Regular City Council Meeting Agenda

February 24, 2026 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. 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 - February 10, 2026

3.2 Consideration and Adoption of Resolution Canceling the Regular City Council Meeting of March 10, 2026

3.3 Consideration and Adoption of Resolution Authorizing Return of a Donation for the Operation and Maintenance of a Community Swimming Pool in the City of Wheatland

3.4 City of Wheatland General Plan Annual Progress Report for 2025

3.5 City of Wheatland Housing Element Annual Progress Report for 2025

4. PUBLIC HEARING

4.1 Introduce and Waive First Reading of Ordinance Designating Fire Hazard Severity Zones within the City of Wheatland

5. PRESENTATIONS

6. REGULAR CALENDAR

6.1 Yuba-Sutter Economic Development District 2025 CEDS Performance and Update Report, Appendix I Public Works Projects, 2026 Annual Update to CEDS 2025-2030 Document

6.2 Fiscal Year 2025-26 Mid-Year Budget Report

7. REPORTS

8. CLOSED SESSION

8.1 Public Employment (California Government Code Section 54957) Title: City Manager

9. ADJOURN

AGENDA POSTING CERTIFICATION

I, Josie Camacho, City Clerk for the City of Wheatland, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Wheatland City Hall at 111 C Street, Wheatland, CA 95692 and on the City website at www.wheatland.ca.gov.

Date: February 19, 2026 /s/ Josie Camacho, City Clerk

Regular City Council Meeting Minutes

February 10, 2026 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 - **6:00 p.m. - All present.**

1.2 Pledge of Allegiance to the Flag - **Performed.**

2. PUBLIC COMMENT – None.

3. CONSENT CALENDAR

3.1 Minutes - January 27, 2026

3.2 Investment Report for the Quarter Ended December 31, 2025

3.3 Consideration and Adoption of Resolution Approving Appointments to the Feather River Air Quality Management District Board of Directors – **Res. 26-05**

3.4 Consideration and Adoption of Resolution Adopting the Yuba-Sutter Regional Safety Action Plan **– Res. 26-06**

Motion to approve made by Councilmember B. Abe, Seconded by Councilmember Teter
Ayes: B. Abe, Teter, J. Abe, McIntosh, Coe
Noes: None
Abstain: None
Absent: None
Motion passes 5-0-0-0

4. PUBLIC HEARING - None.

5. PRESENTATIONS - None.

6. REGULAR CALENDAR

6.1 Authorization to Execute Agreement with HdL Coren & Cone for Property Tax Management and Information Services

Motion to approve made by Councilmember J. Abe, Seconded by Councilmember Teter
Ayes: J. Abe, Teter, B. Abe, McIntosh, Coe

Noes: None
Abstain: None
Absent: None
Motion passes 5-0-0-0

6.2 Resolution Directing Preparation of the Engineer's Report for the Wheatland-Premier Grove Landscaping and Lighting District – **Res. 26-07**

Motion to approve made by Councilmember Teter, Seconded by Councilmember B. Abe
Ayes: Teter, B. Abe, J. Abe, McIntosh, Coe
Noes: None
Abstain: None
Absent: None
Motion passes 5-0-0-0

6.3 Annual Review of City of Wheatland's Investment Policy – **Res. 26-08**

Motion to approve made by Councilmember J. Abe, Seconded by Councilmember B. Abe
Ayes: J. Abe, B. Abe, McIntosh, Teter, Coe
Noes: None
Abstain: None
Absent: None
Motion passes 5-0-0-0

6.4 Update on Wheatland Aquatic Center Funding

Comments by Chris Walsh
Item will be on a future agenda with a resolution for the return of donation funds.

7. REPORTS

8. CLOSED SESSION - None.

9. ADJOURN - 6:42 p.m.

MINUTES CERTIFICATION

I, Josie Camacho, City Clerk for the City of Wheatland, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Wheatland Community Center, 101 C Street, CA.

Date: February 11, 2026 /s/ Josie Camacho, Clerk

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 24, 2026

SUBJECT: Consideration and Adoption of Resolution Canceling the Regular City Council Meeting of March 10, 2026

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider adoption of a resolution canceling the regular City Council meeting of March 10, 2026.

DISCUSSION:

The City Council conducts regular meetings on the second and fourth Tuesday of each month. Due to a lack of urgent business for the City Council to conduct, it is recommended that the regular City Council meeting of March 10, 2026 be canceled.

If approved, notice of the meeting cancellation will be posted.

FISCAL IMPACT:

None.

ATTACHMENT:

A. Resolution

Attachment 'A'

RESOLUTION NO. 26-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND CANCELING THE REGULAR CITY COUNCIL MEETING OF MARCH 10, 2026

WHEREAS, the regular meetings of the City Council are set for the second and fourth Tuesdays of every month; and

WHEREAS, the City Council has the authority to cancel meetings when necessary; and

WHEREAS, it has been determined that there is no urgent business for the City Council to conduct on March 10, 2026 .

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

1. The March 10, 2026 City Council meeting is canceled.

The foregoing resolution was adopted by the City Council of the City of Wheatland at a regular meeting held on the 24th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Robert Coe, Mayor

ATTEST:

_____
Josie Camacho, City Clerk

City Council Meeting Staff Report

Meeting Date: February 24, 2026

SUBJECT: Consideration and Adoption of Resolution Authorizing Return of a Donation for the Operation and Maintenance of a Community Swimming Pool in the City of Wheatland

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing return of a donation for the operation and maintenance of a community swimming pool and for operating an aquatic program at the swimming pool.

DISCUSSION:

The Wheatland City Council, on July 9, 2019, adopted Resolution No. 25-19 accepting a gift of $1 million from David Creps to be used for maintaining and operating a community swimming pool within the City of Wheatland. The City executed an agreement with Mr. Creps which provided that the donated funds would be deposited into a separate interest-bearing fund and would be used to maintain and operate a community swimming pool and to operate an aquatic program at the swimming pool which was to be constructed within the City of Wheatland. The agreement further stipulated that the swimming pool would be constructed and begin operation within seven years of the July 2019 agreement (by July 2026), or the $1 million gift plus any earned interest would be returned to the David Creps Revocable Trust.

In October 2020, the City contracted with an outside firm for preparation of a feasibility analysis for a city aquatic center. The *Wheatland Aquatic Center Feasibility Report* was accepted by the City Council in September 2021. That report recommended that the City pursue a phased project that would start with the construction of a single pool designed to allow for recreational use, competitive swimming, diving and water polo to be constructed on a 2.8 acre parcel of land to be provided by the Wheatland School District. The estimated 2021 cost of that phase of the project was $4.4 million. Subsequent potential phases of the project identified in the consultant's report included the addition of a shallow children's and warm-up pool and a beach-entry recreational pool with play equipment at an additional cost of approximately $6.7 million, for a long-term total aquatic center project cost of $11.1 million (in 2021 dollars).

With that information available, the City submitted an application to the State of California Department of Parks and Recreation for Proposition 68 grant funding. If approved, that grant would have provided $3 million towards the construction cost of a community swimming pool. Unfortunately, the City was notified in 2022 that the swimming pool project was not awarded grant funding.

Since that time, staff has explored potential funding opportunities for this project. However, there have been no federal or state grant programs offered for an aquatic center which have not required a significant matching contribution of City funds. To further complicate the feasibility of this project, over the past five years, construction costs have increased by over 40 percent. While the estimated cost of the single pool in 2021 was $4.4 million, that cost in today's dollars would be over $6 million and the cost for the complete aquatic center (three pools) would now be in the range of $15 to $16 million.

In addition to the significant cost of constructing a municipal swimming pool, there would be ongoing costs to staff, operate and maintain the facility. The Wheatland Aquatic Center Feasibility Report identified the annual cost of operating and maintaining the first pool at $310,000 (operational 4 months per year) to $650,000 (operating 12 months per year). It was estimated that approximately 40 percent of the annual operating costs might be recovered from user fees (which staff believes is overly optimistic), with the remaining costs to be funded from other sources, including the City's General Fund. The 2021 cost estimates of $310,000 to $650,000, if inflated to current dollars, would be approximately $450,000 to $900,000 annually.

The City Council received an update on the status of the aquatic center funding at the February 10, 2026 City Council meeting. At that meeting, staff explained the efforts extended in unsuccessfully trying to secure outside funding for construction of a municipal swimming pool. Staff also explained to the City Council that the General Fund does not have the ability to support the long-term costs of staffing and operating a municipal swimming pool.

As it does not appear feasible that the City has the financial resources to construct a municipal swimming pool or to operate that type of a facility over a long-term period, it is staffs recommendation that the City Council consider returning the $1 million very generous donation (plus interest earned of approximately $160,000) to the David Creps Revocable Trust, as per the terms of the 2019 agreement.

FISCAL IMPACT:

The donation from Mr. Creps, along with all interest earnings, has been kept in a separate fund. Returning those funds in accordance with the provision of the 2019 agreement will not have a negative fiscal impact on the City's financial condition.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 26-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND AUTHORIZING RETURN OF A DONATION FOR THE OPERATION AND MAINTENANCE OF A COMMUNITY SWIMMING POOL IN THE CITY OF WHEATLAND

WHEREAS, Mr. David Creps made a generous donation of $1,000,000 (one million dollars) to the City of Wheatland in July 2019 for the purpose of maintaining and operating a community swimming pool and operating an aquatic recreational program at the swimming pool; and

WHEREAS, the City of Wheatland and David Creps entered into an agreement ("Agreement"), dated July 3, 2019 (attached to this resolution as **Exhibit 'A'**), which provided the terms for the use of the donated funds; and

WHEREAS, Section 1(a) of the Agreement provided that the City would place the donated funds into a separate fund, including the principal and interest or other investment earnings, to be used by the City to maintain and operate a community swimming pool in the City, and to operate an aquatic recreational program for the swimming pool; and

WHEREAS, Section 1(b) of the Agreement further provided that the swimming pool would be constructed and begin operations within seven (7) years of the effective date of the Agreement, or the donated funds plus any earnings thereon would be returned by the City to the David Creps Revocable Trust, dated May 10, 2005, as amended; and

WHEREAS, the City of Wheatland has made diligent efforts to try to identify possible sources of funding for construction of a community swimming pool; and

WHEREAS, the City of Wheatland has been unable to secure the necessary funding for the construction of a community swimming pool in accordance with the terms of the Agreement; and

WHEREAS, the City of Wheatland has determined that the inability to secure funding for the construction of the community swimming pool precludes the City from using the donation for the purposes specified above and, pursuant to Section 3(c) of the Agreement, has determined to terminate the Agreement and return the funds to the David Creps Revocable Trust, dated May 10, 2005.

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

1. The donation of $1,000,000 (one million dollars) from David Creps for the operation and maintenance of a community swimming pool in the City of Wheatland, and operation of an aquatic recreational program (plus interest earned on those funds) is authorized to be returned to the David Creps Revocable Trust, dated May 10, 2005, as amended, as per the terms of the Agreement between the City of Wheatland and David Creps, dated July 3, 2019.

2. The Wheatland City Council wishes to express its sincere appreciation to David Creps for his generous donation to the City of Wheatland.

The foregoing resolution was adopted by the City Council of the City of Wheatland at a regular meeting held on the 24th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Robert Coe, Mayor

ATTEST:

_____
Josie Camacho, City Clerk

Exhibit A

AGREEMENT BETWEEN THE CITY OF WHEATLAND
AND DAVID CREPS
REGARDING DONATION WITH CONDITIONS
TO OPERATE AND MAINTAIN COMMUNITY SWIMMING POOL

This Agreement ("Agreement") is made and entered into this 3 the day of July, 2019, by and between the City of Wheatland, a municipal corporation ("City") and David Creps, an individual ("Mr. Creps"), who agree as follows:

1. **Donation**. Mr. Creps will donate to the City, and the City agrees to accept $1,000,000.00. This gift is subject to the following conditions:

   a. The City will place the $1,000,000.00 into a separate fund, which fund, including the principal and interest or other investment earnings, shall be used by the City to maintain and operate a community swimming pool in the City, and operate an aquatic recreational program for the swimming pool.

   b. This pool will be constructed and will begin operations within seven (7) years of the Effective Date of this Agreement, or the $1,000,000.00 plus any earnings thereon, less any losses from investments, will be returned by the City to the David Creps Revocable Trust u/t/d 5/10/05, as amended.

