2025 UPDATE:** Yuba-Sutter Transit has been awarded over $52 million in funding from federal, state and regional grant programs to design and construct what is currently estimated to be a $55.8 million project. Environmental and preliminary engineering work commenced in 2024 to refine the project and update the early conceptual cost estimate based on updated fleet and service assumptions. This effort will also improve the likelihood of success in the future rounds of grant applications to complete the funding package.	$55,800,000	Federal, State, Regional, Local	2027
Regional YST3 Long-Term	3 3.3	**Dial-A-Ride Bus Replacement (10) –** Replacement of existing buses to zero-emissions buses. **2024-2025 UPDATE:** Pursuant to adopted plans, this purchase would be for up to 15 zero-emission buses to replace and expand the existing Dial-A-Ride bus fleet.	$6,000,000	Federal, State	2027
Regional YST4 Long-Term	3 3.3	**Commuter Bus Replacement (6) –** Replacement of existing buses to zero-emissions buses. **2024-2025 UPDATE:** Pursuant to adopted plans and the resulting reduced emphasis on intercity commuter service, this purchase would replace just four of six buses.	$5,600,000	Federal, State	2027
		BEALE AIR FORCE BASE PROJECTS			
Regional BAFB 1 Short-Term	1 1.1	**BAFB-Repair Intelligence, Surveillance, Reconnaissance (ISR), B2145** Design-Bid-Build Project. This project architecturally modernizes and renovates Facility B2145 It was originally constructed in the late 1950's and is approximately 179,000 square feet in area with administrative space for multiple user groups performing intelligence missions, some in controlled spaces. Work will include replacing aging building utilities, providing communication rooms, data centers, secure spaces, and server rooms per each organization's requirements. Construction will include a new entrance atrium, an additional elevator, as well as a three-story stairwell. **2024-2025 UPDATE:** Awarded May 2024. In progress.	$215M	Federal (O&M)	Sep 2028
Regional BAFB 2 Short-Term	1 1.1	**BAFB – 4 MW Photovoltaic (1218 Power Supply)** Construct a ground-mounted photovoltaic (PV) solar panel system to include structural support, inverter, distribution extension, grid connections, an integrated automation control and monitoring system and microgrid ready hardware. **2024-2025 UPDATE:** In progress	$4M	Federal (O&M)	Oct 2025
Regional BAFB 3	1 1.1	**BAFB - 2 MW Solar Array & Microgrid/Battery Storage Projects (ERCIP)**	$4M	Federal (O&M)	Oct 2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Short-Term		Install an advanced microgrid controller with a 1MW/4MWh battery energy storage system (BESS). Integrate with proposed 2MW solar photovoltaic system to charge the BESS and provide demand response capabilities. **2024-2025 UPDATE:** In progress			
Regional BAFB 4 Short-Term	1 1.1	**BAFB-Substation B1149** Completely replace the Doolittle substation and update to control the 2MW solar array and 4MW Photovoltaic **2024-2025 UPDATE**: In progress	$8M	Federal (O&M)	Oct 2025
Regional BAFB 5 Short-Term	1 1.1	**BAFB- Construct Fuel Hydrant System MILCON** Replace aging underground Fuel Hydrant System. Install security lighting at the Hydrant Storage System. Install electric product recover pumps for water draw off at tanks. Install proper drainage around hydrant secondary containment berms. Install all pipe supports, equipment, and appurtenances related to the new JP-8 fuel piping. Install audible alarms on tanks and pump house. **2024-2025 UPDATE:** In progress	$45M	Federal (MILCON)	Dec 2025
Regional BAFB 6 Short-Term	1 1.1	**BAFB- Repair J Street Water Mains, Phase 1 (D-B)** This project models, designs and conducts repairs to the existing in-service steel drinking water main line distribution system by slip-lining or pipe bursting, or a combination of both methods. The project also includes installing a new 12-inch water line along Gavin Mandery Drive. The new line will bring the distribution system into compliance with Safe Drinking Water.	$3.3M **PROJECT COMPLETED 2024 $3.3 Million**	Federal (O&M)	2024
Regional BAFB 7 Short-Term	1 1.1	**BAFB- Repair Upgraded Early Warning Radar (UEWR) Substation B5770** The work consists of the study and development of a complete design, including (1) Creating Demolition drawings for the existing 60/4kV Substation and associated connectivity, and (2) Development of a complete design of a new 60/4kV Substation Replacing the existing Substation. **2024-2025 UPDATE:** Project cancelled 2022, recompeting for funds.	$7M-$10M	Federal (O&M)	2026
Regional BAFB 8 Short-Term	1 1.1	**BAFB- Beale WAPA Interconnection Project (BWIP)** Improve Resiliency, Reliability & Redundant Power Delivery. Bring a feed from federal grid system directly to Beale AFB **2024-2025 UPDATE:** In progress	$45M	Federal (Energy Resiliency Capital Improvements Program - ERCIP)	Dec 2025
Regional BAFB 9 Short-Term	1 1.1	**BAFB- Replace B3340 Artificial Turf: Soccer Field at Youth Center** Converting grass turf to artificial turf with sprinkler and drainage system.	$1M-$3M	Federal (O&M)	2026
Regional BAFB 10 Short-Term	1 1.1	**Base-wide Paving** Renovation of multiple locations on base for asphalt and concrete. Includes repaving of A St. Roadway, B St & Warren Shingle Intersection, C St. Roadway, Camp Beale Rd, Taxiway Alpha Shoulder, three parking lots, and two guardrail repairs. **2024-2025 UPDATE:** Awarded Sep 2024. In progress	$3.35M	Federal (O&M)	Sep 2025
Regional BAFB 11 Short-Term	1 1.1	**Repair Airman Dormitories B24110 & B24114** Perform complete renovation and modernization of two dormitory facilities. Repair structural damage after a severe water leak which damaged flooring and walls.	$21M	Federal (O&M)	Apr 2026

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024-2025 UPDATE: In progress			
Regional BAFB 12 Short-Term	1 1.1	**Construct Multi-Bay Hangar Dock 11** Design-Build. Construct a three-bay hangar totaling 125,000 square-foot capable of housing four U-2 aircraft. **2024-2025 UPDATE:** In progress	$142M	Federal (Acquisition)	Oct 2025
Regional BAFB 13 Short-Term	1 1.1	**Construct Multi-Domain Operations Complex (MDOC)** Design-Build. Construct a 128K SF, 2-bay hangar to support capabilities essential to high-altitude Intelligence Surveillance and Reconnaissance missions & multi-domain operations now and into the future. **2024-2025 UPDATE:** 35% designed. Award in late 2025	$100-$200M	Federal (MILCON)	Mar 2029
Regional BAFB 14 Short-Term	1 1.1	**Construct 940th Air Refueling Wing (ARW) Squad Ops/AMU** Construct a new facility to serve as squadron operations and aircraft maintenance for the 940 ARW's KC-135 refueling mission. **204-2025 UPDATE:** In progress	$37M	Federal (MILCON)	Mar 2025
Regional BAFB 15 Short-Term	1 1.1	**Repair Fire Suppression in U-2 Shelters, B.1068/B1067** Repair suppression indication, and notification systems. **2024-2025 UPDATE:** In progress	$1.7M	Federal (O&M)	Apr 2025
Regional BAFB 16 Short-Term	1 1.1	**Repair Beale Wastewater Treatment Plant** Rehabilitates and upgrades the most critical components of the plant to modern standards. Construct a Grit Removal System, Repair Trickling Filter 2, Repair Secondary Clarifier, Provide Launder Cover, and Upgrade interior space. The plant was originally construction in 1944. An additional $3-$5M repair to an additional component will be bid in FY25. Remaining repairs are competing for FY26 centralized funding. **2024-2025 UPDATE:** Awarded Sep 2024. Preparing to start work.	$9.7M	Federal (O&M)	April 2026
Regional BAFB 17 Short Term	1 1.1	**Add Alter 940th Alert Facility** Repair existing building and add additional rooms to make an alert facility. **2024-2025 UPDATE:** Rebid FY25	$6-$10M	Federal (MILCON / O&M)	2026
Regional BAFB 18 Short Term	1 1.1	**Repair 125 Ton Chiller at Child Development Center, B2443** Replace 125-ton chiller & piping **2024-2025 UPDATE**: Awarded Sep 2025	$0.4M	Federal (O&M)	2025
Regional BAFB 19 Short Term	1 1.1	**Convert HVAC Heat Pump & Split Buildings B25215/B25216** Replace chiller system with HVAC system both building, separated. **2024-2025 UPDATE**: Study in progress; Design next	$2-$4M	Federal (O&M)	2026
Regional BAFB 20 Short Term	1 1.1	**Repair Wells (7) Cathodic Protection System** Repair by replacement 7 cathodic protection systems at water wells. **2024-2025 UPDATE**: Awarded Sep 2024	$0.3M	Federal (O&M)	2025
Regional BAFB 21 Short Term	1 1.1	**Construct Wheatland Entry Control Point** Construction new entry control point at Wheatland Gate to include, roadway, building and canopy. Widen to three entry control lanes, each with a guard house. Improve to latest Anti-Terrorism / Force Protection (AT/FP) standards.	$15-$20M	Federal (MILCON / O&M)	2027

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024-2025 UPDATE: 100% Designed. Competing for funding FY26.			
Regional BAFB 22 Short Term	1 1.1	**Replace 12KV Power Poles, Wiring, & Switches to Feeder Circuit #8** **2024-2025 UPDATE:** Award in Q3 FY25	$0.5-$2M	Federal (O&M)	2026
Regional BAFB 23 Short Term	1 1.1	**Repair 10" Waterline** Replace 10" WL along Warren Shingle Rd from B Street to A Street **2024-2025 UPDATE:** Award in Q4 FY25	$0.5-$2M	Federal (O&M)	2026
		Sutter County			
Sutter Co. S1 Mid-term	1 3.1	**Establish a Marketing Committee to Promote Sutter County Agriculture** Work with cities and other appropriate agencies and interests to establish a marketing committee to promote Sutter County agriculture through the following and other means: agricultural industry promotional activities, including farmers markets; agri-tourism marketing; marketing of locally grown food; and promotion of events that expose residents of urban places to agricultural activities and issues.	Not determined		
Sutter Co. S2 Mid-term	1 3.1	**Rural Farm-to-Market Road Network, Improvement, Maintenance and Preservation** Insufficient Highway Users Tax Account (HUTA) gas tax revenues are significantly impacting County's ability to maintain farm-to-market road network. State legislation is being considered to help cover the shortfall. Projects include safety, maintenance and complete streets. **2024-2025 Update:** No substantial change	$4,000,000	SB1 funding	Ongoing
Sutter Co. S3 Short-term	4 4.2	**850 Gray Avenue – Health & Human Services** The county intends to locate most of its Health and Human Services Department to the former K-Mart Building located at 850 Gray Avenue. Due to significant cost escalations for the tenant improvements, and a lack of available funding, the County has cancelled the project and is pursuing other opportunities for the property. **2024-2025 Update:** Project cancelled. County intends to sell the property.	15,000,000	County	June 2020 –Design Complete
Sutter Co. S4 Short-term	3 3.2	**Howsley Road Bridge Replacement** The county will replace the existing two-lane 260-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2024-2025 Update:** The design phase will be completed by June 2025 at which time the County will seek the required federal funding.	$23M	FHWA 88.53% County 11.53%	June 2025 Design Nov. 2027 Const.
Sutter Co. S5 Short-term	3 3.2	**Larkin Road Bridge Replacement** The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2024-2025 Update:** The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2027-28.	$2M	FHWA 88.53% County 11.53%	June 2025 Design Nov. 2028 Const.
Sutter Co. S6 Short-term	3 3.2	**Nicolaus Avenue Bridge Replacement** The county will replace the existing two-lane 70-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2024-2025 Update:** The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2027-28.	$3M	FHWA 88.53% County 11.53%	June 2025 Design Nov. 2028 Const.
Sutter Co. S7	3 3.2	**Tisdale Road Bridge Replacement**	$1.5M	FHWA 88.53% County 11.53%	June 2020 Design

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Short-term		The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2024-2025 Update:** Final right-of-way documents are in process. Construction is anticipated in FY 2025-26.			Nov. 2026 Const.
Sutter Co. S8 Short-term	3 3.2	**Kent Avenue Bridge Replacement** The county will replace the existing two-lane 80-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2024-2025 Update:** Final right-of-way documents are in process. Construction is anticipated in FY 2028-29.	$2M	FHWA 88.53% County 11.53%	June 2020 Design Nov. 2029 Const.
		Yuba County			
Yuba Co. Y1 Long-term	3 3.2	**Goldfields Parkway** This public works project would construct a four-lane arterial around the easterly side of Marysville through the East Linda Specific Plan from Highway 65 at McGowan Parkway to Highway 20 at Plantz Road. **2024-2025 UPDATE:** Design complete for section from North Beale Road to Hammonton Smartsville. Rough grading is complete and applying for funds to pave this section.	$150, 000,000	**ERLE RD. TO N. BEALE SEGMENT COMPLETED 2021**	2026
Yuba Co. Y2 Mid-term	3 3.2	**Highway 70/Plumas Lake Boulevard Interchange – Phase 2** This public works project would link Phase 1 of the Highway 70/Plumas-Arboga Interchange to the eastern Phase 2 component of the interchange to include a Union Pacific Railroad overpass. **2024-2025 UPDATE:** Design is 65% completed. County was awarded $35,000,000 federal grant to fully fund construction. Construction will likely start in 2026.	$35,000,000		2026
Yuba Co. Y3 Mid-term	3 3.2	**Erle Road Interchange** This public works project would upgrade and expand an existing interchange facility at Erle Road and Highway 70 to provide greater capacity. **2024-2025 UPDATE:** No substantial change	$20,000,000		
Yuba Co. Y4 Mid-term	3 3.1	**East Linda Detention Basin** This public works project would expand an existing detention pond to serve East Linda and is referred to within the South Yuba Master Drainage Plan. **2024-2025 UPDATE: This is now complete.**	$3,000,000	Local (Drainage Impact Fees) **PROJECT COMPLETED 2024 $3 million**	2024
Yuba Co. Y5 Short-term	3 3.2	**North Beale Road Revitalization Improvements** This public works project consists of implementing the road improvements recommended by the East Linda Revitalization Plan which consists of sidewalks, landscaped medians, street lighting, and parking that would improve the safety of the road for motorists, bicyclists and pedestrians as well as improve the appearance of the road corridor to help attract new and retain existing businesses. **2024-2025 UPDATE:** North Beale Road Complete Streets Phase II (Hammonton-Smartsville to Linda Ave) is complete. The County secured grant funding to fund phase III (Linda Avenue to approximately 2,400 feet east). The Phase III design was recently completed and construction will start in spring of 2025. Phase IV and V still in progress.	$22,000,000	Federal and state transportation funds **PHASES I and II COMPLETE, LINDHURST AVE. TO LINDA AVE. - $14 Million**	2022
Yuba Co. Y6	4 4.1	**Bikeways and Pedestrian Trails**	$6,500,000	Local (Development	Ongoing

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Mid-Term		Bikeways and pedestrian trails provide an alternative mode of transportation as well as an outdoor activity that has the added benefit of connecting people with other points of interest. In January 2013, Yuba County adopted an update to the Yuba County Bikeway Master Plan, which lists and prioritizes projects and their estimated costs.		Impact Fees) & Prob 68 **Mobility Plan Completed & ½ Mile Bike Path (Bear River Levee to Feather River Blvd. $300,000**	
Yuba Co. Y7 Ongoing	4 4.2	**14Forward Homeless** Yuba County partnered with several nonprofit agencies and the private sector to develop 14FORWARD, a temporary shelter and resource center for the homeless. The site includes 25 2-person structures, an onsite manager, dog facility, and provides services and resources to move the homeless toward permanent employment and housing. **2024-2025 Update**: The Salvation Army served 253 people in 2024 at 14Forward. Shelter was offered to every young person between the ages of 18-24 who was experiencing homelessness, resulting in 19 young people receiving shelter assistance during the year. 63 people aged 55 and older were provided services at the shelter as well, with the eldest being 84 years of age. The Salvation Army continues to implement facility improvements to enhance safety and security.	2,500,000	State, local, federal	Ongoing
Yuba Co. Y8 Mid-Term	3 3.2	**County Bridge/Culvert Repair** There are 75 HBP-eligible bridges (greater than 20' in length) and numerous other culvert and drainage structures owned and maintained by Yuba County. Currently the County has 75 bridges that are of sufficient length (>20') to be eligible for Caltrans inspection. Of these, 29 bridges have a SR below 80 and above 50 which qualify for HBP rehabilitation funds, and 8 bridges have a SR below 50 which qualify for HBP replacement funds. **2024-2025 UPDATE:** Spring Valley Road bridge replacement completed. Other current bridge replacement projects include Los Verjeles Road, Waldo Road, and Ellis Road. Los Verjeles is currently being constructed and expected to be complete in spring of 2025. Ellis Road and Waldo Road bridge replacements currently are in design. The County applied for an additional five bridge projects through the HBP	16, 810,000	HBP FSTIP **SPRING VALLEY BRIDGE COMPLETED** **$3.3 Million (Federal)**	Ongoing
Yuba Co. Y9 Mid-Term	3 3.2	**Linda – Cedar Lane and Alicia Avenue Project** This public works project consists of implementing road improvements to Cedar Lane and Alicia Avenue (from Riverside to Feather River Blvd) in West Linda. This project includes improvements to: curb, gutter, sidewalk, drainage and street overlay **2024-2025 UPDATE:** Project completed.	3,030,000	ATP **PROJECT COMPLETED $4.4 Million (State)**	2024
Yuba Co. Y10 Mid-Term	3 3.2	**McGowan Parkway Project** This public works project consists of implementing road improvements to McGowan Parkway between SR 70 and SR 65 in Olivehurst. This project includes improvements to: curb, gutter, sidewalk, drainage and street overlay. **2024-2025 UPDATE:** Project completed	6,000,000	ATP/LPP/ARPA **PROJECT COMPLETED $6 Million (State & Federal)**	2024
Yuba Co. Y11 Mid-Term	3 3.2	**Feather River Boulevard Project** This public works project consists of implementing road improvements to Feather River Blvd. between Arboga Road and Alicia Avenue in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay. **2024-2025 UPDATES:** Construction will be complete in summer of 2025	1,550,000	SACOG One-Time Funding 2019	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba Co. Y12 Mid-Term	3 3.1	**Yuba County Broadband Initiative** The County of Yuba seeks to improve broadband service county-wide to support economic growth, enhance community resilience, and bolster connectivity. This initiative will remain a priority for the County into the foreseeable future, due to the complex nature and ever-evolving technological advances of the industry. Currently, the County in partnership with the Yuba Water Agency and Valley Vision, is developing a Broadband Master Plan highlighting industry best practices and community specific opportunities to expedite enhanced broadband services. **2024-2025 UPDATE:** No substantial update	$125,000 $500,000	EDA Planning Grant CPUC	Ongoing
Yuba Co. Y13 Mid-Term	3 3.2	**Garden Avenue Active Transportation Projects** This public works project consists of implementing road improvements to Garden Avenue (from Feather River Blvd to Riverside Drive) in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay. **2024-2025 UPDATE:** Construction underway. Project will be complete in summer of 2025.	2,500,000	ATP	2025
Yuba Co. Y14 Mid-Term	3 3.2	**South Yuba Transportation Improvement Authority (SYTIA) Projects** The County and Wheatland, on behalf of SYTIA, have begun advancing projects including the East Wheatland Expressway and a new connector at South Beale Road and State Route 65. **2024-2025 UPDATE:** Project Study Report complete for East Wheatland Expressway and nearing completion for South Beale Road Railroad Crossing Elimination Project.	620,000,000	SYTIA	2025
Yuba Co. Y15 Mid-Term	3 3.2	**West Linda ATP Project** The County was awarded (pending CTC vote) $27milliion to implement road improvements throughout West Linda to transform the community with sidewalks, bicycle lanes, and drainage and street improvements. **2024-2025 UPDATE:** Design at 65%.	27,000,000	ATP/YWA	2025
Yuba Co. Y16 Mi7-Term	3 3.1	**Lindhurst Corridor Beautification Project** The County is currently seeking design and construction funds to ultimately beautify and enhance Lindhurst Avenue from Erle Road to State Route 70. This project consists of major complete street improvements such as sidewalks, bicycle lanes, landscaping, and storm drainage necessary to revitalize the commercial corridor. The County is currently installing the first phase of storm drainage infrastructure from Chestnut Pond to Scales Avenue. **2024-2025 UPDATE:** County was awarded $3,000,000 from a federal Reconnecting Communities grant for design and will begin in 2025.	25,000,000	Local/State/Federal	2027
Yuba Co. YA1 Mid-term	3 3.1	**Relocate Airport Drainage Ditch** This project would relocate a major drainage ditch that currently cuts through industrial properties, limiting their use. The project proposes to realign the ditch along a new access road allowing a clear security separation for the airport and industrial areas and provides the ability to market additional industrial properties for new capital investment and new employment opportunities. **2024-2025 UPDATE:** No substantial update	5,000,000		
Yuba Co. YA2	3 3.1	**Yuba County Airport Terminal Building**	$23,000,000		

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Mid-term		This public works project would construct a new 25,000-square-foot Yuba County Airport terminal building. This building would include a parking lot, sewage system, street improvements and landscaping. **2024-2025 UPDATE:** No substantial update			
Yuba Co. YA3 Short-term	3 3.2	**On-Site and Off-Site Improvements to Industrial Park No. 2** This project would connect the road that ends at Skyway Drive to a 30-acre industrial park and provide an access road, curbs, gutters, and drainage facilities necessary to serve Industrial Park No. 2. **2024-2025 UPDATE:** No substantial update	$5,800,000		
Yuba Co. YA4 Short-term	3 3.1	**Site Improvements to Industrial Park Site No. 2** This public works project would provide street improvements, sewer system improvements, and water system improvements to provide access to 14 aviation-related corporate hangar lots, 10 acres of industrial property, and provide emergency access to the airport's crosswind runway. **2024-2025 UPDATE:** No substantial update	$4,300,000	Federal and local funds	
Yuba Co. YA5 Mid-term	3 3.1	**Site Improvements to Industrial Park Sites No. 3 and 4** This public works project would improve the streets, drainage, and sewer facilities. Eleventh Avenue would be extended from Arboga Road into the airport and Aviation Way would connect Arboga Road to Eleventh Avenue and Sky Harbor Drive, providing access to 30 acres of industrial property. **2024-2025 UPDATE:** No substantial update	$7,500,000	Federal and local funds	
Yuba Co. YA6 Short-term	3 3.1	**Yuba County Airport Rails to Trails Project** Yuba County Airport property is bisected and bounded by an unused rail system. Removing railroad grade would make Industrial Tract 2 accessible to Feather River Boulevard as well as making certain properties in Industrial Tract 1 accessible to the airport via roads and/or taxiways. **2024-2025 UPDATE:** No substantial update	$6,000,000	Federal and Local funds	
Yuba Co. YA7 Short-term	3 3.1	**Inside Airport Fence, Perimeter Ring Road** Safety and Security and priority to ensuring proper mix of aviation and industrial tenants at the airport. **2024-2025 UPDATE:** No substantial update	$2,000,000	Federal and Local funds	
Yuba Co. YA8 Short-term	3 3.1	**Site Improvements to Airport Parcel in Industrial Park Site No. 5** Grading and infrastructure to Airport parcel with bi-modal access. Including grading, storm drainage, water, wastewater and utilities. **2024-2025 UPDATE:** No substantial update	$1,800,000	Federal and Local funds	
Yuba Co. YA9 Short-term	3 3.1	**Yuba County Airport – Sky Harbor Drive Entrance** This project will replace the failing irrigation and landscape with a drought tolerant mix. **2024-2025 UPDATE:** No substantial update	$390,000	Federal and Local funds	
Yuba Co. YA10 Short-term	3 3.1	**Site Improvements to Airport apron-adjacent pad** This public works project would provide the site-prep and infrastructure, including sewer, water, telecommunication, and utilities, to this premium site. This location has been identified as ideal for airport support, aviation support, and aeronautical services to include (but not limited to): aircraft maintenance,	$2,400,000	Federal and Local funds	

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		flight instruction, aircraft rental, hangaring, fueling, tie-down support, parking support and similar aviation services. **2024-2025 UPDATE:** No substantial update			
Yuba Co. RD1 Long-term	3 3.1	**West Linda Detention Basin and Pumping Station** This public works project will modify the existing low-lying area into a detention basin and create a pumping station to handle drainage within the West Linda area and create a multi-use recreational field/park that benefits existing low-income residents and businesses. **2024-2025 UPDATE:** No substantial change	$4,500,000		
Yuba Co. RD2 Long-term	3 3.1	**Plumas Lake Pond Improvements** This public works project would obtain right of ways and channel improvements to convey 100-year storm runoff flows for central Plumas Lake adjacent to the Plumas Lake Golf Course. **2024-2025 RD784 Update:** No change.	$2,750,000		
Yuba Co. RD3 Long-term	3 3.1	**Pump Station No. 10 Upgrades** This public works project would upgrade Pump Station No. 10; provide backup power, permanent outfall piping, and redundant pump for the facility serving the central Plumas Lake Specific Plan area. **2024-2025 RD784 Update:** Project is in the design and permitting stages	$6,100,000	Cost Share Local Grant	2025
Yuba Co. RD4 Long-term	3 3.1	**Upper Lateral 13 Improvements** This public works project would provide drainage improvements for the northern portion of the Plumas Lake Specific Plan area between Ella Road and Plumas Lake Golf Course and consists of channel improvements and culvert crossing replacements and improvements. **2024-2025 RD784 Update:** No change.	$1,050,000		
Yuba Co. RD5 Mid-term	3 3.1	**Lateral 15 Improvements** This public works project would improve the main Reclamation District 784 lateral that provides drainage for the North Arboga Study Area and Plumas Lake area and will widen and deepen existing channels to meet future drainage capacity. **2024-2025 RD784 Update:** No change.	$2,800,000		
Yuba Co. RD6 Mid-term	3 3.1	**Upper Lateral 15 Bingham Canal Improvements** This public works project would replace culvert crossings under county roads that are substandard to improve drainage in the West Linda area and would eliminate need for the Health and Human Services building detention basin. **2024-2025 RD784 Update:** No change.	$1,700,000		
Yuba Co. RD7 Short-term	3 3.1	**Storm Drainpipe Replacements** This public works project will replace up to 6 aging pipes located within the rural levee portion of the District. **2024-2025 Update:** Project approval received from the state and is slated to begin in 2025.	$4,500,000	Local Grant	2025
Yuba Co. RD8 Short-term	3 3.1	**Pump Station No. 2 Upgrades** This public works project would upgrade Pump Station No. 2; provide additional pump, motor, pipe installations, & MCC/PLC upgrades.	$650,000		2028

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024-2025 RD784 Update: New project			
Yuba Co. RD9 Short-term	3 3.1	**Lateral No. 15 – Railroad Culverts Crossing Updates** This public works project would replace a total of (4) existing aged pipe culverts which connect Laterals 15 (N) and 17. **2024-2025 RD784** Update: New project	$1,560,000		2028
Yuba Co. RD10 Short-term	3 3.1	**Pump Station No. 1 Removal** This public works project would remove and dispose of the existing pumps, motors, deck, and associated electrical components which are no longer needed. **2024-2025 Update:** New project	$975,000		2028
Yuba Co. RD11 Short-term	3 3.1	**Pump Station No. 4 Removal** This public works project would remove and dispose of the existing pumps, motors, pipes, deck, and associated electrical components which are no longer needed. **2024-2025 Update:** New project	$260,000		2028
Yuba Co. RD12 Short-term	3 3.1	**Pump Station No. 4 Outfall Pipe Removal** This public works project would remove and dispose of the existing gravity outfall pipe to the Clark Lateral which is no longer needed. **2024-2025 Update:** New project	$715,000		2028
Yuba Co. RD13 Short-term	3 3.1	**Basin C to B Pipe Connection Replacement** This public works project would replace the existing aged Basin C to B pipe connection and will include a new sluice gate. **2024-2025 Update:** New project	$585,000		2028
Yuba Co. RD14 Mid-term	3 3.1	**Pump Station No. 7 Outfall Ditch Improvements** This public works project would create a District operated and maintained outfall ditch for water pumped from Pump Station 7 which currently sheet flows along the railroad embankment area to the Bingham Canal. **2024-2025 Update:** New project	$975,000		2029
Yuba Co. RD15 Mid-term	3 3.1	**Pump Station No. 9 Upgrades** This public works project would upgrade the existing facilities and will also add additional capacity to handle future County Improvements in West Linda **2024-2025 Update:** New project	$3,445,000		2029
Yuba Co. RD16 Mid-term	3 3.1	**Security Camera Installations** This public works project would include the installation of CCTV security cameras at Pump Stations 2, 3, 6, 7. 8, 9, & 10 **2024-2025 Update:** New project	$180,000		2029
Yuba Co. RD17 Mid-term	3 3.1	**Piezometer & Inclinometer Replacements** This public works project would replace all existing aged piezometers and inclinometers in the levees which enable staff and engineers to collect data on groundwater levels and to identify possible deformations. **2024-2025 Update:** New project	$325,000		2029

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba Co. RD18 Mid-term	3 3.1	**SCADA System Upgrades** This public works project would replace the District's existing aged SCADA (Supervisory Control & Data Acquisition) system which allows staff to monitor all RD784 pump station activity remotely. **2024-2025 Update:** New project	$1,200,000		2029
Yuba Co. RD19 Mid-term	3 3.1	**Pump Station No. 5 Replacement** This public works project is to remove and reconstruct Pump Station No. 5, which is to include a larger catch basin, new pumps, motors, & all telemetry SCADA communications. The project may be constructed at a new site. **2024-2025 Update:** New project	$8,450,000		2030
Yuba Co. RD20 Mid-term	3 3.1	**Lateral 5 Upgrades** This public works project would replace the open ditch Lateral 5 with closed pipe to connect Lateral 15 (S) to Laterals 19 & Linear Pond 20. **2024-2025 Update:** New project	$2,145,000		2030
Yub21Co. RD21 Mid-term	3 3.1	**Pump Station No. 10 Outflow Canal** This public works project would complete the final phase of the construction of pump station 10 with the construction of an outflow canal between the Setback Levee and the Feather River. **2024-2025 Update:** New project	$1,105,000		2035
Yuba Co. RD22 Long-term	3 3.2	**Levee Toe Access Road** This public works project would provide approximately 15 miles of all-weather gravel road construction/rehabilitation on the land and waterside toe areas of the Feather River Levee between Starr Bend and Island Avenue. **2024-2025 Update:** New project	$1,950,000		2035
Yuba Co. OPUD1 Mid-term	3 3.1	**Replace Aging/Failing Water Infrastructure** OPUD currently has a great deal of steel water mains in Olivehurst. The aging steel main fails regularly due to corrosion. **2024-2025 update**: OPUD secured the necessary 8-million-dollar funding in order to meet all the steel water gaining main replacement. This year OPUD award phase I construction work for the steel main replacement of roughly 7800 LF. Phase II bids will go out in early 2025 and that will replace roughly 13-14,000 LF of Steel Main Pipe.	$10,400,000	Federal, State	2029
Yuba Co. OPUD2 Mid-term	3 3.1	**Mary/George/Harvey Sewer and Water Improvements, Olivehurst** A public works project that would help in an area with limited water service and no sewer service. This area has chronic problems with septic tank failures and private well contamination. **2024-2025 UPDATE**: OPUD secured Sewer design from the Water Agency and is currently in design for Sewer. OPUD submitted a Water application to State to move to the next phase which would be design-build of the project. PSOMAS Engineering was awarded design of both projects. OPUD sewer Design award was roughly $600,000.	$950,000	Federal, State	2029
Yuba Co. OPUD3 Long-term	3 3.1	**Rancho Road/Highway 65 Commercial and Industrial Area** This public works project is necessary to provide a sewer and water line to properties in and around the Rancho Road/Highway 65 industrial properties to support current and future industrial park development plans.	$50,000,000	Federal, State and local funds	2031

