REGULAR CITY COUNCIL MEETING
Agenda

March 25, 2025 at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

3. CONSENT CALENDAR

3.1 Minutes from the 02/25/2025, City Council Meeting

3.2 City of Wheatland General Plan Annual Progress Report for 2024.

3.3 City of Wheatland Housing Element Annual Progress Report for 2024.

3.4 Council review and acceptance of revision to the recently updated Conflict of Interest Code provisions concerning Architectural and Engineering Services Administration and Procurement for Federal and State-Funded Transportation Projects.

4. PRESENTATIONS

Update on Status of Yuba Applied Research Center

4.1

5. REGULAR CALENDAR

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

5.2 Bishop's Pumpkin Farm 2024 Season Report

5.3 Wheatland Police Department Annual Report

5.4 Wheatland Fire Authority Annual Report

6. REPORTS

7. ADJOURN

Any writings or documents provided to a majority of the Wheatland City Council after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

This institution is an equal opportunity provider, and employer.

REGULAR CITY COUNCIL MEETING
Minutes

February 25, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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1. OPENING MATTERS

1.1 Call to Order and Roll Call

Mayor Angela Teter called the meeting to order at 6:00 p.m.

PRESENT
Mayor Angela Teter
Vice Mayor Lisa McIntosh
Council Member Bob Coe
Council Member Brian Abe
Council Member John Abe

OTHERS PRESENT
City Manager Bill Zenoni
Susan Mahoney, Finance Director
Gavin Ralphs, City Attorney's Office
Community Development Director Tim Raney
Senior Planner Kevin Valente
Police Chief Brian Wittmer
Fire Chief Art Paquette

1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

2. PUBLIC COMMENT

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City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

Maddie Munson commented on the Caliterra Ranch amended agreement, transparency, the need for a park in the Caliterra Ranch subdivision and organization of web page information.

3. CONSENT CALENDAR

Motion made by Councilmember R. Coe, Seconded by Councilmember J. Abe to approve minutes from the February 11, 2025, city council meeting, Investment Report for the quarter ended December 31, 2024, and annual review of City of Wheatland Investment Policy.

3.1 Minutes from February 11, 2025, City Council Meeting

3.2 Investment Report for the Quarter Ended December 31, 2024

3.3 Annual Review of City of Wheatland's Investment Policy

4. PRESENTATIONS

4.1 Presentation of Yuba-Sutter Regional Safety Action Plan

Council and audience members received a PowerPoint presentation from Adrian Engel with Fehr & Peers regarding the Yuba-Sutter Regional Action Plan. The presentation included information on a Safe Streets 4 All (SSFA) grant and joint recipients, roadway fatalities in the U.S., pedestrians hit by a vehicle, safe system pyramid, goal and vision, guiding principles, collision analysis, Office of Traffic (OTS) safety rankings, OTS 2021 jurisdiction rankings, collision analysis data sources and methodology, Yuba-Sutter collision trends, collision analysis in Wheatland, community engagement updates, social pinpoint and next steps.

Information item only.

5. REGULAR CALENDAR

5.1 Wheatland-Premier Grove Landscape and Lighting District

Finance Director Susan Mahoney presented the staff report for the Wheatland-Premier Grove Landscape and Lighting District. Each year a budget is established to determine the cost of providing services and to determine the proportional amount to assess benefiting parcels within the District. Services provided are landscaping, irrigation, streetlights, detention basin, frontage wall, open space, drainage area and parks. Staff recommends the City Council adopt the proposed resolution directing the preparation of the engineer's report for the Wheatland-Premier Grove Landscape and Lighting Assessment District.

Councilmember J. Abe questioned the cost for the engineer's report.

Motion made by Council Member B. Abe, Seconded by Council Member Coe to adopt Resolution No. 11-25 Directing Preparation of the Annual Engineer's Report for the Continuation of the Wheatland-Premier Grove Landscaping and Lighting Assessment District (Including Park Place Annexation) for Fiscal Year 2025-26.
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe, Council Member Abe

5.2 Update on Wheatland Farmers' Market

Henry Gilbert from the Wheatland Street Fair Foundation presented information for an update on a Wheatland Farmers' Market. Information included regulatory and legal requirements, operation of the Farmers' Market, definition of the Wheatland Street Fair Foundation, location and logistics and next steps and request for support.

Councilmember B. Abe suggested the location of the field across for the Police station.
Vice Mayor L. McIntosh suggested the location of Raj Sharmer's property on Highway 65 and public's input on location.
Councilmember J. Abe commented on exemptions, locations and suggested the City Manager and Community Development Director develop public outreach.
Mayor A. Teter commented on information targeted toward a Farmers' Market and food vendors.

Mayor A. Teter gave direction to staff to move forward with the Farmers' Market.

5.3 Status Report on the Proposed Heritage Oaks Estates East Tentative Subdivision Map Located West of State Route 65 and South of Main Street.

Community Development Director T. Raney presented the staff report for the proposed Heritage Oaks Estates East Tentative Subdivision Map located west of State Route 65 and south of Main Street. Raney provided information on the proposed project size, location, and zoning. The proposed project would include development of the project site with up to 685 single-family residences as well as various improvements including several community parks, landscape corridors, open space and internal roadway system and various landscaping and utility improvements. The proposed project requires City approval of a General Plan Amendment, PD Rezone with an associated General Development Plan, Vesting Tentative Map, and Site Plan and Design Review. Information also included Site Plan and Design Review. The Planning Commission held a public hearing for the proposed project and received public comments. During the public hearing, two Planning Commissioners recused themselves for a potential conflict of interest. One Planning Commissioner was absent from the meeting, as a result the City no longer met the minimum requirements for a quorum. Public comments received turing the public hearing included concerns regarding the continues access to the neighboring property once project construction occurs as well as support for the proposed project due to the proposed primary access to the Bishop's Pumpkin Farm. On February 4, 2025, the Wheatland Planning Commission held a public hearing on the proposed project. Staff provided another presentation for the Commission and the City received additional public comments. The public comments received during February 4, 2025; public hearing included concerns regarding the proposed residential lot sizes. The Wheatland Planning Commission unanimously recommended the City Council approve all requested entitlements for the proposed project with the addition of a condition of approval requiring safety fencing or shrubbery around the storm water quality basins, subject to City Engineer review and approval.

City Manager B. Zenoni provided detailed information on fiscal impacts on the proposed housing development.

CITY COUNCIL COMMENTS

Councilmember J. Abe requested a breakdown of proposed entitlements.

Vice Mayor L. McIntosh questioned if the 2022 Environmental Impact Report (EIR) is being used for the proposed project. Community Development Director T. Raney explained that a brand-new EIR is used for the proposed project. McIntosh also commented on Caliterra Ranch

Subdivision zoning.

Councilmember B. Abe

Applicant Phil Rodriguez presented a PowerPoint presentation. Information included the number of lots, village neighborhoods, residential lot size, development phases and three villages and lot size phase. Information was also presented regarding parks and recreation, Malone pedestrian and bicycle paseo, General Development Plan, Phase 1 of the proposed project, projected new home sizes, infrastructure investment, Phase 2 of the proposed project, residential village summary and projected new home sizes, infrastructure investment, Phase 3 of the proposed project, residential village summary and projected new home sizes and infrastructure investment.

Council Member J. Abe requested definitions of Developer and Home Builder. Abe questioned why the density of homes changed. P. Rodriguez responded development costs and to create diversity. Abe commented on a realistic completion date. Rodriguez responded it depends on how many homes can be sold each month, but the project is projected to be fully developed in 6 to 7 years. Abe also commented on the square footage of lot sizes and homes, questioned how many one-story homes and that seniors will want a single story. Abe added that the size of proposed homes does not sound like they are for entry level buyers. Abe comments on the size of driveways, truck sizes and less parking on streets. Abe also commented on proposed smaller lot sizes and what the community wants and questioned the discussions at the Planning Commission meeting on the proposed project and how long their meeting was. Planning Commission Chair Greg Hart provided a summary of discussion from the Planning Commission meeting and stated the City needs this proposed project for finding the sewer upcoming project. Abe questioned if the Planning Commission has had the same discussions as City Council.

Vice Mayor L. McIntosh questioned if a traffic signal on Highway 65 for the project will be installed before the project begins. City Engineer D. Schilling explained there is a CalTrans meeting coming up for the proposed development. McIntosh questioned if the street to Bishops Pumpkin Farm will be wider than other roads in the development and the number of homes on the street. Schilling responded homes on this particular street will face away from the street. McIntosh commented on Wheatland staying with larger lot sizes and that there is a market for larger lots. City Manager B. Zenoni responded that proposed lot sizes are locked in, however once homes start selling, staff can come back with an amended map. McIntosh stated infrastructure costs will keep going up. McIntosh also commented on the City having approval of lot sizes, the commercial component, changing lot sizes to no smaller than 5,000 square feet. McIntosh questioned if the proposed project is above flood level, D. Schilling responded yes.

Council Member B. Abe commented on the General Plan from 2006, diversity and questioned larger lot sizes. P. Rodriguez responded with affordability and consumer desire. Abe also commented on statistics. Abe also commented on agricultural setbacks and storm drainage.

Mayor A. Teter questioned how the Caliterra development came up with lot sizes with lower costs involved. Community Development Director T. Raney responded that the City's General Plan has lower density and stated the proposed Johnson Rancho project will have much larger lots. Raney also explained that the conditions of approval can come back to council for an amendment. Teter questioned the definition of a small lot and stated that 6,000 square feet is a small lot.

PUBLIC COMMENT

Dean Webb stated the proposed development has put the City in the position that they cannot control the size and number of lots. Webb stated the lots are too small and the City needs to raise standards for development.
Nikki Crabb commented on impact fees and stated additional schools are needed.
Chris Walsh commented on upscaling the area, change the name of the proposed development, traffic lights, pictures of actual neighborhoods. Walsh added that the proposed development will be in sever different school districts.
M. Lewis commented on commuting, larger lot sizes, widening Highway 65, diversity of lot sizes and re-routing Bishop Pumpkin Farm traffic.
Wayne Bishop commented on the General Plan Update, circulation, storm drainage, agricultural buffer and the Yuba Water Agency loan.
Richard Hilbert commented on sewer issues and state regulations.
Austin Bishop commented on smaller lot sizes, stated concerns of people walking their dogs on Bishop property, creating a liability and agricultural buffers.

Information item only, no action taken.

6. REPORTS

Police Chief Wittmer reported on the suspect in the motor vehicle fatal has been released from prison.
City Manager Zenoni reported on the upcoming April 9, 2025 Ethics training and the C Street Park restrooms.
Vice Mayor McIntosh requested discussion of the Webb Apartment project be schedule for the next council meeting and an ordinance for the number of chickens allowed on residential property.

7. ADJOURN

There being no further business, Mayor Teter adjourned the meeting at 7:07 p.m.

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City Council Meeting Staff Report

Meeting Date:

March 25, 2025

Subject: City of Wheatland General Plan Annual Progress Report for 2024.

Prepared By: Tim Raney, Community Development Director

Recommendation:

Staff recommends that the Wheatland City Council receive and file the General Plan Annual Progress Report and provide direction to staff to submit the Annual Progress Report to the State.

Background:

All cities and counties in California are required to prepare a long-term comprehensive plan, known as a General Plan, to cover a wide range of issues to guide future growth. General Plans are required to have the following components or Elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. Pursuant to Government Code (GC) §65400. California requires an annual report on the status of the General Plan and progress in its implementation. Part of the State's requirement is the presentation of the report to the local legislature, which is the Wheatland City Council.

Discussion:

The attached Annual Progress Report Memo provides an overview to the California Office of Planning and Research summarizing the progress the City of Wheatland has made in implementing the programs contained within the General Plan in order to achieve the adopted Goals and Policies.

Overall, the City of Wheatland has made great progress towards reaching its goals related to Land Use and Community Character, Transportation and Circulation, Economic Development, Housing, Public facilities and Services, Recreational, Education, and Community Services, Historic Preservation, Environmental Resources, and Health and Safety.

It should be noted that the City of Wheatland has begun preparing the General Plan Update. A general plan consultant has been selected and the consultant has completed the review of the existing General Plan. In addition, the community stakeholder meetings have been completed and the City has conducted five public workshop meetings with the next meeting scheduled for April 2025.

Attachments

1. City of Wheatland 2024 General Plan Annual Progress Report

City of Wheatland

111 C Street
Wheatland, California 95692
TELEPHONE (530) 633-2761
(530) 633-9102

TO: Office of Planning and Research

FROM: Wheatland Planning Department

CONTACT: Kevin Valente, Senior Planner
KValente@raneymanagement.com; (916) 372-6100

SUBJECT: City of Wheatland General Plan Annual Progress Report Memo

DATE: March 26, 2025

The Wheatland General Plan Annual Progress Report for reporting year 2024 was received and filed by the Wheatland City Council on March 25, 2025.

The City of Wheatland's General Plan was adopted July 11, 2006 and includes goals, policies, and implementation measures for land use and community character, transportation and circulation, economic development, housing, public facilities and services, recreational, educational, and community services, historic preservation, environmental resources, and health and safety. Within each chapter of the Wheatland General Plan are implementation programs specific to that chapter that serve as measures to take in order to reach the goals outlined in the General Plan.

The City of Wheatland is currently updating the City's General Plan. A consultant has been selected, and the update process is underway.

This document will provide an overview of the implementation programs contained within the Wheatland General Plan. Overall, the City of Wheatland has made great progress towards reaching its goals. Below includes an analysis of the implementation programs that have been completed since the adoption of the Wheatland General Plan.

Land Use and Community Character Implementation Measures

In regards to land use and community character, the City continues to annually review the General Plan to assure the adopted policies and programs reflect the development needs of the community (Implementation Program [IP] 1.1). The City provides a Housing Element Annual Progress Report to HCD, OPR, and SACOG on an annual basis. Since the adoption of the General Plan, the City has adopted several zoning amendments to provide consistency with the General

Plan (IP 1.3). Residential and commercial development and design guidelines were published in 2017 to promote well-designed neighborhoods, open spaces, streetscapes, walking, biking, and transit use (IP 1.4).

The City was awarded grant funding for the Safe Routes to School (SRTS) program, which consisted of roadway resurfacing, new pedestrian ramps, drainage, and sidewalk improvements. The City continues to seek permanent funding sources for ongoing street tree replacement and maintenance (IP 1.6). A Downtown Corridor Improvement Plan (DCIP) has been prepared and is intended guide the City in developing and maintaining an economically, socially, and physically-attractive Downtown (IP 1.10). The City has also established a Community Cleanup Day with help from Recology Yuba-Sutter (IP 1.7).

Although the City has made substantial progress, a few implementation programs included in the General Plan were not met. A Downtown Improvement Association has not yet been formed (IP 1.11) and a Right-To-Farm Ordinance has been prepared but not yet adopted (IP 1.12).

Transportation and Circulation

In regards to transportation and circulation, the City has formed a Joint Powers Agreement with Yuba County to form the South Yuba Transportation Improvement Authority (SYTIA). SYTIA is working to complete the proposed State Route (SR) 65 Bypass Project, consistent with the General Plan IPs 2.3 and 2.4. The SR 65 Bypass Project continues to make progress in securing funding. SYTIA conducts board meetings for the project. Thus far, a traffic impact fee has been prepared.

In 2014, the City adopted the City of Wheatland Bikeway Master Plan to ensure the provision and promotion of safe bicycle use within the City (IP 2.8).

Economic Development

The Wheatland City Manager monitors the City's economic development strategic plan, and presents the annual update to the Wheatland City Council each year (IP 3.2).

Housing

Since the adoption of the General Plan, the City has redesignated and rezoned several acres of land to consistently meet the City's RHNA (IP 4.1). The Zoning Ordinance has also since been amended to provide affordable housing density bonuses consist with State Law (IP 4.2). The City is consistent with State Laws regarding affordable housing and has approved an Ordinance amending the zoning code regarding Accessory Dwelling Units (ADU). Parking requirements for multi-family and single-family housing was also revised as a part of the ADU Ordinance. The City currently has one affordable housing project in process, and one affordable housing project in construction (IP 4.10). The City also expedites the processing of affordable housing projects, and encourages the development of self-help housing (IP 4.5 and 4.9). The General Plan and the

Zoning Code has also been amended to allow up to 30 dwelling units per acre for high density residential and R-3 zoning.

The General Plan includes the implementation program to continue the annexation of Caliterra Ranch (FKA Jones Ranch), which has since been annexed and is currently being developed for residential uses (IP 4.13). The Zoning Ordinance has also since been amended to allow home child care facilities as a conditional use in R-1 zones. The City has also worked with Yuba and Sutter Counties Child Care Coordinators to ensure the Zoning Ordinance promotes child care centers as well as home child care facilities.

Public Facilities and Services

The City of Wheatland has recently adopted the 2023 Pavement Management Program, which aims to improve the conditions of public streets. This plan includes the evaluation of current conditions, and then recommend budget requirements for maintenance and rehabilitation of the City's street system. The creation of this document directly relates to Implementation program 5.4 from the General Plan – "The City shall prepare and periodically update a Pavement Management Plan." The City continues to work towards implementing this program and maintaining and rehabilitant City streets.

The City recently updated the AB 1600 Fee Study which relates to IP 5.2 - The City shall prepare, annually review, and update every five years the Infrastructure Financing Plan and IP 5.5 – The City shall prepare development dee schedules based on the Infrastructure Financing Plan.

Recreational, Educational, and Community Services

The City is currently in the process of preparing a Parks Master Plan to identify the locations of major parks and recreational facilities, specific criteria and standards for the development and maintenance of parks, recreation centers, and open space resources. The Parks Master Plan will include provisions for the development of new parks in connection with new development and the development of parks to address existing deficiencies (IP 6.1).