2. **Term**. This Agreement shall remain in effect for twenty-five (25) years after its Effective Date, unless sooner terminated as provided by the termination provision below.

3. **Termination**. This Agreement may be terminated prior to its expiration date in any one of the following ways:

   a. By Mr. Creps or his successor in interest, if, in violation of Section 1.a., the City uses the Donation for an unauthorized purpose or the City fails to use the Donation for its stated purpose, and the City fails to correct the breach after being given 30 days' notice of the demand for correction.

   b. By Mr. Creps or his successor in interest, pursuant to Section 1.b., upon giving the City not less than 30 days prior written notice of termination.

   c. By the City, if the City Council has determined that circumstances preclude the City from using the Donation for the purposes set forth in Section 1.a, thereby frustrating or rendering impossible the objectives of this Agreement.

   d. Twenty-five (25) years after the Effective Date of this Agreement, the Agreement shall terminate automatically, and the restrictions on the use of any amount remaining in the fund will expire, and the City may use any remaining funds for any valid City purpose.

e. If the Agreement is terminated under Section 3.a, 3.b., or 3.c., the City will return within 60 days, the amount of the fund, including all income earned by the fund, unless the Parties have agreed otherwise in writing. When returning the funds, the City will not be liable for any diminution in value due to market conditions.

4. **Entire Agreement**. The Parties intend this writing to be the sole, final, complete, exclusive, and integrated expression and statement of the terms of their contract concerning the subject matter addressed in the Agreement. This Agreement supersedes all prior oral or written negotiations, representations, contracts or other documents that may be related to the subject matter of this Agreement, except those other documents that may be expressly referenced in this Agreement.

5. **Notices**. An annual statement of the status of the funds shall be mailed to the following individuals within 60 days after each calendar year, showing the status of the account at the end of the said calendar year. Any notice to be given to Mr. Creps shall be sufficiently served if given to him personally or if deposited in the United States Mail, regular pre-paid mail, addressed as follows:

David Creps P.O. Box 152 Wheatland, CA 95692	Irene Creps 883 Urbano Drive San Francisco, CA 94127	Guth & Changaris, APLC 474 Century Park Drive, Suite 300 Yuba City, CA 95991

Any notice to be given to the City shall be addressed to the City Manager and delivered or mailed to the City Clerk at City Hall.

6. **Successors and Assigns**. This Agreement shall bind, and inure to the benefit of, the successors, assigns, heirs and legal representatives of the Parties.

7. **Amendments**. This Agreement may be amended only by a subsequent writing approved and signed by both Parties. Any amendment by City must be approved by the City Council at a noticed public meeting. Individual City Council members do not have the authority, express or implied, to amend, modify, waive, extend or in any way alter this Agreement.

8. **Waiver**. The waiver at any time by either party of its rights with respect to a default or other matter arising in connection with this Agreement shall not be deemed a waiver with respect to any subsequent default or matter.

9. **Construction and Interpretation**. The Parties agree and acknowledge that this Agreement has been arrived at through negotiation and that each party has had a full and fair opportunity to revise the terms of this Agreement. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party will not apply in construing or interpreting this Agreement.

10. **Partial Invalidity**. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

11. **Governing Law and Venue**. Except as otherwise required by law, this Agreement shall be interpreted, governed by, and construed under the laws of the State of California. The County of Yuba will be venue for any state court jurisdiction and the Eastern District of California will be venue for any federal court litigation concerning the enforcement or construction of this Agreement.

12. **Attorney's Fees.** If any litigation is commenced between the parties to this Agreement or their personal representatives concerning any matter relating to this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for their attorney's fees. This sum shall be determined by the Court in such litigation or in a separate action brought for that purpose.

DATED: July 9, 2019

DAVID CREPS

DATED: July 9, 2019

CITY OF WHEATLAND

City Council Meeting Staff Report

Meeting Date: February 24, 2026

SUBJECT: City of Wheatland General Plan Annual Progress Report for 2025

PREPARED BY: Tim Raney, Community Development Director

RECOMMENDATION:

Staff recommends that the Wheatland City Council receive and file the 2025 General Plan Annual Progress Report and provide direction to staff to submit the Annual Progress Report to the State, as required.

DISCUSSION:

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, and Safety. Pursuant to Government Code §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. The annual progress report is then submitted to the State by April 1st of each year.

The City of Wheatland's current General Plan was adopted on July 11, 2006, and includes goals, policies, and implementation programs 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.

The attached Annual Progress Report Memo provides the California Office of Planning and Research a summary of the progress the City of Wheatland has made in implementing the programs contained within the current 2006 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.

The City of Wheatland is currently updating the City's General Plan. The draft Goals, Policies, and Action Items have been reviewed by the Wheatland Planning Commission, City Council, and have been made available to the public. The City's General Plan Update consultant is now preparing the chapter narratives for the General Plan Update and the City's environmental consultant is also beginning the preparation of the General Plan Update Environmental Impact Report (EIR). The General Plan Update Draft EIR is expected to be completed within the next six months.

ATTACHMENTS:

A. City of Wheatland 2025 General Plan Annual Progress Report Memo

City of Wheatland

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

TO: Office of Land Use and Climate Innovation

FROM: Wheatland Planning Department

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

SUBJECT: City of Wheatland General Plan Annual Progress Report Memo

DATE: February 25, 2026

The Wheatland General Plan Annual Progress Report for reporting year 2025 was received and filed by the Wheatland City Council on February 24, 2026.

The City of Wheatland's General Plan was adopted July 11, 2006, and includes goals, policies, and implementation programs 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 implementation programs specific to that chapter that serve as measures to take in order to reach the goals outlined in the General Plan.

This document will provide an overview of the implementation program contained within the 2006 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 2006 Wheatland General Plan.

Land Use and Community Character Implementation Programs

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 implementation programs 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 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 were also revised as a part of the ADU Ordinance. In addition, in partnership with the California Department of Housing and Community Development (HCD), an amendment to the City's ADU ordinance is currently in process to provide consistency with recent changes to State ADU law. The City recently constructed two affordable housing projects, a 48-unit family apartments project and a 32-unit senior apartments project (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 (formerly known as Jones Ranch), which has since been annexed and is currently being developed for residential uses (IP 4.13). The Zoning Ordinance has also been amended to allow home childcare 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 childcare centers as well as home childcare 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 recommends 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 rehabilitating 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 beginning 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 regard to health and safety, the City has implemented the General Plan implementation programs 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 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

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.

The City of Wheatland continues to review the General Plan annually and is currently processing a comprehensive update to the City's General Plan. The draft Goals, Policies, and Action Items within the General Plan Update have been reviewed by the Wheatland Planning Commission, City Council, and have been made available to the public. The City's General Plan Update consultant is now preparing the chapter narratives for the General Plan Update and the City's environmental consultant is also beginning the preparation of the General Plan Update Environmental Impact Report (EIR). The General Plan Update Draft EIR is expected to be completed within the next six months and the City estimates completing the General Plan Update process by end of year 2026.

City Council Meeting Staff Report

Meeting Date: February 24, 2026

SUBJECT: City of Wheatland Housing Element Annual Progress Report for 2025

PREPARED BY: Tim Raney, Community Development Director

RECOMMENDATION:

Staff recommends that the Wheatland City Council receive and file the 2025 Housing Element Annual Progress Report and provide direction to staff to submit the Annual Progress Report to the State, as required.

DISCUSSION:

All cities and counties in California are required 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. Pursuant to Government Code §65400, California requires an annual progress report on the status of the Housing Element 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. The annual progress report is then submitted to the State 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 City of Wheatland's 6th Cycle (2021-2029) Housing Element was adopted February 8, 2022, and includes goals, policies, and implementation programs for the City to meet its housing needs, particularly the availability, affordability, and adequacy of housing supply. The City of Wheatland's 6th Cycle Housing Element was certified by the California Department of Housing and Community Development (HCD).

The 6th Cycle Housing Element includes 28 programs to achieve the City's goals and objectives including ongoing work such as meeting with affordable housing developers and the Regional Housing Authority, consider zoning amendments such as to allow supportive housing, group homes, and farmworker housing as permitted by-right in all residential zoning districts, rezone approximately 10 acres of land to the Multi-Family Residential Zone (R-3) as well as this annual monitoring and reporting.

City staff meet with the Yuba Sutter Regional Housing Authority and any interested developers on a regular basis. The proposed comprehensive Zoning Code update is planned after the

completion of the General Plan Update, and the R-3 rezone process will be initiated as part of the General Plan Update.

In 2025, 12 new single-family residential building permits were issued for the Caliterra Ranch subdivision and all 12 received their certificate of occupancy. In addition, 18 single-family residences in the Caliterra Ranch subdivision that had a building permit approved in 2024 received their certificate of occupancy in 2025. The First Street Senior Housing project also received their certificate of occupancy in 2025.

ATTACHMENT:

A. City of Wheatland 2025 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisidiction Name	Wheatland
Reporting Calendar Year	2025
Contact Information	
First Name	Kevin
Last Name	Valente
Title	Principal Planner
Email	kvalente@raneymanagement.com
Phone	9163726100
Mailing Address	
Street Address	11 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.

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

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		12
Total Units		**12**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	12	31
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	32
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	0
Total	**0**	**12**	**63**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	12	12

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**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

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

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	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	26
Sites Rezoned to Accommodate the RHNA	0

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4					5						6	7	8	9	10	11
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure R=Renter O=Owner**	**Date Application Submitted (see instructions)**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total PROPOSED Units by Project**	**Total APPROVED Units by project**	**Total DISAPPROVED Units by Project**	**Please select state streamlining provision/s the application was submitted pursuant to.**	**Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?**	**Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?**
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	0	0			
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Jurisdiction	Wheatland	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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 | Historic Sites | Infill | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | Term of Affordability or Deed Restriction | Demolished/Destroyed Units | | | Density Bonus | | | | Notes |
|---|---|---

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

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

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

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-05/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
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	12	-	-	-	-	**146**	**86**
Total RHNA		**499**												
Total Units			**-**	**-**	**75**	**45**	**94**	**12**	**-**	**-**	**-**	**-**	**226**	**273**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

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

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
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**	6th Cycle	In Progress	In process, will be completed after adoption of the General Plan Update	Units		
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**	6th Cycle	Continuous	Ongoing implementation	Units	80	
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**	6th Cycle	Continuous	Ongoing implementation	Meetings		
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**	6th Cycle	Continuous	Ongoing implementation	Other		

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**	6th Cycle	Continuous	Ongoing implementation	Meetings		
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**	6th Cycle	Continuous	Ongoing implementation	Meetings		
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**	6th Cycle	Continuous	Ongoing implementation	Other		
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**	6th Cycle	Continuous	Ongoing implementation	Other		
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**	6th Cycle	Continuous	Ongoing implementation	Other		
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**	6th Cycle	Continuous	Ongoing implementation	Meetings		
11	**The city shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors**	**Ongoing**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/

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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/community-development/page/our-community-plans-maps-trees-etc
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**	6th Cycle	In Progress	In process, will be completed after adoption of the General Plan Update	Other		
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**	6th Cycle	In Progress	In process, will be completed after adoption of the General Plan Update	Other		
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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/police/page/code-enforcement-complaint-form
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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/community-development/page/reports-documents
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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/

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**	6th Cycle	Continuous	Ongoing implementation	Meetings		
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**	6th Cycle	Not Yet Started	The City is currently looking into grant funding sources for the preparation of the AFFH Plan.	Other		
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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/community-development/page/reports-documents
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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/
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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/community-development/page/our-community-plans-maps-trees-etc

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**	6th Cycle	Continuous	Ongoing implementation	Other		https://www.wheatland.ca.gov/
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**	6th Cycle	Continuous	Ongoing implementation	Meetings		
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**	6th Cycle	In Progress	In process, will be completed after adoption of the General Plan Update	Other		
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**	6th Cycle	Continuous	Ongoing implementation	Units		

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**	6th Cycle	In Progress	In process, will be completed after adoption of the General Plan Update	Other		
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**	6th Cycle	In Progress	In process, will be completed after adoption of the General Plan Update	Other		

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

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

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

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

NOTE: This ta of ALL surplu jurisdiction ov

ANNUAL ELEMENT PRO
Housing Element Imp

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 inventory s/excess lands the reporting wns

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

GRESS REPORT
plementation

plus Sites

Designation	Size	Notes
5	6	7
Surplus Designation	**Parcel Size (in acres)**	**Notes**

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

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in grey

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 S

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	2025	(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	

JAL 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
local ordinance and supporting materials, no

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

NOTE: This tabl
your jurisdiction
Local register of
none, leave blan

ANNUAL ELEMENT
Housing Eleme

			T
			Historica
Parcel Identifier		**Desig**	
1			
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**
Summary Row:			

**e needs to be completed with any sites within
ı that were newly added to a National, State, or
f historic places within the reporting year. If
ık.**

T PROGRESS REPORT
ent Implementation

able L
al Resources

gnation		Size
2		3
Historic Site Period	Areas of Significance	Parcel Size (in acres)

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

Notes

4
Notes

Jurisdiction	Wheatland
Reporting Year	2025

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
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

Building Per
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Acutely Low
Extremely Low
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
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	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	12
	12

cupancy 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
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	31
	63

RESS REPORT
(LEAP) Reporting
202)

n 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

Meeting Date: February 24, 2026

SUBJECT: Introduce and Waive First Reading of Ordinance Designating Fire Hazard Severity Zones within the City of Wheatland

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council waive the first reading of, and conduct a public hearing on, an ordinance designating fire hazard severity zones within the City of Wheatland.