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024-2025 UPDATE: No update provided.			
Yuba Co. LCWD1 Short-term	3 3.1	**Linda Avenue/Griffith Water Treatment** This Linda County Water District project would construct Well No. 17 and a water treatment facility at Linda Avenue at Griffith, to serve the East Linda Specific Plan area. **2024-2025 UPDATE:** Project is under construction with a current anticipated finish date in March 2025.	$18,000,000	State SRF program, DWR, Local	2025
Yuba Co. PVT1 Mid Term	4 4.1	**Forest Biomass Business Center Development – Camptonville** Camptonville Community Partnership (CCP), is a small, rural, community-based non-profit organization located in the town of Camptonville in the Yuba County foothills that proposes to develop a small forest biomass to energy facility that would be part of a new small business campus, located in an unincorporated area approximately 11 miles southwest of Camptonville and 3 miles east of Dobbins. CCP intends to attract other businesses to the site, where heat and power would be available from the facility making the overall facility a high efficiency combined heat and power operation. **2024-2025 Update**: The community scale 5mw biomass to energy power plant will be developed by Engeman Camptonville Green Energy (ECGE). It is spearheaded by an innovative and unique partnership between Camptonville Community Partnership (CCP), a local nonprofit and Engeman Camptonville Green Energy, a leading bio-energy developer. The Project will process unmerchantable woody material from large scale forest restoration projects happening in the Yuba River watershed, increasing the pace and scale of work to improve forest health and reduce the risk of catastrophic wildfire while allowing for many good paying jobs in the area In September 2024 Yuba Water Agency (Yuba Water) Board of Directors unanimously voted to approve a $8.3 million low-interest loan and a $7 million grant to construct the community-size 5-megawatt (MW) woody biomass to energy plant. This funding will allow CCP to leverage over $4.5 million dollars of grant funding from the Sierra Nevada Conservancy and the California Energy Commission. Clearing of trees and shrubs began in late December. 2024. Certain long-lead time major equipment for the plant has been ordered as of late 2024.	$2,326,455 $660,837 $47,817 $1,346,000 $4,999,000 $8,300,000 $7,000,000	Sierra Nevada Conservancy USDA National Forest foundation YWA California Energy Commission EPIC YWA (Loan) YWA (Grant)	2026
Yuba Co. YWA1 Mid-term	2 2.1	**Research Innovation Center** The creation of a collaborative research opportunity with Beale AFB, the US Air Force, the Yuba Water Agency, City of Wheatland, and the University of California. The facility could serve as an educational, workforce training, and advanced research hub. Initially, the workforce at the collaborative facility would consist primarily of PhD level researchers, but also development of BA level and even high school educational programs as the facility expands to its full mission. This creates a significant opportunity for the City of Wheatland and Yuba County to create an innovation center and technology node. **2024-2025 Update**: A non-profit organization has been formed with initial members of the City of Wheatland and Yuba Water Agency for the purpose of developing and operating the Yuba Applied Research Center. The initial strategy plan for YARC will be developed by the board in early 2025.			
Yuba Co. YWA2 Mid-term	4 4.1	**Three Rivers Parkway System Development** The Three Rivers Parkway is envisioned as a multi-modal active transportation and recreation system encompassing as many as 40 miles of hiking, bike and equestrian trails and boat access along the Yuba, Feather and Bear Rivers. The	Phase I $8.5 Million	YWA Yuba County Marysville Wheatland	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		northern terminus would be the Sycamore Ranch County Regional Park on the Yuba River. The trail would extend along the northern bank of the Yuba River to Marysville and would connect to the Sutter County trail system over the rehabilitated former railroad trestle on the Feather River. The trail would cross the Yuba River over the SR 70 bridge and continue south along the Feather River past Star Bend boat ramp to the junction with the Bear River. It would then extend east along the Bear River and possibly Dry Creek into downtown Wheatland. Future phases may connect up to the Spenceville Wilderness Area. The River Parkway is anticipated to be a major draw for tourism in Yuba County, creating opportunities for additional lodging and restaurants, equipment rental concessions, recreational equipment sales, guide services and retail spending from visitors. **2024-2025 Update**: Yuba Water Agency is leading the development of a county-wide trails master plan, which is currently underway. The master plan will be based on current plans for the Yuba County jurisdictions affected and will provide guidance on a collaborative approach for initial phases of the trail system. The plan will be completed in 2025.	**PROJECT PHASE I COMPLETED 2022**		
Yuba Co. YWA3 Mid-term	4 4.2	**Atmospheric River Control Spillway at New Bullard's Bar Dam** Yuba Water Agency Board of Directors authorized design of an estimated $225 million Atmospheric River Control Spillway at New Bullards Bar Dam to help reduce flood risk in Yuba County. The spillway is one piece of a three-part initiative that will significantly reduce flood risk and improve public safety in Yuba County and nearby communities. The effort includes the development of Forecast-Informed Reservoir Operations for the Yuba and Feather rivers and an update to the U.S. Army Corps of Engineers' water control manual for New Bullards Bar, which guides flood operations for the dam. Together, the trio of projects will allow Yuba Water to better predict large, threatening storms and release water from New Bullards Bar before dangerous weather hits, while there is still plenty of capacity downstream. **2024-2025 Update:** Yuba Water Agency has been tentatively awarded a $50 million grant from FEMA for construction of the ARC Spillway. Construction of the project is expected to be approved by the Yuba Water Agency Board of Directors in early 2025.	$240,000,000	YWA	2027
Yuba Co. YWA4 Mid-term	4 4.1	**Water Education Center** Yuba Water Agency and its partners are in the planning process on a Water Education Center along the Yuba River to educate Yuba County students and residents about the value of the area's water resources, from farming to hydropower, the environment and more. It is anticipated that this will be a multi-million-dollar project, with long-term funding requirements of several hundred thousand dollars per year for operations and maintenance, however the Yuba Water Agency Board of Directors has not yet determined what the overall scope of the project will be. If the community expresses interest in such a facility, Yuba Water Agency will seek supplemental funding support from grants and interested private industry partners. **2024-2025 Update:** Project is still on hold			
Yuba Co. TRLIA1	3 3.1	**Yuba River North Training Wall** The Yuba Goldfields North Training Wall (NTW) is located on the right bank of the Yuba River, approximately eight miles northeast of the city of Marysville in Yuba County. The NTW is approximately 12,000 feet in length, it was constructed by the California Debris Commission in 1899 to confine the Yuba River and to facilitate the migration of mining debris within the floodway. The use of mining tailings was used to construct the NTW and although not an authorized flood control project, it does provide limited flood protection for the community of Hallwood. However, there have been changes over time,	Phase I $3,000,000 Phase II $2,425,961 $9,703,842	YWA Local, YWA Prop 68 Funds	

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		changes both in height and width due in part to erosion from high-water events, such as in 2017 and 2018, when Hallwood experienced localized shallow flooding. The project is being constructed in two phases. **2024-2025 Update:** Phase II work, includes construction of a high ground tie-in embankment to extend to the north end of the NTW upstream and for a contiguous line of protection that further reduces flood risk to the Hallwood community, the City of Marysville, and portions of Reclamation District 10. The Phase II project, which is still under design, will include potential ecological enhancement components: riparian aquatic habitat creation, fish passage enhancement, and salmonid foraging enhancement. The project should be completed by the end of 2025.	**PHASE I PROJECT COMPLETED 2022**		
Yuba Co. TRLIA2	3 3.1	**Climate Resiliency Project** Upon realization of all state and federal funding, the money will be used to complete design and implementation of the Climate Resiliency Project, which will create a uniform level of protection for Plumas Lake, Arboga, Linda and Olivehurst. Those areas are currently certified at the 200-year level of protection for the state. This project will increase that level significantly, and, when combined with Yuba Water's planned Atmospheric River Control Spillway at New Bullards Bar Dam, the area could potentially see up to a 500-year level of flood protection. **2023-2024 Update:** Three Rivers Levee Improvement Authority will combine the Yuba Water grant funding with approximately $3 million in state funds from the Disaster Preparedness and Flood Protection Bond Act of 2006 (Proposition 1E) to complete the design work and feasibility study and plans to pursue the remaining construction costs from Federal Emergency Management Agency's Building Resilient Infrastructure and Communities grant program. The study should be completed by December 2024.	$41,600,000	Prop 1E ($9M) YWA FEMA	
		Live Oak			
Live Oak LO1 Long-term	3 3.2	**Grade-Separated Rail and Highway Overpass** The City of Live Oak General Plan Project Area and existing city limits are divided by State Route 99 and the Union Pacific Railroad line running parallel within proximity of one another. Currently all crossings are at grade, causing all east/west routes to close nearly at the same time when trains pass through the community. A grade-separated crossing is critical for future circulation and public safety.	Unknown	Unknown	Unknown
Live Oak LO2 Long-term	3 3.1	**Infrastructure Improvements to Areas for Job Creation** City of Live Oak annexed 370 acres adjacent to State Route 99 both north and south of the former city limits and within the 2030 General Plan project area. The properties are zoned for business uses. Water and sewer improvements are required prior to development. It is anticipated that each area will require a new public well, sewer lift station, and appropriately sized force mains. In addition, the city is seeking to evaluate the feasibility of rezoning property currently zoned for housing which may be better utilized for near-term employment uses, due to the proximity to the city's wastewater treatment plant, existing water service, and other infrastructure.	Unknown	CDBG, EDA	Unknown
Live Oak LO3 Long-term	4 4.2	**New Fire Station/Sheriff's Substation East of State Route 99** State Route 99 and the Union Pacific Railroad create a north/south barrier through the entire City of Live Oak Sphere of Influence. Live Oak's current public safety facilities are located on the west side of both the highway and railroad. As Live Oak grows it is important to maintain public safety facilities	$3,200,000	Unknown	Unknown

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		on the east side of the highway and railroad to ensure adequate response times.			
Live Oak LO4 Long-term	4 4.1	**New Live Oak Community Center** To meet recreational and program demands of a growing city, Live Oak needs to build a new, expanded community center and gymnasium. Estimated at 25,000 square feet, constructed in two phases, the facility will be used to meet both social service and recreational needs for Live Oak's growing population. The city is currently seeking funding for a Phase 1 gymnasium.	$15,000,000	CDBG, local funds	Unknown
Live Oak LO5 Long-term	4 4.1	**Develop a Strategy to Maximize Commercial Opportunities Associated with Live Oak's Proximity to the Sutter Buttes and the Feather River** With a boat launch facility on the Feather River less than two miles east of downtown, and the Sutter Buttes approximately seven miles west, Live Oak is positioned to benefit from the attraction of these important natural resources and must develop a plan to maximize this opportunity.	$35,000	CDBG	Unknown
Live Oak LO6 Mid-term	4 4.1	**Historic Downtown Infrastructure Improvement** Live Oak's historic downtown core is defined as the area bordered by State Route 99 on the east, N Street on the west, Elm Street on the south and Pennington Road on the north. The area poses significant challenges related to infrastructure improvements necessary to support a mixed-use retail environment. A complete assessment was completed and adopted by the city in 2013. Improvements include street, curb, gutter, sidewalk, drainage, park and city water and sewer utilities improvements. This project also incorporates Phase 2 improvements of the Live Oak Community Trail Project.	$5,200,800	SACOG, CDBG	Unknown
Live Oak LO7 Mid-term	4 4.1	**Complete Live Oak Community Trail Project** This one-mile rail conversion project establishes a dedicated bicycle and pedestrian trail through the center of Live Oak on former railroad right-of-way. The project has four phases, with the first phase completed in 2010 and the third phase completed in 2015. **2024-25 UPDATE: Phase** 4 will be completed in 2025. Phase 4 runs from Kola Street to Epperson Way, utilizing the old Railroad Right-of- Way and includes a bike/pedestrian trail along with landscaping. The city continues to seek funding for Phase 2.	$2,200,000	ATP, SACOG, LWC, local funds	2020/ Unknown
Live Oak LO8 Short-term	1 1.1	**Live Oak Base-Level Jobs Initiative** Develop a strategy to identify and support location and/or expansion in Live Oak for companies that sell products and/or services outside of the trade area and bring new dollars into the local economy.	$35,000	CDBG	Unknown
Live Oak LO9 Short-term	1 1.1	**Diamond Walnut Facility Reuse Plan** The 1920's Diamond Walnut plant was no longer in operation when it burned down in 2022. The site is located within the downtown core. Creating a viable reuse plan for this property is critical in the expansion of the downtown corridor. **2024-25 UPDATE:** The post-fire clean-up of the site was completed in 2024.	$75,000 **Post-Fire Clean-up COMPLETED $75,000**	CDBG	Unknown
Live Oak LO10 Short-term	3 3.2	**Pennington Road Rehabilitation** Pennington Road is the main east/west arterial for the City of Live Oak, intersected by State Route 99. Sacramento Area Council of Governments (SACOG) has committed $915,000 for partial reconstruction of the road from Broadway to Connecticut Avenue during 2012 and 2013. Reconstruction to the east of State Route 99 is also necessary. **2024-25 UPDATE:** Reconstruction of Pennington Road East from the High School to the city limits was completed in 2024.	$1,094,776 **In 2024 Pennington Road East from High School to city limits**	SACOG, CDBG	2022

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Live Oak LO12 Short-term	3 3.1	**Soccer Park/Drainage Basin Improvements** Live Oak has completed construction of Phase 1 of a joint-use storm drainage detention basin and soccer park. The basin is critical for reducing storm drain flows downstream of the existing city and is a key feature in the city's Master Drainage Study. The soccer park will be an important recreational asset and is funded with a Proposition 84 (Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006) grant. **2024-25 UPDATE:** The City is continuing to seek funding for construction of Phase 2 improvements including one or more additional soccer fields and additional park features and amenities.	$5,200,000	Prop 84 Grant 1,800,000 2,000,000 in kind funding – Sutter Butte Flood Control Agency, 700,000 – City of Live Oak	Unknown
Live Oak LO13 Short-term	3 3.1	**Wastewater Treatment Plant Solar** Live Oak's new wastewater treatment plant was designed with the possibility of connection to a solar array to power the plant. **2024-25 UPDATE:** The funding has been secured, the anticipated start date is April 2025.	$2,200,000	SWRCB, Local funds	2025
Live Oak LO14 long-term	4 4.1	**Bicycle and Pedestrian Infrastructure Master Plan** The Bicycle and Pedestrian Facilities Master Plan was competed and accepted by the City Council in 2016. **2025-25 UPDATE:** The City of Live Oak continues to seek funding for the Phase 2 improvements outlined in the plan. No significant change	21,000,000	Various	As Funded
Live Oak LO15 Short-term	3 3.3	**Housing Rehabilitation and First-Time Homebuyer Programs** Live Oak currently utilizes Program Income from past loan recipients to fund new loan applications in addition to applying for new grant funding. The city seeks funding continuously for local housing assistance programs.	$varies	CDBG, HOME, CalHome	Ongoing
Live Oak LO16 Long-term	3 3.2	**Pennington Road Feather River Crossing** Live Oak is seeking funding for a feasibility analysis of construction of a bridge over the Feather River on Pennington Road East of the city limits, connecting Pennington Road to Highway 70.			
		Marysville			
Marysville M1 Mid-term	4 4.1	**Construct Pedestrian/Bicycle Tunnel at 14th Street and State Route 70** The presence of a rail line in the immediate proximity of a school creates hazardous conditions for mobility of pedestrians and bicyclists, both key to the economic revitalization of the community. Until the Union Pacific track bed can be relocated, providing a permanent solution (project M5), this public works project will remove a major impediment. **2024-2025 UPDATE:** No update currently. Funding has not been identified. Estimated cost is likely much more than $1,000,000.	$1,000,000		2025
Marysville M2 Mid-term	4 4.1	**Ellis Lake Restoration** A public works project to restore the 37-acre Ellis Lake area (between 9th and 16th streets and from B to D streets). This park and open space is a regional landmark attracting visitors from throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself. **2024-2025 UPDATE:** Ellis Lake water quality has stabilized as the City engaged in an outside consultant as well as a lake management company. City staff	$3,000,000	Caltrans	2026

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		continues to monitor the lake and use external expertise to maintain the water quality of the lake. Marysville and EDC secured a $3m grant to improve elements and add amenities to strategic locations around the lake. Project is in the design phase. The design will be influenced by the results of the master plan mentioned above. Design Phase of project is completed, and installation of added amenities and improvements will begin in 2025.			
Marysville M3 Short-term	4 4.2	**Road Rehabilitation and Sidewalk Accessibility Project. (CDBG)** The Project proposes the rehabilitation of just over 15,000 lineal feet (approx. 3 miles) of residential streets and sidewalks in the East Marysville neighborhood off of State Route 20. The project will reconstruct failing road structural sections, install accessible ramps on street corners, improve sidewalks where necessary for accessibility and install bike lanes. **2024-2025 UPDATE**: Also known as CDBG 2, bids are expected to go out in 2025	$3,000,000	CDBG	2024
Marysville M4 Short-term	4 4.1	**Regional Bicycle and Pedestrian "Bike Hub"** The City is preparing a Bike and Pedestrian Master Plan within the city limits to connect to the broader regional bike and pedestrian trail that extends throughout Yuba County and across the Feather River into Yuba City. The purpose for the Bike Hub is to serve as a convenient portal and gateway to the regional trail system, offering a central facility for competitive bike rallies and individuals to access the regional system, and provide bicycle and pedestrian-related retail services available under one roof, including bike rental and repair shops, outdoor gear and apparel, juice bar, community meeting center and visitor center. **2024-2025 UPDATE:** No significant change	$2,500,000	CDBG	2026
Marysville M5 Short-term	4 4.1	**Marysville 2050 General Plan** This project's purpose is to help shape the future direction of the City, to address key issues of walkability and historic character; promote investment, build on and improve Ellis Lake, the rivers, parks and programming; add vibrancy, housing, nightlife, entertainment, services and activities; improve bicycle and pedestrian facilities and transit options; and more. **2024-2025 UPDATE**: Project is in process. Significant public and stakeholder outreach has been completed. Land Use and Circulation Elements are in process. Noise monitoring equipment was placed at key locations in Marysville to establish baseline noise contours, Traffic Count Data was taken at 23 locations, and consultant has prepared a regional travel demand model. Specific plans are underway concurrently, funded by SACOG the Regional Early Action Planning (REAP) grant program. An administrative draft has been completed. The Specific Plan is required to be completed by Marach 2025.	$400,000 $490,000	General Fund REAP Grant (HCD, SACOG)	2025
Marysville M6 Long-term	4 4.1	**East Lake Restoration II** A public works project to improve the nine-acre lake areas between 14th and 16th streets and from Yuba Street to the Union Pacific Railroad track bed. The lake and surrounding open space areas have been neglected for years. Improvements would include bank stabilization, culvert work, new pathways, ADA-accessible features, lighting, landscaping, and irrigation. **2024-2025 UPDATE:** No update to this project. Funding has not been identified. City is researching the feasibility of partnering with a private developer.	$1,000,000	City Yuba Water Agency Grant	2030
Marysville M7 MId-term	3 3.2	**Incorporate Streetscape Improvements on State Route 70 from 1st Street to 6th Street**	$2,000,000	Caltrans	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		A highway streetscape project conducted in conjunction with Caltrans resurfacing of the first six blocks of State Route 70 from the southern city limits. The principal objectives are to improve the visual appearance of the entry into Marysville, and to improve connectivity and walkability between the medical arts and the historic downtown districts. **2024-2025 UPDATE:** No update to this project. Funding has not been identified.			
Marysville M8 Short-term	3 3.2	**Accelerate Street Resurfacing and Improvements in the Five Major Economic Development Districts to Support Business Investment** A public works project to restore and repair neglected city streets in the five principal economic development districts, involving approximately 80 blocks of Marysville city streets. **2024-2025 UPDATE:** No update to this project. Funding has not been identified.	$5,600,000 $50,000	SB1 SACOG Caltrans	2020-2025
Marysville M9 Short-term	3 3.1	**Refurbish and Update City Hall** Refurbish the 1939 City Hall building by replacing all windows with high efficiency glazing, upgrading wiring and replacing floor covering throughout, updating HVAC control systems, updating technology capabilities in City Council chamber and replacing auditorium seating with modern comfortable seating. Installation of solar photovoltaic system at city was completed at city hall in October 2018. **2024-2025 UPDATE**: A project managing firm was hired to execute this project. The City Council will award contracts to rehabilitate the roof as well as the Heating, Ventilation, and Air Conditioning (HVAC) in December 2024. Further work on lighting and restrooms is underway.	$1,500,000		2025
Marysville M10 Short-term	4 4.1	**Proposition 68 Per Capita Program** The city received $177,952 in Proposition 68 grant funding under this program. City has proposed this funding be used for the replacement of the play equipment and play surfacing at Gavin Park and the addition of an accessible path based on the City's Park and Open Space Master Plan. **2024-2025 UPDATE:** Also known as Gavin Park Phase 2, it was completed	$169,552 **Phase II Completed 2024 $169,552**		2024
Marysville M11 Short-term	3 3.2	**2023 Measure C / SB 1 Pavement Project** In July 2023, the City Council approved a contract amount of $3,336,937.60 to a local paving contractor to overlay and pave 11 city-wide roadway segments. Project was completed in November 2023 with one roadway segment carried over to Summer of 2024. Phase 1 of the E. 22nd St Rehabilitation Project (E. 22nd St between SR-20 and Cheim Blvd) was completed under this city-wide paving project. **2024-2025 UPDATE:** Project was fully completed by Summer 2024 with A Street being the last segment to be rehabilitated.	$3,336,937.60 **Project Completed 2024 $3,167,187**	Measure C & Local Funds	2024
Marysville M12 Short-term	3 3.2	**E. 22nd St Rehabilitation Project** Considered "Phase 2" of the E. 22nd St Rehabilitation Project, funding was secured through the Sacramento Area Council of Government's Maintenance and Modernization program to rehabilitate the remainder of E. 22nd St from Chein Blvd to Ramirez St. **2024-2025 UPDATE:** Awaiting federal authorization and notice to proceed.	$3,500,000	SACOG	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Marysville M13 Short term	4 4.2	**14th St Traffic Calming Multi-Modal Pilot Project** The City will pilot a project on 14th Street to address cut through highway traffic away from the residential areas using traffic calming and route diversion techniques. It is anticipated that neighborhood residents will feel safer to walk, bike and use transit with less cut through traffic in the residential areas. A Mode Shift grant was secured from Caltrans through SACOG. **2024-2025 UPDATE: The** project is completed, and data results showed a success in shifting traffic away from the residential areas but a time extension was requested and approved by SACOG to the end of December 2025 for additional observation.	$168,000 **Project Completed 2024 $168,000**	Caltrans	2024
Marysville M14 Short term	4 4.1	**Historic Downtown Marysville Safety and Walkability Enhancements project** The City will work closely with the Marysville Business Alliance to make transportation upgrades to D Street between 3rd St and 4th St to provide safety and walkability for pedestrians and bicyclists. **2024-2025 UPDATE: Two** public design input town hall style meetings were conducted with excellent feedback and now the project is underway with a Design Build team executing on the community's vision.	$250,000	SACOG	2024
Marysville M15 Short term	4 4.2	**Fire Station Auxiliary Building** Build and install a prefabricated steel building to house fire apparatuses. Expected to solicit bids in Spring of 2024. **2024-2025 UPDATE:** Project completed	$400,000 **Project Completed 2024 $379,349**	Measure C Measure K Local Funds	2024
Marysville M16 Short term	2 2.1	**Rehabilitation of Annex Building at 10th and E Streets** The City entered into an agreement with Yuba County Office of Education to rehabilitate the Annex Building at the NE Corner of 10th St and E St for their use in Juvenile Education activities. Target completion for renovations is May of 2024. **2024-2025 UPDATE**: A construction managing firm was hired to execute this project. Trade contractors such as plumbing, electrical, and roofing has been working on the building with an anticipating of completing in Spring of 2025.	$300,000	Prop 64	2024
Marysville M17 Short term	3 3.1	**Sewer rehabilitation/relocation project Aldridge and Bottler Drives** Project includes installing new sewer mains and street laterals in the Alridge/Bottler neighborhood. This effectively moves their sewer service from the back yard of resident's home to the front under the public right of way. **2024-2025 UPDATE**: Public Outreach was completed with a project meeting at the neighborhood and project mailers requesting permission to enter private property for side lateral replacements. All but 7 of the owners returned permission letters. The project is anticipated to go out to bid in January 2025 in order to front run the CDBG 2 repaving project in this neighborhood.	$1,750,000	City Sewer Enterprise	2024
Marysville M18 Short term	3 3.1	**Storm drain pump engine replacements at 17th Street and Ellis Lake stations** Replacing the existing engines with newer more air efficient engines to pump out stormwater at two of the city's major drainage areas. Expected construction in summer 2024. **2024-2025 UPDATE:** Project has been integrated into a complete rehabilitation project to include engine replacement, pump and piping and valve upgrades.	$234,600	FRAQMD – CAP	2024

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Marysville M19 Short term	4 4.1	**Miscellaneous parks playground improvements and repairs** Modernizing and updating the playground equipment at several city parks. **2024-2025 UPDATE:** Ongoing	$65,000	General Fund	2025
Marysville M20 Short term	1 1.1	**Marysville B Street property development** City has entered into a Disposition and Development Agreement with a private developer to develop a 4.9-acre City owned property located on the east side of B street between 12th and 14th streets. The development, if approved, will consist of a 100 plus room hotel, a grocery store and a quick-serve restaurant. Project value is estimated to be $43 million. The proposed project will provide significant economic activity and is expected to generate in excess of $500,000 in tax revenue. Construction could be as early as 2025. **2024-2025 UPDATE:** Ongoing. The property has been sold to the private developer and a groundbreaking ceremony was held on December 3 for the Hyatt Hotel. Anticipating the hotel to be completed end of 2026 while the Grocery Outlet and Starbucks to be completed in 2025.			
Marysville M21 Short term	4 4.1	**Bryant Field Rehabilitation** **2023-2024 UPDATE:** Multiple improvements completed for Bryant field with assistance from Highlands Community Charter Academy local non-profit, Saylove, Local 228 Pipefitters Union, Local 118 Ironworkers Union, including replacement of entire outfield wall, replacement of C street fence rehabilitation of playing field surface, HVAC and lighting upgrades, safety improvements, and rehabilitation of a structure to accommodate home team players. Investment by city and private partners is valued at over $500,000. Additional improvements are being contemplated to include additional safety netting to protect spectators, shade structures, field lighting upgrades, player facilities and restroom facilities upgrades security/surveillance upgrades and additional HVAC replacements/additions. **2024-2025 UPDATE:** Ongoing. The City Council will approve a field lighting upgrade to Pioneer League standards in December 2024	$500,000 **Phase I Completed 2023 $500,000**	General Fund, Private Partners, Local 228, unions and CBO's	2023
Marysville M22 Short term	4 4.2	**Police Dispatch Center digital encryption and modernization Project** Project updates police dispatch technology to accommodate federally mandated digital encryption radio communication requirements. Project replaces dispatch consoles, police unit radios and various other support infrastructure at Marysville PD.	1,600,000	ARPA/General Fund	
Marysville M23 Short term	4 4.1	**Beverage Container Recycling project** To decrease the use, litter, and disposal of single-use beverage containers in the waste stream the City will install water refill stations combination (trash and beverage container recycling) collection containers at strategic locations within the City. Locations include the high traffic, historic downtown area, community/neighborhood parks, and City sports/recreation facilities in the City of Marysville. Project also includes 18 months of beverage container collection and diversion volume measurement. **2024-2025 UPDATE:** Ongoing. Beverage containers have been installed and the grant-funded position in the Parks Division has been hired to continue tracking the tonnage of the recycled containers.	271,000	State (CalRecycle)	2026
		Wheatland			
Wheatland W1 Mid-term	3 3.1	**Solar Energy Projects** The City of Wheatland plans to construct multiple solar energy shade structures at various city-owned facilities. Structure locations include City Hall,	$300,000	Unknown	Unknown

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Police Department, and wastewater treatment plant. Plans to partner with Pacific Gas and Electric to help offset project costs as well as provide long-term utility cost savings. **2024-25 UPDATE:** The City continues to seek funding for this project			
Wheatland W2 Short-term	4 4.1	**Wheatland Community Gardens** The 2012 goal of completing Wheatland Community Garden #1 was successfully accomplished with a ribbon-cutting ceremony on February 20, 2013. The project this year is to build Wheatland Community Garden #2 on the east side of town. This garden will serve the Wheatland Ranch subdivision area. In Fiscal Year 2023-24, an additional twelve planters were constructed, and the City Council authorized the installation of additional Community Garden fencing. **2024-25 UPDATE:** The City will install the twelve additional planter boxes in Fiscal Year 2024-25.	$50,000	Lease revenue & donations	2025
Wheatland W3 Short-Term	3 3.1	**Wheatland Comprehensive General Plan Update** The project would consist of producing a City of Wheatland Comprehensive General Plan Update. The current City of Wheatland General Plan was completed in 2006. City General Plans are expected to have a 20-year lifespan and typically require several years to complete. Therefore, the City of Wheatland is due to begin a General Plan Update. The project would include an update to the seven elements of the general plan required by the State of California, including an update to the City's Housing Element. The project would require substantial input and review by city stakeholders and the community. The project would also include the preparation of a program-level environmental impact report as required by the California Environmental Quality Act. Work on the General Plan Update began in Fiscal Year 2023-24. The City Council approved an agreement for a consulting firm to assist with the General Plan Update in December 2023. A General Plan Ad-Hoc Committee consisting of two City Councilmembers and two members of the Planning Commission was established. The General Plan Ad-Hoc Committee conducted several public meetings in Fiscal Year 2023-24. **2024-25 UPDATE:** Additional public meetings will be conducted in Fiscal Year 20245-25. It is anticipated that this project will be completed in late 2025 or early 2026.	$500,000	ARPA/SACOG/ Developer contributions	2026
Wheatland W4 Mid-Term	3 3.1	**Wheatland Comprehensive Zoning Code Update** The project would consist of updating the City of Wheatland Zoning Code to be consistent with a Wheatland Comprehensive General Plan Update. The current City of Wheatland Zoning Code was adopted in 1991, and much of the land use restrictions are considered outdated. The project would consist of reviewing and applying current land use and zoning restrictions to modern types of land use development. A substantial public outreach program would be necessary to ensure zoning would adequately meet the needs of the community. An environmental impact report would be included as a component of this project. **2024-2025 UPDATE:** Pending completion of General Plan update.	$100,000	ANTICIPATE SACOG COMMUNITY DESIGN FUNDING	2026
Wheatland W5 Short-Term	4 4.1	**Wheatland Parks and Recreation Master Plan** The project involves the completion of a parks master plan for the City of Wheatland. The City of Wheatland does not have a parks and recreation	$100,000		Unknown