Historic Preservation

This City has not yet completed a historic resource inventory of all historically and architecturally significant buildings and sites in the City and surrounding planning area. The City has not yet adopted a Historic Preservation Ordinance that regulates the preservation, rehabilitation, conversion, demolition, or other changes to historic buildings and sites. However, historic preservation is being discussed as part of the City's ongoing General Plan Update process.

The City continues to pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate (IP 7.3).

Environmental Resources

Since the adoption of the General Plan, the City has been monitoring any activities that may degrade the aquifers of Bear River and Dry Creek and subsequently affect City water supplies (IP 8.1). With regards to amending the City's Zoning Ordinance to assure adequate standards for watershed protection have been adopted, the City's Zoning Ordinance was last updated in 1991 with regards to standards for watershed protection (IP 8.2).

Health and Safety

In regards to health and safety, the City has implemented the General Plan IPs through the adoption of the Yuba County Local Hazard Mitigation Plan (LHMP). The LHMP evaluates and addresses the same hazards that must also be addressed in local government general plans in California (IP 9.1). Recognizing that the potential duplication of effort over evaluation of the same issues, efforts to update the Health and Safety Element should be conducted in coordination with the multi-hazard mitigation plan and to also ensure AB2140 Compliance.

Additionally, the City completed Flood Protection Master Plans for external source and internal source flooding in 2005 (IP 9.3).

Administration and Implementation

For administration and implementation, the City conducts an annual review of the General Plan, including the General Plan Policy Document and Background Report (IP 10.1 and 10.2). The City also investigates and implements, as appropriate, mechanisms to be used for funding General Plan updates (IP 10.3). The City reviews and amends, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan (IP 10.4). The City also implements the provisions of the General Plan through ongoing project review process (IP 10.5).

Conclusion

The City of Wheatland continues to review the General Plan annually and has begun the process of preparing a General Plan Update. The City of Wheatland has acquired a General Plan Update consultant and are currently conducting the ongoing public outreach process.

City Council Meeting Staff Report

Meeting Date:

March 25, 2025

Subject: City of Wheatland Housing Element Annual Progress Report for 2024.

Prepared By: Tim Raney, Community Development Director

Recommendation:

Staff recommends that the Wheatland City Council receive and file the 2024 Housing Element Annual Progress Report and provide direction to staff to submit the Annual Progress Report to the State, as required.

Background:

California requires each jurisdiction to prepare a Housing Element as part of its General Plan to ensure that all jurisdictions are planning for the projected housing demand throughout California.

California Government Code Section 65400 requires that an Annual Progress Report (APR) be prepared on the status and progress of implementation of the Housing Element and submitted to the City Council, the State Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1st of each year. The contents of the report are specified in State law, and include detailed reporting on planning approvals, building permits, and program implementation as specified in the Housing Element. The Wheatland 2024 Housing Element Annual Progress Report can be found in Attachment 1.

Discussion:

In 2024, 94 residential building permits were issued for the City of Wheatland and 37 of those 94 building permits received their Certificate of Occupancy. The Caliterra Ranch Project accounted for most of those permits, which are market rate single-family detached homes. In addition to the Caliterra Ranch Project, the City approved a building permit for an Accessory Dwelling Unit (ADU) located on Nicols Road and the First Street Senior Housing Project located at the corner of First Street and E Street.

The Housing Element Annual Progress Report is required by the State of California to be completed on an annual basis. Staff recommends that the Wheatland City Council receive and file the Wheatland 2024 Housing Element Annual Progress Report and provide direction to staff to submit to the State, as required.

Attachment

1. City of Wheatland 2024 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisidiction Name	Wheatland
Reporting Calendar Year	2024
Contact Information	
First Name	Kevin
Last Name	Valente
Title	Senior Planner
Email	kvalente@raneymanagement.com
Phone	9163726100
Mailing Address	
Street Address	111 C Street
City	Wheatland
Zipcode	95692

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_12_25

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Wheatland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	16
	Non-Deed Restricted	0
Low	Deed Restricted	16
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		62
Total Units		**94**

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	61	37
2 to 4 units per structure	0	0	0
5+ units per structure	0	32	0
Accessory Dwelling Unit	0	1	0
Mobile/Manufactured Home	0	0	0
Total	**0**	**94**	**37**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	63	94
Not Indicated as Infill	0	0

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

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

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

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

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

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

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	28
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Wheatland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0		
															0				
															0				
															0	

Jurisdiction	Wheatland
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 06/30/2021 - 08/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4							5	6	7								8	9	10									11	12	13	14	15	16		17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2- to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	32		0	10	0	16	0	0	0	62		90	0	0	0	0	0	0	97		33	8								9							
	015-863-007	1212 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0504	SFD	O							1	8/17/2021	1							1	8/8/2024	1							1	12/10/2024	1	0	NONE	Y					0								
	015-862-014	1213 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0501	SFD	O							1	8/17/2021	1							1	8/8/2024	1							1	12/10/2024	1	0	NONE	Y					0								
	015-862-013	1209 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0502	SFD	O							1	8/17/2021	1							1	8/8/2024	1							1	12/4/2024	1	0	NONE	Y					0								
	015-862-016	1221 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0325	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/31/2024	1	0	NONE	Y					0								
	015-863-005	1220 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0328	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	11/6/2024	1	0	NONE	Y					0								
	015-863-008	1208 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0503	SFD	O							1	8/17/2021	1							1	8/8/2024	1							1	11/22/2024	1	0	NONE	Y					0								
	015-862-015	1217 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0326	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/31/2024	1	0	NONE	Y					0								
	015-863-004	1224 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0321	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/23/2024	1	0	NONE	Y					0								
	015-863-006	1216 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0327	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/25/2024	1	0	NONE	Y					0								
	015-863-002	1232 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0263	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/17/2024	1	0	NONE	Y					0								
	015-862-019	1233 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0264	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/22/2024	1	0	NONE	Y					0								
	015-862-018	1229 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0319	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/24/2024	1	0	NONE	Y					0								
	015-863-003	1228 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0322	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/22/2024	1	0	NONE	Y					0								
	015-861-003	1278 MAPLE LEAF DRIVE CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0205	SFD	O							1	8/17/2021	1							1	4/26/2024	1							1	9/18/2024	1	0	NONE	Y					0								
	015-862-017	1225 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0320	SFD	O							1	8/17/2021	1							1	6/27/2024	1							1	10/25/2024	1	0	NONE	Y					0								
	015-861-005	1270 MAPLE LEAF DRIVE CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0081	SFD	O							1	8/17/2021	1							1	3/14/2024	1							1	8/15/2024	1	0	NONE	Y					0								
	015-863-001	1236 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0172	SFD	O							1	8/17/2021	1							1	4/19/2024	1							1	8/14/2024	1	0	NONE	Y					0								
	015-861-001	1286 MAPLE LEAF DRIVE CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0203	SFD	O							1	8/17/2021	1							1	4/26/2024	1							1	9/23/2024	1	0	NONE	Y					0								
	015-863-017	1235 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0007	SFD	O							1	8/17/2021	1							1	2/9/2024	1							1	6/27/2024	1	0	NONE	Y					0								
	015-861-002	1282 MAPLE LEAF DRIVE CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0204	SFD	O							1	8/17/2021	1							1	4/26/2024	1							1	9/20/2024	1	0	NONE	Y					0								
	015-864-001	1236 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0206	SFD	O							1	8/17/2021	1							1	4/26/2024	1							1	9/16/2024	1	0	NONE	Y					0								
	015-862-020	1237 ELM TERRACE WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0175	SFD	O							1	8/17/2021	1							1	4/19/2024	1							1	8/13/2024	1	0	NONE	Y					0								
	015-863-018	1229 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0008	SFD	O							1	8/17/2021	1							1	2/9/2024	1							1	6/27/2024	1	0	NONE	Y					0								
	015-872-002	1224 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0006	SFD	O							1	8/17/2021	1							1	2/9/2024	1							1	6/26/2024	1	0	NONE	Y					0								
	015-872-004	1216 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-23-1021	SFD	O							1	8/17/2021	1							1	1/24/2024	1							1	6/14/2024	1	0	NONE	Y					0								
	015-863-020	1237 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0085	SFD	O							1	8/17/2021	1							1	3/25/2024	1							1	7/26/2024	1	0	NONE	Y					0								
	015-863-015	1217 HAVENWOOD WY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-23-1022	SFD	O							1	8/17/2021	1							1	1/24/2024	1							1	6/14/2024	1	0	NONE	Y					0								
	015-861-004	1274 MAPLE LEAF DRIVE CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0080	SFD	O							1	8/17/2021	1							1	3/14/2024	1							1	7/31/2024	1	0	NONE	Y					0								
	015-863-014	1213 HAVENWOOD WY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-23-0967	SFD	O							1	8/17/2021	1							1	1/8/2024	1							1	6/21/2024	1	0	NONE	Y					0								
	015-864-005	1220 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-23-1020	SFD	O							1	8/17/2021	1							1	1/24/2024	1							1	6/19/2024	1	0	NONE	Y					0								
	015-864-002	1232 HAVENWOOD WAY CITY OF WHEATLAND, CA 95602	Cailerra Ranch	BLDR-24-0087	SFD	O							1	8/17/2021	1							1	3/25/2024	1							1	8/6/2024	1	0	NONE	Y					0								

Jurisdiction	Wheatland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/10/2021 - 08/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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Jurisdiction	Wheatland
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 06/30/2021 - 08/15/2029

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Housing Element Implementation

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Jurisdiction	Wheatland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

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

Income Level		1	Projection Period	2									3	4
		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	105	-	-	-	-	16	-	-	-	-	-	56	**49**
	Non-Deed Restricted		-	-	40	-	-	-	-	-	-	-		
Low	Deed Restricted	64	-	-	-	-	16	-	-	-	-	-	24	**40**
	Non-Deed Restricted		-	-	8	-	-	-	-	-	-	-		
Moderate	Deed Restricted	98	-	-	-	-	-	-	-	-	-	-	-	**98**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		232	-	-	27	45	62	-	-	-	-	-	134	**98**
Total RHNA		**499**												
Total Units			-	-	**75**	**45**	**94**	-	-	-	-	-	**214**	**285**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
	Extremely low-Income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*	53		-	-	-	-	-	-	-	-	-	-	53

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Wheatland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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Cells in grey contain auto-calculation formulas

Table C

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

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Wheatland	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1	**The city shall rezone approximately 10 acres of land to the Multi-Family Residential Zone (R-3) to accommodate the city's 6th Cycle Regional Housing Needs Allocation of 105 Very Low and 64 Low income households.**	**12/31/2023**	The City has received a $40,000 REAP Grant to assist with rezoning 13.5 acres to R-3 Zoning. The City is currently preparing the environmental review of the proposed rezone.
2	**The city shall continue working with developers of affordable housing for Extremely Low, Very Low, Low, or Moderate income households by identifying potential building sites and processing potential affordable housing projects/application with high importance and priority.**	**Ongoing**	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project is currently under construction and a 48-unit (Phase 1) family apartments project has been completed.

3	**The city shall expedite (fast track) processing of affordable housing developments for Extremely Low, Very Low, Low, or Moderate income households by assigning a city staff member to serve as an individual project manager for the application, to the extent that it .does not result in higher costs to either the city or the applicant**	**Ongoing**	The City is currently working with the Regional Housing Authority on two affordable housing projects that are both permitted by-right and do not require any discretionary approvals.
4	**The city shall encourage the use of CalHome Self-Help Housing Technical Assistance Allocation to encourage and expedite the development of self-help housing within the city to create affordable homeownership opportunities for Low and Very Low income .families**	**Ongoing**	The City continues to support and encourage the use of all Home Self-Help Housing Technical Assistance Allocation.
5	**The city shall assist interested affordable housing developers for Extremely Low, Very Low, Low, or Moderate income households to pursue available funding sources for affordable housing applications including applications for HOME, CDBG funds, Low Income .Housing Tax Credits and tax-exempt bonds for the construction or rehabilitation of Low income housing, including Extremely Low income renter occupied housing**	**Ongoing**	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project. The proposed senior project includes HOME funds.
6	**The city will work with housing developers to ensure special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities, and homeless individuals and families**	**Annually**	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project.

7	**Annually, the city shall monitor the progress in meeting the affordable housing objectives presented in this housing element and review the city's development process in order to identify governmental constraints and opportunities to remove such constraints. Community development department staff shall prepare an annual status report of the city's progress in meeting its housing element goals and review compliance with the general plan. Community development department staff shall send a copy to the California Department of Housing and Community Development (HCD).**	**Annually**	The City continues to track the housing developments within the City and submits the annual progress reports annually.
8	**The city will continue to implement and require water conservation measure in new construction and within existing residential units to further reduce the existing wastewater treatment plant capacity**	**Ongoing**	The City requires all water conservation measures in new construction.
9	**The city shall consider options, such as a planned development (PD) or other type of permit, to encourage the development of workforce and affordable housing throughout Wheatland**	**Ongoing**	The City currently has two housing developments with PD zoning, the Caliterra Ranch development, which has constructed 135 out of 145 units in the first phase, and the Heritage Oaks Development.
10	**The city will encourage local private and nonprofit organizations to assist elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing, including mobile homes**	**Ongoing**	The City currently has two projects with the Regional Housing Authority and has had discussions with Habitat for Humaninty.
11	**The city shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors**	**Ongoing**	The City is in the process of updating the City's website to advertise additional services.

12	**The city shall post all current zoning and development standards, as well as, provide literature on universal design, disabled accessibility, and the city's reasonable accommodation procedures on the city's website**	**Ongoing**	The City's Zoning Code and alll Planning documents are available online for all residents and developers to review.
13	**In compliance with State law, the city will review the Zoning Code and amend as necessary to allow group homes in all residential zones without a Conditional Use Permit**	**12/31/2023**	The City will be using grant funding sources for a comprehensive Zoning Code Update.
14	**To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the city will review the Zoning Code and amend as necessary. Health and Safety Code Section 17021.5 requires the Zoning Codes to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone**	**12/31/2023**	The City will be using grant funding sources for a comprehensive Zoning Code Update.
15	**The city shall continue code enforcement to expedite the removal of illegal or unsafe dwellings, to eliminate hazardous site or property conditions, and resolve chronic building safety problems**	**Ongoing**	The City of Wheatland Police Department currently provides conde enforcement services.

16	**The city shall continue to educate planning and building staff and citizen review bodies on energy conservation issues, including the City's energy conservation policies and Climate Action Plan by encouraging attending applicable conferences throughout the State**	**Ongoing**	City Staff regularly attends conferences throughout the State for continued education.
17	**The city shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities throughout the City, as well as distribute educational materials to property owners, apartment managers, and tenants every two years throughout the planning period**	**Ongoing**	The City is in the process of updating the City's website to advertise additional services.
18	**The city shall continue to work with the local fair housing council to provide fair housing services to the residents and property owners for resolving fair housing complaints. The City shall continue to refer fair housing complaints to the California Rural Legal Assistance (CRLA), or similar organization**	**Ongoing**	The City refers any fair housing compliants to the California Rural Legal Assistance.

19	**The city shall develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law**	**12/31/2023**	The City is currently looking into grant funding sources for the preparation of the AFFH Plan.
20	**The city shall require developers to adhere to the guidelines as set forth in the proposed City of Wheatland Community Design Standards. The proposed City of Wheatland Community Design Standards establish objective design goals and standards determining the level of architectural design that is required throughout the City. The design review process takes approximately four weeks, and the process has not been and will continue not to be a constraint on development**	**Ongoing**	In 2024, the City of Wheatland reviewed two development projects for consistency with the City's Community Design Standards.
21	**The city will continue to implement State requirements for energy conservation in new residential projects and encourage retrofits of existing units. Provide materials/access to utility-sponsored programs that educate residents on ways to reduce energy usage or costs**	**Ongoing**	The Yuba Couty Building Department provides building services for the City of Wheatland and implements all State requirements for energy conservation.

22	**The city shall require developers to adhere to the guidelines as set forth in the adopted City of Wheatland Bikeway Master Plan. The City of Wheatland Bikeway Master Plan identifies a program designed to encourage, maximize, and ensure safe bicycling within the community**	**Ongoing**	The City of Wheatland is requiring the developer for the Caliterra Residential Project to construct bike and pedestrian improvements as part of the proposed developments.
23	**The city will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4**	**12/31/2023**	The City of Wheatland is currently reviewing the SB 35 streamlining process and will be establishing a written policy for applicable projects.
24	**The City of Wheatland will cooperate with the homeless shelter providers in the area to assist the needs of individuals and families without permanent housing. In addition, the city will support the development of transitional housing facilities to assist such persons in returning to permanent housing**	**Ongoing**	The City of Wheatland will continue to work with Yuba County homeless providers for indivduals and families.

25	**Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers. The city will review the Zoning Code and amend as necessary to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (per Health and Safety Code Section 17021.5) in all zones allowing single-family residential uses. The zoning and development standards will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Health and Safety Code Section 17021.6) to comply with the State Employee Housing Act. The city will meet with the Agricultural Commissioner, farmers, ranchers, affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for State and federal funds**	**12/31/2023**	The City will be using grant funding sources for a comprehensive Zoning Code Update.