DISCUSSION:

California Government Code Section 51178 provides that the State Fire Marshall shall identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and on the severity of fire hazard that is expected to prevail in those areas. Moderate, high and very high fire severity zones are based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshall as a major cause of wildfire spread. California.

Government Code Section 51179 requires local agencies to designate, by ordinance, moderate, high, and very high fire hazard severity zones in their jurisdiction within 120 days of receiving recommendations from the State Fire Marshall. The City of Wheatland received the Local Responsibility Area Fire Hazard Zones Map from the California Department of Forestry and Fire Protection (CAL FIRE) on January 30, 2026 (see attachment). The map indicates that a portion of the undeveloped eastern area of the city is designated as a moderate severity fire hazard zone and a very small area in the far eastern section of the city has been designated as a high fire hazard severity zone. There are no areas within the city that have been designated as very high fire severity zones. Any areas that are within a designated very high fire severity safety zone are required to follow certain guidelines, including defensible space clearance and other wildfire safety practices as well as specific disclosures for real estate transactions.
Government Code Section 51178.5 requires that the State Fire Marshall's fire hazard severity zone information be made available for public review and comment. This information is available for public review on the City's website.

CEQA REVIEW:

This Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

FISCAL IMPACT:

There is no fiscal impact associated with this recommended action.

ATTACHMENTS:

A. Ordinance w/Exhibit

Attachment 'A'

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND DESIGNATING FIRE HAZARD SEVERITY ZONES WITHIN THE CITY OF WHEATLAND

The City Council of the City of Wheatland does ordain as follows:

Section 1. Purpose and Authority. The purpose of this ordinance is to designate fire hazard severity zones within the City of Wheatland. This ordinance is adopted pursuant to California Government Code Section 51179, Article XI, section 7 of the California Constitution, and other applicable laws.

Section 2. Findings. The City Council hereby finds and declares:

A. California Government Code Section 51178 provides that the State Fire Marshall shall identify areas in the state as moderate, high, and very high fire hazard severity zones.

B. The State Fire Marshall has provided to the City recommended fire hazard severity zones within the City's jurisdiction.

C. California Government Code Section 51179 provides that a local agency shall, by ordinance, designate moderate, high, and very high fire hazard severity zones within its jurisdiction.

D. The City Council has reviewed the City of Wheatland Fire Hazard Severity Zones Map, dated January 22, 2025 (the "Severity Zone Map"), as recommended by the State Fire Marshal and which is hereby incorporated by reference and attached to this Ordinance as **Exhibit 'A'**.

E. The Severity Zone Map delineates the specific boundaries and classifications of fire hazard severity zones within the City limits. These zones classify areas within the City based on varying degrees of dire hazard severity that take into consideration factors such as vegetation, topography, weather patterns, and historical fire data.

F. The City of Wheatland hereby designates the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178.

G. The Severity Zone Map is also located electronically on the City's website at: https://www.wheatland.ca.gov.

Section 3. Severability.

If any section or provision of this ordinance or the imposition of such section or provision to any person, firm, organization, corporation or circumstance is held by a court of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of the remaining parts, which shall remain in full force and effect.

Section 4. Effective Date.
This ordinance shall become effective 30 days after its adoption.

Section 5. Posting.

Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

The foregoing ordinance was introduced and adopted at a regular meeting of the Wheatland City Council, held on the 24th of February, 2026, and passed and adopted at a regular meeting thereof, held on the 24th of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing ordinance is hereby approved.

_____
Robert Coe, Mayor
City of Wheatland

ATTEST:

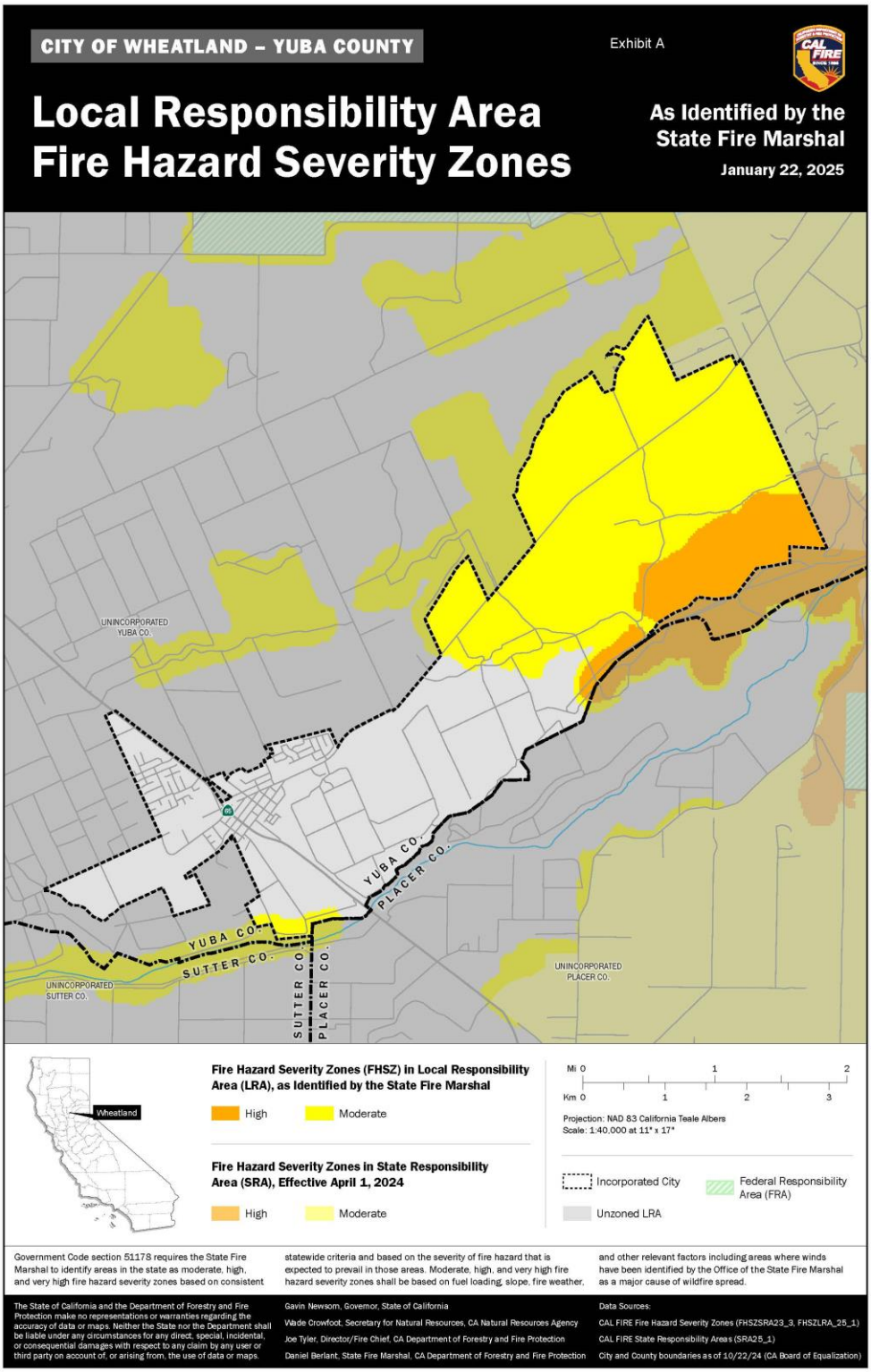
_____
Josie Camacho, City Clerk
City of Wheatland

APPROVED AS TO FORM:

_____
Gavin Ralphs, Deputy City Attorney
City of Wheatland

Exhibit 'A'

City of Wheatland
Fire Hazard Severity Zones Map



YSEDC
YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

STAFF REPORT

DATE: February 24, 2024

TO: The Honorable Robert Coe, 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
CEDS Appendices I, IV, V updates and 2023 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 and an annual update to CEDS 5-Year document are required to qualify for U.S. Department of Commerce, Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs.

These documents represent 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 the packet is the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025 Annual Performance Report, updated Appendix I Public Works Projects, and 2026 Annual Update to the 2025-2030 CEDS document:

- Listing of CEDS Committee Members and Staff
- Adjustment to the Strategy and comparative review of regional performance in labor force, unemployment, per capita personal income, average wages, number of establishments and gross domestic product.
- A performance metrics comparison in 2024 versus 2025 in employment/workforce, economic performance and education attainment.
- Evaluation of progress on goals and tactics as identified in the CEDS document.
- A report on economic development activities of YSEDC

- Also provided are the following updates to the following appendices:

    1. Appendix I, Public Works Projects: This list of projects identifies needs of the region and reflects the goals of the CEDS.

The 2025 CEDS Annual Performance Report reflects how the specific challenges and opportunities of the Yuba-Sutter Economic Development District were addressed and assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the progress made toward achieving regional vitality and sustainability.

Data and information for the 2025 CEDS Annual Performance Report was collected from a variety of sources which included a survey to 86 community implementation partners from both public and private sectors, U.S. Census Bureau, U.S. Bureau of Labor Statistics, California Employment Development Department and American Community Survey.

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

The 2025-2030 Comprehensive Economic Development Strategy and appendices are available for review at: https://www.chooseyubasutter.com/strategy

FISCAL IMPACT

We anticipate no fiscal impact because of this agenda item.

ACTION REQUESTED

A resolution to approve the Yuba-Sutter Comprehensive Economic Development Strategy (CEDS) 2025 Annual Performance Report, updated Appendix I Public Works Projects, and 2026 Annual Update to the 2025-2030 CEDS document and authorize its submittal to the Unites States Department of Commerce, Economic Development Administration as set out in the resolution before you.

Attachment 'A'

RESOLUTION NO. 26-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING THE 2025 COMPREHENSIVE ECONOMIC DEVELOPMENT PERFORMANCE AND UPDATE REPORT, APPENDIX I PUBLIC WORKS PROJECT AND 2026 ANNUAL UPDATE TO CEDS 2025-2030 DOCUMENT

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

WHEREAS, the CEDS Committee began preparation of the required 2025 CEDS Annual Performance Report in September 2025, approved and adopted said document October 27, 2025; and

WHEREAS, the CEDS Committee began preparation of the required 2025-2026 CEDS Appendix I Public Works Projects update in September 2025, and approved and adopted said document October 27, 2025; and

WHEREAS, the CEDS Committee began preparation of the required 2025-2030 CEDS Document in November 2025, approved and adopted said document January 8, 2026; and

WHEREAS, said action also directed the CEDS 2025 Annual Performance Report, and updates of Appendix I Public Works Projects, and the 2025-2030 CEDS document annual update be submitted to Sutter County Board of Supervisors for its review and action;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Yuba City, after reviewing said documents, hereby approves the CEDS 2025 Annual Performance Report, and updates of Appendix I Public Works Projects, and the 2026 Annual Update to the 2025-2030 CEDS document and authorizes its submittal to the Economic Development Administration.