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		master plan and has limited policy direction on how future parks are to be developed. A parks and recreation master plan will provide developers and community an understanding of how and where parks will be constructed, the amenities that will be incorporated into the parks, and the sizes of the parks. These parks may include such facilities as tot-lots, ball fields, and aquatic facilities. The recreation plan will identify the types of recreation activities that the City of Wheatland will provide to its constituents. A public outreach program will be included to create the plan. The plan will also require an environmental review as required by the California Environmental Quality Act. **2024-2025 UPDATE:** The City continues to seek funding for this project.			
Wheatland W6 Long-Term	3 3.2	**Highway 65 Interim Capacity Improvements** Provide interim congestion relief on Hwy-65 within the Wheatland city limits until completion of the Wheatland By-Pass. Traffic volumes in this segment have substantially increased since completion of the Lincoln By-Pass in 2014. Peak hour traffic queues extend well beyond the City limits on weekdays and local traffic finds it difficult to get across town to access local schools and businesses. In addition, the increase in traffic from Beale Air Force Base, due to added missions at the base, puts even more traffic pressure on the Main Street traffic signal and Highway 65. Off-peak volumes increased with completion of the Hard Rock Casino (Fall of 2019). Additional traffic will be generated as planned development occurs to the north and east of the City. Improvements may include traffic signal coordination, intersection modifications, restrict turning movements, highway widening, roundabouts or other measures as determined effective by Caltrans and the City. **2024-2025 Update:** The City continues to seek funding for this project.	$7M	SHOPP, CMAQ, SACOG, FLAP, Impact Fees **PROJECT PLAN COMPLETED 2022**	Unknown
Wheatland W7 Long-Term	3 3.2	**Spenceville Road Rehabilitation (joint City/County project)** Spenceville Road is a two-lane arterial facility connecting Beale Air Force Base and State Route 65 through the City of Wheatland. The project will provide rehabilitation, restoration and resurfacing to approximately 7 miles of roadway between Main Street and Beale Air Force Base. This two-lane roadway provides access to City, County and Air Force Base residents as well as general traffic and school buses that access Beale Air Force Base. The proposed project site follows a level to gently rolling terrain that leads to higher than posted speeds and numerous speed related accidents. Traffic counts range from 3,200 vehicles per day on Main Street east of SR 65 to 3,100 vehicles per day on Spenceville Road west of Japer Lane. Most of the traffic counts can be attributed to Beale Air Force Base due to the geography of the road and connectivity to the Base. The rehabilitation of this project is essential to continue providing access to the public and to Beale Air Force Base. This roadway helps to generate revenue for local business in the area. Spenceville Road is eligible to receive funding under the California Federal Lands Access Program (CA FLAP) which provides funds for transportation facilities that provide access to or are located on or adjacent to Federal Lands. **2024-2025 Update:** The City continues to seek funding for this project.	$7M	Gas Tax, SB1, SACOG. FLAP	unknown
Wheatland W8 Short-Term	3 3.1	**Wheatland Comprehensive Water Project** The City of Wheatland water system is aging with portions of the system more than 100 years old. The project consists of removing the seismically deficient water tower from service by employing new ground mounted hydro-	$1.4M	DWR YCA	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		pneumatic tanks and booster pumps to supply water pressure to the City. The project also includes replacement of domestic water meters, new production meters, water meter automation to assist with leak detection and remote metering reading, SCADA replacement, and new billing software. The primary goal of the Wheatland Water System Reliability Project is to ensure an adequate and reliable water supply that meets the needs for the City of Wheatland **2024-2025 UPDATE:** Project is underway and is anticipated that this project will be completed in 2025.			
Wheatland W9 Long-Term	3 3.1	**North Storm Water Detention Basin Rehab** Improvements to the existing basin that discharges to Dry Creek including construction of a stilling basin at the pump intakes; replacement of existing pumping equipment that has reached its service life; and establishing an outlet canal to prevent levee erosion and repair existing erosion at the toe of the levee. Benefits include enhance/improve water quality of discharge to Dry Creek, protect the existing levee from further erosion. **2024-2025 Update:** The City continues to seek funding for this project.	$600,000	Unknown	Unknown
Wheatland W10 Long-Term	4 4.1	**Improve Walkability to Elementary, Middle and High Schools** The project involves providing walking and biking opportunities for students across Wheatland's four railroad grade crossings. Currently, three of the four crossings have no bike or pedestrian accommodations, and the only improved crossing is the furthest from school routes. The improvements would include modifying railroad grade crossings at Second Street, Third Street and Fourth Street to include ADA compliant sidewalks on both sides of the street and railroad protection devices in accordance with CPUC and railroad standards. Other improvements would include the addition of fencing and other barriers to discourage the unsafe and illegal crossing of the tracks between grade crossings. **2024-2025 Update:** The City continues to seek funding for this project.	$1,400,000	State, Unknown	Unknown
Wheatland W11 Short-Term	3 3.2	**Wheatland Complete Streets Project - (First Street/Wheatland Road)** The project is on Wheatland Road beginning at First Street and Highway 65 and continues east past Wheatland High School and Bear River Middle School to the westerly city limit. The project will provide complete bike and pedestrian facilities along the corridor by improving and extending existing sidewalk and bike lanes. The project involves utility relocations, road widening, pavement rehabilitation, buffered bike lanes, and safety lighting. This segment of Wheatland Road serves several varied uses: a regional connector between Highway 65 and Highway 70, a bi-directional school routes linking three schools and neighborhoods, and a farm to market route serving over 6-square miles of agricultural lands. **2024-2025 UPDATE:** Awarded $250,000 in RSTP funds for engineering design and environmental, and consultant selection is complete. Completion of design and environmental work expected by December 2025.	$2,500,000 $250,000	SACOG Gas Tax/SB1 ATP RUCS RSTP	2025
Wheatland W12 Short-Term	4 4.1	**Wheatland Aquatic Center** The City of Wheatland received a generous $1 million donation for future operations, maintenance and recreational programming of a future Wheatland Community Pool. The city has seven years to complete the project beginning July 2019. **2024-2025 UPDATE:** The City continues to seek funding for this project	$5,000,000	Unknown	2026

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Wheatland W13 Long-Term	3 3.3	**Residential Rezone for 6th Cycle RHNA Compliance** The City of Wheatland has applied for $40,000 in grant funds from SACOG to rezone vacant land to multi-family residential uses to meet the 6th Cycle Regional Housing Needs Allocation (RHNA) using grant funds available from the Regional Early Action Planning (REAP) Grants Program. **2024-2025 UPDATE:** The project applicant did not follow-thru with the required funding match. This project has been placed on hold.	$40,000	SACOG (REAP)	Unknown
Wheatland W14 Mid-Term	3 3.1	**Wheatland Regional Wastewater Treatment** The City of Wheatland is planning the construction of a new pipeline and three pump stations to convey 1.5 million gallons per day (MGD) of wastewater into a regional sewer system serving south Yuba County. The pipeline will connect to a new Olivehurst Public Utility District (OPUD) sewer or continue of the City's force main (currently under design by others) near South Beale Rd and Highway 65. OPUD sewers will convey the flow to OPUD's wastewater treatment plant (WWTP), where it will be treated to a tertiary level and discharged into the Feather River. Alternatively, the City's pipeline may continue further northward to connect to the Linda County Water District (LCWD) wastewater collection system and then into their WWTP. The City's WWTP will eventually be decommissioned, and the site re-purposed for other uses. **2024-2025 UPDATE:** Project design and right-of way acquisition continue. Grant funding from the State Water Resources Control Board has been tentatively approved. It is anticipated that the project will go to bid by summer 2025.	$130 M	State Water Board grant funding, Yuba Water Agency contribution/ loans, developer contributions	2028
Wheatland W15 Long-Term	2 2.2	**Locate Research Center in Wheatland's Employment Zone** The city of Wheatland is working aggressively to build the partnerships necessary to locate a collaborative research center in Wheatland's Employment Zone. This center would create a collaborative research opportunity with Beale AFB, the US Air Forces, Yuba Water Agency, city of Wheatland, and the University of California. The center could serve as an educational, workforce training and advanced research hub. Initially, the workforce collaborative facility would consist primarily of PHD level researchers, but also development of BA level and high school educational programs as the center expands to its full mission. This creates a significant opportunity for the city of Wheatland and Yuba County to create an innovation center and technology node. **2024-25 UPDATE:** The Yuba Applied Research Center MOU was signed in September 2024. The signatories included the City of Wheatland, Beale Air Force Base, Yuba Water Agency and UC Davis.			Unknown
		Yuba City			
Yuba City CYC1 Long-Term	3 3.1	**Infrastructure Improvements** Extend various City infrastructure including sewer, water, storm drainage, and road infrastructure to support economic and workforce development. Areas of planned improvements include: Airport Park (east of Garden Hwy, north of Lincoln Rd) Bogue Stewart Master Plan Lincoln East Specific Plan Harter Specific Plan El Margarita Master Plan	 $20,000,000 $35,000,000 $35,000,000 $10,000,000 $25,000,000	Undetermined, Local, Private, Grant	Ongoing
Yuba City CYC2 Short-Term	3 3.1	**General Plan Update** Update the City's 2004 General Plan to incorporate statutory changes within the City and include mechanisms to help streamline growth, facilitate	$500,000	SB 2, LEAP, REAP	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		implementation of the City's new Housing Element. The update includes all general plan elements. **2024-2025 Update**: Anticipated completion date January 2025			
Yuba City CYC3 Long-Term	3 3.3	**Low Income Housing Assistance** To help provide housing for the City's workforce, Yuba City continues to utilize and apply for Federal/State funding to issue funding programs to low- and moderate-income individuals. Funds are used for housing, housing rehabilitation, and first-time home buyers.	$600,000	CDBG, HOME	Ongoing
Yuba City CYC4 Long-Term	3 3.2	**Bridge Street Corridor Improvements** The Bridge Street corridor improvement project is a multi-phased project to extend four travel lanes from SR-99 to Marysville/SR-70. The project includes the construction of the 5th Street Bridge, and phased reconstruction of Bridge St. Bridge Street was widened from Gray Avenue to Cooper Avenue in 2023 with support from a $2.8 million Local Partnership Program grant from the CTC. The project will enhance a key gateway through the City to facilitate necessary traffic demands while coordinating with adjacent property owners to help facilitate Economic and Workforce Development in the area. **2024-2025 Update**: The State Route 99 to Gray Avenue segment conceptual design for the final portion of the project will begin in fiscal year 2025-2026. The estimated cost to complete the conceptual design is $250,000, which is funded by the City. The City is looking for funding to implement the final design in 2026 with construction likely following in 2027, provided funding can be secured.	$15,000,000	Undetermined, Local, Local Partnership Program Grant through the CTC	Ongoing
Yuba City CYC5 Short-Term	3 3.1	**Walton Avenue Complete Streets Improvements** The project includes rehabilitating portions of Walton Avenue from Hazel Avenue to Sam's Club, including closing the gaps in sidewalks on the west side of Walton Avenue between Lincoln Road and Franklin Road, improving bike lanes, and upgrading the traffic signals. The project is being supported by a $4.3 million grant from SACOG. **2024-2025 UPDATE:** Final design and easement acquisition is in progress. Construction funding is programmed in 2026, but the City is working with SACOG to advance the construction funding to 2025.	$5,200,000	Congestion Mitigation and Air Quality, Regional Surface Transportation program, Local	2025 - 2026
Yuba City CYC6 Short-Term	4 4.1	**Sutter Bike Path Extension** The project includes extending the existing bike path within the City right-of-way from Hooper Road to Harter Parkway and along Harter Parkway from State Route 20 to Butte House Road. **2024-2025 UPDATE:** Final design and easement acquisition is complete with construction anticipated to commence and complete in 2025.	$2,483,000	Active Transportation Program, Regional Surface Transportation Program, Local	2025
Yuba City CYC7 Mid-Term	4 4.1	**Sutter Bike Path Widening** The project includes widening the existing bike path within the City right-of-way from Hooper Road to Township Road. The existing path will widen from 8 feet to 12 feet, allowing for better shared use between pedestrians and bicyclists.	$375,000	Undetermined, Grants	2026
Yuba City CYC8 Mid-Term	4 4.1	**Northern Levee Bike Path Connection** The project would include extending AC pavement northward on western Feather River levee from Northgate Drive to levee offramp 600 ft south of Pease Road. The City plans to install HAWK Beacon Signal Crosswalk 600 ft south of Pease Road, widen roadway to install Class IV shared path on the west side of Live Oak Blvd, northerly to Pease Road, and install two additional	$1,200,000	Undetermined, Grants	2027

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		signals along Live Oak Blvd and Sutter Street at pedestrian and bicyclist used crossings.			
Yuba City CYC9 Mid-Term	4 4.1	**Yuba City Pedestrian Trail – Railroad Right of Way Conversion** The project includes the conversion of existing railroad right of way, across the City, to facilitate a bike and pedestrian trail that ultimately links the Sutter Bike Path from the west to the east to the City's bike network and across the City's 5th Street Bridge, ultimately connecting to the trail network in Marysville/Yuba County. This is a multi-phased project that will promote quality of life and ultimately economic development for the City. **2024-2025 UPDATE:** The first phase involved completing a Feasibility Study in 2023 with assistance from a $200,000 Caltrans grant. The City is actively applying for grants to assist with second phase, which includes environmental compliance and right-of-way acquisition. Final design and construction will be substantially more expensive since there are 2 crossings of State Highways, as well as numerous City arterial street crossings.	$15,000,000	Undetermined, Grants	Ongoing
Yuba City CYC10 Short-Term	3 3.1	**Barry School Waterline** The project involves installing 12" and 14" diameter water transmission main in Railroad Avenue from Bogue Road to Stewart Road and in Stewart Road from Railroad Avenue to Garden Highway, as well as a 4" diameter private water service in Railroad Avenue and Barry Road to serve Barry School. **2024-2025 UPDATE:** Construction completed in 2024 providing potable water service to Barry School.	$4,700,000	State Revolving Fund Loan **COMPLETED 2024 $4.7 Million**	2024
Yuba City CYC11 Short-Term	3 3.1	**Second Groundwater Well** The project includes constructing a second groundwater well at the City's Water Treatment Plant to provide additional accessible water resources during times when the City's surface water rights are curtailed. **2024-2025 UPDATE:** The well was drilled and tested in 2022. Pump installation and above-ground piping were completed in 2023 with installation of electrical/mechanical equipment to be completed in 2024 subject to equipment availability. The well can be operated on generator power, if needed.	$4,350,000	$750,000 Bureau of Reclamation Grant, remainder City water funds **COMPLETED 2024 $4.350 Million**	2024
Yuba City CYC12 Mid-Term	3 3.1	**Aquifer Storage Recovery (ASR) Well** The project involves establishing an ASR well at the City's Water Treatment Plant to further bolster the City's accessible water resources during times when the City's surface water rights are curtailed. The ASR concept includes injecting treated water into the groundwater aquifer during times when surface water availability exceeds demands while extracting groundwater during times when surface availability does not meet demands. **2024-2025 UPDATE:** Design and environmental/permitting commenced in 2023. Well drilling and testing will occur in Spring 2025 with pump installation and above-ground piping anticipated to begin in late 2025.	$6,500,000	$6,325,000 DWR Grant, remainder City water funds	Ongoing
Yuba City CYC13 Mid-Term	3 3.1	**WWTF Outfall and Diffuser Project** The project includes constructing a new 42-inch diameter discharge pipeline from the City's Wastewater Treatment Facility (WWTF) and a new diffuser outlet to the Feather River. The proposed pipeline and diffuser will replace the City's existing diffuser, which was damaged in 2011 by erosion of Shanghai Falls. This project will ensure the City's capability to safely treat wastewater for existing customers, as well as future development. **2024-2025 UPDATE:** Final design complete pending receipt of permit conditions from regulatory agencies. City is coordinating with the State Water	$35,000,000	Unmet Need	Ongoing

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		Resources Control Board on a low interest loan to fund construction. Project will be advertised for bids once funding and permits are secured.			
Yuba City CYC14 Short-Term	3 3.1	**Harter-Bridge Sewer Extension** The project involves extending a 24-inch diameter sanitary sewer from the south end of Harter Parkway to the north end of Harding Road within the future alignments of Harter Parkway and Bridge Street. This project is critical for relieving the existing sanitary sewer in Lassen Boulevard, which is necessary to allow continued development in the northwest portion of the city. **2024-2025 UPDATE:** Final design and easement acquisition in process. Construction is anticipated to occur in 2025.	$2,500,000	COVID Relief funding, City Wastewater funds	2025
Yuba City CYC15 Short-Term	3 3.1	**Bogue Road Sewer Extension** The project involves extending the existing 18" diameter sanitary sewer in Bogue Road from Railroad Avenue to Phillips Road and constructing a new lift station to facilitate future connection of properties north and south of Bogue Road and east of State Route 99, and to address capacity issues and service of new development areas. **2024-2025 UPDATE:** Final design completed in 2024. Construction will be completed in 2025. Project is being coordinated with Bogue Stewart Master Plan improvements.	$5,400,000	COVID Relief funding, City Wastewater funds	2025
Yuba City CYC16 Short-Term	4 4.2	**Citywide Signal Hardware Upgrades** The project will improve signal hardware at 56 intersections throughout Yuba City. Improvements will include installation of new reflective backplates and upgrades to bulbs and lenses. **2024-2025 UPDATE:** Construction will begin in Summer 2025	$1,082,000	Highway Safety Improvement Program, Local	2025
Yuba City CYC17 Short-Term	4 4.2	**Roadway Safety Signing Audit and Upgrades** The project will evaluate roadway signing on critical corridors in Yuba City for safety and generate the necessary information and prioritization to proceed with signage replacement and installation. **2024-2025 UPDATE:** Construction will begin in Summer 2025.	$1,835,400	Highway Safety Improvement Program	2025
Yuba City CYC18 Short-Term	4 4.2	**Pedestrian Safety Crosswalk Upgrades** The project will improve crosswalks at 15 unsignalized intersections, primarily near schools, in Yuba City. Improvements will include installation of high visibility striping to crosswalks, advance stop bars, and yield lines. **2024-2025 UPDATE:** Construction will begin in Summer 2025	$200,000	Highway Safety Improvement Program	2025
Yuba City CYC19 Short-Term	4 4.1	**Plumas Street Historic District and Water Tower Park Improvements** The project will help transform, beautify, and connect the Plumas Street Historic District with other improvements already completed in downtown Yuba City to create a cohesive downtown area enhancing civic pride and drawing businesses and visitors to this shopping and recreation district. Project elements include improvements to the Water Tower Park lighting improvements, construction of placemaking gateway arch, and development of a "Clean and Safe Yuba City" litter abatement campaign. **2024-2025 Update:** Construction of the Water Tower improvements was completed in 2023. The Center Street Lighting will be completed in early 2025. The Gateway Arch at Bridge Street, Water Tower Park improvements, and Cleanup Campaign will begin construction in late 2025.	$2,235,888	Clean California Local Grant Program, Local	2025

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Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
Yuba City CYC20 Short-Term	3 3.2	**Garden Highway Improvements** The project includes rehabilitating portions of Garden Highway from Lincoln Road to Bogue Road, including updating signage, traffic signal controllers, and bicycle/pedestrian access improvements. The project is being supported by a $4.3 million grant from SACOG. **2024-2025 Update:** Design will commence in 2025 with the goal of advancing construction grant funding from 2027 to 2026.	$4,900,000	Congestion Mitigation and Air Quality, Regional Surface Transportation program, Local	2026
Yuba City CYC21 Short-Term	3 3.2	**Bogue Road Improvements** The project involves widening Bogue Road from Railroad Avenue to State Route 99, along with related turn lane improvements at the Bogue Road/State Route 99 intersection, in accordance with the Bogue Stewart Master Plan. **2024-2025 UPDATE:** Construction of Bogue Road improvements anticipated to begin in Fall 2025. Bogue Road/State Route 99 improvements design will commence in 2025. Project is being coordinated with Bogue Stewart Master Plan improvements.	$13,000,000	Local	Ongoing
Yuba City CYC22 Short-Term	3 3.2	**El Margarita Road at State Route 99 Improvements** The project involves a safety analysis and project study of potential improvements to the intersection of El Margarita Road and State Route 99 in conjunction with Caltrans. **2024-2025 UPDATE:** City will enter into a Cooperative Work Agreement with Caltrans in 2025 to initiate the process of evaluating potential safety improvements at the subject intersection in anticipation of future development along the El Margarita Road corridor south of State Route 99.	$100,000	Local	Ongoing

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CEDS 2024 EVALUATION

YSEDD PRESENTATION TO
CITY OF LIVE OAK

VISION

Together, we will build a thriving community through innovation, investment in infrastructure, and a strong commitment to economic growth, creating unparalleled opportunities and an exceptional quality of life for all.

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

Employment and Workforce (Yuba City MSA)

	2023	2024	Trend
Employment growth (annual)	57,500	58,449	↑ 1.7%
Labor force	79,800	79,900	↑ .13%
Unemployment (annual not adjusted)	6.64%	7.1%	↑ 6.9%
Unemployment (Current 12/31/2024)		7.8%	
Annual wages (Q3)	$55,907	$58,262	↑ 4.2%

YSEDC YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

Economic (Yuba City MSA)

	Yuba City MSA 2023	Yuba City MSA 2024	USA 2024	Trend
Poverty Levels	13.8%	14.3%	12.5%	↑ 3.6%
Median Household Income	$71,066	$73,693	$74,580	↑ 3.7%
Annual wages (Q3)	$55,907	$58,262	$72,405	↑ 5.6%
	Yuba City MSA 2022	Yuba City MSA 2023		
Wealth Creation (Gross Domestic Product) 2021 v 2022	$8,608,166,000	$9,225,272,000		↑ 7.22%

EDUCATION ATTAINMENT (Yuba City MSA)

	Yuba City MSA 2023	Yuba City MSA 2024	USA 2024	Trend
No High School Diploma	18.1%	17.8%	10.1%	↓
High School Graduate	24.1%	25%	25.1%	↑
Some College, No Degree	27.7%	27.5%	19.7%	↓
Associate degree	10.8%	10.5%	9.2%	↓
Bachelor's Degree	13.1%	13.1%	22.4%	↔
Postgraduate Degree	6.2%	6.0%	13.4%	↓

TOP INDUSTRIES BY JOBS

9,302 workers
Healthcare & Social Assistance

6,496 workers
Retail Trade

6,169 workers
Educational Services

5,676 workers
Accommodation & Food Services

5,496 workers
Agriculture, Forestry, Fishing & Hunting

4,846 workers
Public Administration

All industries combined added

9,872 jobs

over 10 years, ending 2023

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

ESTABLISHMENTS

5,815
In 2023Q2

6,429
In 2024Q2

New establishments
614
year-over-year

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

.

In Live Oak Diamond Walnut Facility Reuse Plan is in development stage

Agriculture gross values increased 4 percent in Sutter and 35.7 percent in Yuba County

Beale AFB executed $67.7 million in local contracts in FY 2022 and a total of 10,879 jobs were created

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

GOAL 1 – CREATE & MAINTAIN ACOMPETITIVE REGION

Tactic 1 – Attract More Industries

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

YSEDC and its consortium partners

1683 consulting hours

2,750 businesses provided 89 networking events

34 scholarships (QuickBooks & Grant Station)

10,953 workforce development services

3224 businesses were provided with 8613 business services

$426,217 lent & $362,890 in additional private capital investment

Created 677 jobs and retained 76

Conducted 2 business walks, one in each county

32 Facade improvement grants in Marysville

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

GOAL 1 – CREATE & MAINTAIN A COMPETITIVE REGION

Tactics 1-3 –Maintain, Promote, & Expand Businesses

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

REGIONALLY

$1.672 Billion Public Investment & $76.6 Million in Private Investment in the past 5 years

122 Economic Initiatives

4,000 Jobs created or retained

In 2024, Caltrans completed three projects totaling $245.3 million and has 24 projects slated for the region

LIVE OAK

2 public works projects completed, $1.075 million investment and 1 project is slated for construction in 2025 -2026

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

GOAL 3 – IMPROVE AND MODERNIZE INFRASTRUCTURE

Tactic 2 – Develop & Improve Alternative, Mutli-model and Intermodal Distribution Infrastructure

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

REGIONALLY

Yuba Sutter Transit replaced 6 Dial-A-Ride buses to zero emissions buses

Yuba Sutter Transit Facility - $55.8 million project

Regional Rail Project - a proposed new passenger rail service

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

GOAL 3 – IMPROVE AND MODERNIZE INFRASTRUCTURE

Tactic 3 – Promote Transit Planning & Housing Development

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

HOUSING PROJECTS IN LIVE OAK

Oak Haven Estates

16-unit low-income housing project

GOAL 4 – FOSTER OVERALL QUALITY OF LIFE
Tactic 1 – Promote & Market For Continued Investment

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

GOAL 4 – FOSTER OVERALL QUALITY OF LIFE
Tactic 1 – Promote & Market For Continued Investment

REGIONALLY

Yuba Sutter Arts and Culture 7 ongoing projects and programs that impacts the arts and culture community and overall economic development.

LIVE OAK

Murals of Live Oak

Over 14 murals have been created in the last few years.

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

OTHER REGIONAL AMMENTITIES

Sutter County Museum – over 9,000 visitors

Sikh Parade – more than 100,000 people

Swan Festival – Hundreds of people to the region

Yuba-Sutter High Wheelers

Adventist Health Blue Zones Project

Sutter Buttes Regional Land Trust

Ellis Lake Park

New Bullards Bar

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

GOAL 4 – FOSTER OVERALL QUALITY OF LIFE
Tactic 1 – Promote & Market For Continued Investment in Regional Amenities

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

NOTABLE GOALS & ACCOMPLISHMENTS

THAT ALIGN WITH CEDS TACTICS

REGIONAL SAFETY

Yuba-Sutter Homeless Consortium

The purpose of the Sutter Yuba Homeless Consortium (SYHC) is to connect our homeless population with programs and services that can help them overcome obstacles that are preventing permanent housing solutions for individuals and families.

GOAL 4 – FOSTER OVERALL QUALITY OF LIFE
Tactic 2 – Promote & Support Collaboration and Shared Resources for Regional Safety

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

QUESTIONS?

Cynthia Roderick, CEDS Committee Chair
(530) 751-8555
croderick@ysedc.org
www.choseyubasutter.com

YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date:	March 5, 2025
Title:	Write-off of Paste Due Water and Sewer Accounts Collections
Contact Information:	James Ramsey, Finance Director
Background:	Quarterly, the City will evaluate past due balances and determine that there is no recourse to collect on those amounts based on the number of days outstanding. The accounts on the attached listing have been outstanding for a significant period of time and as such, management is requesting that the amounts be written off and sent to collections. If not collected by next year, there is a possibility that these may be collected next year via a lien on the property tax rolls. These amounts are outstanding from the period of October 1, 2024 through December 31, 2024.
Fiscal Impacts:	Total write-offs of $1,880.85 are split between water and sewer funds.
Recommendation:	Adopt resolution.

Attachments:

Resolution
Exhibit A

Resolution No.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AUTHORIZING PAST DUE ACCOUNT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF $4,574.72

WHEREAS, the City of Live Oak furnishes a water and sewer system for obtaining, conserving and disposing of water for public and private uses; and

WHEREAS, providing utility services for citizens includes the collection of monthly utility billings; and

WHEREAS, the City of Live Oak makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending December 31, 2024, and is made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Live Oak hereby authorizes the Finance Director to write-off as collection losses the accounts receivables listed on Exhibit A totaling $1,880.85.

PASSED AND ADOPTED by the City Council of the City of Live Oak this 5th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

APPROVED:

_____
Jeramy Chapdelaine, Mayor

ATTEST:

_____
Clarissa Menchaca, City Clerk

Account	Name	Service Address	Balance
02-0930-00	GLENN MCDEVITT	2561 IVY STREET	788.49
02-1500-00	SUSAN MELENDEZ	2380 WALNUT DRVE	896.74
03-2190-04	LETICIA PEREZ	3061 EPPERSON WAY	1,024.54
03-2993-04	ISABELLA OYEMOMI	3218 HEATHER DRIVE	521.93
04-5640-06	ROBERTA KALFSBEEK	9852 ELLIS WAY	30.23
04-6370-03	ERIN WESLEY	2968 DATE STREET	447.01
04-8401-09	STEPHEN NICHOLS	3475 MUSGRAVE AVENUE	450.50
04-9648-03	RODOLFO ROSALES	9752 SAVOY WAY	415.28
Total			**4,574.72**

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: Budget Amendment

Contact Information: James Ramsey, Finance Director

Recommendation: Adopt resolution.

Attachments:

Staff Report
Resolution
FY 2025 COLO Mid-Year Budget Attachments
FY 2025 COLO Mid-Year Budget Attachment C

February 7, 2024

TO: The Honorable Mayor and Members of the City Council

FROM: James W Ramsey, Finance Director (Contractor)

SUBJECT: Budget Amendment

On a biannual basis, management goes back and revisits the budget within the context of actions taken by the City Council as well as operations that have changed. Management has identified adjustments the following adjustments to expenditures that are required to be made based on various factors:

Fund	Actuals FY 2024	Original Budget FY 2025	Year-to-Date FY 2025	Proposed Amended Budget FY 2025	Change
General Fund	$ 4,837,487	$ 4,906,775	$ 1,929,468	$ 5,421,584	$ 514,809
Water Enterprise	2,524,660	2,022,133	1,031,428	2,091,720	69,587
Sewer Enterprise	3,622,063	3,618,524	1,561,879	3,453,998	(164,526)
Streets - Gas Tax	695,496	664,258	406,537	656,494	(7,764)
TDA Transportation Tax	2,582	5,900	2,070	5,800	(100)
COPS	76,205	495,500	389,075	528,000	32,500
CFD 92-1 Mello Roos	192,199	63,700	31,708	66,200	2,500
Fire CFD 2004-1	125,000	203,200	100,000	188,200	(15,000)
Police CFD 2004-1	329,514	525,500	256,086	505,500	(20,000)
Rec/Pool CFD 2004-1	175,616	193,800	95,310	195,200	1,400
Drainage CFD 2004-1	3,729	7,500	4,211	12,000	4,500
Fire AB1600	-	60,000	345,483	345,500	285,500
ARPA Funding	301,765	850,000	92,838	1,148,200	298,200
					$ 1,001,606

Subsequent schedules reflect what the category of expenditures are by department and fund as Attachment A (General Fund) and Attachment B (by Fund). Some of the highlights are as follows:

General Fund

The most significant increases come from three sources:

- Fire Services – The fire services have now have a new component that was not estimable at the time of the original budget and that relates to the salaries and benefits of the Battalion Chief. Based on the current contract, the City is now responsible for 100% of the Chiefs salaries and benefits. In prior year, this has been incorporated into the operating costs of which the City was responsible for 85%. We have also seen an increase in actual costs borne by the Fire Department of which the City is responsible for 85% of those costs. As such, proposing an increase of approximately $200,000 in the fire budget.

- Facility maintenance – an increase of $63,000 is requested to cover additional repairs and maintenance costs for the community center and fire station.
- Nondepartmental – insurance costs have risen over the past several years. The current increase was $143,300.

Fire AB 1600 Fund

- $285,500 is requested for the construction of the Fire Training Center.

ARPA Fund

- This is to account for grants that were not included in the budget process. An increase of $298,200 is requested.