26	**The City of Wheatland will continue to its current zoning practices of promoting and permitting a wide range of alternative housing, including, Accessory Dwelling Units (ADUs), single-room occupancy, and the availability of a density bonus to developers interested in any of the sites identified for lower-income housing**	**Ongoing**	The City continues to promote a wide range of alternative housing. The City adopted an ADU Ordinance and continues to encourage use of density bonuses by developers.
27	**In compliance with State law, the City of Wheatland will review the Zoning Code and amend as necessary to provide a process for reasonable accommodation requests for persons with disabilities seeking equal access to housing in application of zoning laws and other land use regulations. The City of Wheatland will publish information on its permit procedures in the form of brochures that are available at the permit counter at City Hall**	**12/31/2023**	The City will be using grant funding sources for a comprehensive Zoning Code Update.
28	**In compliance with State law, the City of Wheatland will review the Zoning Code and amend as necessary to allow permanent supportive housing and low barrier navigation centers by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses pursuant to Government Code sections 65651 and 65662, and parking requirements for emergency shelters in compliance with Government Code section 65583, subdivision (a)(4).**	**12/31/2023**	The City will be using grant funding sources for a comprehensive Zoning Code Update.

Jurisdiction	Wheatland
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

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

Jurisdiction	Wheatland	
Reporting Period	2024	31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

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

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

Jurisdiction	Wheatland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

For up to 25 percent of a jurisdiction's moderate-income regional housing need a

Project Identifier			
1			
Prior APN+	**Current APN**	**Street Address**	**Project Name+**
Summary Row: Start Data Entry Below			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Above Moderate Income Units Converted to M

allocation, the planning agency may include the number of units in an ex
for the unit. Before adding information to this table, please ensure h

	Unit Types			
	2	3		
Local Jurisdiction Tracking ID	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**
			0	0

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
oderate Income Pursuant to Government Code section 65400.2

xisting multifamily building that were converted to deed-restricted rental housing for moderate-ir ousing developments meet the requirements described in Government Code 65400.2(b).

Affordability by Household Incomes After Conversion

4				
Low- Income Deed Restricted	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
0	0	0	0	0

ıcome households by the imposition of affordability covenants and restrictions

Units credited toward Moderate Income RHNA		Notes
5		6
Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
0		

Jurisdiction	Wheatland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G

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

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

Jurisdiction	Wheatland	
Reporting Period	2024	(Jan. 1 - Dec. 31)

NOTE: This ta ALL surplus/e jurisdiction ov

ANNUAL ELEMENT PRO
Housing Element Imp

For Yuba County jurisdictions, please format the

Table H
Locally Owned Sur

Parcel Identifier

1	2	3	4
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**
Summary Row: Start Data Entry Below			

ble must contain an invenory of excess lands the reporting wns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

GRESS REPORT
plementation

APN's as follows:999-999-999-999

plus Sites

Designation	Size	Notes
5	6	7

Surplus Designation	Parcel Size (in acres)	Notes

Jurisdiction	Wheatland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in gre

Table J

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

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Wheatland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNU

Local governments are required to inform HCD about any local tenant preference ordinan
Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adoptin
m

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

IAL ELEMENT PROGR

Table K
Tenant Preferenc

ce the local government maintains
ıg a tenant preference are required
ıore than 90 days after the ordinanc

RESS REPORT

e Policy

when the jurisdiction submits their annual progress report on housing
to create a webpage on their internet website containing authorizing
ce becomes operational.

g approvals and production, per Government
l local ordinance and supporting materials, no

Jurisdiction	Wheatland
Reporting Year	2024

Please update the status of the proposed uses listed i

Total Award Amount	$

Task	$ Amount Awarded

Summary of entitlements, building permits, and certific

Completed Enti	
In	
Very Low	
Low	
Moderate	
Above Moderate	
Total Units	

Building Per	
In	
Very Low	

Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Very Low
Low
Moderate
Above Moderate
Total Units

(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROG
Local Early Action Planning
(CCR Title 25 §6

n the entity's application for funding and the corresponding impact on housing within the regior

-	*Total award*

$ Cumulative Reimbursement Requested	

:ates of occupancy (auto-populated from Table A2)

tlement Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	0
	0

mits Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	16

Non-Deed Restricted	0
Deed Restricted	16
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	62
	94

cupancy Issued by Affordability Summary	
come Level	**Current Year**
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	37
	37

RESS REPORT
(LEAP) Reporting
202)

or jurisdiction, as applicable, categorized based on the eligible uses specified in Sect

amount is auto-populated based on amounts entered in rows 15-26.

Task Status	Other Funding

tion 50515.02 or 50515.03, as applicable.

Notes

CITY COUNCIL MEETING
STAFF REPORT
March 25, 2025

SUBJECT: Council review and acceptance of revisions to the recently updated Conflict of Interest Code provisions concerning Architectural and Engineering Services Administration and Procurement for Federal and State-Funded Transportation Projects

PREPARED BY:
Dane H. Schilling – City Engineer
Heidi Provencher – Coastland Engineering

REVIEWED BY: Jennifer Buckman – City Attorney
Gavin Ralphs– Assistant City Attorney

Recommendation

Adopt edits to the City's Conflict of Interest Code required by the Federal Highway Administration related to administration of architectural and engineering services for federal and state-funded transportation projects. These revisions have been reviewed by the City Attorney, City Manager, and City Engineer for compliance with local, state, and federal law.

Background/Discussion

On September 24, 2024, the City reviewed and adopted the *City of Wheatland Standardized Conflict of Interest Code for Designated Employees*. This action was in accordance with the 2024 Biennial Notice. The City's existing Conflict of Interest Code designates those positions, in addition to the positions mandated by law under Government Code Section 87200, that: (1) involve or may involve the making or participating in the making of decisions which may foreseeably have a material effect on any financial interest, and therefore (2) must disclose on appropriate Fair Political Practices Commission (FPPC) forms all the disclosure information that is required by his or her Assigned Disclosure Category.

In addition to these requirements that are imposed under state law by Government Code sections 87100, et seq., the Federal Highway Administration (FHWA) also requires the City to have a Conflict of Interest Code that complies with the language of 23 CFR 172.7(b)(4) in order to qualify to receive federal-aid funding for projects such as the Wheatland Road Complete Streets Project.

On January 28, 2025, the City of Wheatland adopted a revised Conflict of Interest Code that incorporated the aforementioned federally required language.

FHWA has since requested further changes to the Conflict of Interest Code including two revisions to the document. (see Attachment 1). The revisions designate the City Manager as the project administrator and require the City to notify FHWA and Caltrans Division of Local Assistance of any changes to this policy affecting federally funded contracts.

Fiscal Impact

If the City does not adopt a federally compliant Conflict of Interest Code, the City may be ineligible to receive certain federal or state funds.

Attachments

1. 2024 Conflict of Interest Code with proposed changes annotated.
2. Resolution with proposed updated Conflict of Interest Code.

CITY OF WHEATLAND
CONFLICT OF INTEREST CODE

Designated Positions

The following are designated positions within the City of Wheatland which involve or may involve the making or participating in the making of decisions which may foreseeably have a material effect on any financial interest and the specific types of investments, interest in real property, and sources of income which are reportable.

Each listed designated position must disclose on appropriate FPPC forms filed with the City Clerk the disclosure information required by his or her Assigned Disclosure Category.

List of Designated Positions	Assigned Disclosure Categories
City Clerk	2
Public Works Director	2
Planning Director	1, 3
City Engineer	2, 3
City Consultants (Determined by City Manager)*	1, 2, 3
Chief of Police	2

Positions listed in Government Code Section 87200 (i.e. City Councilmembers, Planning Commissioners, City Managers, City Attorneys, City Treasurers, and other public officials who manage public investments, which includes the City Finance Director) are not required to be included in the list of designated positions under the City's code because persons holding these positions are required to file Form 700 pursuant to state law.

Disclosure Categories

Category 1

A designated employee in this category must report all investments, interests in real property, personal income, business entity income, and business positions which he or she is a director, officer, partner, trustee, employer or holds any positions of management. Archive

Category 2

An employee in this category could possibly have a conflict of interest due to an interest in a supplier of goods, materials or services to the City. Investments in any business entity supplying such goods and services to the affected employee's department within the previous on year period are to be disclosed, if the value of such goods or services provided to the City exceeds the sum of $5,000.00 during the previous twelve (12) month period.

Category 3

This category embraces City consultants providing services to the City relating to land use matters or planning matters. The category includes architectural, engineering, planning or marketing activities to be performed by the consultant for the City. Category 3 designated employees shall be required to disclose only; investments in real property in or within five (5) miles of the City's corporate limits or investments in business entities owning such property; contracts currently outstanding or completed within the last twelve (12) twelve months for any governmental agency within and including Yuba County; and any contracts with any person or entity currently outstanding or completed within the last twelve (12) months concerning land use within the City or within five miles of the city's boundaries.

*The City Manager may determine in writing that a particular consultant, although a "designated position", is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.

A consultant (other than City officials who are also consultants) shall be required to make the disclosure required by this Code prior to the award by the City of any contract with such consultant.

Conflict of Interest Provisions for Architectural and Engineering Services Administration and Procurement For Federal and State Funded Transportation Projects

The following provisions of the City's Conflict of Interest Code shall apply to city officials, employees, and those that provide city services for the City of Wheatland , and these provisions shall be implemented on all federally and state-funded transportation projects. In the procurement of contracts for architectural and engineering (A&E) services for projects involving federal-aid highway funds, the City has developed these code provisions to prevent fraud, waste, and abuse. The intent of this section is to comply with federal regulations and the State of California Department of Transportation (Caltrans) Local Assistance Procedures Manual. This section applies to all City employees (including the contract administrator and consultants performing as City staff) engaged in the award and administration of federal-aid highway funded contracts, and is intended to prevent conflicts of interest in accordance with 23 CFR 172.7(b)(4).

I. Local Assistance Procedures Manual (LAPM) Chapter 10

The City shall comply with the procedures contained within Caltrans' Local Assistance Procedures Manual Chapter 10 relating to the procurement and management of engineering services contracts on federally and state funded projects.

II. Contract Administrator

The City ~~Engineer~~ Manager shall serve as the Contract Administrator and have authority over advertising, selection, and management of consultant contracts. The City ~~Engineer~~ Manager shall also have primary responsibility for ensuring compliance with the LAPM and associated federal and state regulations related to the procurement and management of consultant services contracts.

Proposing consultants shall disclose any financial, business, or other relationship with the City that may have an impact upon the outcome of a contract or the construction project. Consultants shall also list current clients who may have a financial, business or other interest in the outcome of the contract or the construction project that will follow. Consultants shall disclose any financial, business or other interest in any real property acquired for the project. Consultants shall disclose any financial, business or other interest with any construction company that might submit a bid on the construction project. Any City employee or agent who works in association with a project (procurement, management or administration) shall disclose any direct or indirect financial, business or other personal interest in connection with the contract or construction project. City employees or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from the consultant or parties to sub-agreements.

Any projects involving federal funds shall comply with the provisions of the Code of Federal Regulation 23 CFR 172.7(b)(4) in addition to all other provisions of the City's conflict of interest code. The City reserves the right to add additional prohibitions relative to real, apparent or potential conflicts of interest that arise.

Violations to this section of the City's Conflict of Interest code shall be subject to penalties to the extent allowed and required by State and local laws.

In the event that a conflict of interest occurs resulting from changes in personnel, contract changes, or other unforeseen conditions, the Contract Administrator shall immediately take steps to remedy the conflict including suspension of work and/or termination of contracts and shall promptly notify in writing Caltrans Division of Local Assistance of the conflict of interest and steps to remedy and resume the work.

It is the intent of these code provisions to ensure the absence of fraud, waste and abuse on federal and state funded transportation projects. As such, these policies will be updated if new regulations are developed but not included in the LAPM. Revisions to these policies will be included in new contracts procured through these policies or will be included by amendment into existing contracts as determined appropriate by the Contract Administrator. The City shall notify FHWA and Caltrans Division of Local Assistance of any changes to this policy affecting federally funded contracts.

RESOLUTION NO. 12-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND ADOPTING UPDATED CITY OF WHEATLAND CONFLICT OF INTEREST CODE

WHEREAS, on September 24, 2024, the City of Wheatland adopted an updated Conflict of Interest Code for Designated Employees ("Conflict of Interest Code"); and

WHEREAS, in order for the City of Wheatland to be eligible to receive certain federal and/or state funding the Conflict of Interest Code must comply with the language of Code of Federal Regulations 23-172.7(b)(4); and

WHEREAS, on January 28, 2025, the City of Wheatland adopted a revised Conflict of Interest Code complying with federal regulations; and

WHEREAS, the Federal Highway Administration (FHWA) and Caltrans have requested further changes to the Conflict of Interest Code which have been reviewed and recommended by City staff.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Wheatland, State of California, to adopt an updated to the City of Wheatland Conflict of Interest Code (Attachment A) that incorporates additional language to identify the City Manager as the project administrator and language instructing the City to notify Federal Highway Administration and Caltrans Division of Local Assistance of any changes to this policy affecting federally funded contracts.

PASSED AND ADOPTED by the City Council of the City of Wheatland, State of California this 25th day of March 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Angela Teter, Mayor

Lisa Thomason, City Clerk

CITY OF WHEATLAND
CONFLICT OF INTEREST CODE

Designated Positions

The following are designated positions within the City of Wheatland which involve or may involve the making or participating in the making of decisions which may foreseeably have a material effect on any financial interest and the specific types of investments, interest in real property, and sources of income which are reportable.

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Conflict of Interest Provisions for Architectural and Engineering Services Administration and Procurement For Federal and State Funded Transportation Projects

The following provisions of the City's Conflict of Interest Code shall apply to city officials, employees, and those that provide city services for the City of Wheatland , and these provisions shall be implemented on all federally and state-funded transportation projects. In the procurement of contracts for architectural and engineering (A&E) services for projects involving federal-aid highway funds, the City has developed these code provisions to prevent fraud, waste, and abuse. The intent of this section is to comply with federal regulations and the State of California Department of Transportation (Caltrans) Local Assistance Procedures Manual. This section applies to all City employees (including the contract administrator and consultants performing as City staff) engaged in the award and administration of federal-aid highway funded contracts, and is intended to prevent conflicts of interest in accordance with 23 CFR 172.7(b)(4).

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Any projects involving federal funds shall comply with the provisions of the Code of Federal Regulation 23 CFR 172.7(b)(4) in addition to all other provisions of the City's conflict of interest code. The City reserves the right to add additional prohibitions relative to real, apparent or potential conflicts of interest that arise.

Violations to this section of the City's Conflict of Interest code shall be subject to penalties to the extent allowed and required by State and local laws.

In the event that a conflict of interest occurs resulting from changes in personnel, contract changes, or other unforeseen conditions, the Contract Administrator shall immediately take steps to remedy the conflict including suspension of work and/or termination of contracts and shall promptly notify in writing Caltrans Division of Local Assistance of the conflict of interest and steps to remedy and resume the work.

It is the intent of these code provisions to ensure the absence of fraud, waste and abuse on federal and state funded transportation projects. As such, these policies will be updated if new regulations are developed but not included in the LAPM. Revisions to these policies will be included in new contracts procured through these policies or will be included by amendment into existing contracts as determined appropriate by the Contract Administrator. The City shall notify FHWA and Caltrans Division of Local Assistance of any changes to this policy affecting federally funded contracts.

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

STAFF REPORT

DATE: March 11, 2025

TO: The Honorable Angela Teter, Mayor
Members of the City Council of the City of Wheatland

FROM: Brynda Stranix, District Director
Yuba-Sutter Economic Development District

SUBJECT: Yuba-Sutter Economic Development District
2025-2030 five-year CEDS update, Appendix I Public Works projects updates and 2024 CEDS Annual Performance and Evaluation

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 IMPACT

We anticipate no fiscal impact because of this agenda item.

ACTION REQUESTED

A 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 Unites States Department of Commerce, Economic Development Administration as set out in the resolution before you.

WHEATLAND CITY COUNCIL
RESOLUTION NO. 13-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING THE 2025-2030 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY, 2024 ANNUAL PERFORMANCE REPORT AND UPDATE TO APPENDIX I – PUBLIC WORKS PROJECTS

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 Wheatland, 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 5-year update in September 2024, and approved and adopted said document on 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 the Wheatland City Council for its review and action.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Wheatland that:

A. The foregoing recitals are true and correct.

B. The Wheatland City Council, after reviewing said documents, hereby approves the 2025-2030 CEDS 5-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 City of Wheatland on this 25th day of March 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Angela Teter, Mayor

ATTEST:

Lisa Thomason, City Clerk





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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.

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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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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
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Caron Job
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Diana Langley
Mike Lee
Creig Marcus
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Mathew Mauk
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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

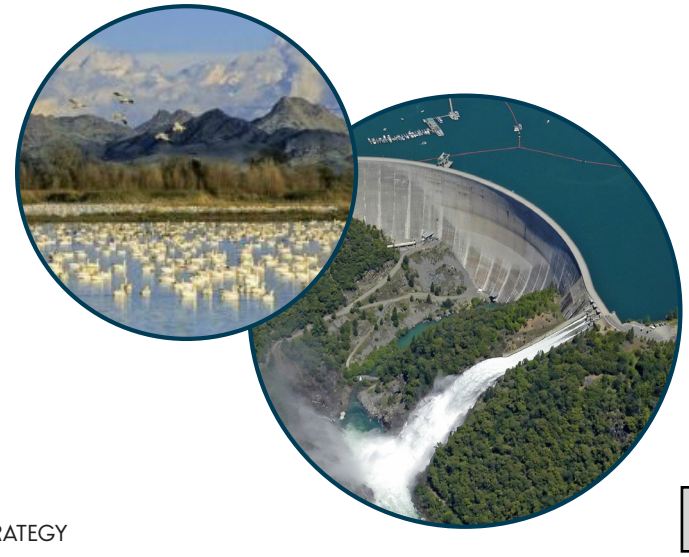
Simplify regulatory processes to make it easier for businesses to start and grow. Provide financial support, tax incentives, and workshops to help small businesses thrive and attract new enterprises to the region.

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.