The foregoing resolution was adopted by the City Council of the City of Wheatland at a regular meeting held on the 24th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Robert Coe, Mayor

ATTEST:

_____
Josie Camacho, City Clerk

YUBA-SUTTER ECONOMIC DEVELOPMENT DISTRICT

2025 ANNUAL PROGRESS PERFORMANCE REPORT

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

ABSTRACT

The Annual Progress Performance Report for 2025 analyzes the Yuba-Sutter region's current economic conditions and serves as an update on the region's progress toward reaching regional goals and objectives. This report covers a period from January 1 through September, 2025

2025 Annual Progress Performance Report

EDA Investment #22SEAOGO151

Introduction

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

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

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

Yuba-Sutter Economic Development Corporation is pleased to submit its 2025 CEDS Progress Performance Report to the EDA.

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2025 Annual Performance Report

Executive Summary

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

The Yuba-Sutter Economic Development District (YSEDD), administered by the Yuba-Sutter Economic Development Corporation (YSEDC), is pleased to submit its 2025 Comprehensive Economic Development Strategy (CEDS) Performance and Update Report to the U.S. Department of Commerce, Economic Development Administration (EDA). This annual report summarizes the region's progress in implementing the 2020–2025 CEDS, details key accomplishments from January through September 2025, and introduces the updated 2025–2030 CEDS, approved by EDA on March 17, 2025.

Regional Overview

The Yuba-Sutter region, encompassing Yuba and Sutter counties and the cities of Live Oak, Marysville, Wheatland, and Yuba City, continues to demonstrate gradual economic recovery and moderate growth. The regional labor force increased by 0.63% (from 79,900 to 80,400), while average annual wages rose 2.88% to $59,942. The regional annual average unemployment rate as of August 2025 remains above state and national averages (7.89% vs. 5.4% CA and 4.2% U.S.), reflecting ongoing workforce participation and skills challenges. The regional GDP grew 4.9% in 2024, with Health Care, Retail Trade, and Public Administration leading total output valued at $8.3 billion.

Performance Highlights by Goal

Goal 1 – Innovation & Economic Development

- Business Attraction and Cluster Development: 18 industry inquiries representing $2.46 billion in potential investment and 3,248 prospective jobs were recorded. Primary siting barriers remain water and wastewater infrastructure capacity.
- Small Business and Entrepreneurship Support: YSEDC and partners assisted 2,452 businesses, conducted 3 QuickBooks Online training series, and delivered 2,000+ technical assistance services to 3,880 businesses. Three new loans totaling $133,689 leveraged an additional $97,805 in capital infusion and created/retained 71 jobs.
- Consortium Outreach: Over 60 business networking events engaged 2,460 local business representatives, and the May 2025 Business Walk reached 32 firms in Sutter County.

Goal 2 – Workforce and Education

- Workforce Alignment: Yuba College is launching a new AgTech faculty position to link training with regional employer needs and has achieved national "Caring Campus" Silver Certification for student success. YSEDC convened local employers to develop the program.
- Training and Employment Outcomes: Sutter and Yuba One Stops served 13,654 individuals, made 436 employment placements, and facilitated 12 job fairs resulting in 383 jobs.
- Education and Recognition: Yuba College's Advanced Manufacturing Program captured the national championship at ProjectMFG Clash of Trades 2025, earning a $100,000 award.

Goal 3 – Infrastructure Modernization

- Regional Infrastructure Development: Major multi-agency projects advanced in 2025 totaling over $1 billion in combined investment, including:

  - South Yuba County Regional Water/Wastewater Project ($200 million, Phase 1 funded at $75 million SWRCB + $80 million YWA loan).
  - Marysville Ring Levee and Feather River West Levee Projects (Phase 2 completion by 2026).
  - Beale Air Force Base capital improvements exceeding $700 million in MILCON and O&M projects (five completed in 2025).
  - Yuba-Sutter Transit Facility Replacement Project ($71.5 million; $52 million secured to date).
- Appendix I provides a full inventory of completed, ongoing, and planned infrastructure projects through 2030.

Goal 4 – Quality of Life and Place

- Continued expansion of parks, trails, arts, and tourism programming through partners such as the Sutter County Museum, Yuba-Sutter Regional Arts Council, and Sutter Buttes Land Trust. Local jurisdictions advanced housing and revitalization initiatives to improve community resilience, including North Beale Road Revitalization (Phases I–III) and downtown enhancements in Marysville and Wheatland.

Organizational and Committee Updates

The 2025–2026 CEDS Committee, comprising over 60 representatives from business, education, government, and nonprofit sectors, maintains balanced private–public participation. Minor CEDS committee adjustments occurred due to leadership changes, but there were no staff or capacity reductions within YSEDC/YSEDD.

Adjustments to Strategy

In 2025, YSEDC completed the five-year CEDS update, informed by a community-wide SWOT analysis and stakeholder survey. The updated strategy refines focus areas around innovation clusters, infrastructure investment, housing alignment, and inclusive workforce development to strengthen regional resilience and competitiveness.

Schedule of Goals – 2026 Outlook

The upcoming year's priorities include:

1. Advancing construction of the Wheatland–OPUD regional wastewater connection.
2. Completing Yuba-Sutter Transit facility design and financing.
3. Expanding business technical assistance to 4,000+ firms and securing $250,000+ in new lending capital.
4. Launching regional workforce–industry forums to align AgTech, health, and manufacturing training pipelines.
5. Supporting quality-of-life initiatives that enhance downtowns, tourism, and cultural assets.

Summary Statement

The Yuba-Sutter Economic Development District continues to demonstrate strong regional collaboration, measurable economic outcomes, and strategic leadership in advancing infrastructure, workforce, and business development. Despite persistent challenges in housing and infrastructure capacity, the region's coordinated efforts, project pipeline, and data-driven planning align squarely with EDA's goals for resilience, equity, and sustainable economic growth.

CEDS Committee

The CEDS committee completed the process of the 2025-2030 five-year update of the CEDS on March 8, 2025, and it was approved by the Department of Commerce Economic Development Administration on March 17, 2025. The 2025-2026 CEDS committee composition consists of the following members representing both the private and public sectors. There are no changes to the YSEDD staff or its capacity to support the development or implementation of the CEDS. There were minor changes to the CEDS committee as one jurisdiction experienced leadership changes in 2025.

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

Public Sector			
Name	**Name**	**Name**	**Name**
Blaze Baker	Beale AFB	Installation Management Flight Chief	Government, Military
Gustavo Becerra	Regional Housing Projects	CEO	Housing/low income
Robert Bendorf	Yuba City	Interim City Manager	Government, City
Swarnjit Boyal	OPUD	Manager	Government, District
Michael Bessette	Sutter Butte Flood Control Agency	Executive Director	Government, JPA
Samuel Bunton	Yuba County	Public Works Director	Government, County
Purnia Burke	Yuba County One Stop	Workforce Development	Government, Workforce
Terri Daly	Yuba Water Agency	Assistant General Manager	Government, Special District
Brian Davis	Linda County Water District	General Manager	Government, Special District
Tawny Dotson	Yuba College	President	Education
Araceli Gonzales	Sutter County One Stop	CEO	Government, County
Dan Flores	City of Marysville	Community And Economic Development	Government, City
Neal Hay	Sutter County	Director Development Services	Government, County
Brennan Howell	Beale AFB	Lt. Col., USAF Commander	Government, Military
Suki Johal	Caltrans	Associate Transportation Planner - North Branch District 3	Government, State
Jason Kopping	Yuba County Airport Projects	Y.C. Airport CEO	Government, County
Lance Landon	Beale AFB	Deputy Base Civil Engineer	Government, Military
Mike Lee	Yuba County	Community Development & Services Agency Director	Government, County
Doug Libby	Director of Development Services	Public Works Director	Government, City
Creig Marcus	Enterprise Rancheria Estom Yumeka Maidu	Tibal Administrator	Government, Native American
Phil Marler	City of Yuba City	Director of Utilities	Government, City
Kimberly Matta	Yuba County Airport Projects	Y.C. Airport Administrator	Government, County
Mathew Mauk	Yuba Sutter Transit	Executive Director	Government, District
Patrick Meagher	RD 784	Reclamation District Manager	Government, County
Ben Moody	City of Live Oak	City Manager	Government, City
Kyle Morgado	Yuba County TRLIA	Operations Manager	Government, County
Rachel Olson	Yuba County	Project Manager, Community Development & Services Agency	Government, County
Ashley Potocnik	Yuba County	Business Engagement Manager	Government, County
Emily Rary	Beale AFB	Community Engagement Specialist	Government, Military
Jim Schaad	City of Marysville	City Manager	Government, City
John Tillotson, PE	OPUD	Director of Public Works	Government, Special District
Josh Wolffe	City of Yuba City	Director of Public Works	Government, City
Bill Zenoni	City of Wheatland	City Manager	Government, City

Adjustment to Strategy

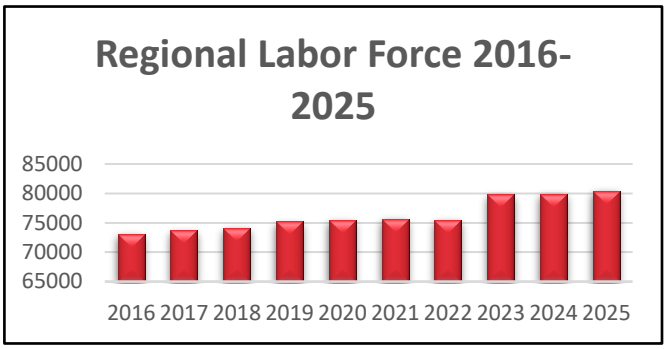
In 2025, YSEDD/YSEDC completed its 2025-2030 five-year update of the Comprehensive Economic Development Strategy. The process began in January of 2025, was completed and submitted on March 10, 2025. A comprehensive community-wide SWOT analysis and survey was conducted, analyzed, reviewed and new regional

goals and tactics were set or strengthened. The five-year update was approved by the Department of Commerce Economic Development Administration representative, Jeffery Hays on March 17, 2025.

Regional Overview

Regional Labor Force 2016-2025

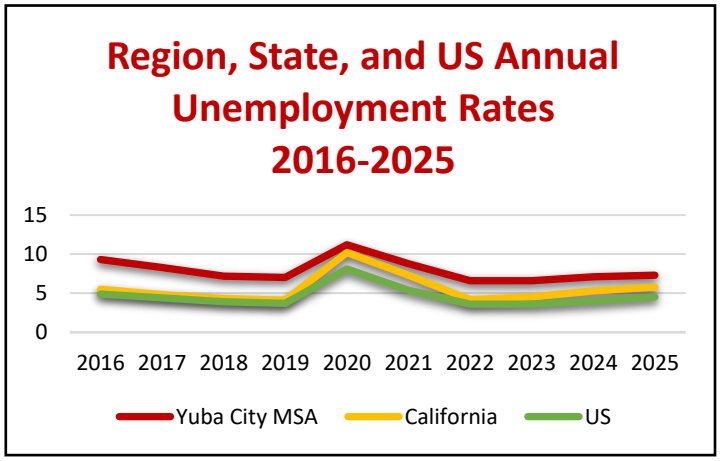
The region's economic activity and well-being are reflected to a large degree by the number and types of jobs available. Between September 2024 and September 2025, the region's annual labor force increased from 79,900 to 80,400 which is a 0.63 percent increase over the year. Between 2016 and 2025, the number of individuals counted as part of the labor force increased by 7,300, or 9.99 percent over the 10 years. The region has a 59 percent participation rate. For purposes of comparison, California has 63.7 percent, and the nation has 63.3 percent. The region is currently experiencing an abundance of jobs but is lacking an experienced/trained workforce to fill these jobs. Source: State of California Employment Development Department – Labor Market Information



Unemployment

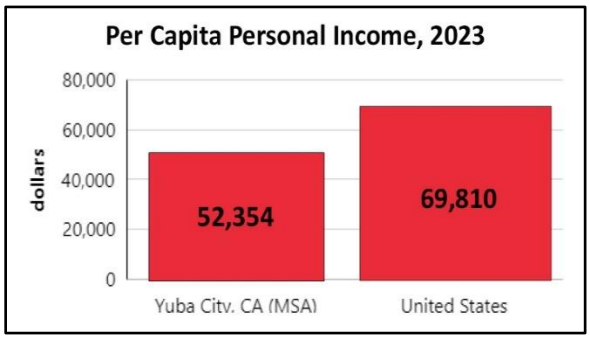
The region's 2025 annual average unemployment rate (7.89 percent) was 183.3 percent higher than the national average (4.2 percent) and 147 percent higher than the state's (5.4 percent). Rates are not seasonally adjusted. Since the Yuba Sutter Economic Development District was formed, the gap between the regional and national annual average unemployment rates has been closing. In 1996, the annual average unemployment rate for the region was 15.3 percent and the national rate 5.5 percent.