The following is the schedule of changes in revenues:

Fund	Actuals FY 2024	Original Budget FY 2025	Year-to-Date FY 2025	Proposed Amended Budget FY 2025	Change
General Fund	$ 3,975,959	$ 4,973,527	$ 1,965,864	$ 5,129,110	$ 155,583
Water Enterprise	947,373	932,194	596,405	936,599	4,405
Sewer Enterprise	2,589,795	2,526,457	1,519,283	2,522,122	(4,335)
Streets - Gas Tax	531,310	514,923	241,270	508,468	(6,455)
TDA Transportation Tax	7,282	3,275	2,150	3,275	-
Traffic Safety	14,430	4,000	7,749	7,944	3,944
COPS	21,770	209,000	762,697	209,000	-
Sidewalk Improvement	527	500	157	500	-
Street Lighting	58,648	1,114	33,947	55,664	54,550
CFD 92-1 Mello Roos	129,948	-	64,049	120,555	120,555
Fire Assessment	134,989	-	80,368	134,800	134,800
Fire CFD 2004-1	142,652	137,521	79,759	139,322	1,801
Police CFD 2004-1	385,712	380,608	216,141	386,610	6,002
Animal Control CFD 2004-1	22,443	22,837	12,551	23,187	350
Street Lighting CFD 2004-1	22,966	22,837	12,940	23,237	400
Rec/Pool CFD 2004-1	176,526	175,504	98,653	177,831	2,327
Drainage CFD 2004-1	27,751	24,977	14,507	25,537	560
Parks AB1600	17,370	7,723	8,404	11,332	3,609
Community Ctr AB1600	10,500	4,734	4,015	5,631	897
Public Works AB 1600	3,889	1,630	1,735	2,303	673
Gen Gov't AB1600	15,852	6,929	5,733	8,143	1,214
Police AB1600	7,885	3,436	2,902	4,126	690
Fire AB1600	12,377	5,249	5,047	6,733	1,484
Roads/Signals AB1600	30,077	6,319	7,397	9,692	3,373
Flood Control AB 1600	66	225	20	30	(195)
Water Connection Fees	53,892	101,500	25,491	31,734	(69,766)
Sewer Connection Fees	56,380	19,057	26,849	34,088	15,031
Drainage Connection Fees	26,105	15,617	16,351	25,949	10,332
ARPA Funding	343,398	19,000	10,570	18,000	(1,000)
Capital Equipment Purchase Reserve	-	-	-	-	-
CDBG HR Program Income	11,601	36,000	5,321	7,500	(28,500)
HOME Housing Grants	5,513	-	3,604	2,200	2,200
Total Revenues	$ 9,784,986	$ 10,156,693	$ 5,831,929	$ 10,571,222	$ 414,529

The majority of items are minor adjustments to interest revenue. A schedule of changes by revenue types is included as Attachment C. Highlights include the following:

General Fund

The most significant revenue estimates were as follows:

General Fund

- Franchise fees are expected to come in higher than expected ($69,000)
- Intergovernmental revenues are expected to come in higher due to the receipt of a one-time state grant for extrication equipment in the amount of $60,000.
- Permit fees are coming in slightly higher than expected by $46,100.
- Tax revenue is expected to decrease by approximately $57,000 primarily in sales taxes.

Special Revenue Funds

- CFD 92-1 was not budgeted as it was discovered after the original budget adoption that the revenues were ongoing for several more years ($120,355)
- Fire Assessments were also not budgeted at the beginning of the year ($134,650)

The ending expected fund balances of the City's funds are as follows:

Fund Number	Fund Name	Audited Fund Balance FY 2024	Proposed Budgeted Revenues	Proposed Budgeted Expenditures	Ending Balance
10	General Fund	2,310,265	5,129,110	(5,421,584)	2,017,791
12	Water Enterprise*	(2,334,606)	936,599	(2,091,720)	(3,489,727)
13	Sewer Enterprise*	3,100,585	2,522,122	(3,453,998)	2,168,709
14	Streets - Gas Tax	480,224	508,468	(656,494)	332,198
15	TDA Transportation Tax	258,742	3,275	(5,800)	256,217
16	Traffic Safety	36,176	7,944	-	44,120
17	COPS*	770,308	209,000	(528,000)	451,308
18	Sidewalk Improvement	18,818	500	-	19,318
20	Street Lighting	109,570	55,664	(63,800)	101,434
21	CFD 92-1 Mello Roos	19,832	120,555	(66,200)	74,187
22	Fire Assessment	23,497	134,800	(154,400)	3,897
23	Fire CFD 2004-1	50,918	139,322	(188,200)	2,040
24	Police CFD 2004-1	118,957	386,610	(505,500)	67
25	Animal Control CFD 2004-1	5,099	23,187	(25,500)	2,786
26	Street Lighting CFD 2004-1	(61,564)	23,237	(28,000)	(66,327)
27	Rec/Pool CFD 2004-1	35,887	177,831	(195,200)	18,518
28	Drainage CFD 2004-1	189,537	25,537	(12,000)	203,074
30	Parks AB1600	575,311	11,332	(94,000)	492,643
31	Community Ctr AB1600	375,019	5,631	-	380,650
32	Public Works AB 1600	129,372	2,303	-	131,675
33	Gen Gov't AB1600	549,414	8,143	-	557,557
34	Police AB1600	272,450	4,126	(230,000)	46,576
35	Fire AB1600	416,615	6,733	(345,500)	77,848
36	Roads/Signals AB1600	516,714	9,692	-	526,406
39	Flood Control AB 1600	2,362	30	-	2,392

Fund Number	Fund Name	Audited Fund Balance FY 2024	Proposed Budgeted Revenues	Proposed Budgeted Expenditures	Ending Balance
50	Water Connection Fees*	1,634,237	31,734	-	1,665,971
51	Sewer Connection Fees*	1,514,850	34,088	-	1,548,938
52	Drainage Connection Fees	647,267	25,949	-	673,216
58	ARPA Funding**	1,216,325	18,000	(1,148,200)	86,125
59	Capital Equipment Purchase Reserve	-	-	125,000	125,000
90	CDBG HR Program Income	-	7,500	-	7,500
92	HOME Housing Grants	-	2,200	-	2,200
		12,982,181	**10,571,222**	**(15,089,096)**	**8,464,307**

* Balances based on cash balances

** Balance includes unearned revenues

Fund #	Fund Name	Audited Fund Balance 6/30/2022	Audited Fund Balance 6/30/2023	Projected Revenues FY2023-24	Projected Resources Available FY2023-24	Projected Spending FY2023-24	Estimated Fund Balance 6/30/2023
10	General Fund	$ 3,960,294	$ 3,122,701	$ 5,204,600	$ 8,327,301	$ 5,098,335	$ 3,228,966
	Special Revenue Funds						
14	Streets - Gas Tax	593,118	647,912	324,900	972,812	975,400	(2,588)
15	TDA Transportation Tax	254,258	254,043	400,000	654,043	1,105,300	(451,257)
16	Traffic Safety	17,775	21,747	13,300	35,047	-	35,047
17	COPS	236,879	243,055	155,000	398,055	170,500	227,555
18	Sidewalk Improvement	17,960	18,392	500	18,892	-	18,892
20	Street Lighting	87,966	96,357	55,164	151,521	63,800	87,721
21	CFD 92-1 Mello Roos	98,772	82,083	131,675	213,758	198,078	15,680
22	Fire Assessment	(17,318)	3,509	134,700	138,209	119,400	18,809
23	Fire CFD 2004-1	25,068	33,266	131,705	164,971	128,200	36,771
24	Police CFD 2004-1	7,289	62,759	365,147	427,906	365,500	62,406
25	Animal Control CFD 2004-1	3,402	3,657	22,409	26,066	21,500	4,566
26	Street Lighting CFD 2004-1	(53,462)	(55,541)	23,709	(31,832)	26,000	(57,832)
27	Rec/Pool CFD 2004-1	42,380	34,977	169,368	204,345	178,800	25,545
28	Drainage CFD 2004-1	146,859	165,514	23,209	188,723	-	188,723
30	Parks AB1600	530,876	597,131	55,000	652,131	157,000	495,131
31	Community Ctr AB1600	342,223	364,518	30,000	394,518	-	394,518
32	Gov't Serv PW AB1600	110,046	125,482	24,000	149,482	-	149,482
33	Gen Gov't AB1600	503,859	533,561	30,000	563,561	-	563,561
34	Police AB1600	248,986	264,565	21,000	285,565	-	285,565
35	Fire AB1600	364,281	404,238	49,000	453,238	60,000	393,238
36	Roads/Signals AB1600	417,562	486,636	79,500	566,136	290,000	276,136
39	Flood Control AB1600	2,081	2,295	225	2,520	-	2,520
52	Drainage Connection Fees	509,231	621,162	58,200	679,362	-	679,362
90	CDBG HR Program Income	296,144	380,829	36,000	416,829	3,000	413,829
92	HOME Housing Grants	(2,028)	(2,028)	-	(2,028)	-	(2,028)
58	ARPA Funding	-	4,198	1,190,000	1,194,198	1,190,000	4,198

Fund #	Fund Name	Audited Cash Balance 6/30/2022	Audited Cash Balance 6/30/2023	Projected Revenues FY2023-24	Resources Available FY2023-24	Projected Spending FY2023-24	Estimated Cash Balance 6/30/2023
	Enterprise Funds						
12	Water Enterprise*	(765,967)	(1,450,942)	970,100	(480,842)	2,042,500	(2,523,342)
13	Sewer Enterprise*	3,847,303	3,093,746	5,087,400	8,181,146	8,983,529	(802,383)
50	Water Connection Fees	968,002	1,585,400	101,500	1,686,900	-	1,686,900
51	Sewer Connection Fees	1,255,158	1,461,449	134,100	1,595,549	550,000	1,045,549
		$ 14,048,997	$ 13,206,671	$ 15,021,411	$ 28,228,082	$ 21,726,842	$ 6,546,347

* Fund Balance amounts shown for Water and Sewer Enterprise Funds represent cash held by that fund.

Resolution No.

RESOLUTION OF THE CITY OF LIVE OAK, COUNTY OF SUTTER, STATE OF CALIFORNIA, AMENDING THE CITY FISCAL YEAR 2024-25 ANNUAL BUDGET

WHEREAS, the City Manager has prepared and submitted to the City Council a proposed budget for the 2024-25 fiscal year, starting July 1, 2024; and

WHEREAS, the City Council as the legislative body of the City has received and modified this proposed budget and budget policies; and

WHEREAS, the City Council has determined that it is necessary for the efficient management of the City that certain sums of revenue of the City be appropriated to the various departments, offices, agencies and activities of the City; and

WHEREAS, the City Council approved the fiscal year 2024-25 annual budget on June 19, 2024.

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

Section 1. A certain document on file being marked and designated "City of Live Oak – Annual Budget and Budget Policies – Fiscal Year 2024-25 said document as prepared by the City Manager, amended by the City Council, is hereby adopted for the Fiscal Year, commencing July 1, 2024.

Section 2. The following sums of money are hereby appropriated from the revenue of the City of Live Oak for activities of the City, including transfers and capital projects during the 2024-25 fiscal year.

General Fund	$ 5,421,584
All Other Funds	9,667,512
Total Budget	$15,089,096

PASSED AND ADOPTED by the City Council of the City of Live Oak this 5th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

APPROVED:

Jeramy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

Department	Expenditure Type	Actuals FY 2024	Original Budget FY 2025	Proposed Amended Budget FY 2025	Change
City Council					
	Salaries & Benefits	$ 109,767	$ 93,719	$ 117,376	$ 23,657
	Services & Supplies	21,791	26,700	18,000	(8,700)
Administrative services					
	Salaries & Benefits	323,058	300,321	272,290	(28,031)
	Services & Supplies	106,349	96,800	106,476	9,676
Finance services					
	Salaries & Benefits	111,417	93,403	95,779	2,376
	Services & Supplies	124,967	138,000	164,020	26,020
Nondepartmental					
	Salaries & Benefits	32,174	-	39,200	39,200
	Services & Supplies	124,687	-	143,300	143,300
Police services					
	Services & Supplies	1,847,475	2,610,900	2,615,625	4,725
	Transfers in	(390,000)	(900,000)	(915,000)	(15,000)
Fire services					
	Services & Supplies	828,654	920,000	1,120,000	200,000
	Capital outlay	5,167	2,000	68,000	66,000
	Debt Service	90,162	90,162	93,164	3,002
Building inspection					
	Salaries & Benefits	203	149,273	23,825	(125,448)
	Services & Supplies	120,381	67,100	90,400	23,300
Community development					
	Salaries & Benefits	105,722	209,968	151,125	(58,843)
	Services & Supplies	144,057	93,000	128,750	35,750
Economic development					
	Services & Supplies	6,975	19,000	6,994	(12,006)
Facility maintenance					
	Salaries & Benefits	10,506	16,083	10,515	(5,568)
	Services & Supplies	129,196	120,350	183,794	63,444
Park operations					
	Salaries & Benefits	410,447	494,347	484,595	(9,752)
	Services & Supplies	130,655	96,000	100,200	4,200
Pool Operations					
	Salaries & Benefits	89,031	143,603	156,107	12,504
	Services & Supplies	44,456	30,500	37,900	7,400
Recreation services					
	Salaries & Benefits	365,911	295,896	400,800	104,904
	Services & Supplies	54,143	60,150	68,850	8,700

Fund	Type of Revenue	Actuals FY 2024	Original Budget FY 2025	Year-to-Date FY 2025	Proposed Amended Budget FY 2025	Change
General Fund						
	Salaries & Benefits	$ 1,558,235	$ 1,796,613	$ 1,088,388	$ 1,751,611	$ (45,002)
	Services & Supplies	3,981,278	4,483,000	1,439,400	4,988,809	505,809
	Capital outlay	55,717	48,000	67,018	114,000	66,000
	Debt Service	158,257	90,162	90,162	93,164	3,002
	Transfers in	(916,000)	(1,511,000)	(755,500)	(1,526,000)	(15,000)
Water Enterprise						
	Salaries & Benefits	1,092,094	773,902	488,806	790,420	16,518
	Services & Supplies	843,123	834,031	539,817	854,700	20,669
	Debt Service	35,742	43,600	-	76,000	32,400
Sewer Enterprise						
	Salaries & Benefits	1,053,256	985,050	565,226	887,325	(97,725)
	Services & Supplies	1,296,676	1,732,700	950,016	1,725,899	(6,801)
	Capital outlay	72,897	310,000	46,637	250,000	(60,000)
Streets - Gas Tax						
	Salaries & Benefits	318,564	370,223	248,227	378,150	7,927
	Services & Supplies	255,176	155,134	109,818	139,443	(15,691)
TDA Transportation Tax						
	Services & Supplies	2,582	4,600	2,070	4,500	(100)
COPS						
	Capital outlay	-	90,000	188,978	90,000	-
	Services & Supplies	1,205	5,500	98	3,000	(2,500)
	Transfers out	75,000	400,000	200,000	435,000	35,000
CFD 92-1 Mello Roos						
	Services & Supplies	92,199	5,000	3,708	7,500	2,500
Fire CFD 2004-1						
	Transfers out	125,000	203,200	100,000	188,200	(15,000)
Police CFD 2004-1						
	Transfers out	315,000	510,500	250,000	490,500	(20,000)
Animal Control CFD 2004-1						
Rec/Pool CFD 2004-1						
	Services & Supplies	10,616	9,100	5,310	10,500	1,400
Drainage CFD 2004-1						
	Services & Supplies	3,729	6,200	4,211	10,700	4,500
Fire AB1600						
	Capital outlay	-	60,000	345,483	345,500	285,500
ARPA Funding						
	Services & Supplies	53,218	-	92,838	298,200	298,200
					Total Adjustments	**$ 540,799**

Fund	Type of Revenue	Actuals FY 2024	Original Budget FY 2025	Year-to-Date FY 2025	Proposed Amended Budget FY 2025	Change
General Fund						
	Charges for services	$ 78,793	$ 64,900	$ 44,920	$ 65,350	$ 450
	Franchise Fees	303,031	278,000	100,620	347,225	69,225
	Intergovernmental	118,225	873,100	14,121	955,329	82,229
	Licenses, Fees, & Permits	306,084	202,000	136,386	248,100	46,100
	Other revenues	8,873	10,000	24,017	25,000	15,000
	Taxes	2,986,759	3,272,627	1,577,566	3,215,206	(57,421)
Water Fund						
	Water / Sewer Charges	947,373	932,194	596,405	936,599	4,405
Sewer Fund						
	Use of money and property	94,613	39,335	25,996	35,000	(4,335)
Streets - Gas Tax						
	Intergovernmental	510,986	507,261	240,663	508,468	1,207
	Use of money and property	20,324	7,662	606	-	(7,662)
TDA Transportation Tax						
TDA Transportation Tax						
	Intergovernmental	-	2,500	-	-	(2,500)
	Licenses, Fees, & Permits	13,674	-	7,444	7,444	7,444
	Use of money and property	756	1,500	305	500	(1,000)
Street Lighting						
	Taxes	54,298	-	32,195	54,464	54,464
	Use of money and property	2,575	1,114	865	1,200	86
CFD 92-1 Mello Roos						
	Taxes	126,914	-	63,748	120,355	120,355
	Transfers	-	-	-	-	-
	Use of money and property	3,034	-	301	200	200
Fire Assessment						
	Taxes	134,084	-	80,173	134,650	134,650
	Use of money and property	904	-	194	150	150
Fire CFD 2004-1						
	Taxes	140,860	137,021	79,364	138,822	1,801
Police CFD 2004-1						
	Taxes	382,005	380,608	215,232	385,610	5,002
	Use of money and property	3,707	-	909	1,000	1,000
Animal Control CFD 2004-1						
	Taxes	22,201	22,837	12,508	23,137	300
	Use of money and property	242	-	43	50	50
Street Lighting CFD 2004-1						
	Taxes	22,966	22,837	12,940	23,137	300
	Use of money and property	-	-	-	100	100
Rec/Pool CFD 2004-1						
	Taxes	174,543	175,080	98,342	177,381	2,301
	Use of money and property	1,983	424	310	450	26
Drainage CFD 2004-1						
	Taxes	22,966	22,837	12,940	23,137	300
	Use of money and property	4,785	2,140	1,568	2,400	260
Parks AB1600						
	Licenses, Fees, & Permits	378	-	3,582	3,582	3,582
	Use of money and property	16,992	7,723	4,822	7,750	27
Community Ctr AB1600						
	Licenses, Fees, & Permits	-	-	881	881	881
	Use of money and property	10,500	4,734	3,134	4,750	16
Gov't Serv PW AB1600						
	Licenses, Fees, & Permits	274	-	653	653	653
	Use of money and property	3,615	1,630	1,082	1,650	20
Gen Gov't AB1600						
	Licenses, Fees, & Permits	482	-	1,143	1,143	1,143
	Use of money and property	15,370	6,929	4,590	7,000	71

Fund	Type of Revenue	Actuals FY 2024	Original Budget FY 2025	Year-to-Date FY 2025	Proposed Amended Budget FY 2025	Change
Police AB1600						
	Licenses, Fees, & Permits	264	-	626	626	626
	Use of money and property	7,621	3,436	2,276	3,500	64
Fire AB1600						
	Licenses, Fees, & Permits	732	-	1,733	1,733	1,733
	Use of money and property	11,645	5,249	3,314	5,000	(249)
Roads/Signals AB1600						
	Licenses, Fees, & Permits	16,038	-	3,092	3,092	3,092
	Use of money and property	14,039	6,319	4,305	6,600	281
Flood Control AB1600						
	Use of money and property	66	225	20	30	(195)
Water Connection Fees						
	Licenses, Fees, & Permits	11,734	91,500	11,734	11,734	(79,766)
	Use of money and property	42,158	10,000	13,757	20,000	10,000
Sewer Connection Fees						
	Licenses, Fees, & Permits	14,088	-	14,088	14,088	14,088
	Use of money and property	42,292	19,057	12,761	20,000	943
Drainage Connection Fees						
	Licenses, Fees, & Permits	1,985	-	3,949	3,949	3,949
	Use of money and property	24,121	15,617	12,402	22,000	6,383
ARPA Funding						
	Use of money and property	41,633	19,000	10,570	18,000	(1,000)
CDBG HR Program Income						
	Use of money and property	11,601	36,000	5,321	7,500	(28,500)
HOME Housing Grants						
	Use of money and property	5,513	-	3,604	2,200	2,200

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: Water Rate Study Analysis Results and Preliminary Recommendations Presentation

Contact Information: Jeff Nelson, Interim Public Works Director, and James Ramsey, Finance Director

Recommendation: Provide direction to consultant.

Attachments:

Staff Report
Live Oak Draft Water Rate Study Report
PowerPoint Presentation

LIVE OAK
CALIFORNIA

DATE: March 5, 2025

TO: Mayor and Members of the City Council

FROM: James W Ramsey, CPA Finance Director (Contract)
Jeff Nelson, Interim Public Works Director (Contract)

COUNCIL AGENDA STAFF REPORT

SUBJECT: **Water Rate Study**

RECOMMENDATION: **Provide direction to consultant**

FISCAL IMPACTS: **None**

Background

In October 2024, the Yuba Sutter Economic Development Corporation (YSDEC), on behalf of the City of Live Oak, submitted an application to the State Water Resources Control Board (SWRCB) requesting technical assistance in performing a water rate study. The SWRCB accepted the application and agreed to provide resources to conduct the rate study through their Technical Assistance Program. The SWCRB assigned the water rate study to Provost and Pritchard Consulting Group, and their subconsultant, Lechowicz & Tseng Municipal Consultants (LTMC) to complete the rate study. LTMC specializes in providing legally sound rate studies and financial plans to water and sewer purveyors throughout the State of California.

In January, staff provided LTMC the with information to support the rate study, including water fund balance information, annual operating costs, water consumption data by month, billing amounts and revenues, and a preliminary capital improvement plan. This information was used as the basis of the water rate study.

Discussion

The water rates have not been increased in over 15 years. During this time, operating costs have continued to rise, regulations have become more onerous and more costly to comply with, and the water system infrastructure has deteriorated. In addition, as of this month, the water enterprise has a negative cash position of approximately $2.9 million. The cash balances for the past 10 years are as follows:

	Cash Balance	Change from prior year			Change from prior year
FY 2014	645,377	(9,954)	FY 2020	(2,204)	(123,330)
FY 2015	505,040	(140,337)	FY 2021	(389,482)	(387,278)
FY 2016	385,492	(119,548)	FY 2022	(765,967)	(376,485)
FY 2017	326,651	(58,841)	FY 2023	(1,450,942)	(684,975)
FY 2018	265,184	(61,467)	FY 2024	(2,334,606)	(883,664)
FY 2019	121,126	(144,058)	FY 2025*	(3,489,727)	(1,155,121)

*projected as of June 30, 2025



LIVE OAK
CALIFORNIA



Water Rate Study
for the City of Live Oak

Draft Report
February 25, 2025

LECHOWICZ + TSENG
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Alameda, CA 94501
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SECTION 1: INTRODUCTION AND EXECUTIVE SUMMARY

1.1 Background

The City of Live Oak (City) is a rural community located in northern Sutter County along the Highway 99 corridor between Yuba City and Chico. The City has a population of over 9,000 residents and encompasses an area of about 3.1 square miles. The City provides a full range of municipal services including water service to about 2,500 accounts consisting of the homes and businesses within its boundaries. The majority of the City's water service customers are single family residential homes.

The City has not raised its water rates in many years and has some of the lowest rates in the region. As a result, the City's Water Fund is in poor financial condition. The fund is operating in a deficit meaning that revenues do not cover expenses. The City draws upon other funds to cover water utility costs. The total amount of these draws is estimated to be $3.7 million by June 30, 2025. The primary goal of this water rate study is to reverse the deficit such that revenues are adequate to cover operating expenses. A secondary goal is to generate additional revenue to fund needed capital improvements, pay down existing debt, and to begin repayment of the Water Fund's outstanding balance.

Another critical component of this rate study is to revise the rate structure to recover costs more fairly from customers. The current water rate structure's Minimum Charge includes an allotment of 20 hundred cubic feet (HCF) per month for customers with meter sizes up to 3/4" (most residential customers) and larger water usage allotments as meter size increases. Water usage above each customer's allotment is billed at a volume rate of $1.41 per HCF. The proposed water rate structure eliminates the water allotment so that customers are billed a volume rate for all water consumed. This change aligns with Proposition 218 requirements that utility rates be proportional to how customers take service.

1.2 Requirements of Proposition 218

The implementation of public agency utility rates in California is governed by the substantive and procedural requirements of Proposition 218 the "Right to Vote on Taxes Act" which is codified as Articles XIIIC and XIIID of the California Constitution. The City must follow the procedural requirements of Proposition 218 for all utility rate increases. These requirements include:

1. Noticing Requirement – The City must mail a notice of the proposed rate increases to all affected property owners. The notice must specify the amount of the fees, the basis upon which they were calculated, the reason for the fees, and the date/time/location of a public rate hearing at which the proposed rates will be considered/adopted.
2. Public Hearing – The City must hold a public hearing prior to adopting the proposed rate increases. The public hearing must be held not less than 45 days after the required notices are mailed.

3. Rate Increases Subject to Majority Protest – At the public hearing, the proposed rate increases are subject to majority protest. If more than 50% of affected property owners (counted one per parcel) submit timely written protests against the proposed rate increases, the increases cannot be adopted.

Proposition 218 also established substantive requirements that apply to water rates and charges, including:

1. Cost of Service – Revenues derived from the fee or charge cannot exceed the funds required to provide the service. In essence, fees cannot exceed the "cost of service".

2. Intended Purpose – Revenues derived from the fee or charge can only be used for the purpose for which the fee was imposed.

3. Proportional Cost Recovery – The amount of the fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of service attributable to that parcel. Caselaw allows this determination to be made customer class-by-customer class rather than parcel-by-parcel.

4. Availability of Service – No fee or charge may be imposed for a service unless that service is used by, or immediately available to, the owner of the property. Standby charges are approved as assessments on real property.

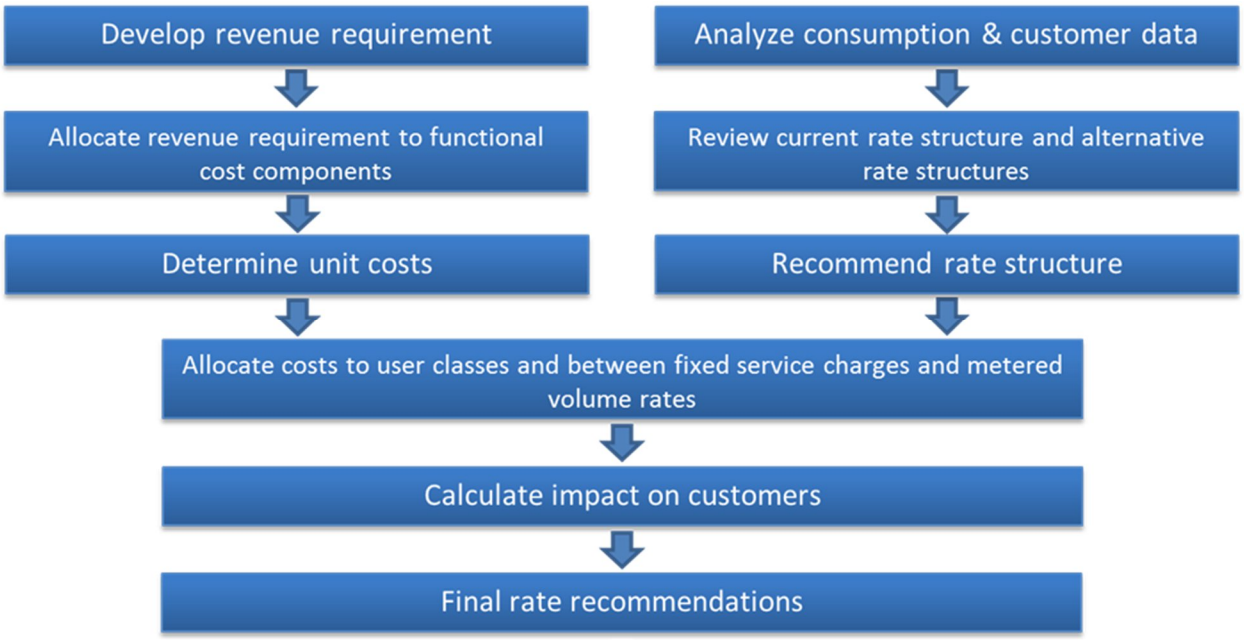
5. General Government Services – No property-related fee or charge may be imposed for general governmental services available to the public at large, as police and some fire services are.

Charges for water service are exempt from additional voting requirements of Proposition 218 for other property-related fees, provided the charges do not exceed the cost of providing service and are adopted pursuant to the procedural requirements of Proposition 218.

1.3 Rate Study Process

A summary of the rate study process is provided in Figure 1.

Figure 1: Rate Study Process



The following is a brief description of the rate study process:

- Revenue Requirement – Revenue requirements are analyzed via a cash flow projection based on the best information currently available, such as the City's historical operating results, budgets, audits, and input from staff. The cash flow serves as a roadmap for funding future operating costs and capital expenditures while maintaining long-term fiscal stability, all of which is calculated in this study to produce rates that will be necessary to recover only the projected cost of service per parcel under these proposed rates.

- Cost of Service Allocation - The cost of service process builds on the revenue requirement analysis and assigns water costs to functional cost components: *metering and customer service*, *base demand,* and *extra demand*.

- Rate Design - Rate design involves developing a rate structure that fairly recovers costs from customers but does not exceed the proportional cost of the service attributable to each parcel. Final rate recommendations are designed to fund the City's short- and long-term costs of providing service and fairly allocate costs to all customers.

The rates recommended in this report are based on the best available information gathered from the City's budgets, audits, and input from staff and the ratemaking consultant's professional opinion. The cost allocations proposed herein are based on industry standard practice. The proposed rates are based on the reasonable cost of providing service and do not exceed the proportional cost of the service attributable to each parcel.

1.4 Proposed Rates

Three water rate options were developed as part of the rate study process. Table 1, Table 2, and Table 3 provide the current and proposed rates under Options 1, 2, and 3, respectively, and the proposed water bills for average monthly water usage under each option. All three options are designed to fund the water system's cost of service including new staff members and capital improvements. However, the options differ in how rate revenue increases are proposed to be phased in. All options have the same volume rate which is intended to cover the operating costs to deliver water to customers. All other costs (fixed operating costs, debt service, capital projects, repayment of prior deficits) are recovered from the meter fees and are phased in at different amounts across the three options.

Regardless of which option is selected, it is proposed that the first rate increase go into effect on September 1, 2025 with subsequent rate adjustments effective on July 1 of each year from July 1, 2026 through July 1, 2029. It is proposed that the Minimum Charge no longer include an allotment of water consumption and that all water consumption be charged a single rate per hundred cubic foot of consumption. Based on the analysis in this report, the proposed water service rates under each option do not exceed the proportional cost of the service attributable to each parcel.