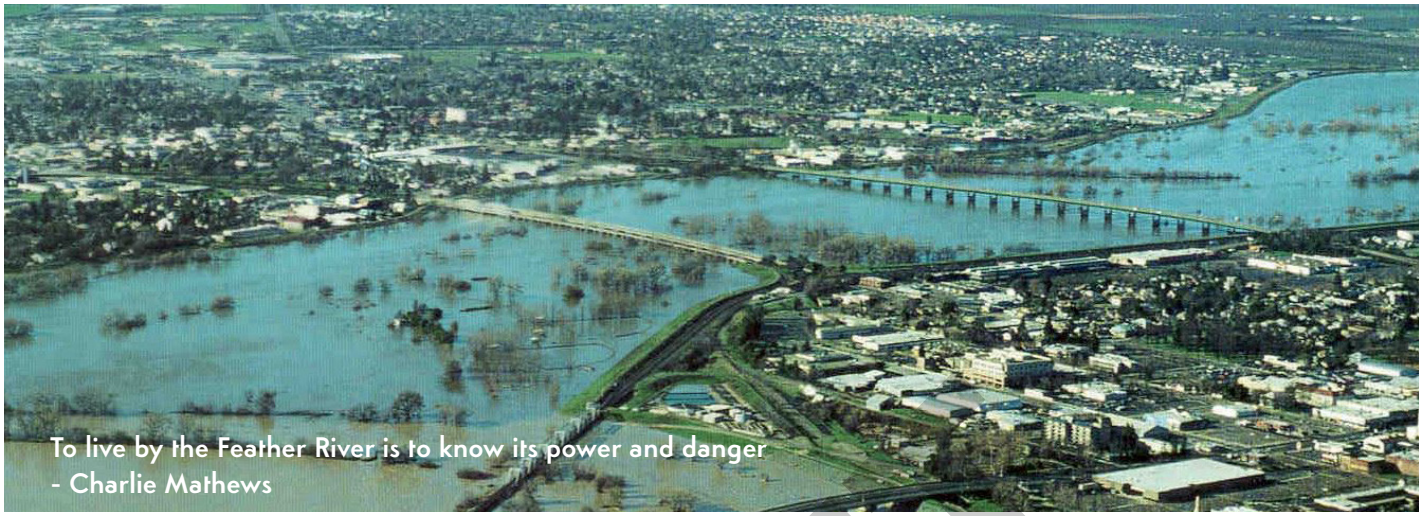
Enhance Economic Diversification and Infrastructure

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



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.

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OBJECTIVE 1

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



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

OBJECTIVE 2

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

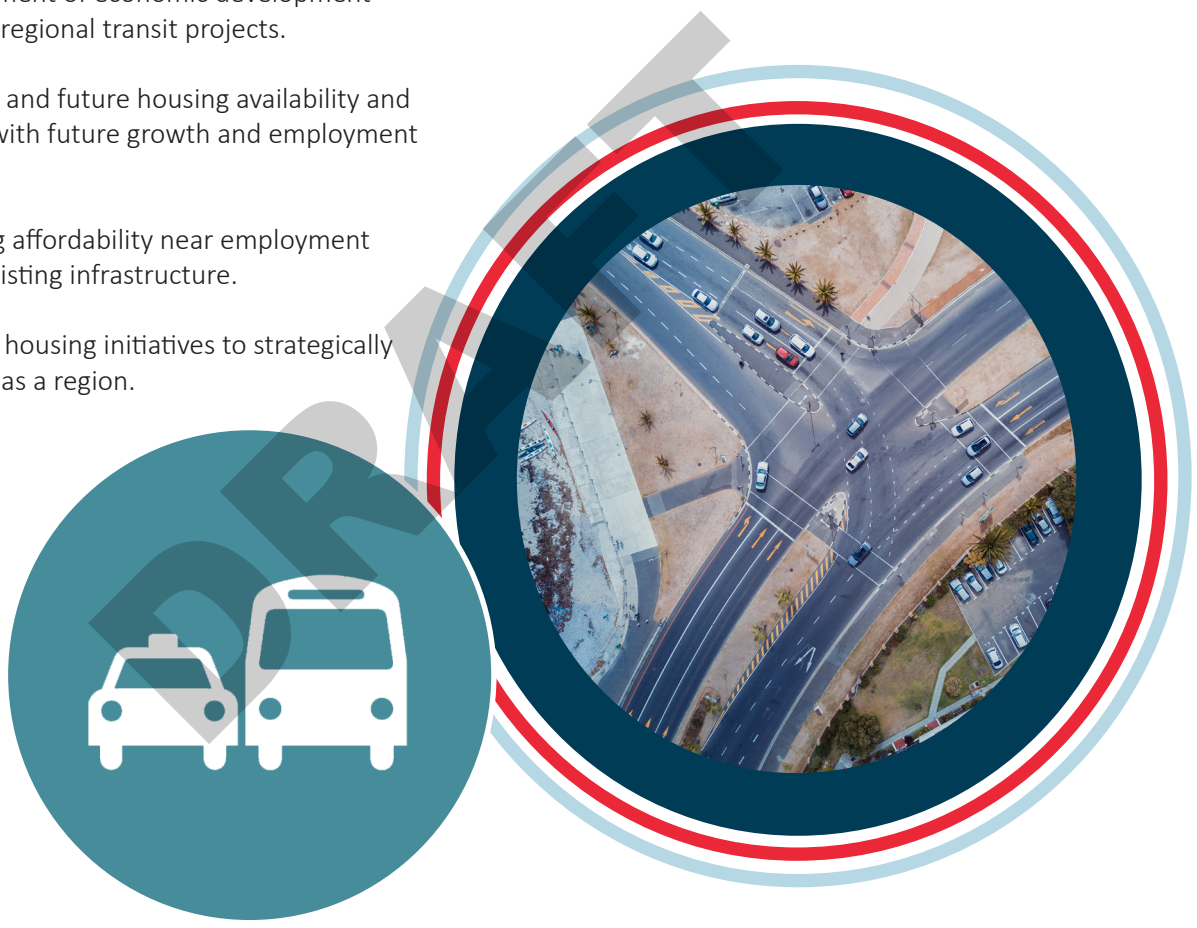
- Encourage investment in state highways throughout the two-county region to improve corridors in and out of the area.
- Accelerate street resurfacing and improvements in the region to support business investment.
- Develop sustainable delivery modes for manufacturing, freight, transport, logistics and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



OBJECTIVE 3

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

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



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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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GOAL 4 QUALITY OF LIVE AND PLACE CONTINUED



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

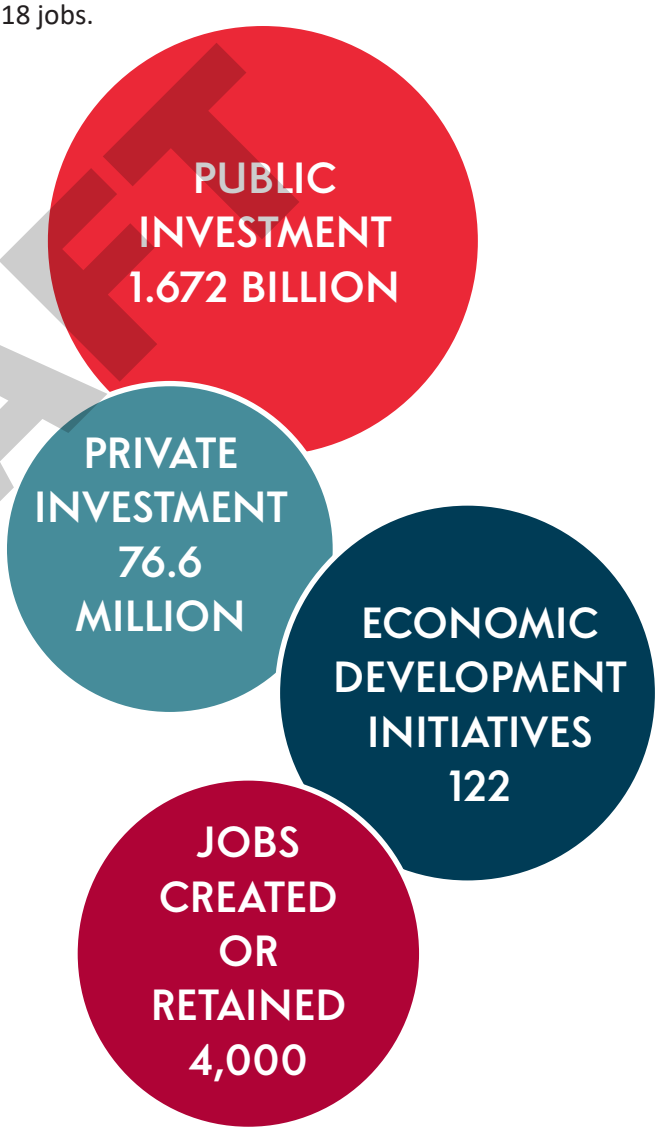
IN FY 2019-2020
There were 16 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 5 facility construction, 5 infrastructure, 5 planning, and 1 technical assistance projects completed. The estimated 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.

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YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

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

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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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Federal (O&M) **PROJECT COMPLETED 2024 $3.3 Million**	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	Fund Sources	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	Fund Sources	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	Fund Sources	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 **PROJECT COMPLETED 2024 $3 million**	Local (Drainage Impact Fees)	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 **PHASES I and II COMPLETE, LINDHURST AVE. TO LINDA AVE. - $14 Million**	Federal and state transportation funds	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	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	Fund Sources	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	Fund Sources	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	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Caltrans **Project Completed 2024 $168,000**	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	Measure C Measure K Local Funds **Project Completed 2024 $379,349**	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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	Fund Sources	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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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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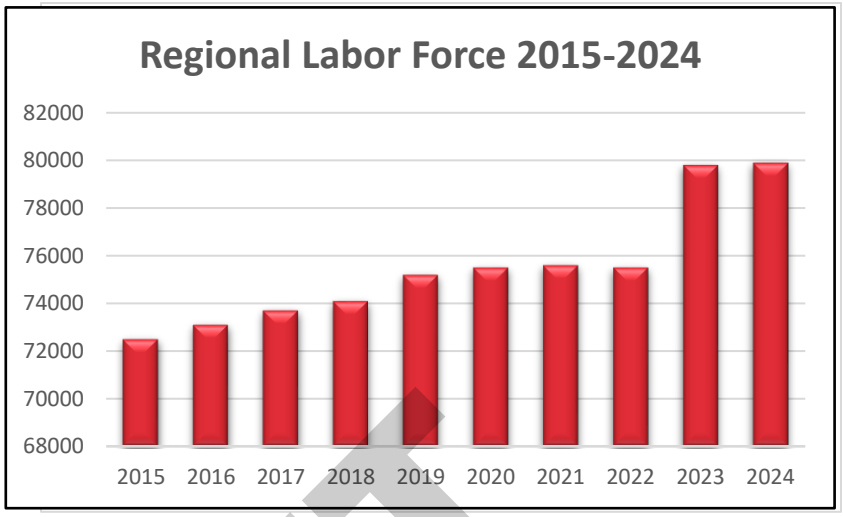
Adjustment to Strategy

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

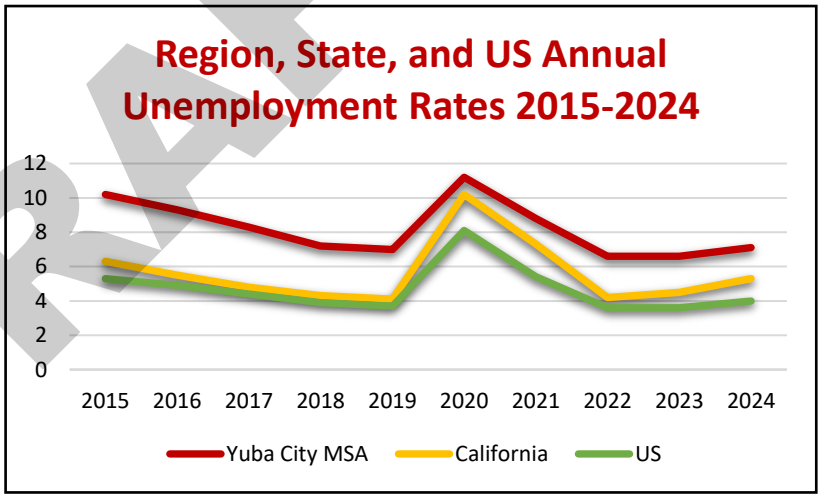
Regional Labor Force 2013-2023

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

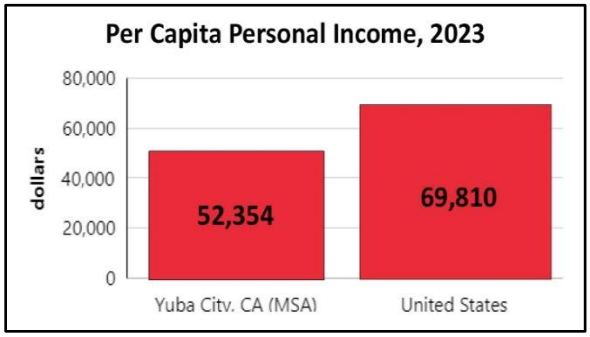
The region's 2024 annual average unemployment rate (7.1 percent) was 183.3 percent higher than the national average (4.0 percent) and 147 percent higher than the state's (5.3 percent). Rates are not seasonally adjusted. Since the Yuba Sutter Economic Development District was formed, the gap between the 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



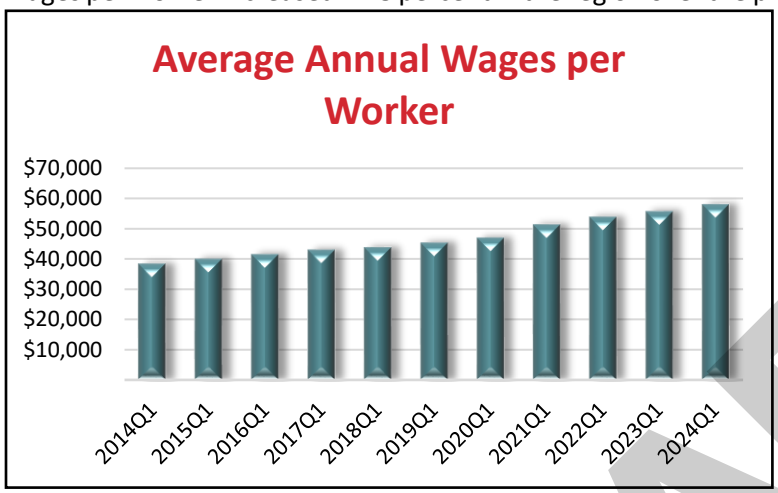
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2013–2023 compound annual growth rate of PCPI was 4.1 percent. The compound annual growth rate for the nation was 4.6 percent.

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.

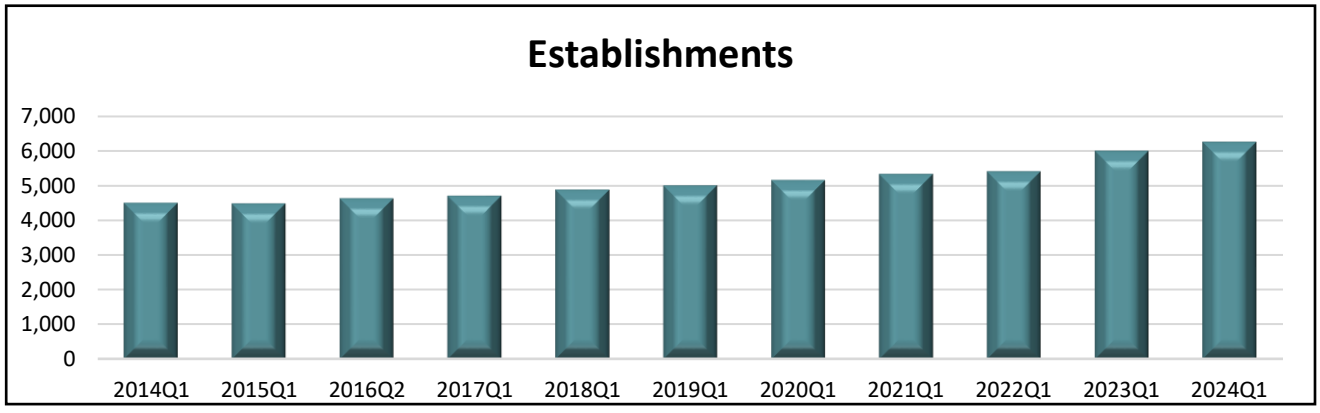


Sectors in the Yuba City, CA MSA with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction ($120,082), Utilities ($95,547), and Public Administration ($91,275). Regional sectors with the best job growth over the last 5 years are Transportation and Warehousing (+1,394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



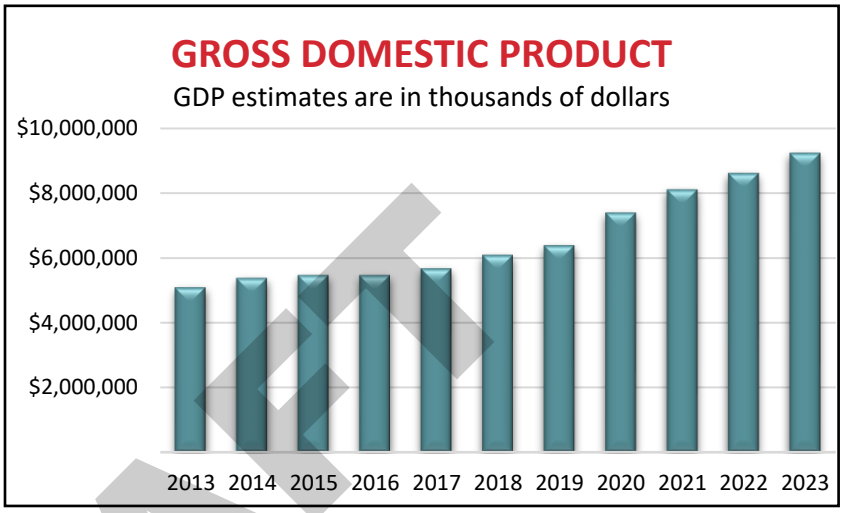
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Cost-of-Living Index

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

DRAFT

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.