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



Per Capita Personal Income

Per capita personal income is widely used as an indicator of the economic well-being of the residents in an area. Changes in these figures provide evidence that regions are becoming wealthier as compared to a national benchmark. It is a measure of all income sources, wages and salaries, assets, income and transfer payments divided by the total population. In 2023, Yuba City, CA (MSA) had a per capita personal income (PCPI) of $52,354. This PCPI ranked 295th in the United States and was 75 percent of the national average of $69,810. The 2022 PCPI reflected an increase of 4.3 percent from 2022. The 2022–2023 national change was 5.4 percent. In 2013, the PCPI of Yuba City, CA (MSA) was $35,158 and ranked 276th in the United States. The 2013–2023 compound annual growth rate of PCPI was 4.1 percent. The compound annual growth rate for the nation was 4.6 percent.

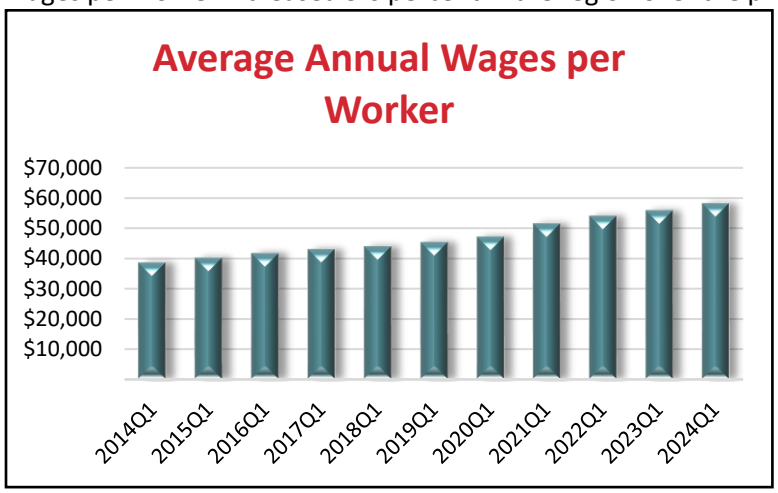


In 2023, Yuba City, CA (MSA) had a personal income of $9,615,788. This personal income ranked 255th in the United States. In 2013, the personal income of Yuba City, CA (MSA) was $5,941,020 and ranked 256th in the United States. (Source: U.S Department of Commerce Bureau of Economic Analysis).

**Personal income estimates are in thousands of dollars, not adjusted for inflation.*

Average Wages

The average worker in the Yuba City MSA earned annual average wages of $59,942 as of 2025Q1. Average annual wages per worker increased 3.6 percent in the region over the preceding four quarters. For comparison purposes, national annual average wages were $72,405 for the same period. The lower wages are generally attributed to the fact that the region is predominately rural with the most significant industry sectors being Agriculture, Forestry, Fishing and Hunting, and Retail Trade.

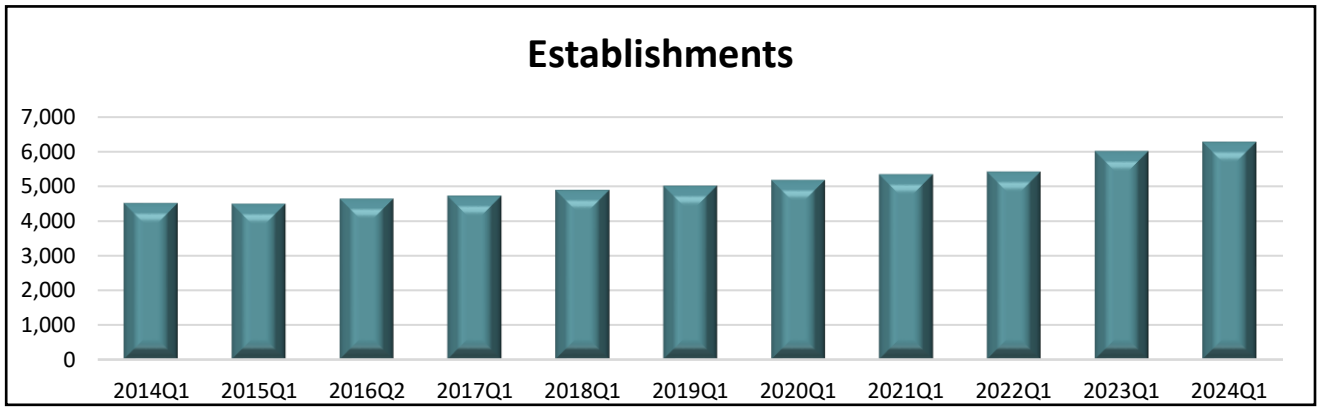


Sectors in Yuba City, CA MSA with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction ($120,773), Utilities ($98,763), and Finance and Insurance ($93,410). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+1,033 jobs), Transportation and Warehousing (+988), and Educational Services (+533).

Over the next year, employment in Yuba City, CA MSA is projected to expand by 383 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.6% year-over-year rate of growth. The strongest forecast for the number of jobs over this period is expected for Health Care and Social Assistance (+154 jobs), Accommodation and Food Services (+45), and Public Administration (+41).

Establishments

Establishment counts represent the number of locations with paid employees at any time during the year. Growth in the number of establishments can reflect increased tax base and jobs. In 2024Q1, Yuba City MSA had 6,265 establishments, a 7.04 percent increase from 5,853 in 2023Q1. Source: JobsEQ

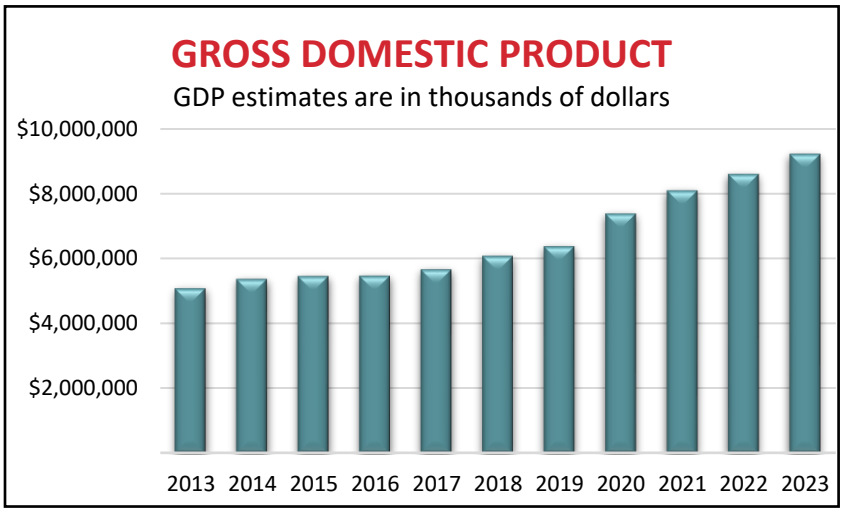


Cost-of-Living Index

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

Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by the region. In 2024, nominal GDP in Yuba City, CA MSA expanded 4.9%. This follows growth of 4.2% in 2023. As of 2024, the total GDP in Yuba City, CA MSA was $8,300,617,000.



Industry Composition: Goods-and services-producing industries and government comprise the total GDP. Industry statistics reflect the value of goods and services produced by each of those industries located in Yuba City MSA. Of the sectors in the Yuba City, CA MSA, Health Care and Social Assistance contributed the most significant portion of GDP in 2024, $865,334,000 The next-largest contributions came from Retail Trade ($785,936,000); Public Administration ($785,143,000); and Unclassified ($779,843,000). (Source: U.S Department of Commerce Bureau of Economic Analysis).

Performance Measures

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

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

Performance Metrics

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

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

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

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

Performance Metrics Comparison 2024 versus 2025

Employment/Workforce - Yuba City MSA

	2024	2025	Trend
Industry Employment (Annual)	58,449	59,942	↑ **2.55%**
Labor Force	79,900	80,399	↑ **.63%**
Unemployment (Annual Not Adjusted)	7.1%	7.89%	↑ **6.9%**
Annual Wages (Q)	$58,262	$59,942	↑ **2.88%**

Economic - Yuba City MSA/USA

	Yuba City MSA 2024	Yuba City MSA 2025	USA 2025	Trend
Poverty Levels	14.3%	15%	12.4%	↑ **4.9%**
Median Household Income	$73,693	$74,472	$78,538	↑**1.1%**
	Yuba City MSA 2022	Yuba City MSA 2023		
Wealth Creation (Gross Domestic Product) **2022 vs 2023**	$8,608,166,000.	$9,225,272,000		↑ **7.2%**

Education Attainment - Yuba City MSA/USA

	Yuba City MSA 2024	Yuba City MSA 2025	USA 2024	Trend
No High School Diploma	17.8%	17.8%	10.1%	↓
High School Graduate	25%	25.08%	25.1%	↑
Some College, No Degree	27.5%	25.95%	19.7%	↓
Associate degree	10.5%	10.91%	9.2%	↑
Bachelor's degree	13.1%	13.41%	22.4%	↑
Postgraduate Degree	6.0%	6.79%	13.4%	↑

Evaluation of Progress on Goals and Tactics

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

Vision

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

Goals and Accomplishments in 2025

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

Goal 1 – Innovation & Economic Development

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

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

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

Objective 1 – Attract more industries to the region

Tactic 1 – Business Attraction. Both Yuba and Sutter counties worked diligently to improve the region to attract more industries by continuing to develop infrastructure projects. In 2025, there were 18 project inquiries for the region which had the potential for private investment of $2.466 billion and the creation of over 3,248 jobs. Unfortunately, the region was unable to site any of these businesses mainly due to lack of water and wastewater infrastructure.

Tactic 2 – Strengthen and Grow Agriculture. The two counties continue to support their largest employers, Beale Air Force Base and agriculture. Increases in crop values and harvest acreage improved the gross value of agricultural production. Yuba County's agriculture's 2023 gross value increased by 4 percent from the 2022 values and Sutter County increased approximately 35.7 percent. The 2024 crop reports do not come out until December 2025. YSEDC assisted the City of Wheatland in promoting the National Pumpkin Weigh Off as well as being fiscal managers for the project.

Tactic 3 – Strengthen and Safeguard Beale Air Force Base. The region must continue to support and enhance base/community engagements to support Beale Air Force Base and its missions. In 2025, Beale Air Force Base completed 5 of the 22 construction/renovation projects listed in 2024 Appendix I Public Works Projects of the CEDS. This project represented $94.5 million in Federal funds.

Tactic 5 – Small Business Development. There were 37 inquiries about business financial assistance, of which 11 were start-ups. Most of these businesses were not ready and were referred to the Sacramento Small Business Development Center, or the Small Business Administration, for start-up assistance, such as business basics and planning. YSEDC made three loans in 2025, totaling $133,689, with a capital infusion of $97,805. Consortium partner, Sacramento Valley SBDC, provided $591,400 in business loans with a capital infusion of $132,400. These loans created 27 jobs and retained 44 full or part-time jobs. In 2025, YSEDC expended 1,200 staff time hours and provided 2,452 businesses with technical assistance. In addition, YSEDC offered 3 QuickBooks Online training series to 9 businesses, with 8 completing the training and 6 receiving a one-year online scholarship.