Table 1: OPTION 1 Current and Proposed Rates

CURRENT			PROPOSED						
					2025/26	2026/27	2027/28	2028/29	2029/30
Meter Size	Use in Min Charge (HCF)	Minimum Charge	Meter Size	Use in Min Charge (HCF)	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
up to 3/4"	20	$23.97	up to 3/4"	0	$23.69	$30.10	$39.00	$49.79	$62.88
1"	21	$25.38	1"	0	$39.48	$50.17	$65.00	$82.98	$104.80
1 1/2"	22	$30.78	1 1/2"	0	$78.97	$100.33	$130.00	$165.97	$209.60
2"	36	$51.41	2"	0	$126.35	$160.53	$208.00	$265.55	$335.36
3"	90	$127.35	3"	0	$252.69	$321.07	$416.00	$531.09	$670.72
4"	155	$218.69	4"	0	$394.83	$501.67	$650.00	$829.83	$1,048.00
6"	330	$465.07	6"	0	$789.67	$1,003.33	$1,300.00	$1,659.67	$2,096.00
Water Rate per HCF for Use over Minimum		$1.41	Rate per HCF (all use)		$1.35	$1.49	$1.57	$1.65	$1.75
Average Bill 3/4" Meter, 13 HCF		$23.97			$41.24 72%	$49.47 20%	$59.41 20%	$71.24 20%	$85.63 20%

Table 2: OPTION 2 Current and Proposed Rates

CURRENT			PROPOSED						
					2025/26	2026/27	2027/28	2028/29	2029/30
Meter Size	Use in Min Charge (HCF)	Minimum Charge	Meter Size	Use in Min Charge (HCF)	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
up to 3/4"	20	$23.97	up to 3/4"	0	$26.45	$37.84	$54.03	$56.62	$59.30
1"	21	$25.38	1"	0	$44.08	$63.07	$90.05	$94.37	$98.83
1 1/2"	22	$30.78	1 1/2"	0	$88.17	$126.13	$180.10	$188.73	$197.67
2"	36	$51.41	2"	0	$141.07	$201.81	$288.16	$301.97	$316.27
3"	90	$127.35	3"	0	$282.13	$403.63	$576.32	$603.95	$632.53
4"	155	$218.69	4"	0	$440.83	$630.67	$900.50	$943.67	$988.33
6"	330	$465.07	6"	0	$881.67	$1,261.33	$1,801.00	$1,887.33	$1,976.67
Water Rate per HCF for Use over Minimum		$1.41	Rate per HCF (all use)		$1.35	$1.49	$1.57	$1.65	$1.75
Average Bill 3/4" Meter, 13 HCF		$23.97			$44.00 84%	$57.21 30%	$74.44 30%	$78.07 5%	$82.05 5%

Table 3: OPTION 3 Current and Proposed Rates

CURRENT			PROPOSED						
					2025/26	2026/27	2027/28	2028/29	2029/30
Meter Size	Use in Min Charge (HCF)	Minimum Charge	Meter Size	Use in Min Charge (HCF)	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
up to 3/4"	20	$23.97	up to 3/4"	0	$20.93	$34.52	$55.13	$57.78	$60.52
1"	21	$25.38	1"	0	$34.88	$57.53	$91.88	$96.30	$100.87
1 1/2"	22	$30.78	1 1/2"	0	$69.77	$115.07	$183.77	$192.60	$201.73
2"	36	$51.41	2"	0	$111.63	$184.11	$294.03	$308.16	$322.77
3"	90	$127.35	3"	0	$223.25	$368.21	$588.05	$616.32	$645.55
4"	155	$218.69	4"	0	$348.83	$575.33	$918.83	$963.00	$1,008.67
6"	330	$465.07	6"	0	$697.67	$1,150.67	$1,837.67	$1,926.00	$2,017.33
Water Rate per HCF for Use over Minimum		$1.41	Rate per HCF (all use)		$1.35	$1.49	$1.57	$1.65	$1.75
Average Bill 3/4" Meter, 13 HCF		$23.97			$38.48 61%	$53.89 40%	$75.54 40%	$79.23 5%	$83.27 5%

SECTION 2: CUSTOMER BASE AND CURRENT RATE REVENUES

2.1 Current Rates

A schedule of current monthly water rates is provided in Table 4. The City's current water rate structure consists of two components: (1) a Minimum Charge and (2) a Water (volume) Rate. All customers are billed a fixed monthly Minimum Charge based on the size of their water meter. The Minimum Charge includes an allotment of water use that varies with meter size such that larger meters have more water use included. For example, a customer with a 3/4" meter currently pays $23.97 for up to 20 hundred cubic feet (HCF) per month while a customer with a 2" meter currently pays $51.41 for up to 36 HCF per month. Usage above the amount included in the Minimum Charge is billed at a uniform Water Rate of $1.41 per HCF. One HCF is equivalent to 748 gallons.

Table 4: Current Monthly Rates

Meter Size	Use Included in Minimum Charge (HCF)	Minimum Charge
up to 3/4"	20	$23.97
1"	21	$25.38
1 1/2"	22	$30.78
1 3/4"	22	$30.78
2"	36	$51.41
3"	90	$127.35
4"	155	$218.69
6"	330	$465.07
Water Rate per HCF for Use over Minimum		$1.41

HCF - hundred cubic feet; one HCF = 748 gallons

2.2 Rate Revenues

The City provides water service to about 2,500 accounts. Table 5 provides current customer counts by meter size, water usage above the minimum, and annual rate revenues. Current water rates generate about $931,000 annually. The majority of customers, over 97%, have the smallest meter size of up to 3/4". Water consumption above the minimum totals about 130,000 HCF per year. Approximately 80.3% of water rate revenues are collected from the Minimum Charge and 19.7% are collected from the Water (volume) Rate.

Table 5: Current Customer Counts and Rate Revenues

Meter Size	Use Included in Minimum Charge (HCF)	Minimum Charge	Count of Meters	Fixed Charge Revenue	Use Above Minimum (HCF)	Water Usage Revenue ($1.41/HCF)	Total Annual Revenue	% of Total Revenue
up to 3/4"	20	$23.97	2,419	$695,801	73,652	$103,849	$799,650	85.9%
1"	21	$25.38	18	$5,482	3,073	$4,333	$9,815	1.1%
1 1/2"	22	$30.78	13	$4,802	3,671	$5,176	$9,978	1.1%
2"	36	$51.41	24	$14,806	21,073	$29,713	$44,519	4.8%
3"	90	$127.35	7	$10,697	21,885	$30,858	$41,555	4.5%
4"	155	$218.69	4	$10,497	6,486	$9,145	$19,642	2.1%
6"	330	$465.07	1	$5,581	0	$0	$5,581	0.6%
Total			2,486	$747,666	129,840	$183,074	$930,741	100.0%
				80.3%		19.7%	100.0%	

2.3 Water Consumption

Table 6 summarizes current annual water usage by meter size including water usage under the minimum included in the Minimum Charge. Total water usage is about 466,000 HCF per year. However, about 72% of total water usage falls within the minimums and is not billed the Water Rate.

Table 6: Water Use (HCF)

Meter Size	Use Included in Minimum Charge		Use Above Minimum		Total Use	
up to 3/4"	312,974	81%	73,652	19%	386,626	100%
1"	2,516	45%	3,073	55%	5,589	100%
1 1/2"	2,160	37%	3,671	63%	5,831	100%
2"	6,984	25%	21,073	75%	28,057	100%
3"	5,808	21%	21,885	79%	27,693	100%
4"	3,598	36%	6,486	64%	10,084	100%
6"	1,734	100%	0	0%	1,734	100%
Total	335,774		129,840		465,614	
	72%		28%		100%	

2.4 Typical Bills

Table 7 provides example monthly water bills for an average residential customer year-round (average over 12 months) as well as in the winter and summer months. Average annual consumption is 13 HCF per month. In winter, the average use is 7 HCF per month. In summer, the average use is 21 HCF per month. The current rate structure includes the first 20 HCF of usage in the minimum charge for 3/4" meters. Given that average usage does not exceed the usage included in the Minimum Charge, the average monthly bill is equal to the Minimum Charge of $23.97. The average customer's bill only exceeds the Minimum Charge in the summer.

Table 7: Typical Bills Under Current Rates

Average Monthly Bill (13 HCF)				
Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97
Usage (HCF)				
0 - 20 (included)	$0.00	x	13	$0.00
21+	$1.41	x	0	$0.00
			13	$0.00
			Total Monthly Bill	$23.97

Average Winter Bill (7 HCF)				
Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97
Usage (HCF)				
0 - 20 (included)	$0.00	x	7	$0.00
21+	$1.41	x	0	$0.00
			7	$0.00
			Total Monthly Bill	$23.97

Average Summer Bill (21 HCF)				
Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97
Usage (HCF)				
0 - 20 (included)	$0.00	x	20	$0.00
21+	$1.41	x	1	$1.41
			21	$1.41
			Total Monthly Bill	$25.38

SECTION 3: COST OF SERVICE

This section provides an analysis of water system revenues and expenses to determine the total cost of service to be recovered via water rates. The cost of service is expressed in a cash flow table that illustrates revenue increases needed to keep up with expenses and promote financial health. Over the five-year rate study period, rate increases are proposed so that the City can pay for operating costs, fund capital improvements, and reverse the Water Fund deficit, all of which are calculated in this study to produce rates that will be necessary to recover only the actual cost of the water service per parcel under these proposed water rates.

3.1 Summary of Net Revenues

The Water Fund has operated at a deficit in recent years meaning that expenses are greater than revenues. Due to deficit spending, the water utility has exhausted its reserves and accumulated a negative fund balance. Table 8 shows the beginning fund balance, projected net revenues, and projected ending fund balance for fiscal year (FY) 2024/25. The Water Fund generates about $932,000 in annual revenue but is projected to spend about $1.65 million on operating costs. In addition, the City will spend about $75,000 on debt service costs and about $133,000 on capital improvements. The total deficit this year (FY2024/25) is expected to total about $921,000. This cost overrun will add to the Water Fund's negative balance. By June 30, 2025, it is projected that the Water Fund will owe other City funds a total of about $3.7 million, see Table 8.

The financial plan recommended under each option in this report includes two to three years in the first portion of the rate plan where the Water Fund's negative fund balance is expected to continue to grow due to the proposed phase-in of rate adjustments. From year three or four of the rate plan onward, the Water Fund is projected to have positive total net revenues and will begin to repay its negative fund balance.

Table 8: Budgeted FY2024/25 Revenues and Expenses

	Budget 2024/25
Beginning Fund Balance (December 2024)	($2,812,051)
REVENUES	
Water Rate Revenues	926,600
Penalty Charges	5,600
Subtotal Operating Revenues	932,200
Total Revenues (does not include grants)	$932,200
EXPENSES	
Operating Expenses	
Salaries & Benefits	773,900
Supplies, Equipment & Permits	117,300
System Maintenance	273,000
Utilities	255,000
Insurance	44,600
Administration & Overhead [1]	181,300
Subtotal Operating	1,645,100
Net Operating Revenues	(712,900)
Non-Operating Expenses	
Capital Projects (does not include grant funded projects)	133,400
(2005) Debt Service	74,900
Total Debt	74,900
Total Expenses	1,853,400
Total Net Revenues	(921,200)
Ending Fund Balance [2]	($3,733,251)

1 - Includes interfund transfers
2 - Estimated based on the best available information at the writing of this report.

3.2 Revenues

The Water Fund's primary source of revenue is water rates. Current water rates generate about $931,000 annually (see Table 5). In addition, the City collects about $5,600 annually in penalty charges. It is assumed that penalty revenues will remain the same throughout the duration of the rate plan. Beginning September 1, 2025 and continuing each July 1 from 2026 through 2029, a series of rate increases are proposed to fund the costs described in the sections below.

3.3 Expenses

The Water Fund's expenses include operating costs, capital improvement projects, debt service, and repayment of past deficits. Together these expenses comprise the total cost of service to be recovered from water rates.

3.3.1 Operating Costs

Water operating costs for FY2024/25 are projected to total roughly $1.65 million, see Table 9. Table 9 also includes a projection of operating expenses over the next five years through FY2029/30. Escalation factors were determined using City input. Insurance is projected to increase by 25% each year. Utilities are projected to increase by 8% each year. All other operating costs are projected to increase by 4% per year to account for inflation. Salaries & Benefits are the largest operating cost, representing about 47% of total FY2024/25 expenses. The operating cost projection also includes estimated new staffing costs. One new operator is planned for FY2025/26 and a second is planned for FY2026/27. These positions are allocated 75% to the Water Fund and 25% to the Sewer Fund. The operators will assume responsibility for backflow device inspections and will reduce the City's cost for an outside service provider.

Table 9: Operating Cost Projection

Operating Expenses	2025/26	2026/27	2027/28	2028/29	2029/30
Salaries & Benefits	4%	4%	4%	4%	4%
New Staff	4%	4%	4%	4%	4%
Supplies, Equipment & Permits	4%	4%	4%	4%	4%
System Maintenance	4%	4%	4%	4%	4%
Utilities	8%	8%	8%	8%	8%
Insurance	25%	25%	25%	25%	25%
Administration & Overhead	4%	4%	4%	4%	4%

Operating Expenses	2024/25 Budget	2025/26	2026/27	2027/28	2028/29	2029/30
Salaries & Benefits	773,900	804,900	837,100	870,600	905,400	941,600
New Staff	0	93,750	191,300	199,000	207,000	215,300
Supplies, Equipment & Permits [1]	117,300	72,000	74,900	77,900	81,000	84,200
System Maintenance	273,000	283,900	295,300	307,100	319,400	332,200
Utilities	255,000	275,400	297,400	321,200	346,900	374,700
Insurance	44,600	55,800	69,800	87,300	109,100	136,400
Administration & Overhead	181,300	188,600	196,100	203,900	212,100	220,600
Total Operating Expenses	$1,645,100	$1,774,350	$1,961,900	$2,067,000	$2,180,900	$2,305,000
Average Increase		7.9%	10.6%	5.4%	5.5%	5.7%

1 - Reflects a reduction in outside services for backflow device inspections. The new proposed staff member will perform that task in-house.

3.3.2 Capital Improvements

In addition to funding operating costs, the City intends to fund $1.97 million in capital projects over the next five years, see Table 10. These projects are critical for the City to continue to provide safe and reliable water service to customers. Projects include replacing valves, maintaining and repairing backflow preventors, upgrading the water meter reading system, and making improvements to the Booster Pump Station (BPS).

Table 10: Capital Improvement Projects

Fiscal Year	2025/26	2027/28	2027/28	2028/29	2029/2030	5-Year Total
Building Repairs Well 1, Fix roof	$50,000	$0	$0	$0	$0	$50,000
Inspection of water treatment systems	$80,000	$0	$0	$0	$0	$80,000
Valve replacement program	$0	$50,000	$50,000	$50,000		$150,000
Inspect, maintain and repair backflow preventors	$85,000	$90,000	$95,000	$105,000	$110,000	$485,000
Well 3 and 4 upgrades - new backwash valves, backwash control system upgrades, new PLC's, etc.	$0	$50,000	$50,000	$0	$0	$100,000
Back-up Generator at Well 7	$0	$0	$120,000	$0	$0	$120,000
SCADA upgrade	$0	$250,000	$0	$0	$0	$250,000
Security system upgrade	$60,000	$0	$0	$0	$0	$60,000
Communication system upgrade	$45,000	$0	$0	$0	$0	$45,000
Upgrade Water Meter reading system	$50,000	$50,000	$50,000	$0	$0	$150,000
Empty and demolish BPS Sludge Storage Tank	$280,000	$0	$0	$0	$0	$280,000
Update Water Master Plan	$100,000	$0	$0	$0	$0	$100,000
Booster Pump Station (BPS) Generator Automatic Transfer Switch installation	$0	$100,000	$0	$0		$100,000
Total	$750,000	$590,000	$365,000	$155,000	$110,000	$1,970,000

3.3.3 Debt Service Costs

The Water Fund has one outstanding debt obligation—the 2005 Certificates of Participation of January 1, 2006 in the amount of $1.441 million. Annual debt service totals about $70,000 per year and the obligation will be paid off by July 1, 2044. The certificates were used to finance a water meter installation and improvement project. The certificates are backed by a pledge of net revenues to the Water Fund.

Most forms of debt available to utilities have legal requirements that obligate the borrower to maintain a debt coverage ratio typically ranging from 1.1 to 1.25. Essentially, this means that the borrower has a 10% to 25% financial buffer in excess of the annual debt payment amount. The 10% to 25% financial

buffer can be used to fund capital improvements or be added to reserves. The Water Fund's target debt service coverage ratio is assumed to be 1.20. Debt coverage is calculated as:

(Revenue - Operating Expenses) / (Debt Service)

Because the Water Fund has been operating at a deficit, it does not have sufficient operating revenues to meet its debt coverage requirement. Without a rate increase, the Water Fund will continue to fail to meet its coverage requirement of 1.20 in subsequent years due to insufficient operating revenues. Thus, rates and fees must be set to meet this requirement. Each rate option discussed in this report is designed to generate operating revenues which will allow the Water Fund to meet and exceed its debt coverage requirement by year three or four of the rate plan.

3.3.4 Reserves

The Water Fund is estimated to have a negative fund balance of about $3.7 million to begin FY2025/26. Given the Water Fund's significant negative position, it is not projected that the Water Fund will accumulate sufficient funds to generate an operating reserve during this rate study period. However, the accumulation of reasonable reserves will be a factor to consider when determining the cost of service in the future when the Water Fund reverses its deficit and becomes solvent.

Utilities should maintain reserves to fund issues such as unexpected costs and emergency repairs, to provide cash flow in case of customer billing or revenue collection issues, and to provide financial stability in case of lower water sales due to drought. The City does not have a reserve policy in place dictating an operating reserve target for the Water Fund. Industry standards recommend an operating reserve target of at least 25% of annual operating expenses to account for the time (at least 4 months) that it would take the City to approve new rate increases to comply with Proposition 218. It is also common for utilities to maintain additional reserve funds such as a capital reserve or debt service reserve.

3.4 Cash Flow Projections

As part of the rate study process, three cash flow options were developed, each of which is designed to fund the Water Fund's cost of service described in the preceding sections.

3.4.1 Cash Flow Options

The three cash flow scenarios considered are summarized below in Table 11. The options differ in how rate revenue increases are proposed to be phased in. Under Option 1, the initial increase of 50% is followed by 20% annual increases for the remaining 4 years of the rate plan. The proposed rate plan under Option 2 has the largest initial increase of 60%, followed by 2 years with 30% increases then 2 years with 5% increases. Option 3 has the smallest initial increase of 40%. A smaller initial rate increase is not recommended due to the financial difficulties facing the Water Fund. Option 3 proposes 3 years of 40% increases followed by 2 years of 5% increases. Not every customer will receive a water bill increase exactly equal to these percentages due to changes in rate structure and individual water usage

characteristics. These percentages represent increases in the total rate revenues of the water utility across all customers.

Each cash flow spans the five-year rate study period from FY2025/26 to FY2029/30. The first rate revenue increase is proposed to go into effect on September 1, 2025, with subsequent rate revenue increases each July 1 from 2026 through 2029. Due to the proposed phasing in of rate revenue increases, the Water Fund is proposed to have negative net operations for the first two to three years of each rate plan before net revenues will be sufficient to begin repaying the prior accrued negative balance.

Table 11: Cash Flow Options

Option	Rate Revenue Increase	Cumulative Increase Over 5 years	Additional Accrual [1]	Repayment of Prior Balance [2]
OPT 1	50%/20%/20%/20%/20%	211%	($2,723,850)	$409,800
OPT 2	60%/30%/30%/5%/5%	198%	($1,892,450)	$528,500
OPT 3	40%/40%/40%/5%/5%	203%	($2,158,250)	$644,800

NOTE: All options fund new staff members and capital improvements.

1 - Due to the proposed phase-in of rate adjustments, the Water Fund is proposed to have negative net operations for the first two to three years of the rate plan (i.e. the negative fund balance will grow).

2 - From year three or four of the rate plan onward, the Water Fund is projected to have positive net revenues and will begin to repay its negative fund balance.

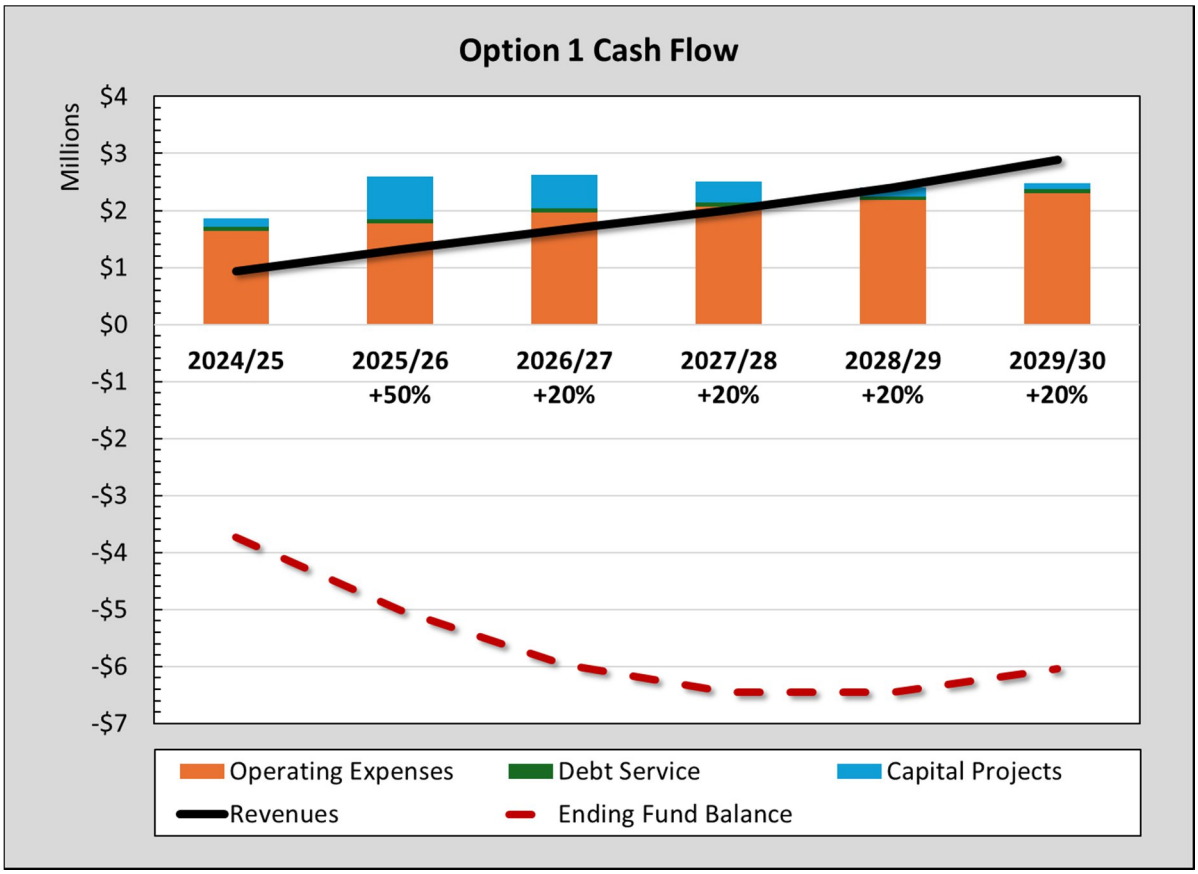
3.4.2 OPTION 1 – Cash Flow Projection

Table 12 and Figure 2 provide the cash flow projection for Option 1. The first rate revenue increase of 50% will go into effect on September 1, 2025. Following the first rate adjustment, it is proposed that the water rates increase by 20% each July 1 from 2026 through 2029. With the recommended rate increases, the City's financial health is projected to improve by year 4 of the rate plan at which time the operating deficit will be reversed. However, the City is projected to accrue an additional $2.7 million in negative fund balance over the five year rate study period.

Table 12: OPTION 1 Cash Flow Projection

	Projected: Years 1 - 5 (Prop 218 Period)				
	2025/26	2026/27	2027/28	2028/29	2029/30
Rate Increase	50%	20.0%	20.0%	20.0%	20.0%
Date of Rate Change	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
Rate Revenues over 12 months	$1,389,900	$1,667,900	$2,001,500	$2,401,800	$2,882,200
Beginning Fund Balance	($3,733,251)	($5,012,501)	($5,962,401)	($6,457,101)	($6,453,701)
REVENUES					
Water Rate Revenues	1,312,700	1,667,900	2,001,500	2,401,800	2,882,200
Penalty Charges	5,600	5,600	5,600	5,600	5,600
Total Revenues	1,318,300	1,673,500	2,007,100	2,407,400	2,887,800
EXPENSES					
Operating Expenses					
Salaries & Benefits	804,900	837,100	870,600	905,400	941,600
New Staff Member	93,750	191,300	199,000	207,000	215,300
Supplies, Equipment & Permits	72,000	74,900	77,900	81,000	84,200
System Maintenance	283,900	295,300	307,100	319,400	332,200
Utilities	275,400	297,400	321,200	346,900	374,700
Insurance	55,800	69,800	87,300	109,100	136,400
Administration & Overhead	188,600	196,100	203,900	212,100	220,600
Subtotal Operating	1,774,350	1,961,900	2,067,000	2,180,900	2,305,000
Net Operating Revenues	(456,050)	(288,400)	(59,900)	226,500	582,800
Non-Operating Expenses					
Capital Projects	750,000	590,000	365,000	155,000	110,000
(2005) Debt Service	73,200	71,500	69,800	68,100	66,400
Total Expenses	2,597,550	2,623,400	2,501,800	2,404,000	2,481,400
Total Net Revenues	(1,279,250)	(949,900)	(494,700)	3,400	406,400
Ending Fund Balance	(5,012,501)	(5,962,401)	(6,457,101)	(6,453,701)	(6,047,301)
Coverage Ratio (1.20x)	-6.23	-4.03	-0.86	3.33	8.78
Target Met?	*no*	*no*	*no*	*yes*	*yes*

Figure 2: OPTION 1 Cash Flow Projection



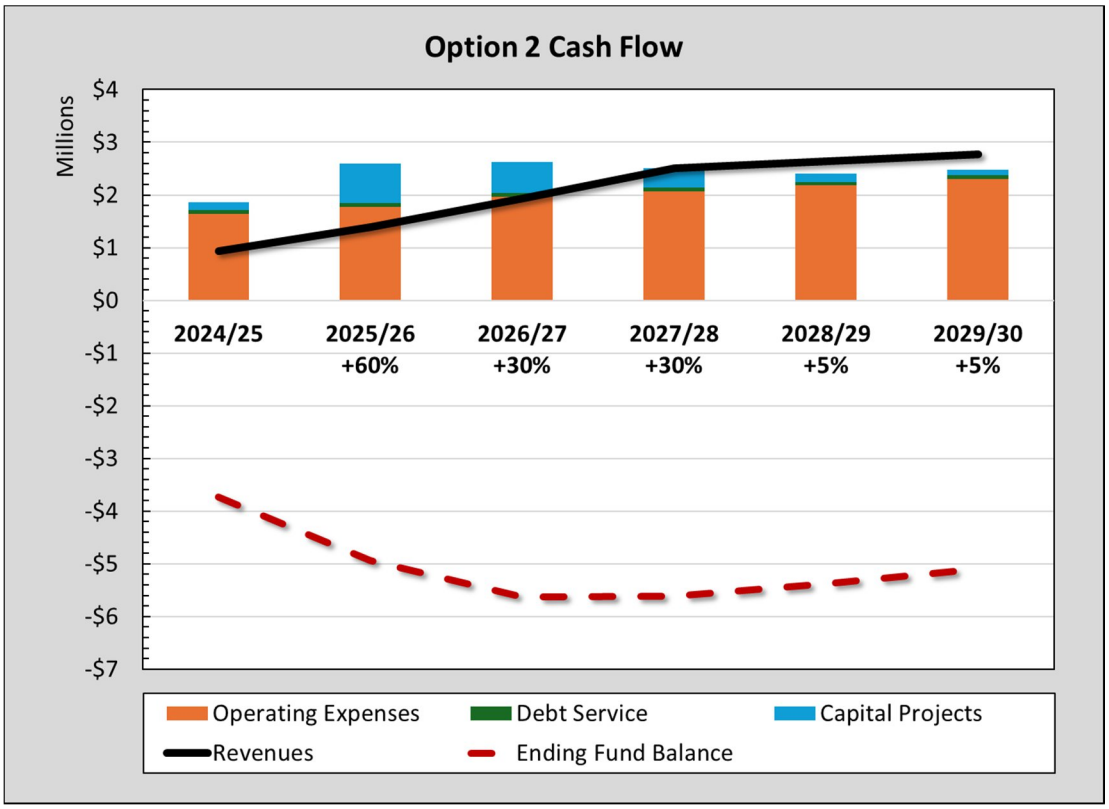
3.4.3 OPTION 2 – Cash Flow Projection

The cash flow projection for Option 2 is provided in Table 13 and Figure 3. The proposed rate revenue increases under this option are 60% on September 1, 2025, 30% on July 1, 2026 and July 1, 2027, and 5% on July 1, 2028 and July 1, 2029. With the recommended rate increases, the City's financial health is projected to improve by year 3 of the rate plan at which time the operating deficit will be reversed. However, the City is projected to accrue an additional $1.9 million in negative fund balance over the five year rate study period.