DRAFT

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

DRAFT

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.

City Council Meeting Staff Report

Meeting Date: March 25, 2025

Subject: Bishop's Pumpkin Farm 2024 Season Report

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council receive and provide comment on the information presented regarding the Bishop's Pumpkin Farm 2024 Season Report.

Discussion: Bishop's Pumpkin Farm has been in operation in Wheatland for 52 years. Bishop's Pumpkin Farm hosts school field trips and special events and is open to the general public for approximately two months in the fall of each year. The Bishop's Pumpkin Farm was open for the 2024 season from Saturday September 7th to Monday November 11th.

The City Council receives two reports related to this business each year – a status report on the prior year's activities and a plan for managing traffic during the upcoming season. This report provides an overview of City activities related to the Bishop's Pumpkin Farm for the 2024 season.

Traffic

The City Council received a report on the 2024 Traffic Management Plan for Bishop's Pumpkin Farm on July 23, 2024. Staff also conducted a public meeting to review the proposed Traffic Management Plan on August 8, 2024. The 2024 Traffic Management Plan was similar to the 2023 plan with minor adjustments based on input gathered during the 2023 event. In addition to providing visible law enforcement presence, the traffic signal at Main Street and SR65 was adjusted to expedite the flow of traffic on Friday evenings. Traffic barrels were again utilized on Main Street. However, this year, the traffic barrels were weighted to reduce the possibility of movement by drivers. The second entrance near the high school was opened on Saturdays and Sundays beginning September 28th. The flow of traffic into and out of the Bishop's Pumpkin Farm was managed well this year with no major issues. A plan for the upcoming season will be presented to the City Council in July.

Public Safety Support

The City Council received a report on public safety calls related to the Bishop's Pumpkin Farm at the December 10, 2024 City Council meeting. The Wheatland Police Department assigned one

Police Officer, on overtime status, to the Bishop's Pumpkin Farm during the nine weekends of the 2024 season. Between September 7 and November 11, 2024, the Police Department responded to 71 calls for service which resulted in 42 traffic stops, issuance of 16 citations, and 5 crime reports. For the 2024 season, the City rented a golf cart for the Police Department to utilize on the Bishop's premises to increase the visibility of the Police officers and to better be able to respond to emergency calls for service.

The Wheatland Fire Authority responded to 24 calls for service, including 15 medical calls & public assistance requests and 1 smoke investigation.

Admission Fee Revenue

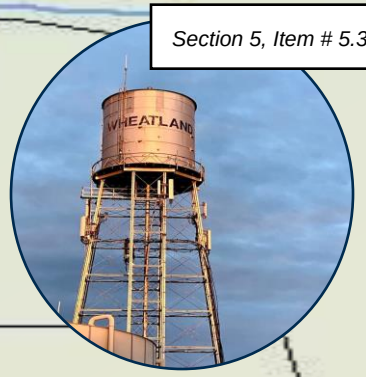
In addition to sales tax revenue generated by Bishop's Pumpkin Farm, the City receives an Admission Fee which equals five percent of admissions collected. Of the total Admission Fee received, 60 percent is deposited to the City's General Fund and the remaining 40 percent is deposited to a special Joint-Use Fund to be used for public projects agreed to by the City and the Bishops.

For Fiscal Year 2024-25, revenue from the Bishop's Pumpkin Farm Admission Fee totaled $182,293. This is an increase of $31,595 from the prior fiscal year. Of the total amount received, $109,376 (60%) was deposited to the General Fund and $72,917 (40%) was deposited to the Joint-Use Fund. The Joint-Use Fund has also received $1,153 in interest earnings to date this fiscal year. Expenditures to date in Fiscal Year 2024-25 total $31,811 which includes $10,000 for support of the Annual Pumpkin Weigh-Off event, $6,834 for administrative and engineering support services and $14,977 for signs, barricades and other items to assist City staff in managing activities in support of the Pumpkin Farm traffic. The balance in the Joint-Use Fund as of March 1, 2024, was $78,289.

Fiscal Impact: This is an information item only. There is no direct fiscal impact associated with this item

Attachments: None.





WHEATLAND POLICE DEPARTMENT

2024 ANNUAL REPORT

207 Main Street
Telephone (530) 633-2821
Fax (530) 633-4033

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City Manager Bill Zenoni

City Council:

Mayor Angela Teter | **Vice Mayor** Lisa McIntosh

Council Member Brian Abe | **Council Member** John Abe | **Council Member** Robert Coe

MISSION STATEMENT



We strive to achieve excellence while keeping Wheatland safe, placing an emphasis on enhancing the quality of life in our community. We dedicate ourselves to be consistent with the Law Enforcement Code of Ethics and our Department Core Values.

CORE VALUES

The Wheatland Police Department established a set of core values that provide a guidance for all employees in the organization to achieve a common goal.

Integrity – Hones, ethical conduct is paramount and enforced.

Professionalism – Delivering excellent, quality service to the community.

Respect – Treating everyone with dignity, both publicly and within the department. The department values decency, respect, and strong community relationships.



MESSAGE FROM POLICE CHIEF WITTMER











The Mission of the Wheatland Police Department is to uphold the law with integrity, protect the community, and enhance the quality of life for all residents. We are dedicated to fostering a safe and secure environment through proactive policing, community engagement, and the establishment of trust and transparency. We strive to collaborate with community members, promote crime prevention, and ensure justice for all, while respecting the rights of every individual.

Sincerely,

Chief Brian Wittmer

PERSONNEL UPADATES

NEW HIRES:

Admin/ CCEO Britney Kimball

Officer Drake Quitugua





Intern Hunter Getchel



Sgt. Christopher Ellis | Chief Brian Wittmer | Sgt. Oscar Magana



Act. Sgt. Clayton Cardoza | Officer Dennis Hollar | FTO Kirk Rekers | FTO Joseph Campos | FTO Thomas Munson



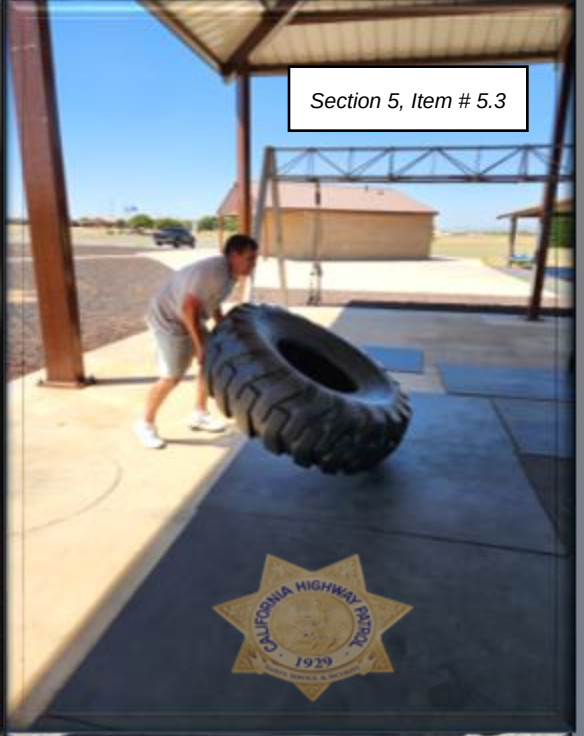
Officer Drake Quitugua | EO Kimberly Miller | CCEO Britney Kimball | Vol. Chico Perez | Intern Hunter G[illegible]el

NEW IN 2024

- DOG KENNEL UPGRADES
- STREET RACING COURSE
- INTERN PROGRAM
- SFST COURSE
- MILO SYSTEM
- PAS DEVICES
- LIDAR



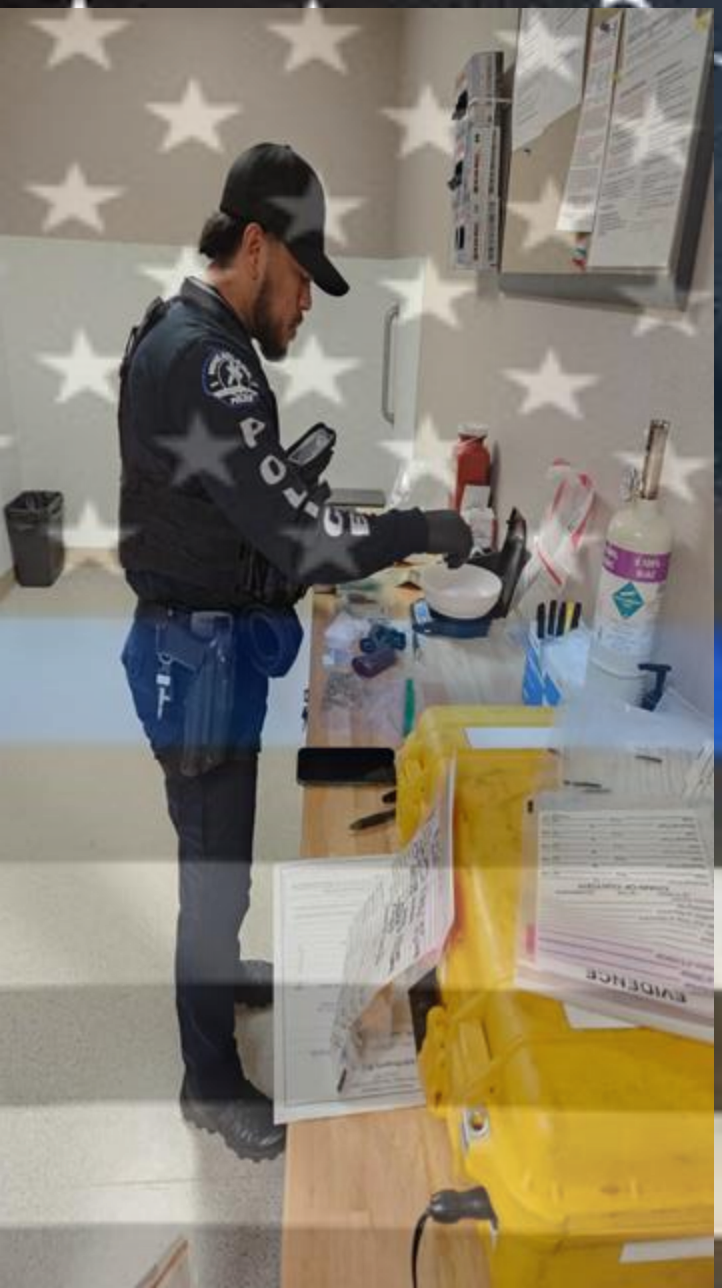








2024 OFFICER OF THE YEAR: JOSEPH CAMPOS





- Demonstrates strong investigative skills, resulting in multiple arrests
- Participated in the Yuba-Sutter Gang Task Force and YCSO Child Predator Operation
- Maintains a calm demeanor dealing with complex individuals
- Team player who's always willing to assist fellow officers and other first responders



2024 POLICE CHIEF'S AWARD:
ACTING SERGEANT CLAYTON CARDOZA



- Researched and implemented improvements to RIMS
- Proactively took on extra duties
- His experience has made him a mentor to fellow officers
- Volunteers for overtime, special details, and covers others shifts
- Places the needs of the community and fellow officers above his own
- Handled significant cases and arrests, such as the Chevron Robbery (211)

COMMUNITY RELATIONS AND SAFETY AWARENESS



- 6th annual Safe Trick or Treat
- Pet Parade
- Little League
- Wheatland Elementary
- WUHS Graduation
- Christmas Parade

COMMUNITY SUPPORT









- Yuba-Sutter Back the Badge
- Bishop's Pumpkin Farm
- Academy
- WUHS Job Fair
- Wheatland National Night Out
- Kids Safety Presentation

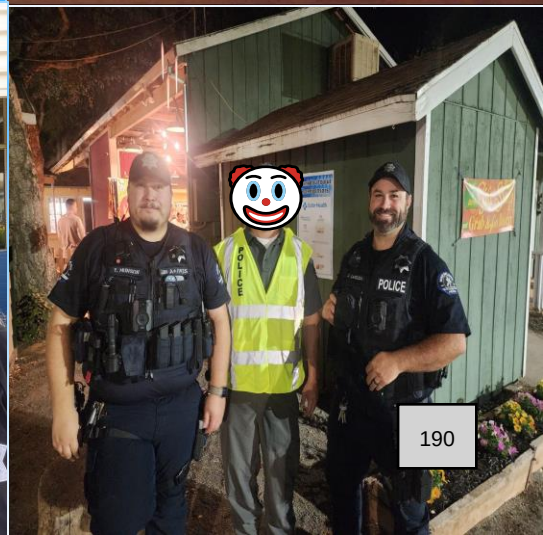












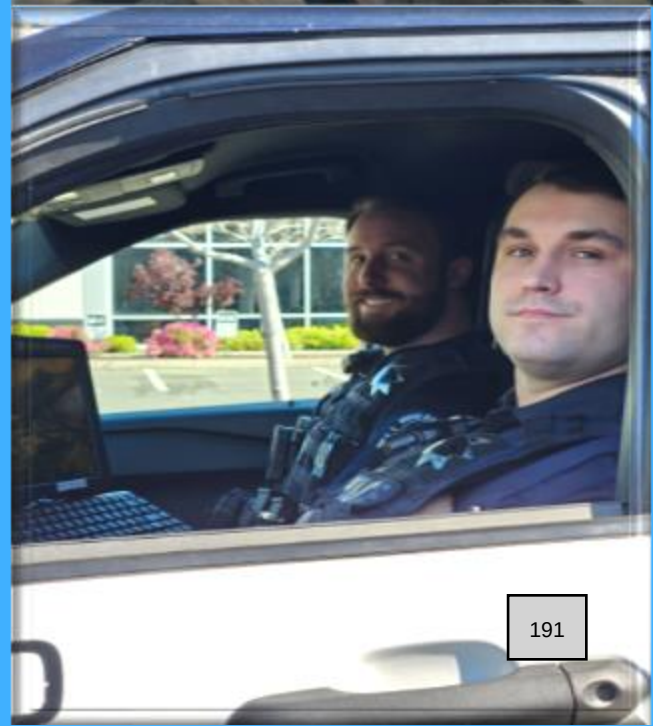
TRAINING & EDUCATION



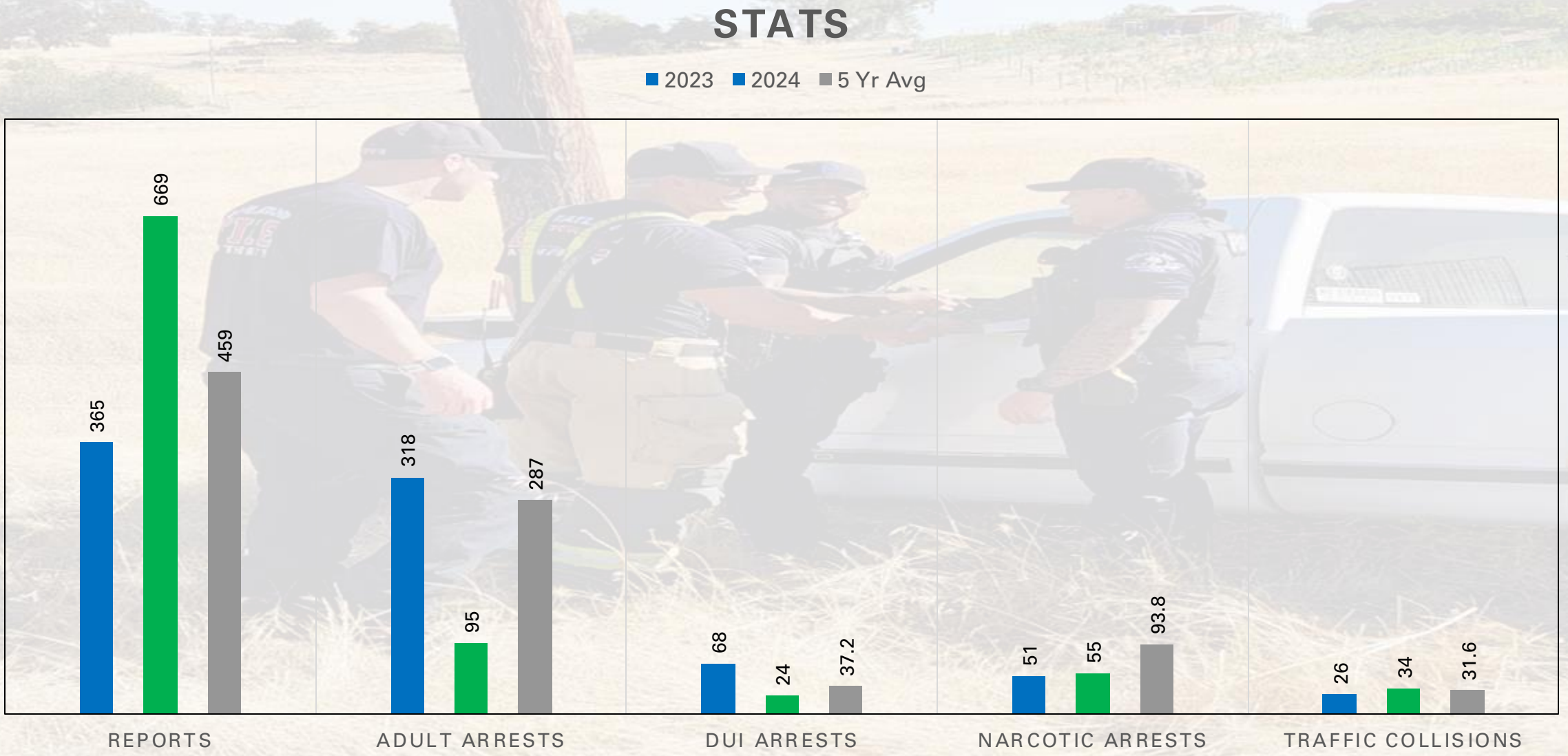


- ARIDE
- ARREST AND CONTROL
- BODY WORN CAMERA
- CHEMPACK
- CPR
- DUI DECTTION
- DRAEGER
- EVIDENCE MANAGEMENT
- FIREARMS
- FTO UPDATE
- GLOCK ARMORER
- NIBRS
- PERISHABLE SKILLS
- RANGE
- RECORDS RETENTION
- SEARCH AND SEIZURE
- TASER INSTRUCTOR UPDATE
- TRAINING ADMINISTRATOR
- TRAINING MANAGER
- USE OF FORCE