YSEDC and its consortium partners provided over 2,000 business services, resources, and technical assistance to 3,880 businesses in the region providing workshops, resources and tools tailored to their needs focusing on retention and expansion. In addition, YSEDC and its Consortium partners conducted one business outreach walk in May 2025. Volunteers visited 32 businesses in Sutter County, primarily in Live Oak, the town of Sutter, and the

industrial area of Yuba City. The purpose of the outreach is to support business retention and expansion by identifying challenges and resource needs. Of the businesses visited 35% reported steady performance, 31% saw improvement and 27% reported business was down. The average business tenure was 27 years with stronger performance in Manufacturing and Food Service sectors. Top challenges identified were economic conditions (rising costs, weak customer spending and inflation), marketing assistance, and regulatory/tax complexity.

Objective 2 – Boost Entrepreneurial Development

Tactic 1 – Educational Programs for Businesses. YSEDC consortium partner, Yuba College, provided several classes in Business Accounting with 53 attendees and small business management with 10 attendees.

Tactic 4 – Foster Entrepreneurship. In partnership with Sacramento Valley Small Business Development Center, Yuba County hosted "Yes to Startups". Thirty local businesses joined a 6-week online bootcamp, learning fundamental skills, business plan basics and pitch deck best practices. Participants then competed in 2 rounds of rigorous pitch competitions, a local rendition of "Shark Tank". Finalists earned up to $10,000 in grant money to invest in their business ventures.

Objective 3 – Maintain, Promote and Expand Regional Businesses

Tactic 1 – Business Networking Events. YSEDC consortium partner, Yuba-Sutter Chamber of Commerce, provided 60 networking events for businesses in the Yuba-Sutter region with 2,460 businesses and their representatives attending. These events included Business Connection Breakfasts, Ater Hours, Ribbon Cuttings, Lunch Mob, Rise and Shine, and Happy Hour.

Tactic 2 – Marketing Strategies and Collaboration with Chamber of Commerce and Jurisdictions. YSEDC hosted or attended 53 meetings with local jurisdictions, the Yuba Sutter Chamber of Commerce, and local nonprofits to further develop strategies for marketing, capacity building, and collaboration, expending 370 hours in staff time.

Goal 2 – Workforce and Education

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

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

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

Objective 1 – Align Workforce Training with Industry Needs

Tactic 1 – Create and Enhance Workforce Development

YSEDC Consortium Partner Yuba College: In 2025, Yuba College committed to further connecting with our service district by establishing a full-time faculty position in AgTech and work has now begun to gather industry input into

workforce needs in partnership with the Yuba-Sutter Economic Development Corporation. Community meetings are scheduled in early Fall to inform the program's learning outcomes.

This year, under the leadership of the Classified Professionals, Yuba College became a national leader in the Caring Campus movement, receiving "Silver Certification" from the Institute for Evidence-Based Change. The certification, which lasts three years, highlights Yuba College's commitment to institutionalizing caring practices that strengthen student belonging, connection, and success. Silver status is awarded to institutions that go beyond implementation and demonstrate measurable, sustainable efforts to embed a culture of care across campus

Yuba College's Advanced Manufacturing Program sent a team to the ProjectMFG Clash of Trades National Championships in the Spring of 2025. The team, composed of Phoenix Farrell, Adam Davis, and Wyatt Curry, under the guidance of Professor Joseph Bauer, was named National Champions, winning $100,000 to be split between the three students and the program.

In 2025-2026, a project to remodel the Student Services Building, Building 100B, will begin construction. Additionally, a partial remodel will take place in Building 300's "Flavors" room to make it more suitable for community meetings. In addition, work has commenced on planning an electrical distribution system upgrade. The Marysville Campus for Yuba College's electrical distribution system is still based on the same network built in the early 1960s.

Tactic 3 – Partner with Employers to Create Internships, Apprenticeships and Employment Opportunities.
YSEDC Consortium Partners, Sutter and Yuba County One Stops: In 2025, these Consortium partners served 13,654 distinct individuals, provided 436 employment opportunities, made 765 job referrals, made 7 on-the-job training contracts, provided 22 classes/sponsorships to 325 individuals and hosted 12 job fairs which created 383 jobs.

Goal 3 – Improve and Modernize Infrastructure

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

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

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

Objective 1 – Modernize the Region's Infrastructure to Meet Future Demand and Respond to Changing Business Needs

Tactic 1 – Promote Available Land for Planned Industrial Growth. The region continues to struggle with development of planned industrial growth due to water and wastewater issues. These issues consist of lack of infrastructure or failing systems within the jurisdictions. In Yuba County there are three main areas for planned

industrial growth, the Enterprise Rancheria Sports and Entertainment Zone, Yuba County Employment Village, and the City of Wheatland commercial zone. In Sutter County, commercial zoned areas of Sutter Pointe and Yuba City commercial zones. Funding for these projects is an ongoing need.

Tactic 2 – Funding for Regional Projects. YSEDD provided grant writing and technical assistance for OPUD Lift Station 21. A grant application was submitted to the Department of Commerce EDA region in the amount of $4,876,566 and is currently under review. This lift station is a part of a greater infrastructure project, South Yuba Wastewater Project which will support commercial development of the main areas for industrial development.

South Yuba County Regional Water/Wastewater Project: Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs.
2025-2026 UPDATE: OPUD and the City of Wheatland have secured a **$75 million grant from the State Water Resources Control Board**, along with **$13.5 million in direct contributions** from Wheatland and OPUD and other anticipated funding sources. The **first phase of the project**, estimated at **$155 million**, will allow wastewater from the City of Wheatland to be treated at OPUD's existing treatment plant and support key modernization upgrades to OPUD's facilities. A **second phase**, estimated at **$40 million**, is planned to extend wastewater and water lines along 40 Mile Road to further expand regional service capacity. With the **Yuba Water Agency's loan approval of up to $80 million**, the project can now advance to the construction bidding phase, with a goal to break ground **later this year or in early 2026**. Final loan terms will be developed and finalized later in the year once all remaining funding has been secured. (Appendix I Page 6)

Tactic 3 – Regional Flood Control Systems. Strengthening the Yuba-Sutter region's flood protection infrastructure is essential to sustaining economic growth, safeguarding communities, and supporting continued investment in housing, commerce, and industry. Through coordinated multi-agency efforts, major flood control improvements have significantly reduced flood risk, enhanced public safety, and positioned the region for long-term economic resilience and development. Two cornerstone initiatives—the Marysville Ring Levee Project and the Feather River West Levee Project—demonstrate the region's commitment to protecting urban centers while promoting economic stability and growth.

Flood Protection of the City of Marysville: A public works project to repair and upgrade the ring levee to be certified as providing a 200-year level of flood protection. The Marysville Ring Levee project is a multi-phase initiative to upgrade the levee surrounding Marysville. The primary purpose of the project is to strengthen the existing levee by implementing additional measures to reduce the likelihood of through- and under-seepage. The U.S. Army Corps of Engineers Sacramento District is partnering with the California Central Valley Flood Protection Board and the Marysville Levee District to complete the estimated $92.5 million project. The state of California has appropriated $17 million toward the project as part of their commitment to upgrade the state's levee systems. The project is designed and constructed to meet the state's requirement of a 200-year-level flood risk for urban areas - or a 1-in-200 chance of flooding in any given year. Due to the elevation of the levees, the project will surpass those criteria, making Marysville one of the lowest at-risk cities in California's Central Valley after all flood reduction measures are constructed.
2025-2026 UPDATE: Project is completed making Marysville one of the lowest at-risk cities in California's Central Valley. (Appendix I Page 6)
PROJECT COMPLETED- $115 Million (Federal – US Army Corp of Engineers and Special District Yuba Water Agency)

Feather River West Levee Project
Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other significant improvements, the project will sustain and grow the local economy by creating construction jobs, protecting property values, and allowing responsible residential, commercial and industrial

development. Phase I –Thermalito Afterbay to Star Bend is targeted to be completed by 2026. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass.
2025-2026 Update: Levee repairs will be completed in two separate phases: Project I, the Feather River West Levee Project, includes work from Thermalito Afterbay to Star Bend, just south of Yuba City, and was completed at the end of 2020. Project II consists of the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. Project II work completed to date includes a one-mile section of levee at Laurel Avenue, and another five miles of levee improvements between Star Bend and Laurel Avenue, completed by the U.S Army Corps of Engineers (USACE). USACE also completed another mile of levee improvements between Laurel Avenue and the Highway 99 bridge. SBFCA is currently in the construction of the last 1.6 miles of levee along the lower Feather River west levee, which is scheduled to be completed in October 2026. The Feather River West Levee Project is on schedule and within budget. (Appendix I Page 5)

Atmospheric River Control Spillway at New Bullard's Bar Dam

Yuba Water Agency Board of Directors authorized design of an estimated $240-290 million Atmospheric River Control Spillway at New Bullards Bar Dam to help reduce flood risk in Yuba County. The spillway is one piece of a three-part initiative that will significantly reduce flood risk and improve public safety in Yuba County and nearby communities. The effort includes the development of Forecast-Informed Reservoir Operations for the Yuba and Feather rivers and an update to the U.S. Army Corps of Engineers' water control manual for New Bullards Bar, which guides flood operations for the dam. Together, the trio of projects will allow Yuba Water to predict large, threatening storms better and release water from New Bullards Bar before dangerous weather hits, while there is still plenty of capacity downstream.
2025-2026 Update: Yuba Water Agency has been tentatively awarded a $50 million grant from FEMA for construction of the ARC Spillway. Construction of the project is expected to be taken for approval to the Yuba Water Agency Board of Directors in 2026. (Appendix I Page 19)

Tactic 3 – Support the Work of Local Governments. YSEDD continues to provide specialized grant writing and technical assistance to jurisdictions across the region to advance essential infrastructure improvements that promote public safety, environmental sustainability, and long-term economic growth. The following projects exemplify YSEDD's role in strengthening local capacity and leveraging federal funding for high-impact public works initiatives:

- City of Wheatland – South Yuba Wastewater Project (Wheatland Lift Station 2)
  Funding Source: U.S. Department of Commerce, Economic Development Administration (EDA)
  YSEDC Role: Grant Writing and Technical Assistance
  Amount Requested: $5,052,297
  Status: Pending
  YSEDC assisted the City of Wheatland in developing an EDA funding request to support the design and construction of Lift Station No. 2, a key component of the South Yuba Regional Wastewater Project. This project will expand wastewater transmission capacity, enable future residential and commercial development while protecting water quality and supporting regional growth.

- City of Marysville – Hotel Marysville Fire Debris Cleanup and Mitigation
  Funding Source: U.S. Environmental Protection Agency (EPA) Brownfields Program
  YSEDC Role: Grant Writing and Technical Assistance
  Amount Requested: $4,000,000
  Status: In Progress
  YSEDC supported the City of Marysville's EPA Brownfields Cleanup Grant application for the removal of fire debris and mitigation of hazardous materials at the historic Hotel Marysville site. This project will facilitate future redevelopment of the downtown corridor, support mixed-use revitalization, and improve environmental safety in the city's urban core.

- City of Yuba City – Wastewater Improvement Project (Outfall Diffuser)
  Funding Source: U.S. Department of Commerce, Economic Development Administration (EDA)
  YSEDC Role: Grant Writing and Technical Assistance
  Amount Requested: $6,000,000
  Status: In Progress
  YSEDC assisted the City of Yuba City in pursuing EDA investment to improve wastewater outfall capacity and enhance system efficiency. The project supports future industrial and residential growth, ensures environmental compliance, and strengthens the city's infrastructure for long-term economic resilience.

Tactic 3 – Other Infrastructure Projects Completed in the region.

Beale Air Force Base Projects – Completed $94.5 Million Investment (Appendix I Pages 8-9)

Jurisdiction	Project Description	Total Cost in Millions
Regional - Beale AFB	Class 2 Pavement CAPM and drainage rehabilitation in Yuba County on Route 65 from South Beale Road to Jct. 65/70	$45.00
Regional - Beale AFB	Repair Airman Dormitories- B24110 Perform complete renovation and modernization of two dormitory facilities. Repair structural damage after a severe water leak which damaged the flooring and walls.	$10.50
Regional - Beale AFB	Construct 940th Air Refueling Wing (ARW) Squad Ops/AMU Construct a new facility to serve as squadron operations and aircraft maintenance for the 940 ARW's KC-135 refueling mission.	$37.00
Regional - Beale AFB	Repair Fire Suppression in U-2 Shelters, B.1068/B1067 - Repair suppression indication, and notification systems.	$1.70
Regional - Beale AFB	Repair Wells (7) Cathodic Protection System Repair by replacement 7 cathodic protection systems at water wells.	$0.30

Yuba City Project – Planning – Completed $.50 Million Investment (SB2, LEAP and Reap) (Appendix I Page 29)

Yuba City	General Plan Update - Update the City's 2004 General Plan to incorporate statutory changes within the City and include mechanisms to help streamline growth, facilitate implementation of the City's new Housing Element. The update includes all general plan elements	$0.50

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

Tactic 1 – Encourage investment in state highways throughout the two-county region to improve corridors in and out of the area.