Table 13: OPTION 2 Cash Flow Projection

	Projected: Years 1 - 5 (Prop 218 Period)				
	2025/26	2026/27	2027/28	2028/29	2029/30
Rate Increase	60.0%	30.0%	30.0%	5.0%	5.0%
Date of Rate Change	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
Rate Revenues over 12 months	$1,482,600	$1,927,400	$2,505,600	$2,630,900	$2,762,400
Beginning Fund Balance	($3,733,251)	($4,935,301)	($5,625,701)	($5,616,301)	($5,383,801)
REVENUES					
Water Rate Revenues	1,389,900	1,927,400	2,505,600	2,630,900	2,762,400
Penalty Charges	5,600	5,600	5,600	5,600	5,600
Total Revenues	1,395,500	1,933,000	2,511,200	2,636,500	2,768,000
EXPENSES					
Operating Expenses					
Salaries & Benefits	804,900	837,100	870,600	905,400	941,600
New Staff Member	93,750	191,300	199,000	207,000	215,300
Supplies, Equipment & Permits	72,000	74,900	77,900	81,000	84,200
System Maintenance	283,900	295,300	307,100	319,400	332,200
Utilities	275,400	297,400	321,200	346,900	374,700
Insurance	55,800	69,800	87,300	109,100	136,400
Administration & Overhead	188,600	196,100	203,900	212,100	220,600
Subtotal Operating	1,774,350	1,961,900	2,067,000	2,180,900	2,305,000
Net Operating Revenues	(378,850)	(28,900)	444,200	455,600	463,000
Non-Operating Expenses					
Capital Projects	750,000	590,000	365,000	155,000	110,000
(2005) Debt Service	73,200	71,500	69,800	68,100	66,400
Total Expenses	2,597,550	2,623,400	2,501,800	2,404,000	2,481,400
Total Net Revenues	(1,202,050)	(690,400)	9,400	232,500	286,600
Ending Fund Balance	(4,935,301)	(5,625,701)	(5,616,301)	(5,383,801)	(5,097,201)
Coverage Ratio (1.20x)	-5.18	-0.40	6.36	6.69	6.97
Target Met?	*no*	*no*	*yes*	*yes*	*yes*

Figure 3: OPTION 2 Cash Flow Projection



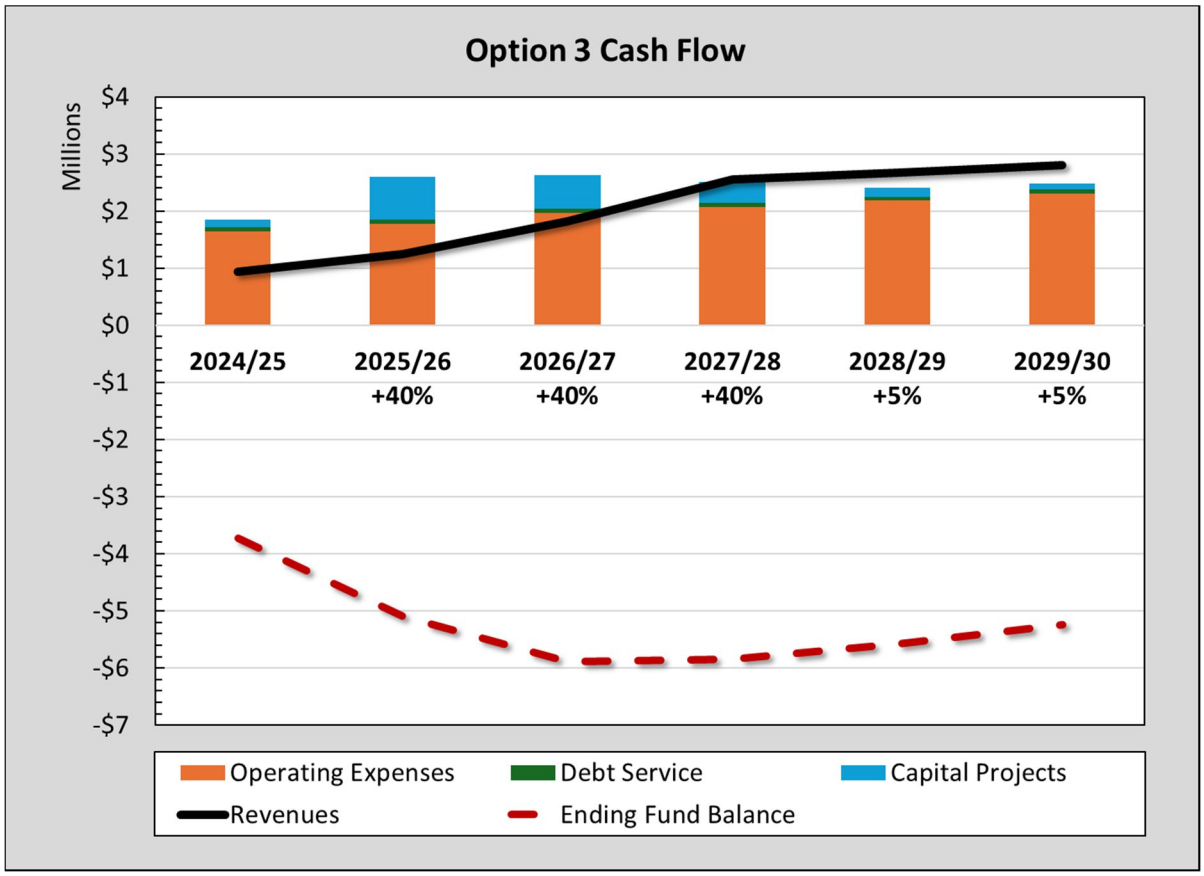
3.4.4 OPTION 3 – Cash Flow Projection

The cash flow projection for Option 3 is provided in Table 14 and Figure 4. The proposed rate revenue increases under this option are 40% increases on September 1, 2025, July 1, 2026, and July 1, 2027, followed by 5% increases on July 1, 2028 and July 1, 2029. With the recommended rate increases, the City's financial health is projected to improve by year 3 of the rate plan at which time the operating deficit will be reversed. However, the City is projected to accrue an additional $2.2 million in negative fund balance over the five year rate study period.

Table 14: OPTION 3 Cash Flow Projection

	Projected: Years 1 - 5 (Prop 218 Period)				
	2025/26	2026/27	2027/28	2028/29	2029/30
Rate Increase	40.0%	40.0%	40.0%	5.0%	5.0%
Date of Rate Change	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
Rate Revenues over 12 months	$1,297,200	$1,816,100	$2,542,500	$2,669,600	$2,803,100
Beginning Fund Balance	($3,733,251)	($5,089,801)	($5,891,501)	($5,845,201)	($5,574,001)
REVENUES					
Water Rate Revenues	1,235,400	1,816,100	2,542,500	2,669,600	2,803,100
Penalty Charges	5,600	5,600	5,600	5,600	5,600
Total Revenues	1,241,000	1,821,700	2,548,100	2,675,200	2,808,700
EXPENSES					
Operating Expenses					
Salaries & Benefits	804,900	837,100	870,600	905,400	941,600
New Staff Member	93,750	191,300	199,000	207,000	215,300
Supplies, Equipment & Permits	72,000	74,900	77,900	81,000	84,200
System Maintenance	283,900	295,300	307,100	319,400	332,200
Utilities	275,400	297,400	321,200	346,900	374,700
Insurance	55,800	69,800	87,300	109,100	136,400
Administration & Overhead	188,600	196,100	203,900	212,100	220,600
Subtotal Operating	1,774,350	1,961,900	2,067,000	2,180,900	2,305,000
Net Operating Revenues	(533,350)	(140,200)	481,100	494,300	503,700
Non-Operating Expenses					
Capital Projects	750,000	590,000	365,000	155,000	110,000
(2005) Debt Service	73,200	71,500	69,800	68,100	66,400
Total Expenses	2,597,550	2,623,400	2,501,800	2,404,000	2,481,400
Total Net Revenues	(1,356,550)	(801,700)	46,300	271,200	327,300
Ending Fund Balance	(5,089,801)	(5,891,501)	(5,845,201)	(5,574,001)	(5,246,701)
Coverage Ratio (1.20x)	-7.29	-1.96	6.89	7.26	7.59
Target Met?	*no*	*no*	*yes*	*yes*	*yes*

Figure 4: OPTION 3 Cash Flow Projection



SECTION 4: COST ALLOCATION

The prior section determined the total cost of providing water service to customers. In this section, the cost of service is allocated to rates to fairly recover costs based on how customers use the system, and in any event, not to exceed the proportional cost of the water service attributable to each parcel.

4.1 Methodology

The American Water Works Association (AWWA) recommends methods to classify costs among various customers. Using the Base-Extra Capacity Method as recommended by the AWWA, water operating expenses are allocated to the following categories: (a) Base, (b) Extra, (c) Meters and Services, and (d) Customer Service. The Base and Extra categories are intended to recover the costs to deliver water to customers, while the Customer Service and Meters and Services categories are intended to recover expenses related to maintaining infrastructure in the system to supply water at all times under the proposed water service rates in this study. A summary of the cost allocation categories is provided below:

- *Base:* Base costs include the expenses related to providing water under average ("base") demand conditions.
- *Extra:* The extra category includes costs related to providing water above the system average demand (i.e., related to peak, "extra" usage).
- *Meters and Services:* These include costs related to maintaining infrastructure and operating capacity to provide service at any time under the proposed water service fee rates in this study.
- C*ustomer Service:* This category contains costs associated with serving customers, such as billing and answering customer inquiries.

4.2 Proposed Cost Allocation

This section determines the percentage of the annual revenue requirement to be collected from each rate or charge (consisting of the usage rate and the fixed minimum charge) based on the actual costs attributable to each rate or charge and establishes that each parcel's total water bill will not exceed the proportional cost of service for that parcel.

It is proposed that the AWWA recommended cost categories of Base and Extra be combined as the proposed usage rate is a single tier applied to all levels of use. The usage rate is proposed to recover utilities and maintenance costs as well as 50% of supplies, equipment, and permits, see Table 15. The fixed minimum charge is proposed to be made up of the AWWA recommended cost categories Meters and Services and Customer Service. The fixed charge will recover expenses for salaries and benefits for

existing and new employees, insurance, administration, overhead, and 50% of supplies, equipment, and permit costs.

Table 15 below allocates the budgeted costs for FY2025/26, where the base fee for operations and maintenance is correlated with the actual costs regardless of the amount of customers' water use and the usage rate for water delivery is correlated with the actual costs of water service at those levels, respectively. The FY2025/26 cost of each category is multiplied by the allocation percentages shown to calculate the total amount of revenue to be recovered from the usage and fixed rates for operating expenses. In total, the usage rate is proposed to recover 33.6% of operating costs and the fixed minimum charge is proposed to recover 66.4% of operating costs. The usage/volume rate is intended to recover the costs of delivering water to customers and is the same for all rate options. The proposed fixed meter fees are intended to recover the fixed operating costs shown below plus debt service costs, capital expenses, and repayment of prior deficits.

Table 15: Cost Allocation

	FY2025/26 Budget	Base & Extra Volume	Meters & Services Fixed
Operating Expenses			
Salaries & Benefits	804,900	0%	100%
New Employee	93,750	0%	100%
Supplies, Equipment & Permits	72,000	50%	50%
System Maintenance	283,900	100%	0%
Utilities	275,400	100%	0%
Insurance	55,800	0%	100%
Administration & Overhead	188,600	0%	100%
Total Operating Costs	1,774,350	595,300	1,179,050
Cost Allocation		33.6%	66.4%

SECTION 5: RATE DESIGN

Following the allocation of costs, the next step is to derive the total cost responsibility for each customer class by developing unit costs of service for each cost function and then assigning those costs to the customer classes based on the respective service requirements of each.

5.1 Billing Units

AWWA guidelines recommend using meter equivalents to assign demand-related costs to larger meter sizes. The ratio at which the meter charge increases is typically a function of either meter investment (estimated cost) or the meter's safe operating capacity. Larger meters have the ability to place a greater demand on the water system and are therefore charged based on that potential demand. For example, based on the AWWA meter capacity ratios, a customer that has a 2" meter has 5.33 times the capacity equivalency of a customer with a 3/4" meter—a 2" meter has a safe operating capacity of 160 gallons per minute (gpm) compared to a 3/4" meter which has a safe operating capacity of 30 gpm.

Table 16 shows the proposed meter equivalents based on AWWA standards. The alignment of the fixed rates with the proposed meter equivalents will ensure that each meter size is charged based on their proportional impact on the system. The number of proposed meter equivalents is the same for each of the three rate options.

Table 16: Proposed Meter Equivalents

Meter Size	# of Meters	Operating Capacity (gpm) [1]	Meter Ratio	# of Meter Equivalents [2]
3/4"	2,419	30	1.00	2,419.00
1"	18	50	1.67	30.00
1.5"	13	100	3.33	43.33
2"	24	160	5.33	128.00
3"	7	320	10.67	74.67
4"	4	500	16.67	66.67
6"	1	1,000	33.33	33.33
Total	2,486			2,795.00

1 - gpm = gallons per minute
2 - Meter Ratio times number of meters

5.2 Rate Design Considerations

One goal of this rate study is to revise the rate structure to recover costs more fairly from customers. The proposed water rate structure described under each of the following three rate options eliminates the water allotment included in the Minimum Charge so that customers are billed a volume rate for all water consumed. Currently, for customers with a 3/4" meter, the Minimum Charge includes 20 HCF of water usage per month. However, the average customer uses only 13 HCF per month, meaning that the average customer is paying for water which they are not using. By eliminating the water usage included with the Minimum Charge, customers would only pay for each actual unit of water usage and would have greater control over their bills.

5.3 OPTION 1 – Rate Design

5.3.1 Rate Calculation

Table 17 provides the calculation of the fixed and usage (volume) rate for Option 1. The cost allocation percentages (derived in Table 15) are applied to the operating costs for each year (Table 12) to determine the revenue requirement for the fixed and volume operating cost components. In addition, revenues for capital costs, debt service costs, and repayment of prior deficits are added to the meter fee.

The revenue requirement for the volume rate is divided by estimated annual water usage to calculate the rate per HCF. A 5% conservation factor was applied to prior year water use (Table 6) to project annual water consumption over the next five years. This factor accounts for some reduction in usage as customers respond to the increase in the rates. The revenue requirement for the fixed rate is divided by the total number of meter equivalents (Table 16) then divided by 12 months to calculate a monthly rate per meter equivalent. To be conservative, it is estimated that no new customers will connect to the system over the next five years and that both the number of meter equivalents and annual water usage will remain constant.

For FY2025/26, the volume rate revenue requirement of $595,300 divided by estimated usage of 442,333 HCF results in a proposed rate of $1.35 per HCF. The fixed rate revenue requirement of $794,600 divided by 2,795 meter equivalents results in a proposed rate of $23.69 per meter equivalent per month.

Table 17: OPTION 1 Rate Design

	2025/26	2026/27	2027/28	2028/29	2029/30
Volume Rate Revenues	$595,300	$658,224	$693,485	$731,699	$773,335
Fixed Rate Revenues	$794,600	$1,009,676	$1,308,015	$1,670,101	$2,108,865
Total	$1,389,900	$1,667,900	$2,001,500	$2,401,800	$2,882,200
Volume Rate Revenue	$595,300	$658,224	$693,485	$731,699	$773,335
Usage (HCF)	442,333	442,333	442,333	442,333	442,333
Rate per HCF	$1.35	$1.49	$1.57	$1.65	$1.75
Fixed Rate Revenues	$794,600	$1,009,676	$1,308,015	$1,670,101	$2,108,865
Meter Equivalents	2,795.00	2,795.00	2,795.00	2,795.00	2,795.00
Rate per Equiv per month	$23.69	$30.10	$39.00	$49.79	$62.88

5.3.2 Proposed Five-Year Rate Plan

Table 18 provides the five-year schedule of proposed rates for Option 1. To calculate the proposed fixed monthly rates for meter sizes above 3/4", the rate per meter equivalent per month (from Table 17) is scaled by the meter ratio for each meter size (Table 16). The water use included in the Minimum Charge is proposed to be eliminated and all usage will be billed the rate per HCF. The rates are calculated in this study as described above to produce rates that will be necessary to recover only the actual cost of the water service per parcel. Should the City adopt Option 1, then the rates for the water service fees in Table 18 will also apply to any additional connections built out in the City in the future.

The bottom portion of Table 18 provides a sample calculation of the proposed average bill for residential customers. The City's average residential customer has a 3/4" meter and uses 13 HCF of water per month. Under Option 1, this customer's bill would increase from $23.97 to $41.24 per month on September 1, 2025, an increase of $17.27 or about 72%.

Table 18: OPTION 1 Proposed Monthly Water Rates

CURRENT			PROPOSED						
					2025/26	2026/27	2027/28	2028/29	2029/30
Meter Size	Use in Min Charge (HCF)	Minimum Charge	Meter Size	Use in Min Charge (HCF)	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
up to 3/4"	20	$23.97	up to 3/4"	0	$23.69	$30.10	$39.00	$49.79	$62.88
1"	21	$25.38	1"	0	$39.48	$50.17	$65.00	$82.98	$104.80
1 1/2"	22	$30.78	1 1/2"	0	$78.97	$100.33	$130.00	$165.97	$209.60
2"	36	$51.41	2"	0	$126.35	$160.53	$208.00	$265.55	$335.36
3"	90	$127.35	3"	0	$252.69	$321.07	$416.00	$531.09	$670.72
4"	155	$218.69	4"	0	$394.83	$501.67	$650.00	$829.83	$1,048.00
6"	330	$465.07	6"	0	$789.67	$1,003.33	$1,300.00	$1,659.67	$2,096.00
Water Rate per HCF for Use over Minimum		$1.41	Rate per HCF (all use)		$1.35	$1.49	$1.57	$1.65	$1.75
Average Bill 3/4" Meter, 13 HCF		$23.97			$41.24 72%	$49.47 20%	$59.41 20%	$71.24 20%	$85.63 20%

5.3.3 Bill Impacts

For FY2025/26, the proposed 50% rate revenue adjustment from the Option 1 cash flow does not directly correlate to a 50% increase in rates for each customer due to the cost of service reallocation the updated rate structure (i.e. the updated meter equivalent ratios and the elimination of water included with the Minimum Charge). Because of the reallocation, the bill impacts to customers for the first year will vary based on meter size and actual consumption. Moreover, water consumption, particularly for single family residential customers, typically varies due to seasonal changes in weather conditions and/or other factors. Hence, a single customer could face a range of impacts throughout year.

Table 19 provides sample bill impacts for a 3/4" meter at various levels of use under the proposed rates for Option 1 based on the typical average residential monthly usage, winter usage, and summer usage. As shown in the table, higher water usage will result in higher bill impacts.

Table 19: OPTION 1 Bill Impacts

CURRENT					PROPOSED				
Average Monthly Bill (13 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$23.69	x	1	$23.69
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	13	$0.00	All Use	$1.35	x	13	$17.55
21+	$1.41	x	0	$0.00					
			13	$0.00					
		Total Monthly Bill		$23.97			Total Monthly Bill		$41.24
									72%
Average Winter Bill (7 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$23.69	x	1	$23.69
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	7	$0.00	All Use	$1.35	x	7	$9.45
21+	$1.41	x	0	$0.00					
			7	$0.00					
		Total Monthly Bill		$23.97			Total Monthly Bill		$33.14
									38%
Average Summer Bill (21 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$23.69	x	1	$23.69
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	20	$0.00	All Use	$1.35	x	21	$28.35
21+	$1.41	x	1	$1.41					
			21	$1.41					
		Total Monthly Bill		$25.38			Total Monthly Bill		$52.04
									105%

5.4 OPTION 2 – Rate Design

5.4.1 Rate Calculation

The proposed rates for Option 2 were calculated in the same manner as the proposed rates for Option 1, with the difference being the total annual revenue requirement to be recovered from the fixed charge. The rate revenue requirement allocated to the volume rate component is the same as Option 1 (from Table 17), and the fixed rate revenue requirement is adjusted reflecting the total revenue requirement for Option 2 compared with Option 1. The projected annual water consumption and number of meter equivalents remains the same. Table 20 provides the rate calculation under the Option 2 revenue requirements (Table 13).

Table 20: OPTION 2 Rate Design

	2025/26	2026/27	2027/28	2028/29	2029/30
Volume Rate Revenues	$595,300	$658,224	$693,485	$731,699	$773,335
Fixed Rate Revenues	$887,300	$1,269,176	$1,812,115	$1,899,201	$1,989,065
Total	$1,482,600	$1,927,400	$2,505,600	$2,630,900	$2,762,400
Volume Rate Revenue	$595,300	$658,224	$693,485	$731,699	$773,335
Usage (HCF)	442,333	442,333	442,333	442,333	442,333
Rate per HCF	$1.35	$1.49	$1.57	$1.65	$1.75
Fixed Rate Revenues	$887,300	$1,269,176	$1,812,115	$1,899,201	$1,989,065
Meter Equivalents	2,795.00	2,795.00	2,795.00	2,795.00	2,795.00
Rate per Equiv per month	$26.45	$37.84	$54.03	$56.62	$59.30

5.4.2 Proposed 5-Year Rate Plan

Table 21 provides the five-year schedule of proposed rates for Option 2. The proposed fixed monthly rates for meter sizes above 3/4" are calculated by scaling the rate per meter equivalent per month (from Table 20) by the meter ratio for each meter size (Table 16). The water use included in the Minimum Charge is proposed to be eliminated and all usage will be billed the rate per HCF. The rates are calculated in this study as described above to produce rates that will be necessary to recover only the actual cost of the water service per parcel. Should the City adopt Option 2, then the rates for the water service fees in Table 21 will also apply to any additional connections built out in the City in the future.

The bottom portion of Table 21 provides a sample calculation of the proposed average bill for residential customers. The City's average residential customer has a 3/4" meter and uses 13 HCF of water per month. Under Option 2, this customer's bill would increase from $23.97 to $44.00 per month on September 1, 2025, an increase of $20.03 or about 84%.

Table 21: OPTION 2 Proposed Monthly Water Rates

CURRENT			PROPOSED						
					2025/26	2026/27	2027/28	2028/29	2029/30
Meter Size	Use in Min Charge (HCF)	Minimum Charge	Meter Size	Use in Min Charge (HCF)	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
up to 3/4"	20	$23.97	up to 3/4"	0	$26.45	$37.84	$54.03	$56.62	$59.30
1"	21	$25.38	1"	0	$44.08	$63.07	$90.05	$94.37	$98.83
1 1/2"	22	$30.78	1 1/2"	0	$88.17	$126.13	$180.10	$188.73	$197.67
2"	36	$51.41	2"	0	$141.07	$201.81	$288.16	$301.97	$316.27
3"	90	$127.35	3"	0	$282.13	$403.63	$576.32	$603.95	$632.53
4"	155	$218.69	4"	0	$440.83	$630.67	$900.50	$943.67	$988.33
6"	330	$465.07	6"	0	$881.67	$1,261.33	$1,801.00	$1,887.33	$1,976.67
Water Rate per HCF for Use over Minimum		$1.41	Rate per HCF (all use)		$1.35	$1.49	$1.57	$1.65	$1.75
Average Bill 3/4" Meter, 13 HCF		$23.97			$44.00 84%	$57.21 30%	$74.44 30%	$78.07 5%	$82.05 5%

5.4.3 Bill Impacts

Similar to Option 1, the FY2025/26 proposed 60% rate revenue adjustment from the Option 2 cash flow does not directly correlate to a 60% increase in rates for each customer due to the cost of service reallocation and the updated rate structure. Bill impacts for the first year will vary based on meter size and actual consumption. The average customer will face a range of impacts throughout the year as water consumption varies due to seasonal weather patterns and other factors. Table 22 provides sample bill impacts for the typical average residential monthly bill, winter bill, and summer bill under the proposed Option 2 rates. The typical summer bill is proposed to increase to a greater extent than the typical winter bill which reflects a higher percentage of water rate revenues recovered through the usage rates.

Table 22: OPTION 2 Bill Impacts

CURRENT					PROPOSED				
Average Monthly Bill (13 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$26.45	x	1	$26.45
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	13	$0.00	All Use	$1.35	x	13	$17.55
21+	$1.41	x	0	$0.00					
			13	$0.00					
	Total Monthly Bill			$23.97		Total Monthly Bill			$44.00
									84%
Average Winter Bill (7 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$26.45	x	1	$26.45
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	7	$0.00	All Use	$1.35	x	7	$9.45
21+	$1.41	x	0	$0.00					
			7	$0.00					
	Total Monthly Bill			$23.97		Total Monthly Bill			$35.90
									50%
Average Summer Bill (21 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$26.45	x	1	$26.45
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	20	$0.00	All Use	$1.35	x	21	$28.35
21+	$1.41	x	1	$1.41					
			21	$1.41					
	Total Monthly Bill			$25.38		Total Monthly Bill			$54.80
									116%

5.5 OPTION 3 – Rate Design

5.5.1 Rate Calculation

The proposed rates for Option 3 were calculated in the same manner as the proposed rates for Options 1 and 2. The annual volume rate revenue requirements and proposed usage rates remain the same. Table 23 provides the rate calculation under the Option 3 revenue requirements (Table 14).

Table 23: OPTION 3 Rate Design

	2025/26	2026/27	2027/28	2028/29	2029/30
Volume Rate Revenues	$595,300	$658,224	$693,485	$731,699	$773,335
Fixed Rate Revenues	$701,900	$1,157,876	$1,849,015	$1,937,901	$2,029,765
Total	$1,297,200	$1,816,100	$2,542,500	$2,669,600	$2,803,100
Volume Rate Revenue	$595,300	$658,224	$693,485	$731,699	$773,335
Usage (HCF)	442,333	442,333	442,333	442,333	442,333
Rate per HCF	$1.35	$1.49	$1.57	$1.65	$1.75
Fixed Rate Revenues	$701,900	$1,157,876	$1,849,015	$1,937,901	$2,029,765
Meter Equivalents	2,795.00	2,795.00	2,795.00	2,795.00	2,795.00
Rate per Equiv per month	$20.93	$34.52	$55.13	$57.78	$60.52

5.5.2 Proposed 5-Year Rate Plan

Table 24 provides the five-year schedule of proposed rates for Option 3. The bottom portion of Table 24 provides a sample calculation of the proposed average bill for residential customers. The City's average residential customer has a 3/4" meter and uses 13 HCF of water per month. Under Option 3, this customer's bill would increase from $23.97 to $38.48 per month on September 1, 2025, an increase of $14.51 or about 61%.

Table 24: OPTION 3 Proposed Monthly Water Rates

CURRENT			PROPOSED						
					2025/26	2026/27	2027/28	2028/29	2029/30
Meter Size	Use in Min Charge (HCF)	Minimum Charge	Meter Size	Use in Min Charge (HCF)	Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
up to 3/4"	20	$23.97	up to 3/4"	0	$20.93	$34.52	$55.13	$57.78	$60.52
1"	21	$25.38	1"	0	$34.88	$57.53	$91.88	$96.30	$100.87
1 1/2"	22	$30.78	1 1/2"	0	$69.77	$115.07	$183.77	$192.60	$201.73
2"	36	$51.41	2"	0	$111.63	$184.11	$294.03	$308.16	$322.77
3"	90	$127.35	3"	0	$223.25	$368.21	$588.05	$616.32	$645.55
4"	155	$218.69	4"	0	$348.83	$575.33	$918.83	$963.00	$1,008.67
6"	330	$465.07	6"	0	$697.67	$1,150.67	$1,837.67	$1,926.00	$2,017.33
Water Rate per HCF for Use over Minimum		$1.41	Rate per HCF (all use)		$1.35	$1.49	$1.57	$1.65	$1.75
Average Bill 3/4" Meter, 13 HCF		$23.97			$38.48 61%	$53.89 40%	$75.54 40%	$79.23 5%	$83.27 5%

5.5.3 Bill Impacts

Table 25 provides sample bill impacts for the typical average residential monthly bill, winter bill, and summer bill under the proposed Option 3 rates.

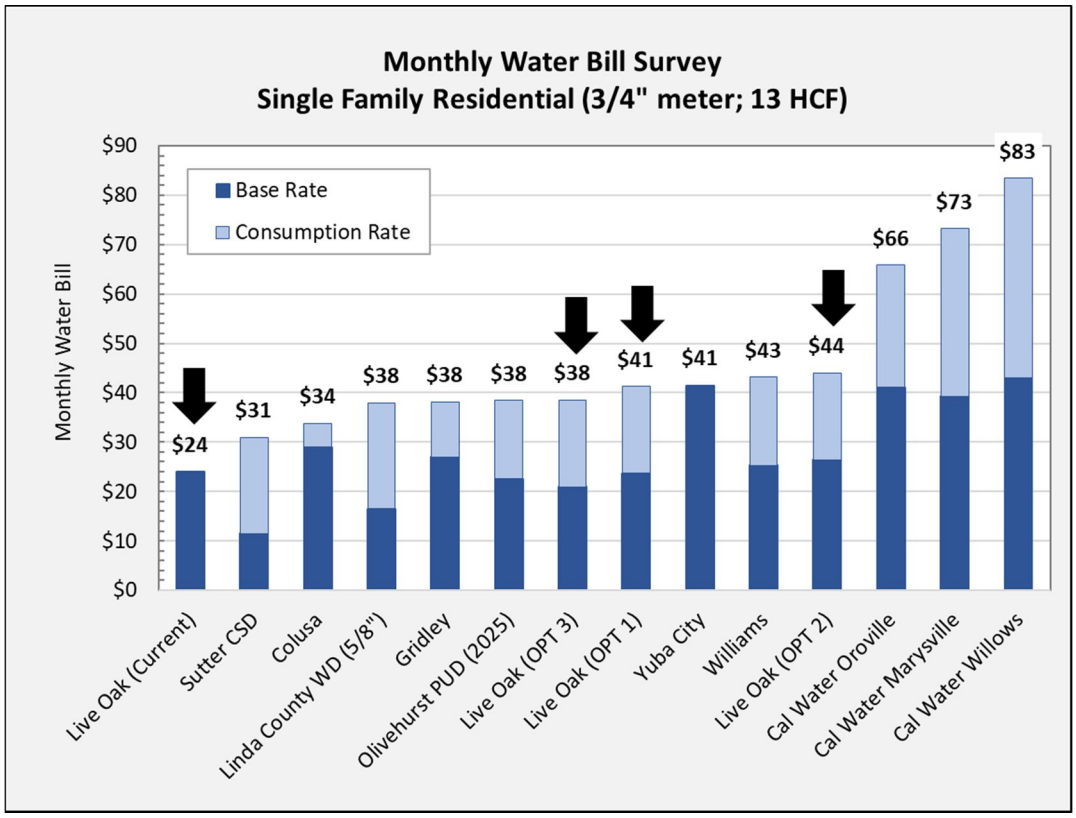
Table 25: OPTION 3 Bill Impacts

CURRENT					PROPOSED				
Average Monthly Bill (13 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$20.93	x	1	$20.93
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	13	$0.00	All Use	$1.35	x	13	$17.55
21+	$1.41	x	0	$0.00					
			13	$0.00					
	Total Monthly Bill			$23.97		Total Monthly Bill			$38.48
									61%
Average Winter Bill (7 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$20.93	x	1	$20.93
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	7	$0.00	All Use	$1.35	x	7	$9.45
21+	$1.41	x	0	$0.00					
			7	$0.00					
	Total Monthly Bill			$23.97		Total Monthly Bill			$30.38
									27%
Average Summer Bill (21 HCF)									
Fee Categories	Rate		Count of Units	Total Charges	Fee Categories	Rate		Count of Units	Total Charges
Minimum Charge (3/4")	$23.97	x	1	$23.97	Meter Fee (3/4")	$20.93	x	1	$20.93
Usage (HCF)					Usage (HCF)				
0 - 20 (included)	$0.00	x	20	$0.00	All Use	$1.35	x	21	$28.35
21+	$1.41	x	1	$1.41					
			21	$1.41					
	Total Monthly Bill			$25.38		Total Monthly Bill			$49.28
									94%

5.6 Monthly Water Bill Comparison

Figure 5 provides a bill survey comparing the City of Live Oak's typical 3/4" meter water bill with those of other local agencies. The survey includes the current bill for 13 HCF of monthly usage as well as the proposed monthly bills under Options 1, 2, and 3. Under current rates, the average residential customer pays about $24 per month for water service which is the lowest of all bills surveyed.

Figure 5: Monthly Water Bill Survey



As a point of comparison, the City's monthly bill for sewer service was also compared to that of other local agencies. The City's current residential sewer service rate is a fixed charge of $68.80 per month which is on the higher end of the agencies surveyed. The City's sewer rates were not evaluated as part of this study, but the comparison is useful to assess impacts on customers' total utility bills which include both water and sewer service.