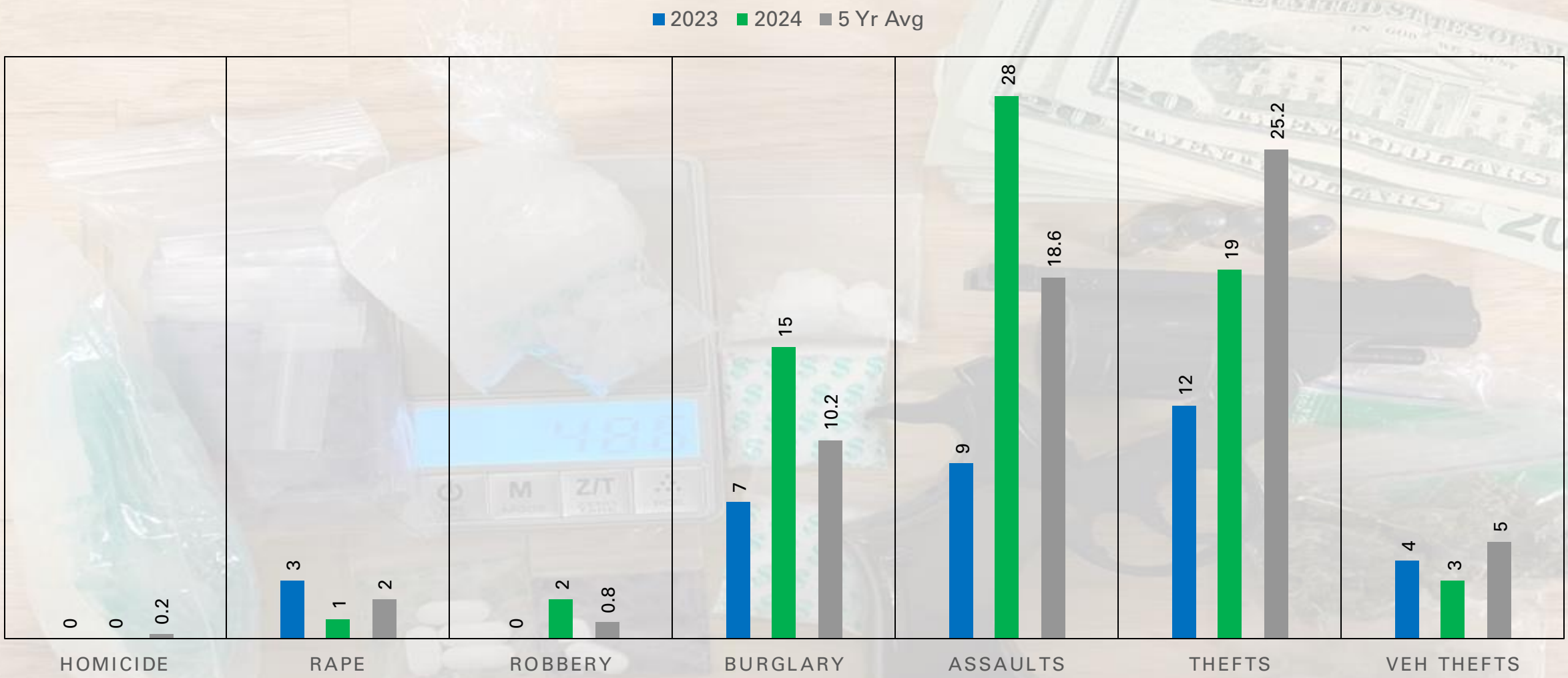


PATROL STATS

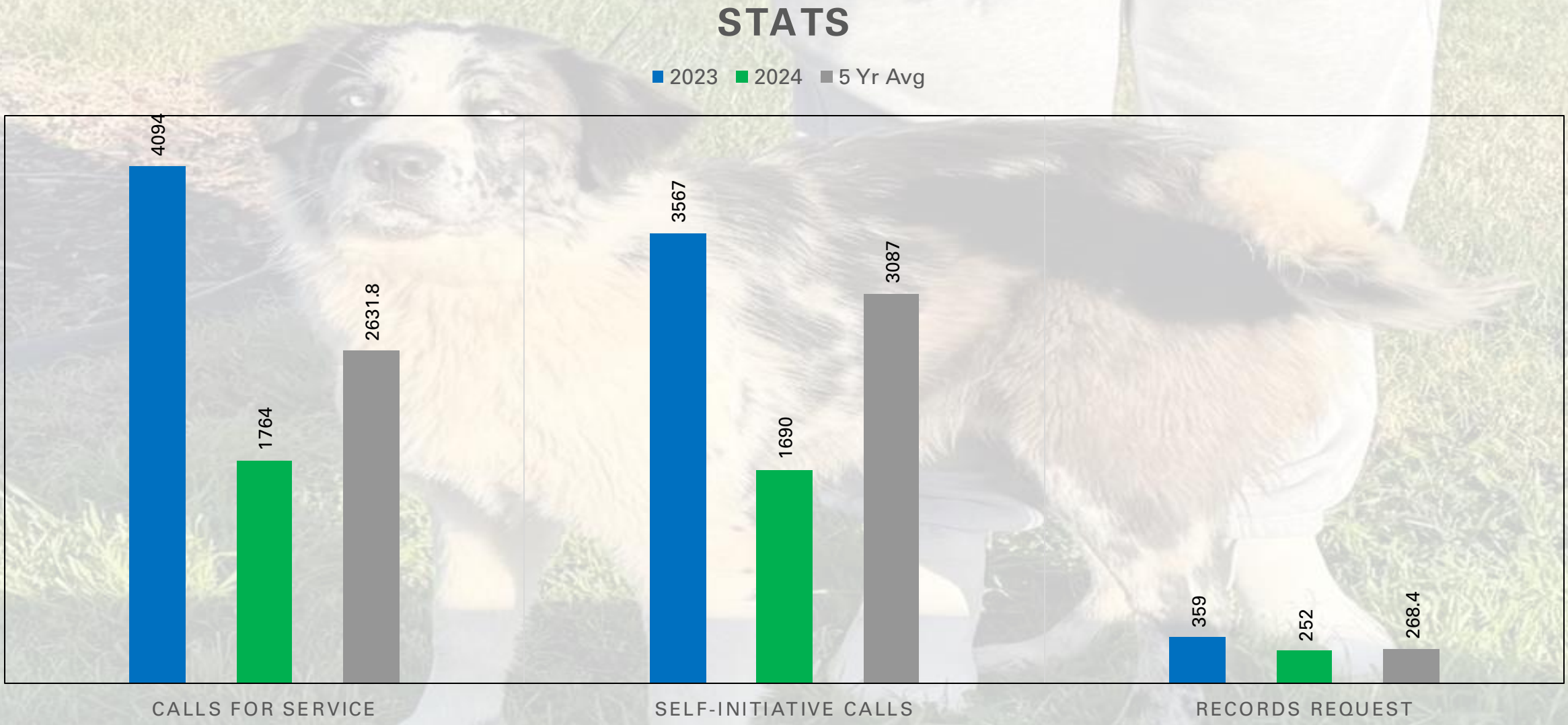


PART ONE CRIMES

STATS



ADMINISTRATIVE STAFF REPORTS



CODE ENFORCEMENT

2023 Statistics		*2024 Statistics*
Cases investigated:	**7**	**34**
Cases Closed:	**5**	**32**
Cases remaining open:	**2**	**2**
AVA Tows:	**13**	**Not tracked**
AVA Tags Issued:	**136**	**Not tracked**

- In July 2019, Wheatland Police Department took over Code Enforcement for the City of Wheatland. One part-time Code Enforcement Officer was hired to oversee, respond, enforce, and process all code violations within the City Limits. Our goal is to reach out to our community members, both private citizens and businesses in hopes of gaining voluntary compliance for all code violation complaints.

- Citizens can bring forward any complaints or concerns of code violations by completing a Code Enforcement Complaint Form, those forms are available at https://www.wheatland.ca.gov/, or by stopping by the police department. Complainant names and information are confidential.



TO BE DETERMINED

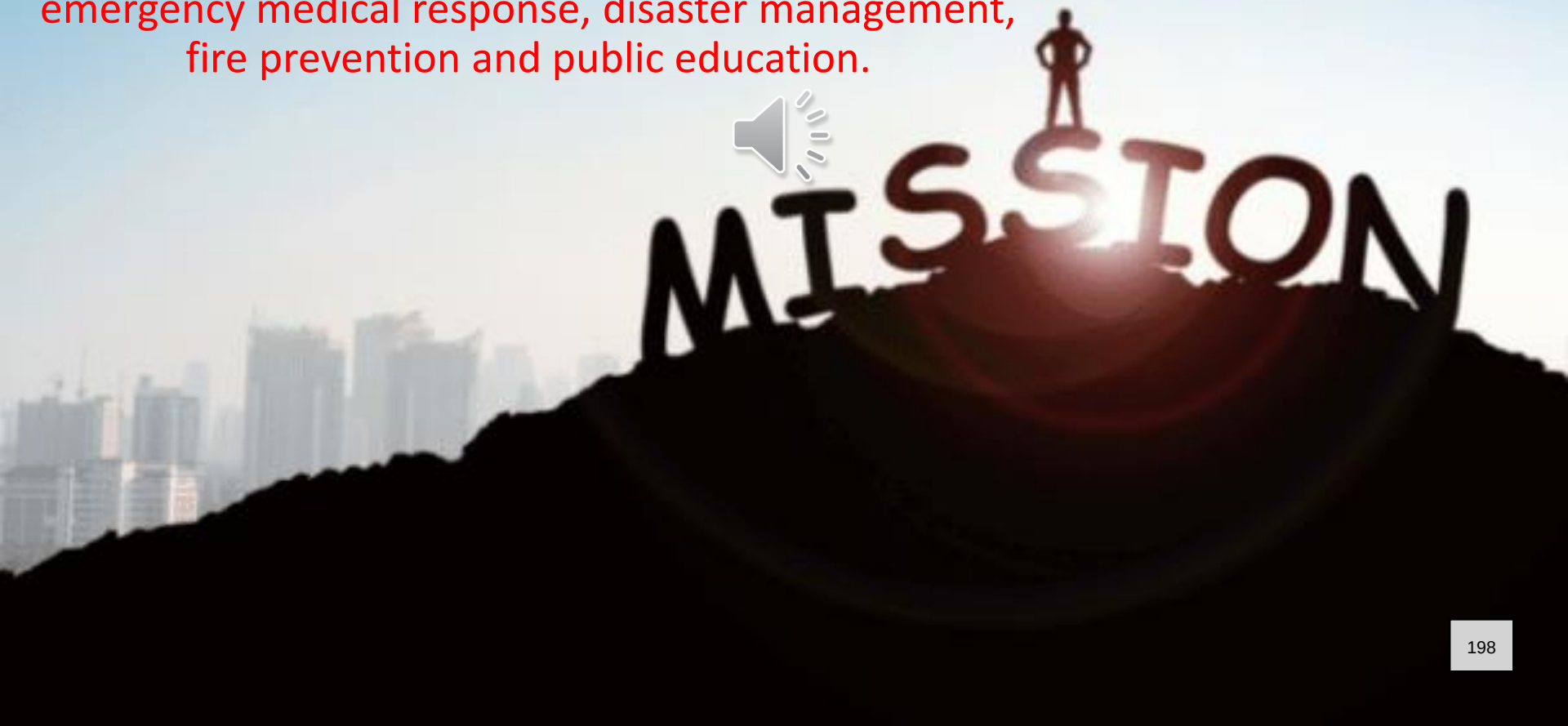
- Secret Squirrel Stuff

Wheatland Fire Authority

2024 Annual Report

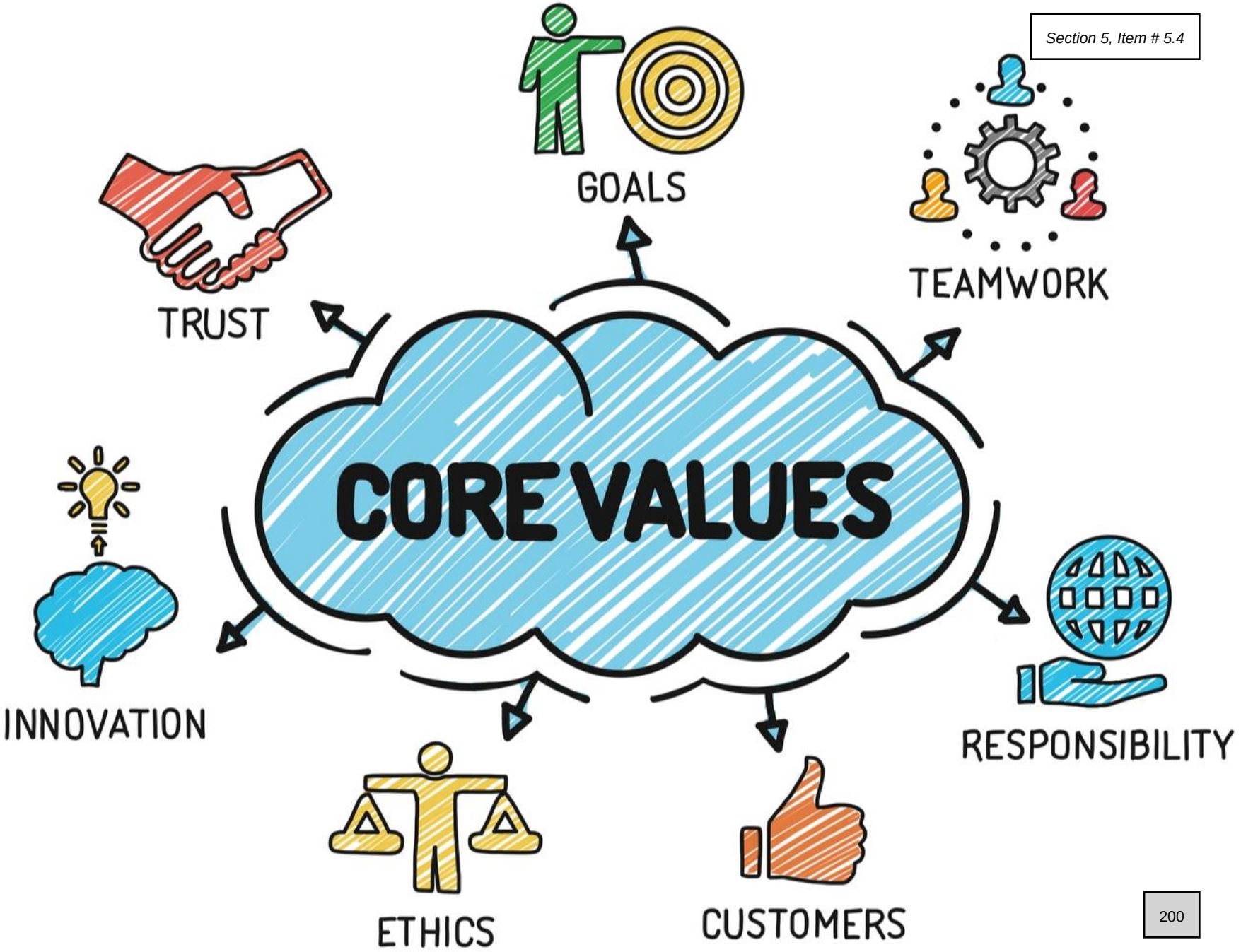
Mission Statement

Wheatland Fire Authority is committed to providing the highest-level public safety services for our community. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



Policy and Procedures

- Wheatland Fire Authority consistently updates and enhances its policies and procedures through Lexipol, a company specializing in current and relevant policies, procedures, and training. These improvements ensure that WFA personnel can deliver the highest level of public safety services to individuals within its jurisdiction and surrounding agencies.


GOALS
TRUST
TEAMWORK
CORE VALUES
INNOVATION
RESPONSIBILITY
ETHICS
CUSTOMERS

Message from the Fire Chief

I am truly honored to still be serving as Fire Chief. WFA, like most departments across the country, faces new challenges each day to provide efficient and effective service to our residents as budgets continue to tighten. We will remain focused on our mission and our core values. WFA is an “all hazards” response agency, this includes response to fires, floods, rescue situations, building collapse, water rescue, high and low angle rescue, hazardous materials mitigation, trench rescue, confined space rescue, and emergency medical response. Our personnel consist of highly trained, caring, and compassionate professionals who place interest into our residents before their own. I am looking forward to serving as the Fire Chief for many years to come and will continue to evaluate our operations to ensure we consistently exceed the expectations of our community and residents whom we are proud to serve.