Regional Caltrans Projects: Caltrans has 29 projects slated for construction, rehabilitation, planned or programming projects in the Yuba-Sutter region. Eight projects were completed in 2025, which represented an injection of $102.015 million in improvements within the region. (Appendix I Page 1) Completed projects were:

Jurisdiction	Project Description	Total Cost in Millions
Yuba County	Class 2 Pavement CAPM and drainage rehabilitation in Yuba County on Route 65 from South Beale Road to Jct 65/70	$21.51

Yuba County	On Route 65 in and near Wheatland from 0.18 miles south of Main Street to Grasshopper Slough Br 16-0001 Grind and replace 0.2' of existing asphalt with RHMA-G, rehabilitate drainage as needed, widen shoulders to accommodate bicyclists, upgrade existing non-standard ADA features, and evaluate existing lighting and traffic signals	$7.81
Yuba County	Bicyclist & Pedestrian Improvements 03-3J910 In Yuba County on Route 20. Install signs, green pavement markings, and crosswalks to improve bicyclist and pedestrian safety. This project is also located in Sacramento and Yolo Counties.	$1.48
Yuba County	Wheatland Donut Hole Project 03-0H370. In and near Wheatland, from north of State Street to north of Evergreen Drive. Rehabilitate pavement, add bike lanes, rehabilitate drainage systems, upgrade facilities to Americans with Disabilities Act (ADA) standards, and construct Class 1 multi-use path, modify driveways, and enhance crosswalk visibility as complete streets elements, and add a traffic signal at the intersection with McDevitt Drive.	$10.635
Sutter County	Cul-de-sac Live Oak Boulevard and Encinal Road, provide cul-de-sac access from the agricultural stations and Kent Avenue (PM 36.32), and install right turn deceleration lane at Clark Road in Sutter County on Route 99 from approximately 0.1 mile south of Encinal Road to approximately 0.2 mile north of Kent Avenue	$12.30
Sutter County	Bridge scour mitigation in Sutter, Butte, Colusa, Glenn and Yolo Counties on Routes 5, 16, 20, and 505 at various locations (Br #18-0005, 15-00151L/R, 22-0135R, 22-0113R, 22-0024, 11-0088, 12-0143, 22-0171, and 22-0114L/R).	$11.62
Sutter	Improve signing and pavement markings for bicycles and pedestrians in Butte, Placer, Sacramento, and Sutter Counties on Routes 32, 28, 50, 80, and 20 at various locations	$7.047
Regional	Rehabilitate pavement in Sutter and Yuba Counties at 4 locations	$29.613

Tactic 2 – Local Roads – Completed Projects $3.81 Million (Appendix I Page 12)

Jurisdiction	Project Description	Total Cost in Millions
Yuba County	**Garden Avenue Active Transportation Projects** This public works project consists of implementing road improvements to Garden Avenue (from Feather River Blvd to Riverside Drive) in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay.	$2.51
Yuba County	**South Yuba Transportation Improvement Authority (SYTIA) Projects.** Project Study Report completed for South Beale Road Railroad Grade Separation Project. Both the Beale Expressway (previously East Wheatland Expressway) and the South Beale Railroad Grade Separation Projects are moving into PA&ED phase	$1.30

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

Tactic 1 through 4 – Align regional transit and economic development priorities with housing availability, affordability, and strategic growth planning.

Yuba-Sutter Transit

Yuba-Sutter Transit Facility Replacement Project: Yuba-Sutter Transit is advancing plans to replace its aging operations, maintenance, and administration facility located at 2100 B Street in Marysville. The existing 1960s-era former Seven-Up Bottling Plant, converted for transit use in 1996, no longer meets current capacity, technology, or environmental standards and cannot support the state mandate requiring that all new buses purchased after 2028 be zero-emission. (Appendix I Page 6)

2025–2026 Update: Yuba-Sutter Transit has secured over $52 million in combined federal, state, and regional grants toward the estimated $71.5 million facility replacement project. Environmental review and preliminary engineering began in 2024, with additional grant applications pending to complete the funding package. The new

facility will accommodate future fleet expansion, charging infrastructure, and operational growth to meet regional transit needs**.**

Demand-Response Bus Replacement and Fleet Expansion: To maintain service reliability and meet increasing mobility demand, Yuba-Sutter Transit plans to replace and expand its demand-response fleet with up to 17 vehicles, including a mix of gas-powered and zero-emission buses, consistent with adopted fleet transition plans. **2025–2026 Update:** These vehicle acquisitions will replace aging units while expanding capacity for paratransit and community-based service, enhancing accessibility and operational efficiency throughout the region. (Appendix I Page 7)

Commuter Bus Replacement: In alignment with fleet modernization and service continuity goals, Yuba-Sutter Transit is implementing the replacement of four commuter buses, ensuring reliability for intercity commuter routes.
2025–2026 Update: The replacement effort, covering four of six commuter coaches, will enhance service quality and reduce maintenance costs while supporting the agency's long-term transition to a cleaner, more efficient fleet. (Appendix I Page 7)

Housing and Affordable Housing Projects

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

The **Regional Housing Authority** has a multi-family project under construction in Plumas Lake consisting of 48 units, with 2- and 3-bedroom dwelling units, a community center, and a children's playground, with rents targeting family households earning less than 55 percent AMI. **Certificate of Occupancy was received on 1/23/2025, and the property has been fully leased up.**

The **Regional Housing Authority** will be closing on the construction financing for a new construction 32-unit senior affordable housing project in Wheatland, consisting of 32 units, with 1- and 2-bedroom dwelling units, a community center, and a dog park, with rents targeting senior households earning less than 60 percent AMI. The project is nearing completion, we received a Temporary Certificate of Occupancy (TCO), and the first residents should be moving in soon. Carports are not completed yet, hence TCO, but we are close to a final Certificate of Occupancy.

Richland Village, a proposed residential affordable apartment complex that would consist of 88 one-bedroom, 44 two-bedroom, and 44 three-bedroom units at 470 Bernard Drive in the Richland Housing complex. Demolition has commenced on the site (trailers, trees). After demolition, we will grade the site in preparation for the winter rain, so we don't have unauthorized storm drain runoff. We are doing this work prior to closing on the construction financing that will happen in November more than likely. After closing, trenching and underground utilities will start right away, weather depending.

Goal 4 – Quality of Life and Place

Enhancing the livability and quality of life within a region makes it more appealing as a destination for businesses, while also attracting and retaining residents. This drives economic growth, fosters community pride, generates revenue, and elevates the region's recognition and reputation. To successfully draw and retain businesses and residents, urban and rural communities must prioritize the maintenance and revitalization of their town centers and amenities. Quality of life encompasses a delicate balance of key factors, including access to jobs, education, healthcare, and housing. It also involves the preservation and promotion of natural resources, outdoor spaces, cultural and artistic opportunities, and a strong sense of community spirit.

Objective 1 – Enhance Cultural, Historic, Recreational, and Natural Resources

Tactics 1 through 4 - Strengthen community vitality through historic preservation, expanded recreation, arts engagement, and downtown revitalization.

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

Murals of Live Oak - YSAC continues its ongoing program with the City of Live Oak and in the Spring of 2026, will commission additional exterior murals. Over fourteen murals have been created in the last few years to celebrate the history and heritage of Live Oak. Each mural also has a hidden object in it to help keep the viewer engaged. Several artists' designs and new mural locations are under consideration.

Center Stage Productions - Corey and Morgan Kersting formed a youth performing arts program which is now a mainstay in the community. Based at STCA, Center Stage has conducted a series of Saturday workshops for 7–18-year-olds and produced seven musicals, most recently "Artistocats," "Mary Poppins," and "The Music Man."

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

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

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

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

Sutter County Museum

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

The Museum was constructed with funds from Howard and Norma Harter, the Sutter County Historical Society, and other private donors. It was presented to the Sutter County Board of Supervisors as a gift to the community in 1975. Since then, it has been expanded multiple times, all through the generosity of private donors. This year, the Museum celebrated 50 years of serving the Yuba-Sutter community and beyond.

Sutter County Museum shares local stories to strengthen community bonds, to inspire celebration of our diverse cultural heritage, and to demonstrate how understanding the past prepares us for the future. The Museum is open to the public with free admission and is a partnership between Sutter County and the Sutter County Museum Association, a 501(c)(3) nonprofit. Annually, the Museum hosts thousands of visitors; displays 5-6 temporary exhibits on a range of topics; and provides over 100 free educational public programs, field trips, and group visits to the community. Projects in 2025 included:

Exciting New Permanent Exhibits: The Museum opened a new exhibit, *From Barbers' Row to Beale Air Force Base: Black History in Yuba-Sutter* in partnership with the community and the Connecting Cultures Collaborative. The exhibit was funded by a $25,000 grant from California Humanities and by the Sutter County Museum Association. New interactive exhibits on the Nisenan, Gold Rush & Westward Expansion, and Yuba-Sutter Floods opened in April. This project was funded by a three-year grant of over $383,000 from the Specified General Fund for the Museum Grant Program under the California Cultural & Historical Endowment, and with local support from the City of Yuba City, Sutter County Museum Association, and United Auburn Indian Community of the Auburn Rancheria.

Artisan Community Garden - A new shade structure and Little Free Library were installed by Girl Scout Troop #2179. Over 1,000 people enjoyed the Garden at summer programming.

Voyage to Vietnam– The Museum partnered with Sutter County Children & Families Commission to host a hands-on temporary exhibit for kids over the summer. Over 3,700 people visited the *Voyage to Vietnam* exhibit and enjoyed opportunities for free family fun.

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

Adventist Health+Rideout

The Blue Zones Project is a community-led well-being improvement initiative designed to make healthy choices easier by implementing permanent changes to a city's environment, policies, and social networks. Participating in communities has seen double-digit drops in obesity and smoking rates, economic investment in downtown corridors, grant funding awards to support policies and programs aimed at improving health equity, and measurable savings in healthcare costs.

Aug.1, 2024-July 31, 2025 UPDATE: Blue Zones Project Yuba Sutter continued to expand its reach and impact during Year 3 of the transformation phase. Approvals grew across all sectors, with eight new schools joining the initiative for a total of 16. Schools engaged students, families, and staff through garden grants, wellness groups, and 44 walk and bike events, reaching more than 730 participants. Three new worksites earned approval, bringing the total to 11 and reaching over 646 employees through 43 on-site workshops and surveys. Restaurants also embraced healthier dining, with four new approvals—including the region's first Blue Zones Project-approved food truck—and the launch of the public "Tasty Tuesday" tasting event.

Built Environment Policy Impacts - Blue Zones Project advanced 33 policies, plans, and projects to improve safety and mobility across the region. Key initiatives included Phase II improvements to 22nd Street, a regional bicycle network awareness campaign, and support for the Yuba County Parks & Recreation charter update, which now formally prioritizes long-term investment in walking and biking trails. Demonstration projects provided immediate impact: traffic calming along 14th Street reduced cut-through traffic and improved safety, while quick-build upgrades at E & 12th Street, guided by walkability expert Dan Burden, enhanced pedestrian safety at a high-traffic intersection.

Food Policy Impacts - All food policy certification goals were achieved this year, with seven major wins. Highlights include the launch of the MADD Love Community Refrigerator with a replication playbook, county recognition of the Yuba-Sutter Food Policy Council, adoption of a healthy food policy at the Yuba-Sutter Food Bank and securing a $125,000 grant for a Food Hub feasibility study. A marquee achievement was the construction of the St. Andrew Presbyterian Church community garden, where more than 100 volunteers came together during the Yuba-Sutter Shines Day of Service.