Figure 6: Monthly Sewer Bill Survey

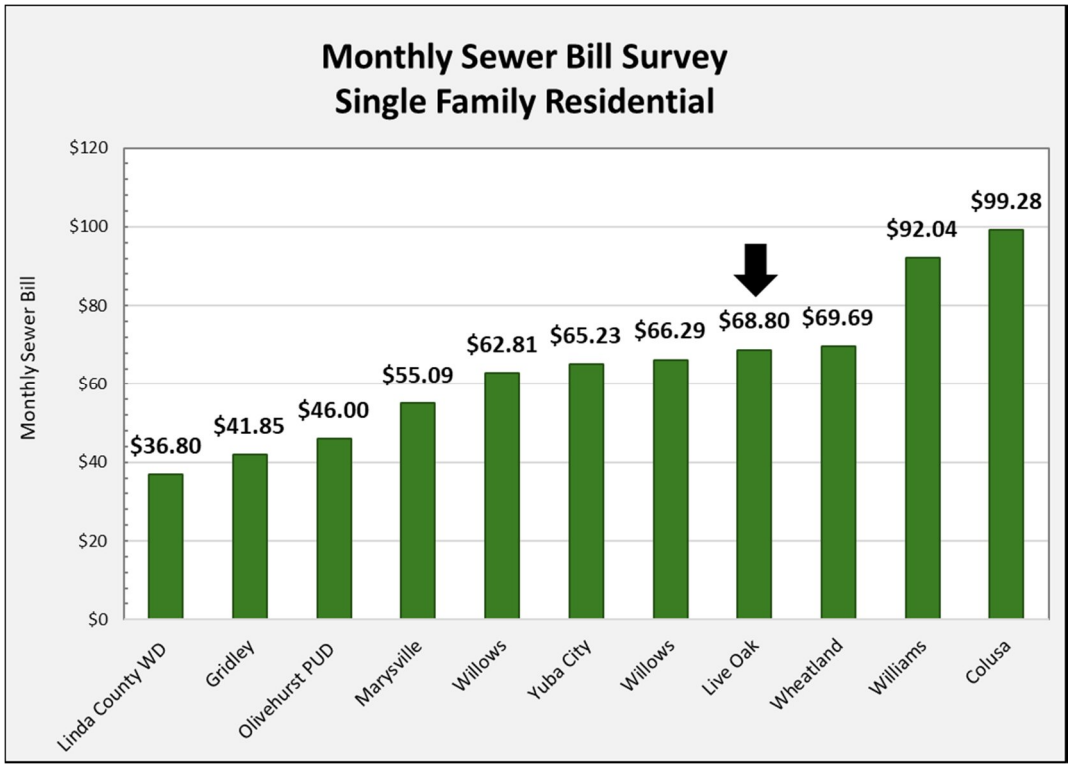
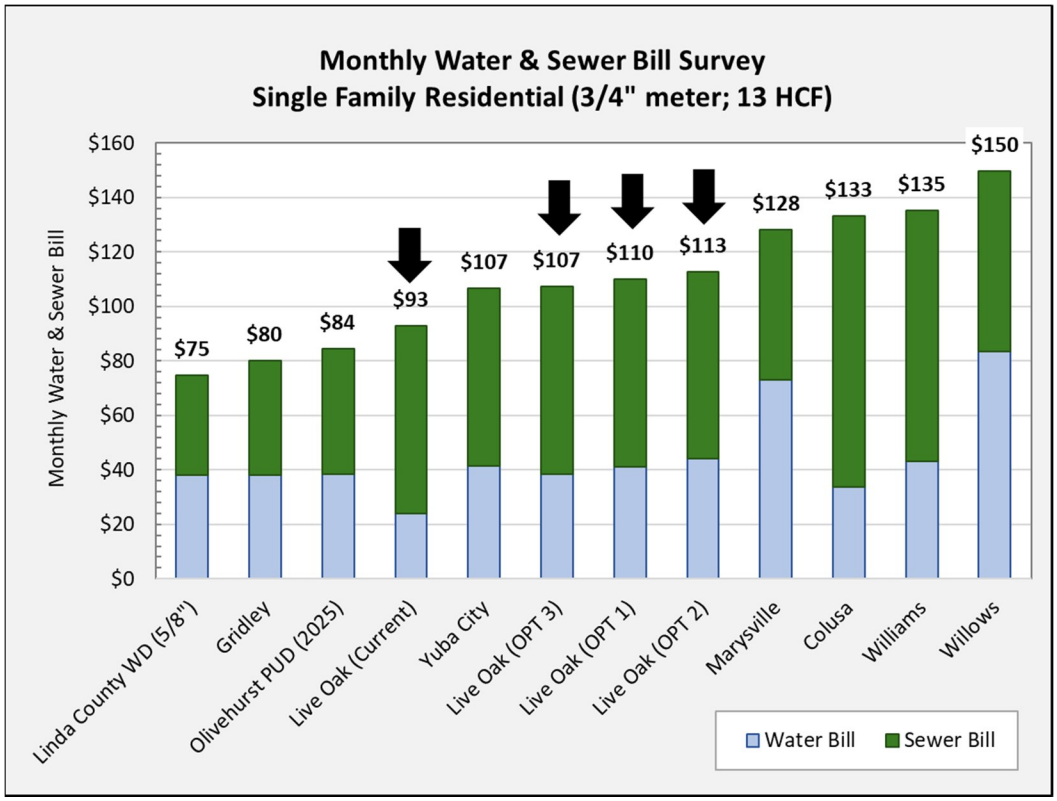


Figure 7 combines the data from Figure 5 and Figure 6 to show how the City's current combined water and sewer bill compares to both other local agencies and the proposed combined water and sewer bill under each water rate option described in this report. The City's current and proposed combined bills are in the middle of the range of agencies surveyed.

Figure 7: Monthly Combined (Water & Sewer) Bill Survey



CITY OF LIVE OAK

Water Rate Study





City Council Meeting
March 5, 2025

LECHOWICZ + TSENG
MUNICIPAL CONSULTANTS

Alison Lechowicz
Project Manager

Background

- The City provides water service to about 2,500 accounts
- The Water Fund is an enterprise fund and should be self-supported by rates
- The City's water rates have fallen behind the cost of service
  - Live Oak's water rates are among the lowest in the local area
  - Rates have not been increased in about 10 years
  - Annual operating expenses exceed revenues
  - Projected negative fund balance of about $3.7 million by June 30, 2025
- Rate study covers a 5-year period
  - First rate increase effective September 1, 2025
  - Subsequent increases will go into effect July 1 of 2026, 2027, 2028, 2029

Legal Requirements: Proposition 218

- Governs how water service charges can be calculated and adopted
  - Rates can be adopted over a maximum 5-year period with a single study
  - Rates must be based on the reasonable cost of providing service
  - Rates must proportionally recover costs based on how customers take service
- Procedural requirements for adopting rate adjustments:
  - The City must analyze its cost of service
  - Mail a notice of a public hearing to consider the rates to property owners
  - Allow property owners to submit written protests
  - Hold a public hearing a minimum of 45 days after notice is mailed
  - Rates cannot be adopted if more than 50% of ratepayers submit written protests
- NEW January 1, 2025 Exhaustion of Administrative Remedies
  - Customers can submit a Written Objection to the rate proposal (must cite specific statutes, rules, constitutional provisions, regulations, and/or cases that are alleged to be violated)
  - Failure to submit a Written Objection limits future lawsuits

Current Monthly Water Rates

Meter Size	Use Included in Minimum Charge (HCF)	Minimum Charge
up to 3/4”	20	$23.97
1”	21	$25.38
1 1/2”	22	$30.78
1 3/4”	22	$30.78
2”	36	$51.41
3”	90	$127.35
4”	155	$218.69
6”	330	$465.07
Water Rate per HCF for use over Minimum		$1.41

**HCF = hundred cubic feet; 1 HCF = 748 gallons*

Typical Bills at Current Rates

Average Monthly Bill (13 HCF)				
Category	Rate		Count	Total
Minimum Charge (3/4")	$23.97	x	1	$23.97
Usage (HCF)				
0 - 20 (included)	$0.00	x	13	$0.00
21+	$1.41	x	0	$0.00
Subtotal Usage			13	$0.00
Total Monthly Bill				$23.97

Average Winter Bill (7 HCF)				
Category	Rate		Count	Total
Minimum Charge (3/4")	$23.97	x	1	$23.97
Usage (HCF)				
0 - 20 (included)	$0.00	x	7	$0.00
21+	$1.41	x	0	$0.00
Subtotal Usage			7	$0.00
Total Monthly Bill				$23.97

Average Summer Bill (21 HCF)				
Category	Rate		Count	Total
Minimum Charge (3/4")	$23.97	x	1	$23.97
Usage (HCF)				
0 - 20 (included)	$0.00	x	20	$0.00
21+	$1.41	x	1	$1.41
Subtotal Usage			21	$1.41
Total Monthly Bill				$25.38

Why are rate increases needed?

- Fund the full cost of providing service
- Reverse operating deficit
- Collect sufficient funds to cover:
  - Operations and maintenance
  - New needed staff members
  - Capital Projects
  - Annual Debt Payment (2005 loan)
  - Begin repayment of negative fund balance

Cost of Service Analysis 2024/25

Revenues	
Water Rate Revenues	$926,600
Penalty Charges	$5,600
Total Current Revenues	$932,200

Expenses	
Operating Expenses	$1,645,100
Capital Projects	$133,400
Debt Service	$74,900
Total Expenses	$1,853,400

Net revenues at current rates -$921,200

June 20, 2025
Estimated Fund Balance
of -$3.7 million

Cost of Service, 2025/26 - 2029/30

- Operating Expenses
  - Annual inflationary increases expected for most expenses
  - Projected 25% annual increase in property insurance
  - 8% annual increase in utilities
  - New staffing costs: One new operator in 2025/26 and one new operator in 2026/27
- Capital Projects
  - Five-year total = $1.97 million
  - Projects include replacing valves, maintaining and repairing backflow preventors, upgrading the water meter reading system, and improving the booster pump station
- Annual debt service payments of about $70,000

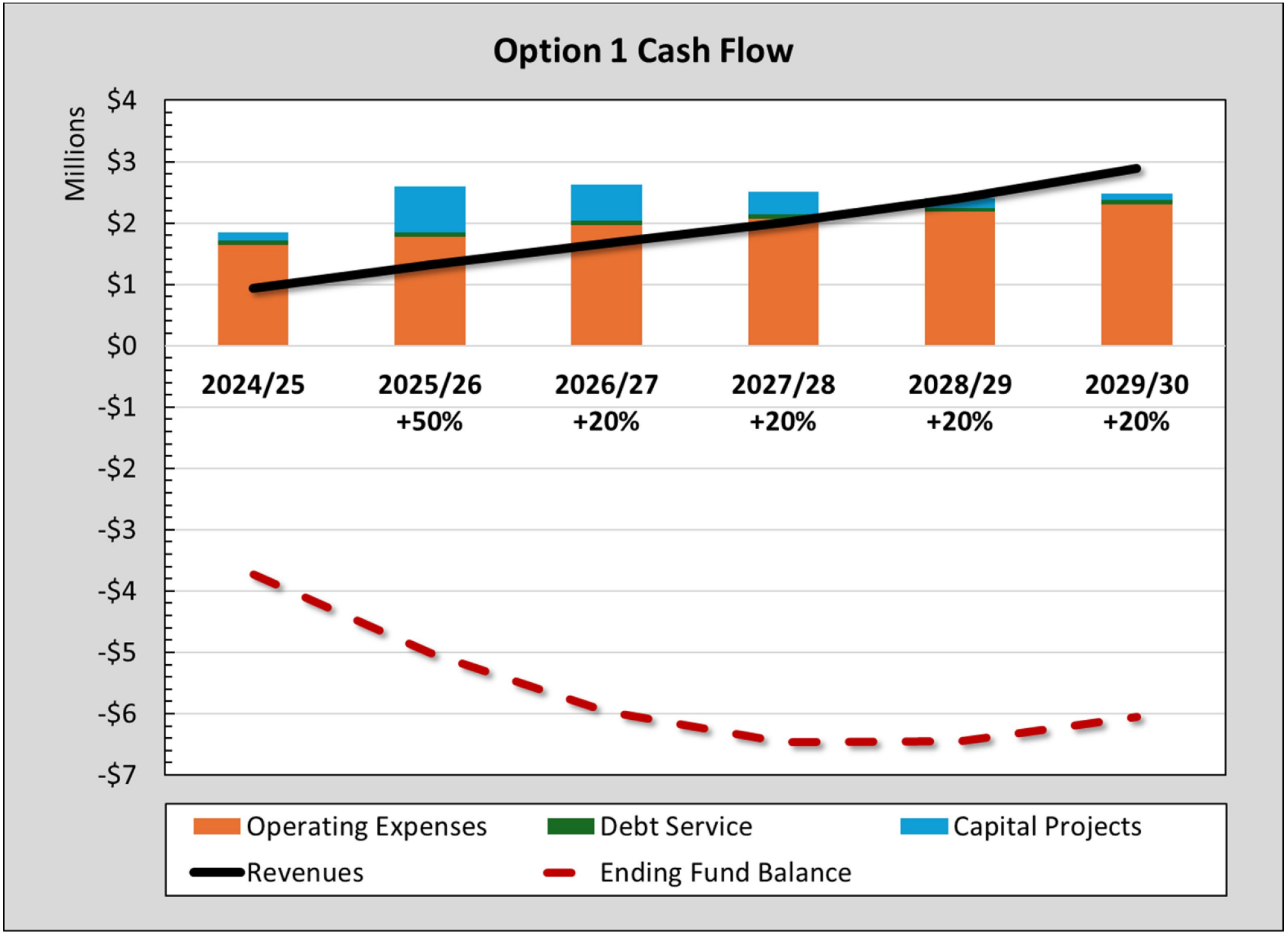
Needed Capital Improvements

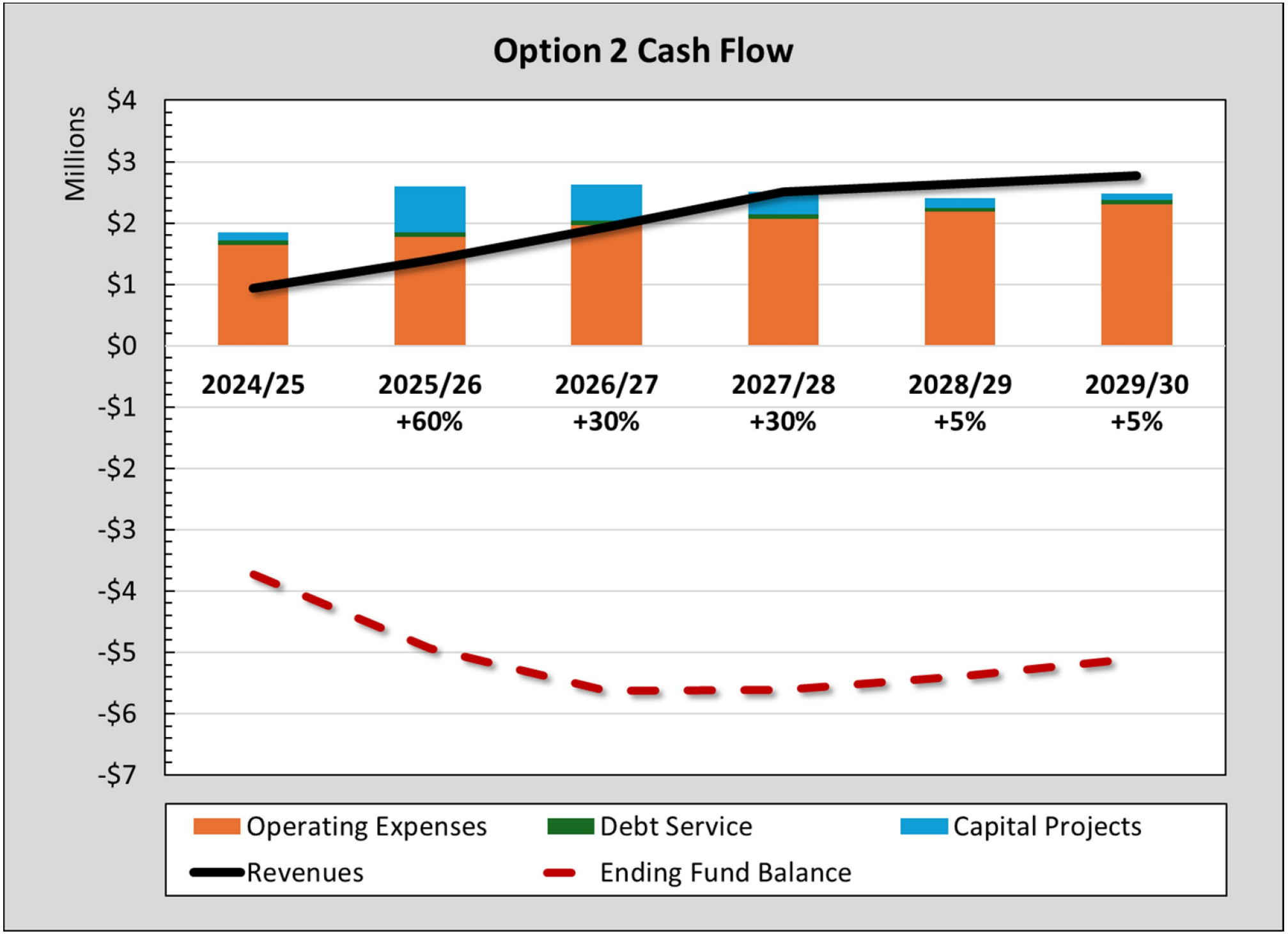
Fiscal Year	2025/26	2027/28	2027/28	2028/29	2029/2030	5-Year Total
Building Repairs Well 1, Fix roof	$50,000	$0	$0	$0	$0	$50,000
Inspection of water treatment systems	$80,000	$0	$0	$0	$0	$80,000
Valve replacement program	$0	$50,000	$50,000	$50,000		$150,000
Inspect, maintain and repair backflow preventors	$85,000	$90,000	$95,000	$105,000	$110,000	$485,000
Well 3 and 4 upgrades - new backwash valves, backwash control system upgrades, new PLC's, etc.	$0	$50,000	$50,000	$0	$0	$100,000
Back-up Generator at Well 7	$0	$0	$120,000	$0	$0	$120,000
SCADA upgrade	$0	$250,000	$0	$0	$0	$250,000
Security system upgrade	$60,000	$0	$0	$0	$0	$60,000
Communication system upgrade	$45,000	$0	$0	$0	$0	$45,000
Upgrade Water Meter reading system	$50,000	$50,000	$50,000	$0	$0	$150,000
Empty and demolish BPS Sludge Storage Tank	$280,000	$0	$0	$0	$0	$280,000
Update Water Master Plan	$100,000	$0	$0	$0	$0	$100,000
Booster Pump Station (BPS) Generator Automatic Transfer Switch installation	$0	$100,000	$0	$0	$0	$100,000
Total	$750,000	$590,000	$365,000	$155,000	$110,000	$1,970,000

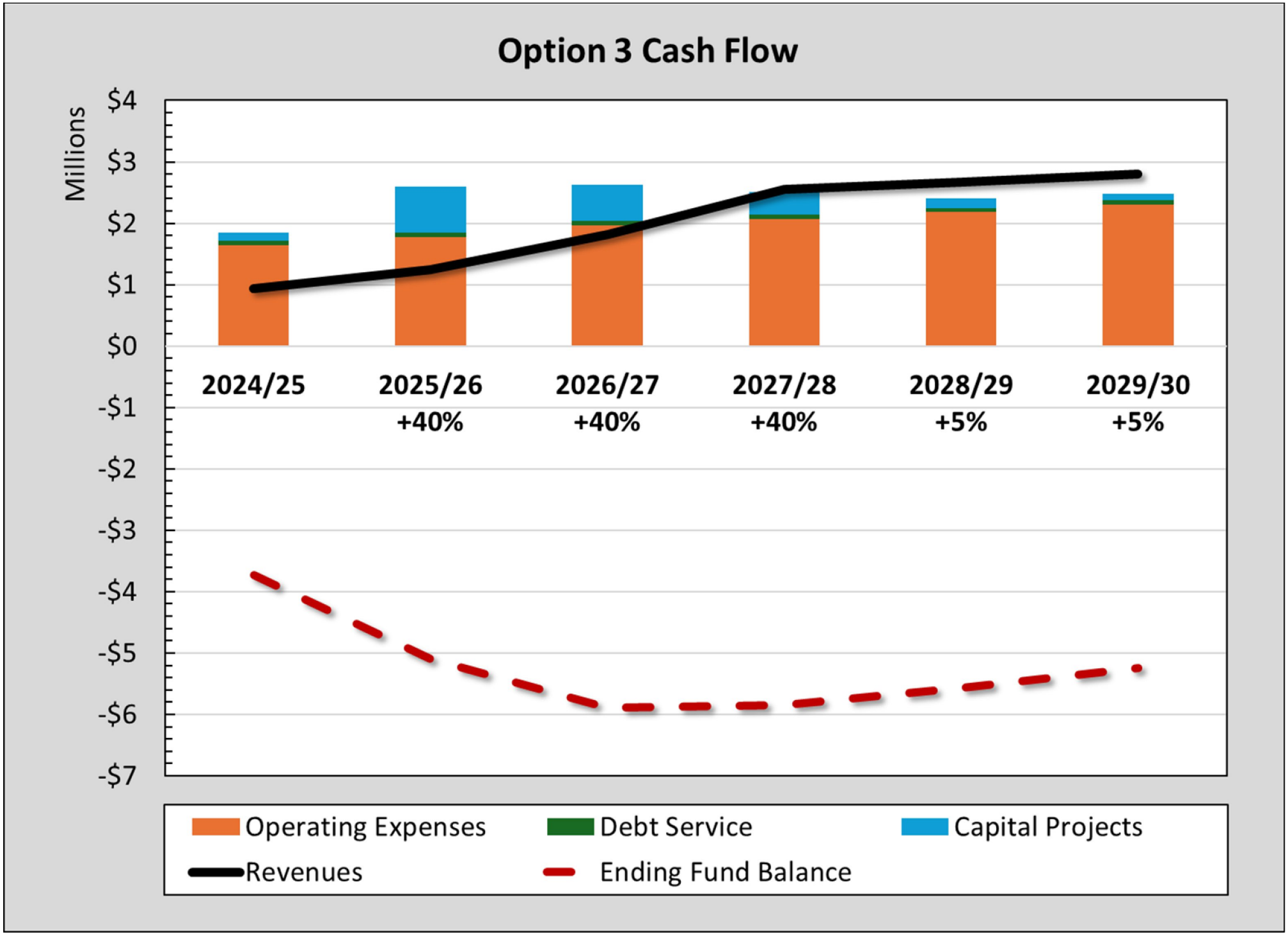
Summary of Cash Flow Options

Options	Annual Rate Revenue Increases	Cumulative Revenue Increase Over 5 Years	Additional Accrual	Repayment of Prior Balance
Option 1	50%/20%/20%/20%/20%	211%	($2,723,850)	$409,800
Option 2	60%/30%/30%/5%/5%	198%	($1,892,450)	$528,500
Option 3	40%/40%/40%/5%/5%	203%	($2,158,250)	$644,800

- All three options fund new staff members and capital improvements
- Due to the proposed phase-in of rate adjustments, the Water Fund is proposed to have negative net operations in the first 2-3 years of the rate plan
- Beginning in year 3 or 4 of the rate plan, the Water Fund is projected to have positive net revenues and will begin to repay its negative fund balance


Option 1 Cash Flow
Millions
$4
$3
$2
$1
$0
-$1
-$2
-$3
-$4
-$5
-$6
-$7
2024/25
2025/26
+50%
2026/27
+20%
2027/28
+20%
2028/29
+20%
2029/30
+20%
Operating Expenses
Debt Service
Capital Projects
Revenues
Ending Fund Balance


Option 2 Cash Flow
Millions
$4
$3
$2
$1
$0
-$1
-$2
-$3
-$4
-$5
-$6
-$7
2024/25
2025/26
+60%
2026/27
+30%
2027/28
+30%
2028/29
+5%
2029/30
+5%
Operating Expenses
Debt Service
Capital Projects
Revenues
Ending Fund Balance


Option 3 Cash Flow
Millions
$4
$3
$2
$1
$0
-$1
-$2
-$3
-$4
-$5
-$6
-$7
2024/25
2025/26
+40%
2026/27
+40%
2027/28
+40%
2028/29
+5%
2029/30
+5%
Operating Expenses
Debt Service
Capital Projects
Revenues
Ending Fund Balance

Rate Design Considerations

- Eliminate water usage included in the Minimum Charge
  - All usage will be billed the usage rate
  - Fairer to lower water users
  - 72% of current usage falls within the Minimum Charge
- Adjust fixed charge vs. usage rate recovery
  - Usage rates are proposed to recovery water supply and delivery costs
  - Usage rates are the same across all options
  - Fixed fees are proposed to recover fixed operating costs, debt service, capital costs, and repayment of the negative fund balance
- Realign Minimum Charge with the max capacity of each meter size
  - Reflects each customer's proportional impact on the water system
- Low income or senior discount policy implications

Option 1 Proposed Rates

	CURRENT	2025/26	2026/27	2027/28	2028/29	2029/30
Effective Date		Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
FIXED CHARGE	*					
Meter Size						
up to 3/4"	$23.97	$23.69	$30.10	$39.00	$49.79	$62.88
1"	$25.38	$39.48	$50.17	$65.00	$82.98	$104.80
1 1/2"	$30.78	$78.97	$100.33	$130.00	$165.97	$209.60
2"	$51.41	$126.35	$160.53	$208.00	$265.55	$335.36
3"	$127.35	$252.69	$321.07	$416.00	$531.09	$670.72
4"	$218.69	$394.83	$501.67	$650.00	$829.83	$1,048.00
6"	$465.07	$789.67	$1,003.33	$1,300.00	$1,659.67	$2,096.00
USAGE RATE						
Rate per HCF**	Above Allotment $1.41*	All Use $1.35	All Use $1.49	All Use $1.57	All Use $1.65	All Use $1.75

** Fixed charge includes a usage allotment that varies by meter size; use above the allotment is billed $1.41 per HCF*

*** HCF = hundred cubic feet; 1 HCF = 748 gallons*

Option 2 Proposed Rates

	CURRENT	2025/26	2026/27	2027/28	2028/29	2029/30
Effective Date		Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
FIXED CHARGE	*					
Meter Size						
up to 3/4"	$23.97	$26.45	$37.84	$54.03	$56.62	$59.30
1"	$25.38	$44.08	$63.07	$90.05	$94.37	$98.83
1 1/2"	$30.78	$88.17	$126.13	$180.10	$188.73	$197.67
2"	$51.41	$141.07	$201.81	$288.16	$301.97	$316.27
3"	$127.35	$282.13	$403.63	$576.32	$603.95	$632.53
4"	$218.69	$440.83	$630.67	$900.50	$943.67	$988.33
6"	$465.07	$881.67	$1,261.33	$1,801.00	$1,887.33	$1,976.67
USAGE RATE						
Rate per HCF**	Above Allotment $1.41*	All Use $1.35	All Use $1.49	All Use $1.57	All Use $1.65	All Use $1.75

** Fixed charge includes a usage allotment that varies by meter size; use above the allotment is billed $1.41 per HCF*

*** HCF = hundred cubic feet; 1 HCF = 748 gallons*

Option 3 Proposed Rates

	CURRENT	2025/26	2026/27	2027/28	2028/29	2029/30
Effective Date		Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
FIXED CHARGE	*					
Meter Size						
up to 3/4"	$23.97	$20.93	$34.52	$55.13	$57.78	$60.52
1"	$25.38	$34.88	$57.53	$91.88	$96.30	$100.87
1 1/2"	$30.78	$69.77	$115.07	$183.77	$192.60	$201.73
2"	$51.41	$111.63	$184.11	$294.03	$308.16	$322.77
3"	$127.35	$223.25	$368.21	$588.05	$616.32	$645.55
4"	$218.69	$348.83	$575.33	$918.83	$963.00	$1,008.67
6"	$465.07	$697.67	$1,150.67	$1,837.67	$1,926.00	$2,017.33
USAGE RATE						
Rate per HCF**	Above Allotment $1.41*	All Use $1.35	All Use $1.49	All Use $1.57	All Use $1.65	All Use $1.75

** Fixed charge includes a usage allotment that varies by meter size; use above the allotment is billed $1.41 per HCF*

*** HCF = hundred cubic feet; 1 HCF = 748 gallons*

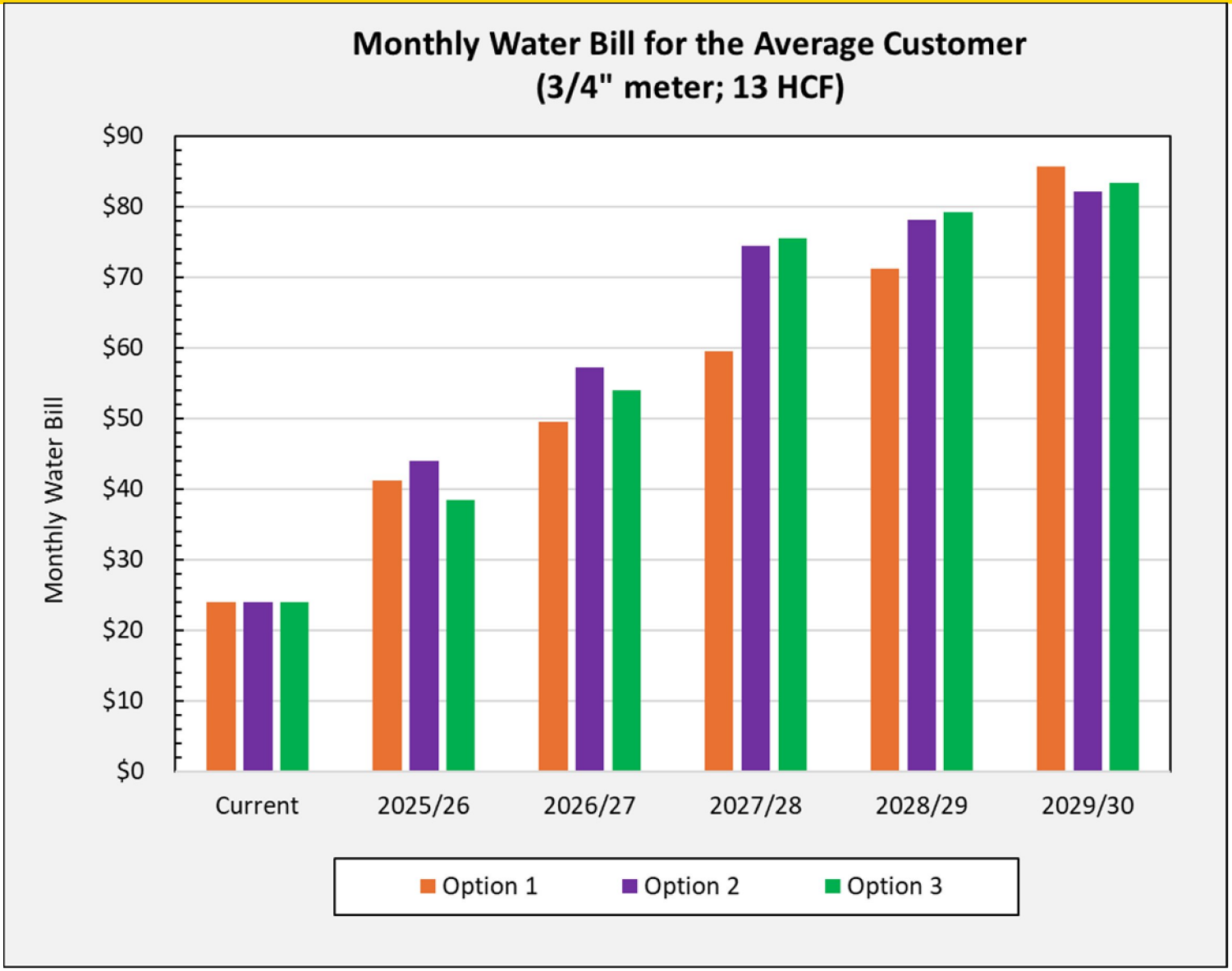
Year 1 Sample Bill Impacts

	Current	Option 1	Option 2	Option 3
7 HCF (Winter Use)				
Minimum Charge (3/4")	$23.97	$23.69	$26.45	$20.93
Usage Rates	$0.00	$9.45	$9.45	$9.45
Total Monthly Bill	$23.97	$33.14	$35.90	$30.38
$ Change from Current		*$9.17*	*$11.93*	*$6.41*
% Change from Current		*38%*	*50%*	*27%*
13 HCF (Average Use)				
Minimum Charge (3/4")	$23.97	$23.69	$26.45	$20.93
Usage Rates	$0.00	$17.55	$17.55	$17.55
Total Monthly Bill	$23.97	$41.24	$44.00	$38.48
$ Change from Current		*$17.27*	*$20.03*	*$14.51*
% Change from Current		*72%*	*84%*	*61%*
21 HCF (Summer Use)				
Minimum Charge (3/4")	$23.97	$23.69	$26.45	$20.93
Usage Rates	$1.41	$28.35	$28.35	$28.35
Total Monthly Bill	$25.38	$52.04	$54.80	$49.28
$ Change from Current		*$26.66*	*$29.42*	*$23.90*
% Change from Current		*105%*	*116%*	*94%*