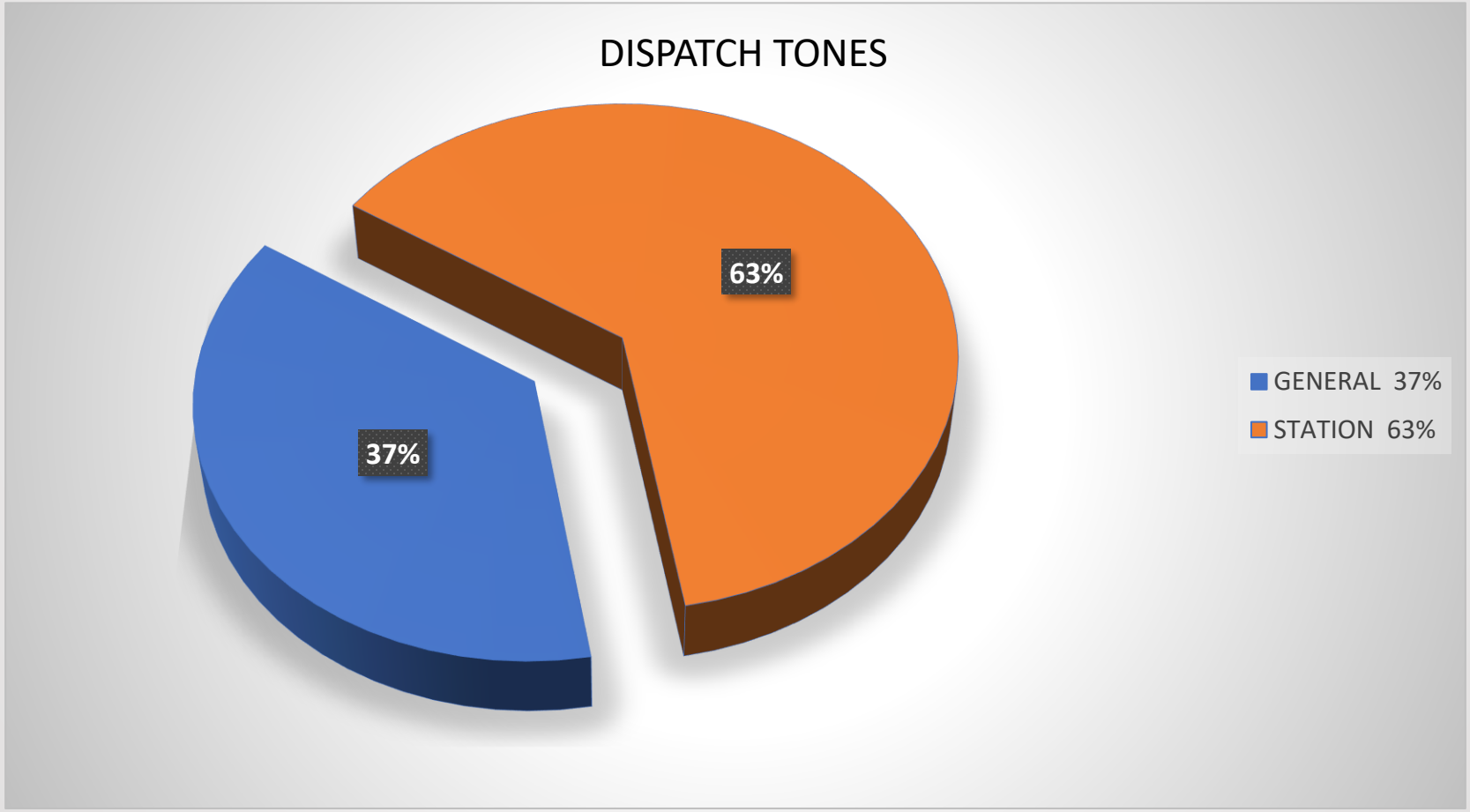
WFA Calls for Service

10 Year History

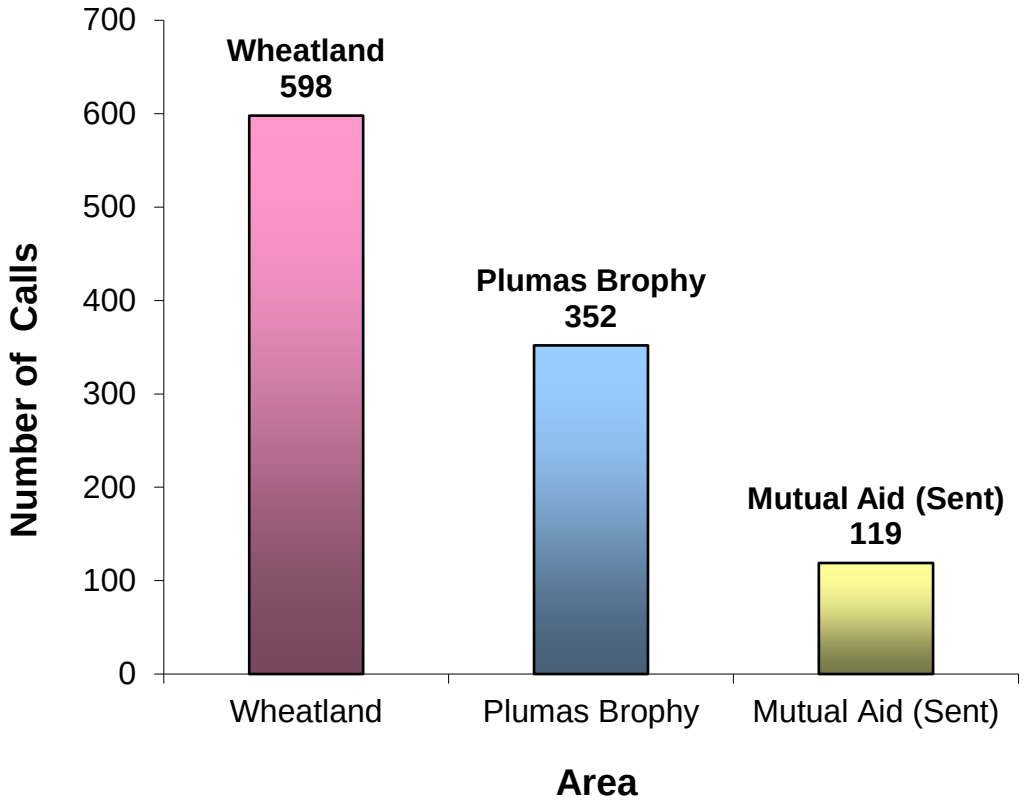
2015 – 800 Incidents
2016 – 851 Incidents
2017 – 1,010 Incidents
2018 – 961 Incidents
2019 – 979 Incidents
2020 – 1,052 Incidents
2021 – 1,135 Incidents
2022 – 961 Incidents
2023 – 1,029 Incidents
2024 – 1,069 Incidents



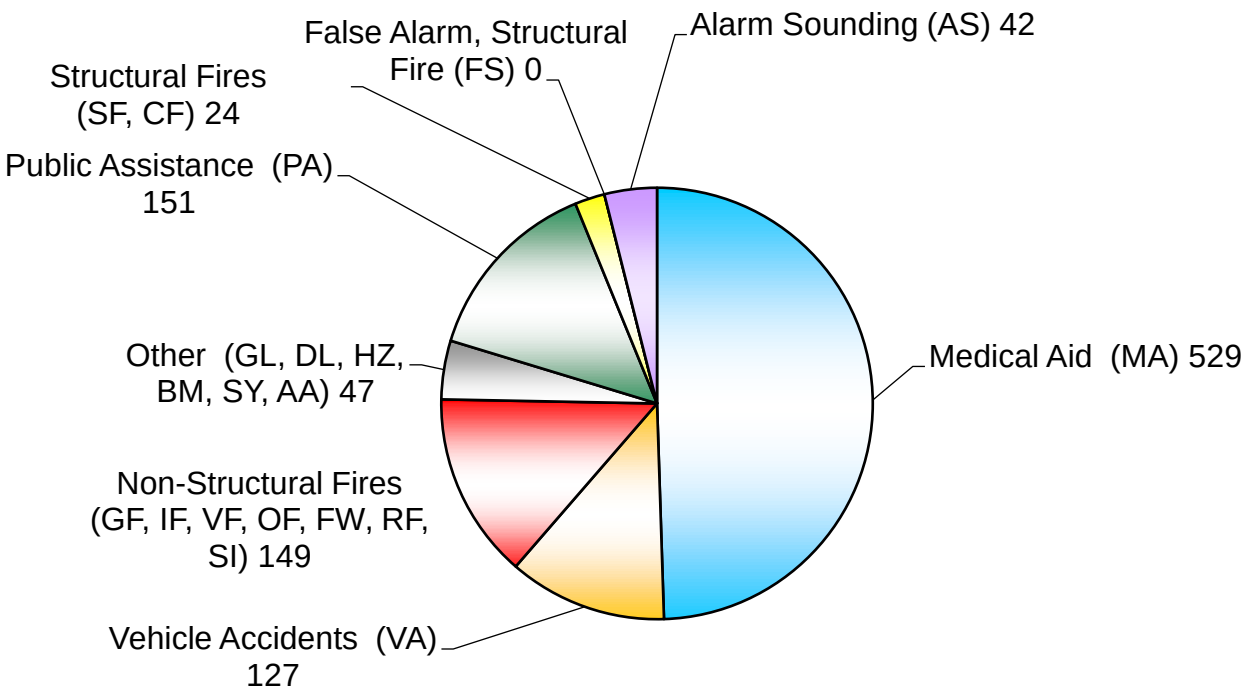
WFA Calls for Service



WFA Calls for Service



WFA Calls for Service



WFA CALLS FOR SERVICE

ACTIVITY INCIDENTS SUMMARY

Total Calls	**1069**
Average Number of FFs per Call	4.0
Average Time per Call From Tone Out to Back In Quarters (H:M:S)	0:36:44
Average FF Time per Call Based Upon Call Times and Responding FF's	2:38:43
Number of Training Sessions	**21**
Total FF Hours Attending Training Sessions	**804**
Structure Fire (SF) Calls	**11**
Fire Fighters Responding	**61**
Average Fire Fighters Per Call	**5.5**
Chimney Fire (CF) Calls	**1**
Fire Fighters Responding	**6.0**
Average Fire Fighters Per Call	6
False Alarm Structure Fire (FS) Calls	**0**
Fire Fighters Responding	**0**
Average Fire Fighters Per Call	0
Alarm Sounding (AS) Calls	**45**
Fire Fighters Responding	190
Average Fire Fighters Per Call	**4.2**
TOTAL (SF + CF+ FS+AS) Calls	57
Fire Fighters Responding	257
Average Fire Fighters Per Call	**4.5**

	No.	Name	Init.	Number of Calls Responded To						Number of Training Sessions Attended																	
				1st Q	2nd Q	3rd Q	4th Q	Total		1st Q			2nd Q			3rd Q			4th Q			Total		
1	400	Chief. Art Paquette	AP	190	211	246	187	834	36	5	/	5	4	/	4	3	/	3	2	/	2	14	/	14
		Off Duty Calls		130	131	138	111	510																
2	453	Adam Jones	AJ	8	60	128	214	410	22	0	/	5	2	/	4	2	/	3	2	/	2	6	/	14
3	495	Colette Paquette	KP	34	144	125	79	382	205	2	/	5	4	/	4	3	/	3	1	/	2	10	/	14
4	445	Shain White	SW	62	62	129	113	366	30	3	/	5	4	/	4	3	/	3	2	/	2	12	/	14
5	484	Cezaar Campos	CC	93	76	100	97	366	10	4	/	5	4	/	4	2	/	3	1	/	2	11	/	14
6	404	Ray Abdo	RA	86	94	74	94	348	6	4	/	5	4	/	4	2	/	3	2	/	2	12	/	14
7	444	Payton DeLeon	PL	69	79	95	99	342	4	5	/	5	4	/	4	3	/	3	2	/	2	14	/	14
8	494	Danelle Paquette	DP	32	103	125	43	303	221	2	/	5	4	/	4	3	/	3	2	/	2	11	/	14
9	485	David Feyh	DF	39	30	79	88	236	108	3	/	5	4	/	4	2	/	3	2	/	2	11	/	14
10	444	Nicholas, Nottoli	NN	0	0	103	123	226	24	0	/	5	0	/	4	2	/	3	2	/	2	4	/	14
11	55	Charles, Prevdelli	CP	56	44	55	51	206	130	5	/	5	4	/	4	3	/	3	2	/	2	14	/	14
12	506	David Ezell	DE	0	0	87	101	188	24	0	/	5	0	/	4	2	/	3	2	/	2	4	/	14
13	443	Daniel Cook	DC	44	47	47	44	182	176	5	/	5	4	/	4	3	/	3	2	/	2	14	/	14
14	451	Jacob, Reckers	JR	0	0	100	70	170	22	0	/	5	0	/	4	2	/	3	2	/	2	4	/	14
15	441	Keith Hoek	KO	26	45	69	26	166	16	1	/	5	0	/	4	0	/	3	0	/	2	1	/	14
16	455	Jon-Luc Neece	LN	0	48	28	69	145	41	0	/	5	2	/	4	2	/	3	2	/	2	6	/	14
17	480	Devin Morris	DM	23	14	45	44	126	36	1	/	5	2	/	4	1	/	3	2	/	2	6	/	14
18	446	Ethan, Wall	EW	0	0	80	43	123	25	0	/	5	0	/	4	2	/	3	2	/	2	4	/	14
19	491	Anthony Banas	AA	34	29	29	27	119	59	1	/	5	3	/	4	1	/	3	1	/	2	6	/	14
20	442	Emerie Pierce	EP	0	7	47	47	101	21	0	/	5	0	/	4	1	/	3	2	/	2	3	/	14
21	481	Jason McJunkin	JJ	21	26	14	17	78	77	3	/	5	0	/	4	1	/	3	1	/	2	5	/	14
22	482	Ryan McNay	RM	0	26	32	20	78	18	0	/	5	3	/	4	0	/	3	2	/	2	5	/	14
23	99	Arty, Paquette Explorer	YP	0	0	59	12	71	46	0	/	5	0	/	4	1	/	3	2	/	2	3	/	14
24	497	Haadi Shaw	HS	26	44	0	0	70	1	1	/	5	2	/	4	0	/	3	0	/	2	3	/	14
25	507	Jacob, Self	JS	0	0	27	34	61	18	0	/	5	0	/	4	2	/	3	0	/	2	2	/	14
26	487	Lebedev Vlad	VL	14	16	23	4	57	9	4	/	5	3	/	4	1	/	3	1	/	2	9	/	14
27	77	Edan, Velez Explorer	EV	0	0	26	26	52	40	0	/	5	0	/	4	1	/	3	2	/	2	3	/	14
28	499	Ryan, Bowers	RB	0	0	30	16	46	13	0	/	5	0	/	4	1	/	3	2	/	2	3	/	14
29	493	Katie Crawford	KC	9	12	9	0	30	2	2	/	5	2	/	4	0	/	3	0	/	2	4	/	14
30	452	Marcel Gomez	MG	9	2	11	6	28	27	5	/	5	4	/	4	1	/	3	2	/	2	12	/	14
31	454	Hayden Witt	HW	0	0	0	27	27	12	0	/	5	0	/	4	0	/	3	1	/	2	1	/	14
32	44	Ethan, Banks Explorer	EB	0	0	5	22	27	23	0	/	5	0	/	4	0	/	3	2	/	2	2	/	14
33	55	James Parker	JP	1	1	0	23	25	4	1	/	5	1	/	4	0	/	3	0	/	2	2	/	14
34	25	Payton, White Explorer	PW	0	0	21	4	25	20	0	/	5	0	/	4	1	/	3	1	/	2	2	/	14
35	464	Joe TenEyck	JT	3	20	0	1	24	14	2	/	5	4	/	4	0	/	3	0	/	2	6	/	14
36	486	Pedro DeLaCruz	PD	14	0	3	3	20	6	1	/	5	2	/	4	0	/	3	0	/	2	3	/	14
37	447	Chad, Gustafson	CG	0	0	12	5	17	8	0	/	5	0	/	4	1	/	3	2	/	2	3	/	14
38	474	Hayden, Stotz	HZ	0	0	2	12	14	2	0	/	5	0	/	4	0	/	3	0	/	2	0	/	14
39	54	Tyler, Rivers Explorer	TR	0	0	14	0	14	10	0	/	5	0	/	4	1	/	3	0	/	2	1	/	14
40	55	Isla	IG	0	0	0	14	14	10	0	/	5	0	/	4	0	/	3	0	/	2	0	/	14
41	33	Clayton, McGrann Explorer	CM	0	0	9	1	10	8	0	/	5	0	/	4	0	/	3	1	/	2	1	/	14
42	22	Juliet, Wisdom Explorer	JW	0	0	10	0	10	10	0	/	5	0	/	4	1	/	3	1	/	2	2	/	14
43	88	Brooklyn, Wells Explorer	BW	0	0	4	2	6	6	0	/	5	0	/	4	0	/	3	1	/	2	1	/	14
44	11	Ellie, Patchett Explorer	ET	0	0	3	0	3	3	0	/	5	0	/	4	2	/	3	0	/	2	2	/	14
45	66	Tyler, Spuehler Explorer	TS	0	0	1	0	1	0	0	/	5	0	/	4	0	/	3	0	/	2			14
46	24	Noah Raquel	NR	0	0	0	0	0	0	0	/	5	0	/	4	0	/	3	0	/	2			14
47	20	Peyton Reynolds	PR	0	0	0	0	0	0	0	/	5	0	/	4	0	/	3	0	/	2			14
48	488	Brandon O Callayhan	BO	0	0	0	0	0	0	0	/	5	0	/	4	0	/	3	0	/	2	0	/	14
49	19	Landon Luna	LL	0	0	0	0	0	0	0	/	5	0	/	4	0	/	3	0	/	2	0	/	14

Training and Education

- To uphold the highest standards of public safety, WFA is committed to rigorous training that prepares firefighters for the ever-changing challenges of “All Hazards Fire Service.” Our firefighters consistently meet all certification and licensing requirements set by local, state, and federal agencies through dedicated coursework and training hours.