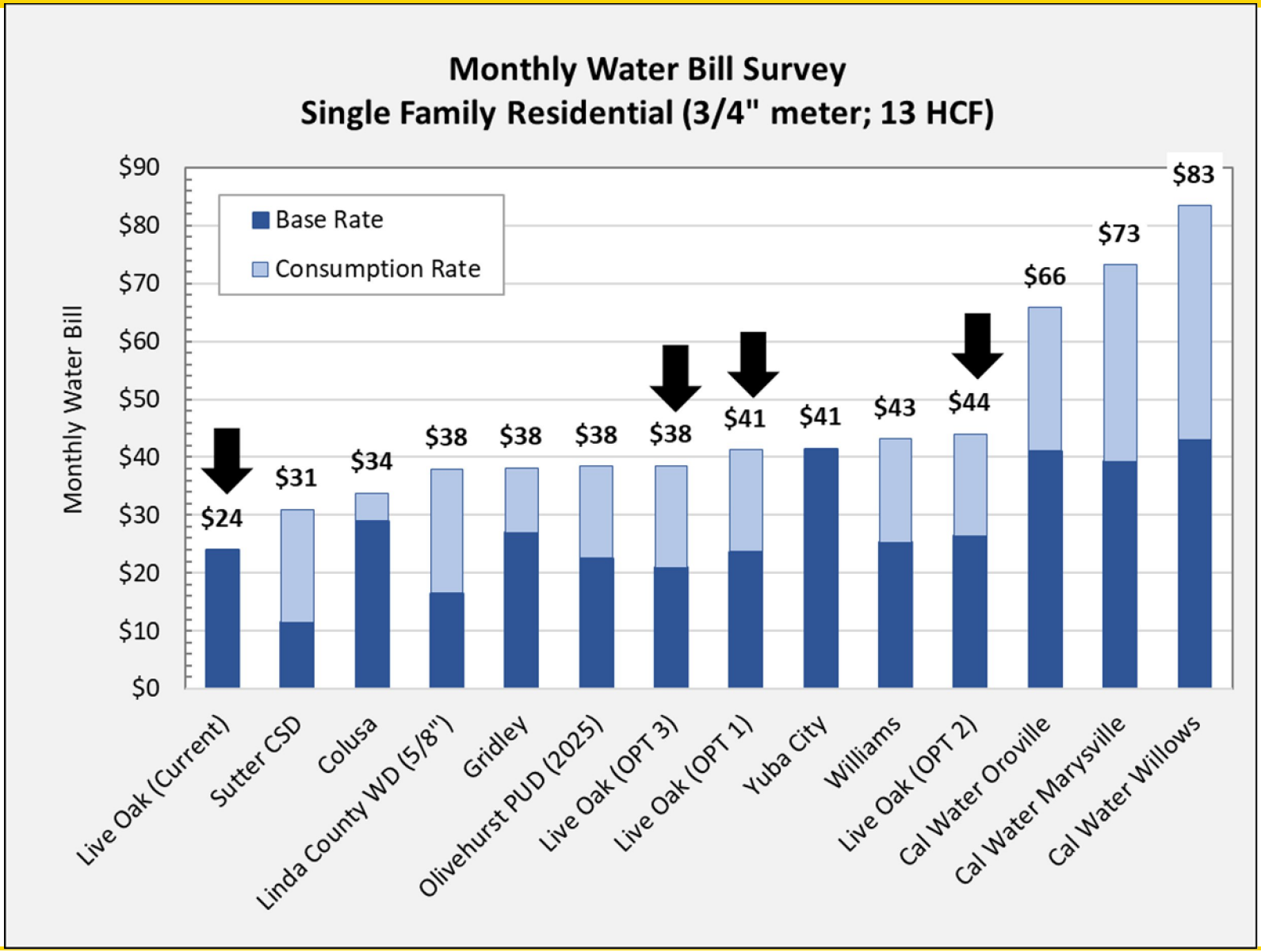
5-Year Comparison of Average Bills

	Current	PROPOSED MONTHLY WATER BILL (13 HCF)				
		Sep 1, 2025	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029
OPTION 1						
Avg Monthly Bill (3/4”) *$ Change* *% Change*	$23.97	$41.24 *$17.27* *72%*	$49.47 *$8.23* *20%*	$59.41 *$9.94* *20%*	$71.24 *$11.83* *20%*	$85.63 *$14.39* *20%*
OPTION 2						
Avg Monthly Bill (3/4”) *$ Change* *% Change*	$23.97	$44.00 *$20.03* *84%*	$57.21 *$57.21* *30%*	$74.44 *$17.23* *30%*	$78.07 *$3.63* *5%*	$82.05 *$3.98* *5%*
OPTION 3						
Avg Monthly Bill (3/4”) *$ Change* *% Change*	$23.97	$38.48 *$14.51* *61%*	$53.89 *$15.41* *40%*	$75.54 *$21.65* *40%*	$79.23 *$3.69* *5%*	$83.27 *$4.04* *5%*

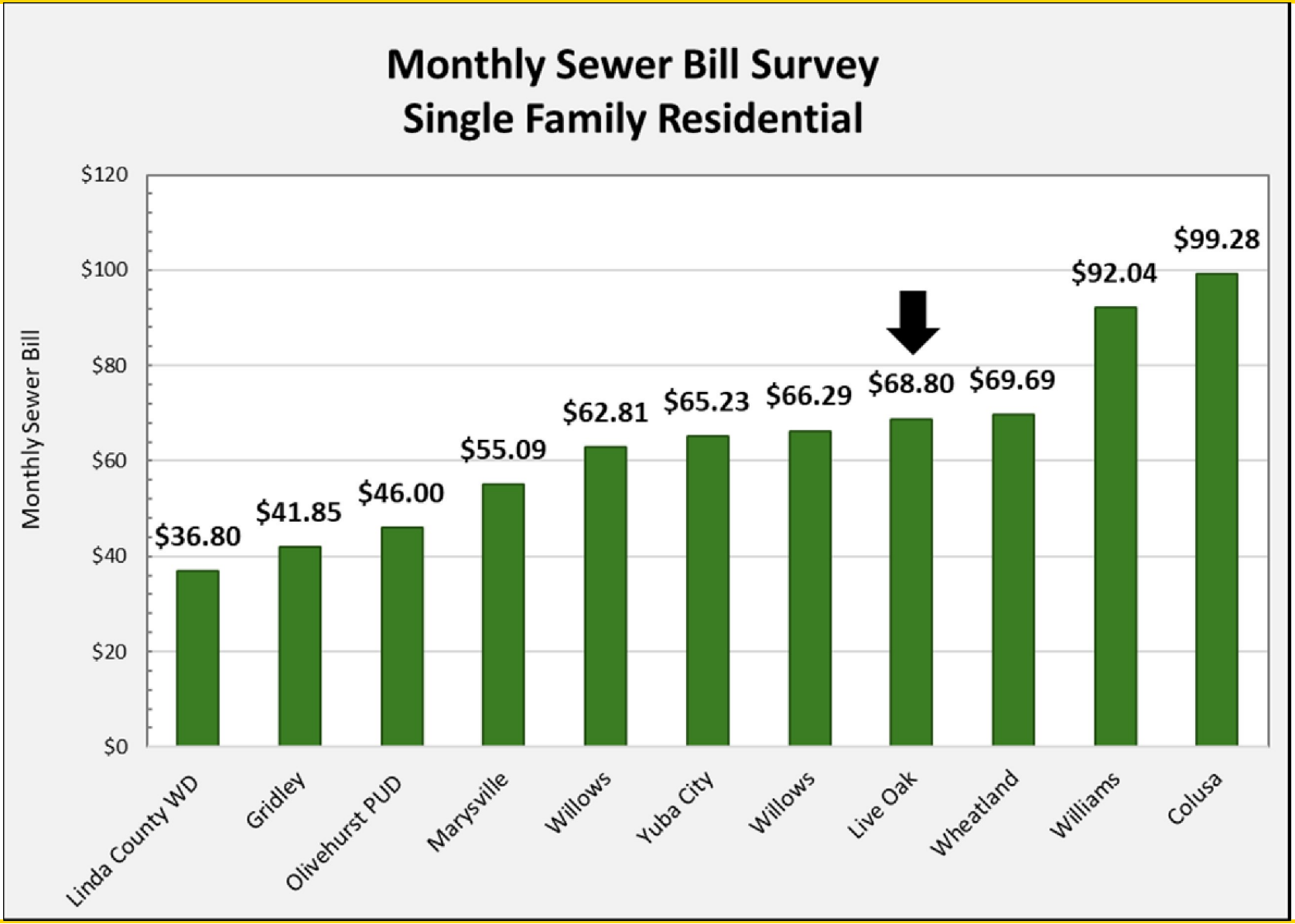
5-Year Comparison of Average Bills



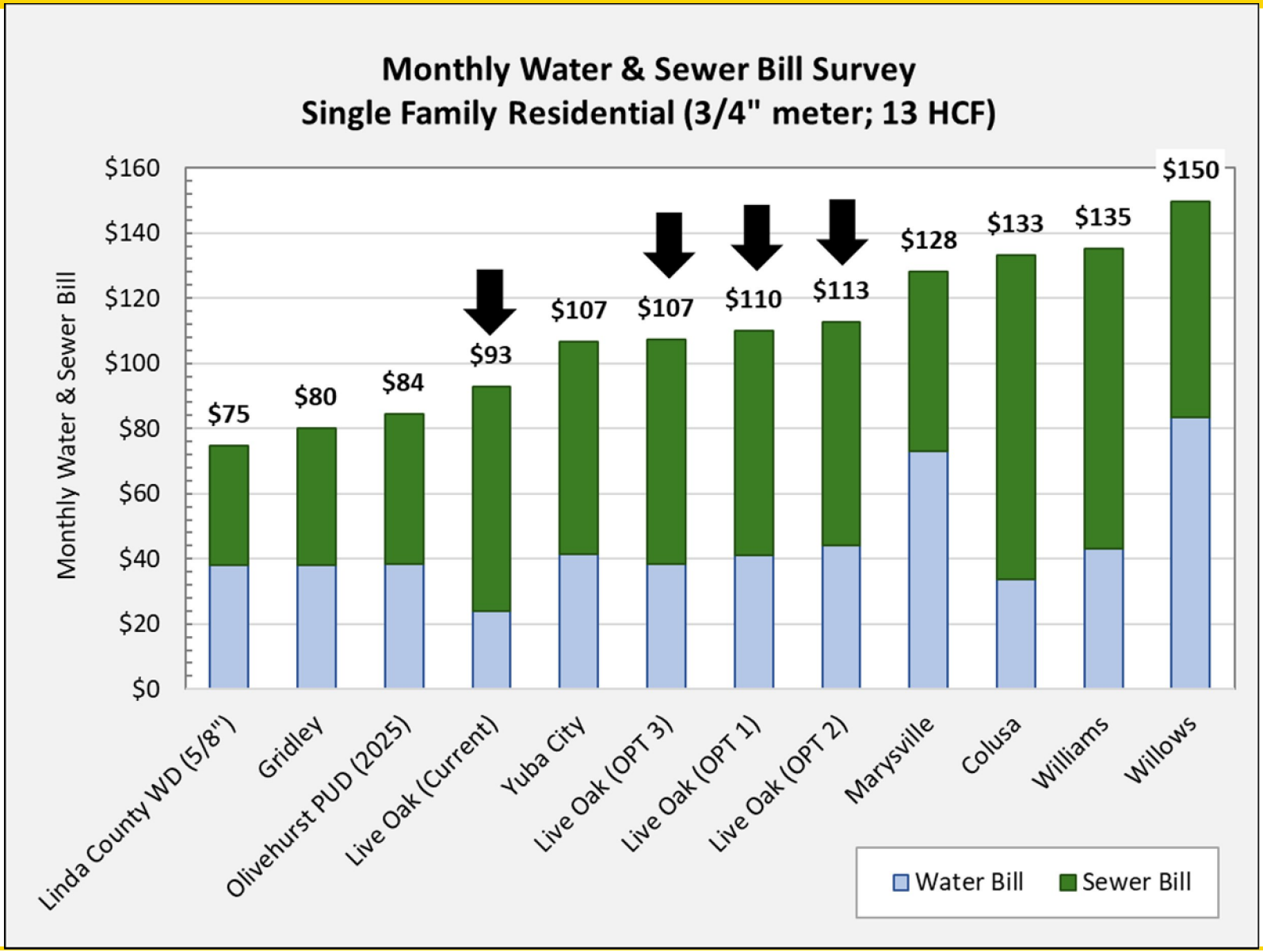
Water Rate Survey



Sewer Rate Survey



Combined Bill Survey



Next Steps

- March 5: Present recommendations to City Council; request direction regarding a preferred alternative
- Mid-March: Present the final rate study report to City Council; request authorization for Proposition 218 notification
- March 28: City prints and mails the Proposition 218 notice
- April 23: Community Outreach meeting
- May 12: Deadline for written objections
- May 21: Proposition 218 hearing date (54 days after postmark)
- Absent a majority protest, the rates can go into effect thereafter

Wrap Up



LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date:	March 5, 2025
Title:	Discussion/Direction Regarding Review of Consultant Contracts and Potential Approvals Needed for Contract Extensions (BPR Consulting Group and Eide Bailly LLP)
Contact Information:	Nicole Rosser, City Attorney
Background:	Council will discuss options and provide direction to staff.
Recommendation:	Discussion and provide direction to staff regarding the consultant contracts.

Attachments:

Contract with BPR for Building and Safety Services
Professional Services Agreement with Eide Bailly LLP for Accounting and Consulting Services

LIVE OAK
CALIFORNIA

Contract Cover Page

Contract Title: Contract with BPR Consulting Group for Building and Safety Services

Other Party: BPR

Description: Building and Safety Services

Contact: Aaron Palmer, City Manager

Contract No: 2022-013

Meeting Date: 9.21.2022

Item #: 3

Authority:

- ■ Council
  - ❑ Resolution
- ❑ City Manager

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of September 6, 2022 by and between the City of Live Oak ("City") and BPR Consulting Group. ("Consultant").

RECITALS

A. The City Manager holds the authority under the Live Oak Municipal Code to execute this professional services agreement at this dollar amount for work related to as needed building department services in the City of Live Oak.

B. The Consultant is specially trained, experienced and competent to provide the professional services required by this Agreement.

C. The Consultant possesses the skill, experience, ability, background, license, certification, as required by law, and knowledge to provide the professional services described in this Agreement in accordance with the terms and conditions described herein.

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

AGREEMENT

1. Scope of Services. The Consultant shall furnish the following services in a professional manner: Consultant shall perform the services described in Exhibit "A" which is attached hereto and incorporated herein by reference. Consultant shall provide such professional services at the time, place, and in the manner specified in Exhibit "A," subject to the direction of the City.

2. Time of Performance. The services shall commence upon execution of this Agreement, and shall begin on September 6, 2022 for services to be rendered and shall expire on June 30, 2024, or until terminated as set forthin Section 5 (Termination) of this Agreement.

3. **Compensation-for Building Department Services:** Compensation to be paid to Consultant is in accordance with Exhibit "A", which is attached hereto and incorporated herein by reference and not to exceed $100,000. Upon the mutual consent of both parties, the agreement can be extended on a monthly basis and at the billing rates in effect at the conclusion of the agreement. Payment by City under this Agreement shall not be deemed a waiver of defects in Consultant's services, even if such defects were known to the City at the time of payment. Method of Payment. Consultant shall submit monthly billing to City describing the services provided during the preceding month. Consultant's bills shall include a brief description of the services performed, the date the services were performed, the

number of hours spent and by whom, and a description of any applicable reimbursable expense. The invoices will be paid at the billings rates noted in the attached Exhibit "A". Any reimbursable expense will be agreed to by the City in advance. City shall pay Consultant within a reasonable time upon approval of the monthly invoice by City staff, such approval to not be unreasonably withheld.

4. Additional Services. At any time during the term of this Agreement, City may request that Consultant provide Additional Services. As used herein, "Additional Services"means any services which are determined by City to be necessary for the proper completion of Consultant's services, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Additional Services without prior written authorization from City as evidenced by a specific Task Order that specifies the services to be provided, personnel to be used, and the not-to-exceed cost for the additional services.

5. Termination. This Agreement may be terminated by the City at any time. Upon termination, Consultant shall be entitled to compensation for services properly performed up to the effective date of termination.

6. Ownership of Documents. The City acknowledges the Consultant's documents, including electronic files, as the work papers of the Consultant and the Consultant's instruments of professional service. All plans, studies, documents, and other writings prepared by and for Consultant, its officers, employees, and agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such services, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall not be held liable for any modification or reuse of the City-owned instruments of service for purposes outside this Agreement. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents, and other writings to City within three (3) days after written request. Nothing herein shall be construed as a limitation on Consultant's right to re-use component design details, features and concepts on other projects, in other contexts or forother clients.

8. Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs,

and other intellectual property embodied in documents or works of authorship fixed in any tangible medium of expression including, but not limited to, data magnetically or otherwise recorded on computer diskettes, CDs or other electronic form which are prepared or caused to be prepared by Consultant under this Agreement ("Documents and Data"). Consultant shall require all subcontractors to agree in writing that City is granted a nonexclusive and perpetual license for any Documents and Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents and Data. Consultant makes no such representation and warranty in regard to Documents and Data which may be provided to Consultant by City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

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

10. Consultant's Books and Records

    a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, expenditures, and disbursements charged to City for a

minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of termination or completion of the Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Clerk, or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at 9955 Live Oak Blvd., Live Oak, California when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment, or termination of Consultant's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that documents be maintained by City Hall.

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

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

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

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

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

13. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. All services provided by Consultant under this Agreement, shall be by BPR Consulting Group. and shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

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

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

16. Indemnity. Consultant agrees to defend, indemnify, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including anyand all costs and expenses in connection therein), arising from its performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement, to the extent resulting from Consultant's negligence, recklessness or willful misconduct, except for any such claim arising from the sole negligence, active negligence, reckless or willful misconduct of the City, its officers, agents, employees, or volunteers.

17. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the Agreement, the insurance coverage and policies as set forth in Exhibit "B" attached hereto.

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

If to City:

City of Live Oak
9955 Live Oak Blvd
Live Oak, CA 95953
Attn: Aaron Palmer, City Manager

Email: apalmer@liveoakcity.org
Phone: 530-695-2112

If to Consultant:

Attn: Ron Beehler, Director of Client Services
BPR Consulting Group
2201 Francisco Dr Suite 140-658
El Dorado Hills, CA 95762

Email: rbeehler@bpr-grp.com
Phone: 916-204-3178 - mobile
916-562-3600 - office

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

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

21. Assignments and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience, and competence of Consultant. Assignments of any or all rights, duties, or obligations of the Consultant under this Agreement will be permitted only with the express prior written consent of the City. Consultant shall not subcontract any portion of the services to be performed under this Agreement without the prior written authorization of the City. Consultant shall be fully responsible to City for all acts or omissions of any subcontractor

of Consultant. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City topay or to see to the payment of any monies due to any such subcontractor other than as otherwise required by law.

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

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

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

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

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

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

28. Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this

Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. Equal Opportunity Employment. Consultant represents that Consultant is an equal opportunity employer and Consultant shall not discriminate against any subcontractor, employee, or applicant for employment because of race, religion, color, national origin, disability, ancestry, sex, or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, or termination.

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

CITY OF LIVE OAK

By: _____
Aaron Palmer, City Manager

BPR Consulting Group

By: _____
Ron Beehler

Title: Director of Client Services

Tax ID No.: 87-1149836

Attachments: Exhibit A – Services Proposal (includes schedule of fees)Exhibit B – Insurance Requirements

Exhibit "A"

BPR Consulting Group.
Scope of Services and Fee
Schedule

Exhibit "B"

Insurance Requirements

Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, or employees. Consultant shall maintain limits no less than:

1. Commercial General Liability, Including: Premises and Operations Contractual Liability Personal Injury Liability Independent Contractors Bodily Injury, Property Damage	$2,000,000 per occurrence and $2,000,000 general aggregate
2. Automobile Liability: Owned, Non-Owned, and Hired Autos	$1,000,000 per accident for bodily injury and property damage
3. Workers' Compensation:	As required by the State of California
4. Employer's Liability:	$1,000,000 per accident for bodily injury or disease
5. Professional Liability:	$1,000,000 per claim and $2,000,000 annual aggregate

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and volunteers are to be covered as insured's as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant.

2. For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall

not be canceled by either party, except after thirty (30) day's prior written notice has been provided to the City.

If General Liability and Professional Liability coverages are written on a claims-made form:

1. The retroactive date must be shown, and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the City for review.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City. Exception may be made for the State Compensation Insurance Fund when not specifically rated.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on other than the City's forms provided those endorsements conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Waiver of Subrogation

Consultant hereby agrees to waive subrogation which any insurer of consultant may acquire from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the consultant, its employees, agents and subcontractor.

LIVE OAK
CALIFORNIA

Contract Cover Page

Contract Title: Professional Services Agreement with Eide Bailly LLP for Accounting and Consulting Services

Other Party: Eide Bailly LLP

Description: Accounting and consulting services

Contact: Aaron Palmer, City Manager

Contract No: 2021-007

Meeting Date: 5/19/2021

Item #: 2

Authority:

- ■ Council
  - ❑ Resolution
- ❑ City Manager

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of May 19, 2021 by and between the Cityof Live Oak ("City") and Eide Bailly LLP ("Consultant").

RECITALS

A. The City Manager holds the authority under the Live Oak Municipal Code to execute this professional services agreement at this dollar amount for work related to annual accounting and consulting services.

B. The Consultant is specially trained, experienced and competent to provide the professional services required by this Agreement.

C. The Consultant possesses the skill, experience, ability, background, license, certification, as required by law, and knowledge to provide the professional services described in this Agreement in accordance with the terms and conditions described herein.

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

AGREEMENT

1. Scope of Services. The Consultant shall furnish the following services in a professional manner: Consultant shall perform the services described in Exhibit "A" which is attached hereto and incorporated herein by reference. Consultant shall provide such professional services at the time, place, and in the manner specified in Exhibit "A," subject to the direction of the City.

2. Time of Performance. The services shall commence upon execution of this Agreement and shall begin on July 1, 2021 for services to be rendered for FY 2021-22, 2022-23 and 2023-24. The City shall have the option to extend services for FY 2024-25 and 2025-26 or until terminated as set forthin Section 6 (Termination) of this Agreement.

3. **Compensation- Accounting and Consulting Services:** Compensation to be paid to Consultant is in accordance with Exhibit "A", which is attached hereto and incorporated herein by reference and not to exceed $240,000 for FY 2021-22, $240,000 for FY 2022-23, $252,000 for FY 2023-24; and at the option of the City, $264,600 for FY 2024-25 and $277,830 for FY 2025-26. Upon the mutual consent of both parties, the agreement can be extended on a monthly basis and at the billing rates then effect atthe conclusion of the agreement. Payment by City under this Agreement shall not be deemed a waiver of defects

in Consultant's services, even if such defects were known to the City at the time of payment. Method of Payment. Consultant shall submit monthly billing to City describing the services provided during the preceding month. Consultant's

bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and a description of any applicable reimbursable expense. The invoices will be paid at the billings rates noted in the attached Exhibit "A". Any reimbursable expense will be agreed to by the City in advance. City shall pay Consultant within a reasonable time upon approval of themonthly invoice by City staff, such approval to not be unreasonably withheld.

4. Additional Services. At any time during the term of this Agreement, City may request that Consultant provide Additional Services. As used herein, "Additional Services"means any services which are determined by City to be necessary for the proper completion of Consultant's services, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Additional Services without prior written authorization from City as evidenced by a specific Task Order that specifies the services to be provided, personnel to be used, and the not-to-exceed cost for the additional services.

5. Termination. This Agreement may be terminated by the City at any time. Upon termination, Consultant shall be entitled to compensation for services properly performed up to the effective date of termination.

6. Ownership of Documents. The City acknowledges the Consultant's documents, including electronic files, as the work papers of the Consultant and the Consultant's instruments of professional service. All plans, studies, documents, and other writings prepared by and for Consultant, its officers, employees, and agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such services, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall not be held liable for any modification or reuse of the City-owned instruments of service for purposes outside this Agreement. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents, and other writings to City within three (3) days after written request. Nothing herein shall be construed as a limitation on Consultant's right to re-use component design details,

features and concepts on other projects, in other contexts or forother clients.

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

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

10. Consultant's Books and Records

    a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges

for services, expenditures, and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of termination or completion of the Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Clerk, or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at 9955 Live Oak Blvd., Live Oak, California when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment, or termination of Consultant's business, City may, by written request by any of the above-named officers, require that custody of the records be given to the City and that documents be maintained by City Hall.

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

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

this Agreement.

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

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

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

13. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. All services provided by Consultant under this Agreement, shall be by Eide Bailly LLP and shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

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

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

16. Indemnity. Consultant agrees to defend, indemnify, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including anyand all costs and expenses in connection therein), arising from its performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement, to the extent resulting from Consultant's negligence, recklessness or willful misconduct, except for any such claim arising from the sole negligence, active negligence, reckless or willful misconduct of the City, its officers, agents, employees, or volunteers.

17. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the Agreement, the insurance coverage and policies as set forth in Exhibit "B" attached hereto.

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

If to City:

City of Live Oak
9955 Live Oak Blvd
Live Oak, CA 95953
Attn: Aaron Palmer, City Manager

Email: apalmer@liveoakcity.org
Phone: 530-695-2112

If to Consultant:

Attn: Joe Aguilar
Eide Bailly LLP
2151 River Plaza Drive, Suite 308
Sacramento, CA
95833

Email: jaguilar@eidebailly.com
Phone: 909-466-4410

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

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

21. Assignments and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience, and competence of Consultant. Assignments of any or all rights, duties, or obligations of the Consultant under this Agreement will be permitted only with the express prior written consent of the City. Consultant shall not subcontract any portion of the services to be performed under this Agreement without the prior written authorization of the City. Consultant shall be fully responsible to City for all acts or omissions of any subcontractor

of Consultant. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City topay or to see to the payment of any monies due to any such subcontractor other than as otherwise required by law.

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

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

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

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

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

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

28. Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this

Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. Equal Opportunity Employment. Consultant represents that Consultant is an equal opportunity employer and Consultant shall not discriminate against any subcontractor, employee, or applicant for employment because of race, religion, color, national origin, disability, ancestry, sex, or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, or termination.

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

CITY OF LIVE OAK

By: Aaron D Palmer
Aaron Palmer, City Manager

EIDE BAILLY LLP

By: _____

Title: Principal

Tax ID No.: _____

Attachments: Exhibit A – Services Proposal (includes schedule of fees)
Exhibit B – Insurance Requirements

Exhibit "A"

Eide Bailly LLP Scope of
Work Attached

SCOPE OF WORK (Accounting & Financial Services)
Specific services to be provided follow. Any additional services requested, other than routine advice and training will require an amendment of this agreement:

- Serve as the City's Finance Director
- Provide set hours for the finance department operations Monday thru Thursday of each week
- Analyze and implement current or needed internal controls
- Oversee the preparation of the City's payroll function
- Oversee the accounts payable and disbursement function
- Oversee the accounts receivable and billing functions
- Assist in responding to customer service inquiries
- Assist with federal, state and local financial reporting
- Reconcile bank accounts to your City's general ledger system.
- Update accounting records and prepare related journal entries.
- We will provide accounting assistance in closing the City's books each month.
- Update fixed asset records and prepare related journal entries.
- Prepare journal entries and schedules related to year-end closing and annual audit.
- Prepare various accounting duties as assigned.
- We will make recommendations and suggestions to the City in regards to its financial practices.

FEES
Not to exceed amounts for each year as follow: FY 2021-22 $240,000, FY 2022-23 $240,000 and FY 2023-24 $252,000; at the option of the City FY 2024-25 $264,600 and FY 2025-26 $277,830. Invoices will be submitted monthly and are due upon receipt. Hourly rates effective each fiscal year:

VTD FY 21-22	Hourly Rate
Partner	$205
Sr. Manager	$180
Manager	$165
Senior Accountant	$120
Staff Accountant	$95

VTD FY 22-23	Hourly Rate
Partner	$205
Manager	$180
Supervisor	$165
Senior Accountant	$120
Staff Accountant	$95

VTD FY 23-24	Hourly Rate
Partner	$215
Manager	$190
Supervisor	$173
Senior Accountant	$126
Staff Accountant	$100

VTD FY 24-25	Hourly Rate
Partner	$225
Sr. Manager	$200
Manager	$182
Senior Accountant	$132
Staff Accountant	$105

VTD FY 25-26	Hourly Rate
Partner	$235
Manager	$210
Supervisor	$190
Senior Accountant	$139
Staff Accountant	$110

CONDITION FOR PRICING
The hourly rates for the routine services are contingent upon the City maintaining the existing personnel and management team currently assembled. Upon changes of the management team, Eide Bailly and the City will need to renegotiate the pricing structure. The pricing above does not include other services that may be mutually agreed upon by the City and Eide Bailly.

Exhibit "B"

Insurance Requirements

Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, or employees. Consultant shall maintain limits no less than:

1. Commercial General Liability, Including: Premises and Operations Contractual Liability Personal Injury Liability Independent Contractors Bodily Injury, Property Damage	$2,000,000 per occurrence and $2,000,000 general aggregate
2. Automobile Liability: Owned, Non-Owned, and Hired Autos	$1,000,000 per accident for bodily injury and property damage
3. Workers' Compensation:	As required by the State of California
4. Employer's Liability:	$1,000,000 per accident for bodily injury or disease
5. Professional Liability:	$1,000,000 per claim and $2,000,000 annual aggregate

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and volunteers are to be covered as insured's as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant.

2. For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) day's prior written notice has been provided to the City.

If General Liability and Professional Liability coverages are written on a claims-made form:

1. The retroactive date must be shown, and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the City for review.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City. Exception may be made for the State Compensation Insurance Fund when not specifically rated.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on other than the City's forms provided those endorsements conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Waiver of Subrogation

Consultant hereby agrees to waive subrogation which any insurer of consultant may acquire from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the consultant, its employees, agents and subcontractor.

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: Public Employee Performance Evaluation Pursuant to California Government Code Section 54957:
City Manager

LIVE OAK
CALIFORNIA

City of Live Oak
Report to City Council

Meeting Date: March 5, 2025

Title: Public Employee Discipline/Dismissal/Release Pursuant to California Government Code Section 54954.5