Training and Education

▶In addition to standard Firefighting and Emergency Medical Services, Wheatland Fire Authority personnel are trained in multiple hazard and rescue disciplines. WFA has Firefighters trained in the following:

- Swift Water Rescue - Technician Level
- Static Water Rescue- Jet Skis
- Trench Rescue – Technician Level
- High Angle Rope Rescue – Technician Level
- Rope Rescue – Operation Level
- Confined Space Rescue
- Hazardous Materials

Training and Education

▶All WFA Firefighters are trained in Emergency Medical Services. 10 Firefighters are Emergency Medical Technicians, and the remaining are trained Emergency Medical Responders. WFA EMTs are also trained in Optional Scope Skills. Including:

- Epinephrine Auto Injectors
- Narcan (naloxone) administration
- Blood Glucose Monitoring (Glucometer)
- Advanced Airway Adjuncts (i.e. King Tube, I-Gel)

COMMUNITY RELATIONS



- Country Care-land
- Virginia School
- Wheatland Pre-School
- Home Schools
- Fire Station Tours
- Boy & Girl Scouts
- Cub Scouts
- Pet Parade
- National Night Out
- Front Street Fair
- Santa Parade

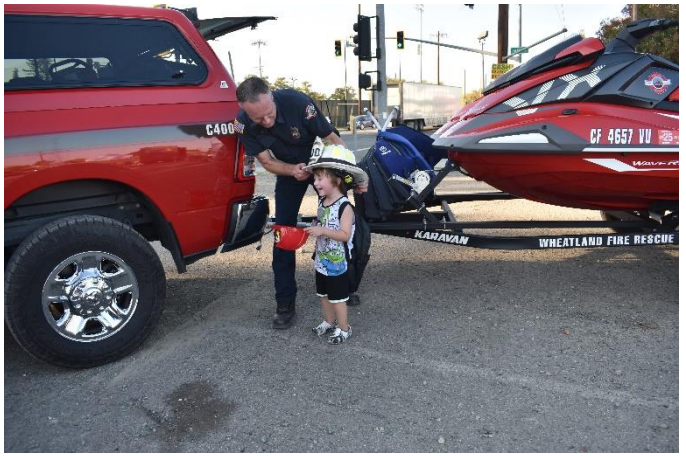


Community Relations











WFA RECRUITMENT

- info@volunteerfirefighter.org
- WFA Website

CODE ENFORCEMENT

Code enforcement plays a critical role in preventing fires and minimizing the risk of damage to property and loss of life. By ensuring that buildings and structures meet established fire safety standards, the WFA can help to ensure the safety of the public and first responders who may be called upon to respond to an emergency.



WFA STATIONS REPAIRS & UPGRADES

STATION 3 UPGRADES NEW GYM



WFA STATIONS REPAIRS & UPGRADES

STATION 2 UPGRADES NEW BUILDING



WFA STATIONS REPAIRS & UPGRADES

STATION 1 UPGRADES NEW PAINTJOB



WFA STATIONS REPAIRS & UPGRADES

EQUIPMENT MAINTENANCE





CEZAR CAMPOS

SHAIN WHITE

SEASONALS



APPRECIATION AWARD

Ray Abdo

Payton DeLeon



Above & Beyond

Charles Prevedelli



David Feyh

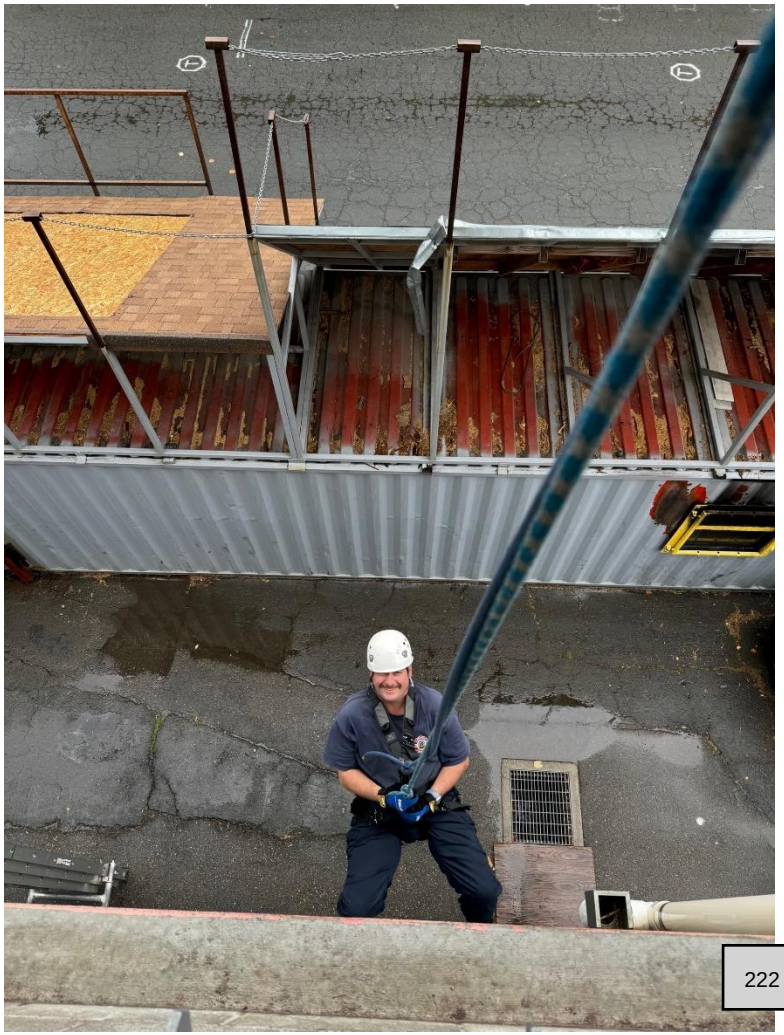


Above & Beyond

Cezar Campos



Adam Jones



Above & Beyond

Keith Hoek



Shain White



Top Training of the Year

100%

Charles Prevedelli



Dan Cook



Top Responder of the Year

Firefighter
Colette Paquette

Responded to
382 out of 1069
incidents



Firefighter of the Year



DAN COOK



OUCH AWARD

Anthony Banas & Shain White





Agency Assistance



Financial Affairs Administrator

Kathy is our bookkeeper and secretary for Wheatland Fire Authority and Plumas-Brophy Fire Protection District.







DAN COOK, CHARLES PREVEDELLI, VLAD LEBEDEV, JASON MCJUNKIN, DAVID FEYH



NICHOLAS NOTTOLI

DAVID EZELL

CHAD GUSTAFSON



PAYTON DELEON KEITH HOEK CEZAR CAMPOS

HAYDEN WITT

KATIE CRAWFORD







RAY ABDO

JOE TENEYCK



SHAIN WHITE DANELLE PAQUETTE ADAM JONES



EMERIE PIERCE

COLETTE PAQUETTE



LUKE NEECE



PEDRO DELACRUZ



JACOB RECKERS



ANTHONY BANAS



MARCEL GOMEZ



JAMES PARKER



ETHAN WALL



RYAN MCNAY



RYAN BOWERS

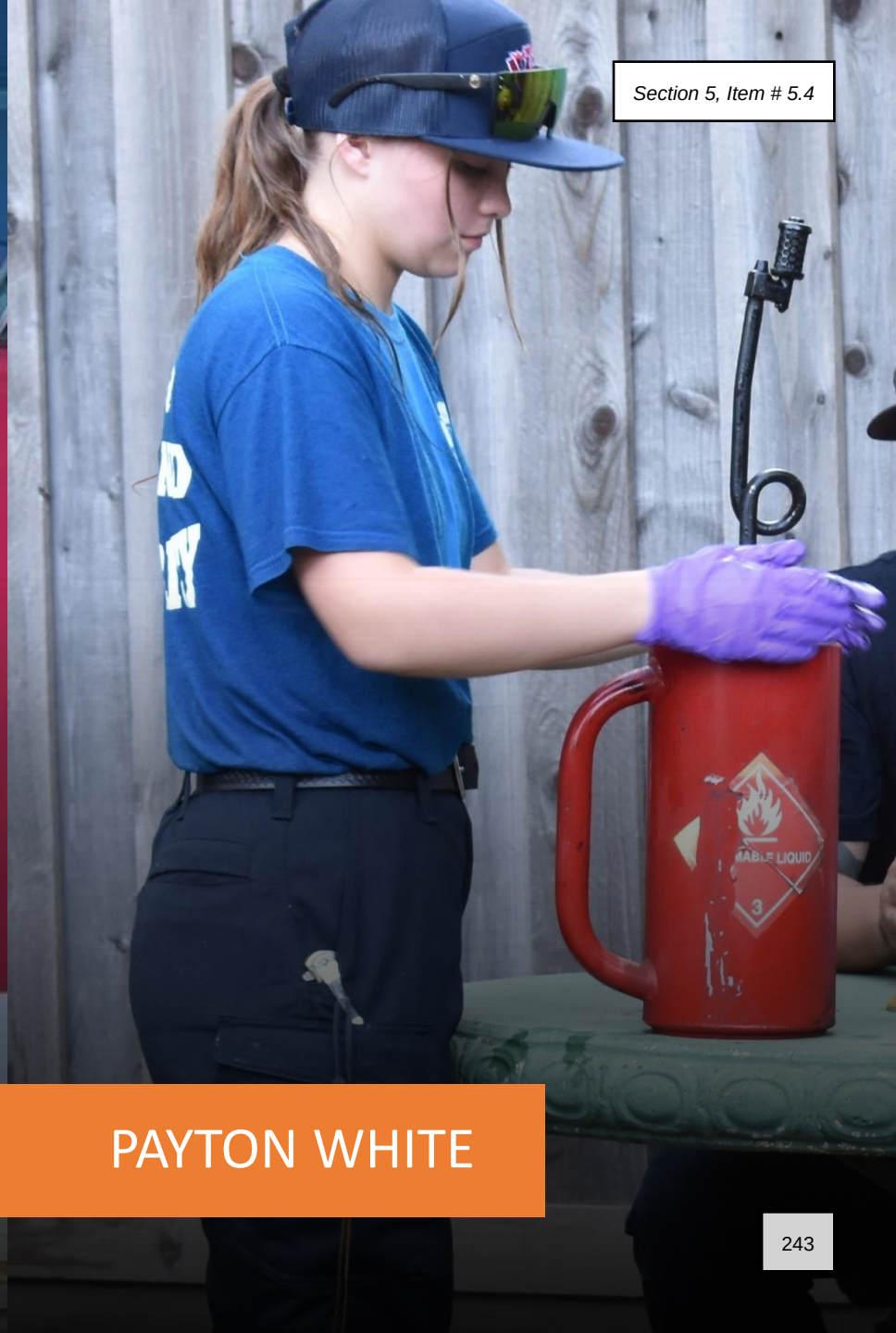
HAYDEN STOTZ





ART PAQUETTE





LYNEE GAVIN

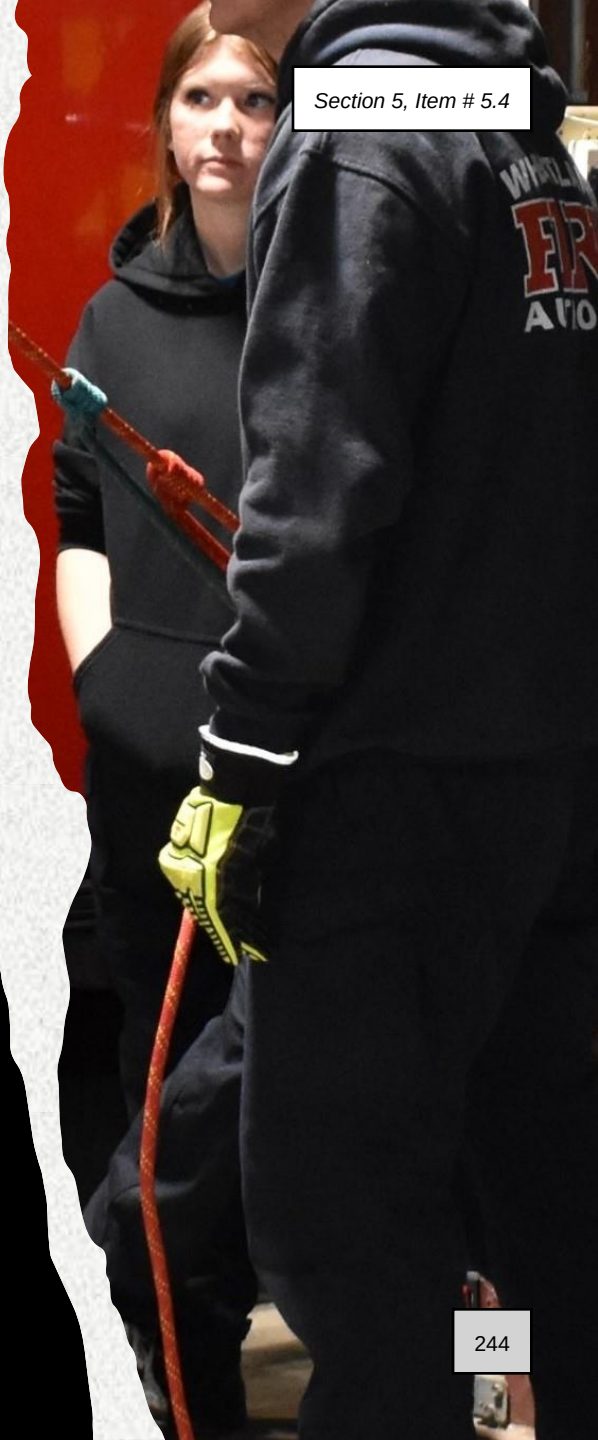
PAYTON WHITE



PEYTON REYNOLDS

NOAH RAQUEL

LANDON LUNA







CLAYTON MCGRANN

JULIET WISDOM

ELLIE PATCHETT





ALICIA STULTS

TYLER SPUEHLER

TYLER RIVERS





ARTY PAQUETTE

EDAN VELEZ



BROOKLYN WELLS ISLA GASPER ETHAN BANKS



SNEAK PEEK INTO 2025

(2) TYPE 3 ENGINES

WFA

THANK YOU



WELCOME

EXPLORER PROGRAM POST 400

LEARNING FOR LIFE PARTNERSHIP

- Wheatland Fire Authority partners with Learning for life to offer participants the opportunity to explore the career of a firefighter.

- Participants are given the opportunity to train and work side by side with fire service professionals while being mentored.



LIFE AS AN EXPLORER IS A COMMITMENT

14-20 years of age

2.0 GPA with no (F)

In good health

Willingness to work as a team member

Not for the lazy

Explorers are required to invest in their development by meeting certain milestones

LIFE AS AN EXPLORER

- Attend bi-monthly meetings
- First Aid & CPR Training
- Be an active member of Post 400 and participate in community events, as needed
- Monthly ride-along requirements
- Actively work to complete Task Book
- Have Fun and A Positive Attitude
- Make School and Family Your Priority

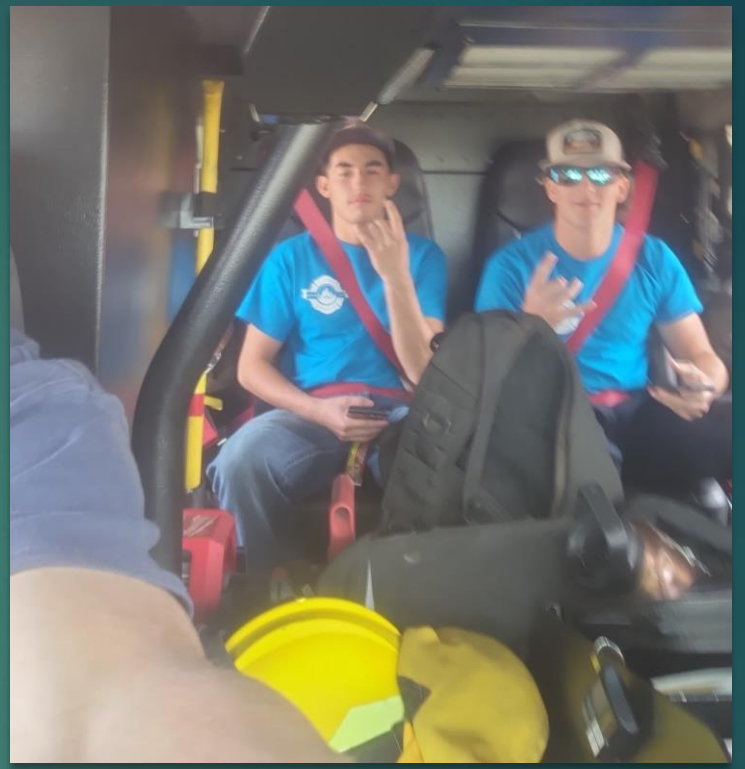


ENGAGING IN THE FIRE SERVICE

- Designed to prepare young people for careers in the fire service and to help develop life skills, leadership, and citizenship.
- Explorers maintain a high level of physical fitness and are required to perform heavy lifting, carry fire equipment, and perform other physical tasks.
- Explorers receive training similar to entry-level firefighters, including classroom instructions and real-life Incidents.
- Engage in six experience areas: Career, Fitness, Leadership, Outdoors, Service, Social Interaction.







ACTION AT IT BEST

ACTION AT IT BEST







THANK YOU

- Chief Paquette
- Wheatland Fire Authority Crew
- Explorers Post 400