Tobacco Policy Impacts - Significant progress was made in reducing the influence of tobacco across the community. Blue Zones Project supported the development of a Tobacco Retail License policy and expanded smoke-free parks protections, with adoption anticipated in Year 4. Regional coalition partners launched the "Air Out the Truth" social media campaign, paired with youth engagement in advocacy and park clean-up events. A significant milestone came with Yuba City's adoption of an overlay ordinance for the Downtown Business District, restricting the establishment of new tobacco-related businesses and reinforcing a vision of a healthier, family-friendly downtown corridor.

Harmony Health

Health Harmony Health was designated a Blue Zones organization (the only health care facility awarded so far). In partnership with Blue Zones, Yuba College and the SY Food Bank called the Harmony Market. It started behind its clinic but grew so big, so quickly, they moved it to Yuba College. They gave families fresh produce grown by local farmers, who were taught to grow organically and regeneratively by Stephen Dambeck and purchased through the food bank. They are working on becoming an agency that can accept EBT (food stamps/SNAP) to sustain this project.

Sutter Buttes Regional Land Trust (SBRLT), whose mission is to protect and maintain the natural and agricultural resources of the Sutter Buttes and the surrounding region. SBRLT supports regional strategy by promoting sustainable land use, supporting regional economic growth, and fostering environmental stewardship. By protecting critical habitats, preserving agricultural lands, and enhancing water resources, SBRLT aligns with the CEDS goals of sustainable development and resilience. Looking ahead, SBRLT is planning the 8th annual California Swan Festival, scheduled for November 6–9, 2025. They will host a kick-off celebration at Cordi Winery on November 7th and offer a variety of wildlife and conservation-focused tours across the Yuba-Sutter region.

Key contributions include:

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

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

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

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

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

1. **Waterfowl Habitat Protection Partnership -** The partnership was awarded a $12.8 million grant from the Regional Conservation Partnership Program (RCPP) under USDA's Natural Resources Conservation Service.
2. **Beale Air Force Base Conservation Planning Project -** Sutter Buttes Regional Land Trust is the recipient of a $250,000 capacity building grant from the California Strategic Growth Council (SGC) through the Sustainable Agricultural Lands Conservation Program (SALC) under the Department of Conservation.
3. **Sacramento Region Working Lands & Open Space Group -** The Sacramento Region Working Lands and Open Space Group has been selected by California Council of Land Trusts as the recipient of a 2024 Project Advancement Grant to advance the goals of Pathways to 30x30 and the Natural and Working Lands Climate Smart Strategy.

Yuba County Projects

Research Innovation Center - The creation of a collaborative research opportunity with Beale AFB, the US Air Force, the Yuba Water Agency, City of Wheatland, and the University of California. The facility could serve as an educational, workforce training, and advanced research hub. Initially, the workforce at the collaborative facility would consist primarily of PhD level researchers, but also development of BA level and even high school educational programs as the facility expands to its full mission. This creates a significant opportunity for the City of Wheatland and Yuba County to create an innovation center and technology node.
2025-2026 Update A non-profit organization has been formed with initial members of the City of Wheatland and Yuba Water Agency for the purpose of developing and operating the Yuba Applied Research Center. The initial strategy plan for YARC has been developed. (Appendix I Page 18)

Three Rivers Parkway System Development - The Three Rivers Parkway is envisioned as a multi-modal active transportation and recreation system encompassing as many as 40 miles of hiking, bike, equestrian trails, and boat access along the Yuba, Feather and Bear Rivers. The northern terminus would be the Sycamore Ranch County Regional Park on the Yuba River. The trail would extend along the northern bank of the Yuba River to Marysville and would connect to the Sutter County trail system over the rehabilitated former railroad trestle on the Feather River. The trail would cross the Yuba River over the SR 70 bridge and continue south along the Feather River past Star Bend boat ramp to the junction with the Bear River. It would then extend east along the Bear River and possibly Dry Creek into downtown Wheatland. Future phases may connect to the Spenceville Wilderness Area. The River Parkway is anticipated to be a major draw for tourism in Yuba County, creating opportunities for additional lodging and restaurants, equipment rental concessions, recreational equipment sales, guide services and retail spending from visitors.
2025-2026 Update: Yuba Water Agency is leading the development of a county-wide trails master plan, which is currently underway. The master plan will be based on current plans for the Yuba County jurisdictions affected and will provide guidance on a collaborative approach for initial phases of the trail system. The plan will be completed in 2026. (Appendix I Page 18)

City of Marysville Projects

Ellis Lake Restoration - A public works project to restore the 37-acre Ellis Lake area (between 9th and 16th streets and from B to D streets). This park and open space are regional landmarks attracting visitors from throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself.
2025-2026 UPDATE: Ellis Lake water quality has stabilized as the City engaged in an outside consultant as well as a lake management company. City staff continue to monitor the lake and use external expertise to maintain the water quality of the lake. Marysville and YSEDC secured a $3m grant to improve elements and add amenities to strategic locations around the lake. Project is in the design phase. The design will be influenced by the results of

the master plan mentioned above. Design Phase of project is completed, and installation of added amenities and improvements are ongoing. (Appendix I Page 21)

Objective 2 – Strengthen Public Safety, Health Services and Homeless Solutions

Tactics 1 through 3 - Strengthen regional partnerships to expand healthcare, housing, and social services that prevent homelessness and support vulnerable residents.

Regional Projects

Sutter Yuba Homeless Consortium: The purpose of the Sutter Yuba Homeless Consortium (SYHC) is to connect our homeless population with programs and services that can help them overcome obstacles that are preventing permanent housing solutions for individuals and families.
2024-2025 UPDATE: In 2025 SYHC clients achieved the following, Yuba County had 879 active clients and 154 were housed and Sutter County had 712 active clients and 200 were housed.

Yuba County Project

Twin Cities Rescue Mission Training Center
Formerly known as 14FORWARD, it is a temporary shelter and resource center for the homeless. The site includes 25 two-person structures, an onsite manager, dog facility, and provides services and resources to move the homeless toward permanent employment and housing.
2025-2026 Update: The project has been taken over from Yuba County by Twin Cities Rescue Mission. Plans include retrofitting Shelters to code, installation of new windows, electricity, heating and air conditioning, insulation and sheetrock. There are plans to include additional services and resources such as life building skills program, job search and training classes, parenting classes etc.

Economic Disaster, Recovery and Resiliency

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

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

Plans have been developed to respond to any emergency event, and these plans are constantly being updated to make sure emerging threats are included and new technology incorporated.
https://www.yuba.gov/departments/emergency_services/hazard_mitigation_plan.php#outer-4419

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

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

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

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

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

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

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

Small Business Disaster Preparedness: The state of California offers a program for small businesses to prepare and recover for disaster. https://outsmartdisaster.calosba.ca.gov/

Report on Economic Development Activities

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

YSEDC engaged in the following economic development activities throughout 2025 to support the implementation of CEDS. The following provides a summary of these activities that:

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

Promote Economic Development and Opportunity

Activity	Time Frame
1. Implementation of the Regional Comprehensive Plan	Ongoing
2. Maintain Economic Development District status for the region. This includes preparing the following documents: • Comprehensive Economic Development Strategy (CEDS) 2025-20230 • Update CEDS appendix I • CEDS Annual Performance Report • Conduct a regional SWOT Analysis every five years	Completed Annually Annually FY2030 – 2034
3. Collaboration and coordination with state, regional, county, and local economic efforts. • Serve on committees and boards to provide guidance • Provide venues for collaborative meetings	Ongoing
4. Provide technical assistance to jurisdictions through technical assistance programs • Maintain data mining tools on the YSEDC site • Provide socioeconomic, transportation, demographic, etc. data as needed • Assist with grant research, writing, and administration as needed	Ongoing

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

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

5. Brand and Market the region for development, investment, and regional growth. • Create marketing campaigns for business attraction • Promote visitor services and tourism • Collaborate with private and public sector organizations to increase marketing of Yuba-Sutter	Ongoing

Maximize effective development, alignment, and use of workforce

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

Provide technical support and access to financial resources

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

Obtain and utilize adequate funds and other resources

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

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

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

Schedule of Goals - YSEDC

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

Schedule of Goals - Region

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

Attachments:
Appendix I 2025/2026 Public Works Projects

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

APPENDIX I

2025-2026

PUBLIC WORKS

PROJECTS

BETTER TOGETHER→FUTURE FOCUSED

2025-2030 YUBA-SUTTER COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

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

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

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Project Date
		2024 CALTRANS PROJECTS - COMPLETED Yuba & Sutter Counties			
Regional RY1a Short-term	3 3.2	**Class 2 Pavement CAPM and drainage rehabilitation** in Yuba County on Route 65 from South Beale Road to Jct 65/70	**PROJECT COMPLETED 2025 $21.510 Million**	SHOPP	2025
Regional RY2a Short-term	3 3.2	**On Route 65 in and near Wheatland from 0.18 miles south of Main Street to Grasshopper Slough Br 16-0001** Grind and replace 0.2' of existing asphalt with RHMA-G, rehabilitate drainage as needed, widen shoulders to accommodate bicyclists, upgrade existing non-standard ADA features, and evaluate existing lighting and traffic signals	**PROJECT COMPLETED 2025 $7.810 Million**	SHOPP	2025
Regional RY3a Short-term	3 3.2	**Bicyclist & Pedestrian Improvements 03-3J910** In Yuba County on Route 20 Install signs, green pavement markings, and crosswalks to improve bicyclist and pedestrian safety. This project is also located in Sacramento and Yolo Counties.	$1,632,000 **PROJECT COMPLETED 2025 $1.482 Million**	SHOPP	2025
Regional RS1a Short-term	3 3.2	**Cul-de-sac Live Oak Boulevard and Encinal Road**, provide cul-de-sac access from the agricultural stations and Kent Avenue (PM 36.32), and install right turn deceleration lane at Clark Road in Sutter County on Route 99 from approximately 0.1 mile south of Encinal Road to approximately 0.2 mile north of Kent Avenue.	**PROJECT COMPLETED 2025 $12.3 Million**	SHOPP	2025
Regional RS2a Short-term	3 3.2	**Bridge scour** mitigation in Sutter, Butte, Colusa, Glenn and Yolo Counties on Routes 5, 16, 20, and 505 at various locations (Br #18-0005, 15-00151L/R, 22-0135R, 22-0113R, 22-0024, 11-0088, 12-0143, 22-0171, and 22-0114L/R).	**PROJECT COMPLETED 2025 $11.620 Million**	SHOPP	2025
Regional RS2a Short-term	3 3.2	**Improve signing and pavement markings** for bicycles and pedestrians in Butte, Placer, Sacramento, and Sutter Counties on Routes 32, 28, 50, 80, and 20 at various locations	**PROJECT COMPLETED 2025 $7.047Million**	SHOPP	2025
Regional RYS1a Short-term	3 3.2	**Rehabilitate pavement in Sutter and Yuba Counties at 4 locations**	**PROJECT COMPLETED 2025 $29.613 Million**	SHOPP	2025
		CALTRANS PROJECTS – SUTTER COUNTY (CONSTRUCTION)			
Regional RS1 Mid-term	3 3.2	**Oswald Road Safety Project 03-4H870** Near Yuba City, from 0.6 mile south to 0.6 mile north of Oswald Road. Construct traffic signals to improve safety. The lead for Environmental Clearance is Sutter County. Caltrans will be the lead for Design and Construction.	$12,336,000	SHOPP	2027
		CALTRANS PROJECTS - SUTTER COUNTY (PROGRAMMED)			

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Date
Regional RS2 Mid-term	3 3.2	**SUT-99 Lomo Crossing** **03-0J910** Near Live Oak, from 0.2 mile south of Eager Road to 0.6 mile south of Clark Road. Eliminate cross traffic access to Route 99 from Encinal Road/Live Oak Boulevard, add acceleration lanes in proximity to railroad crossing, and improve access to Eager Road Interchange.	$17,445,000	SHOPP	2027
Regional RS3 Short-term	3 3.2	**Bridge Scour Mitigation** **03-0J630** In Sutter County at the Sutter Bypass, scour mitigation and bridge deck surface treatment. This project is also located in Butte, Colusa, and Yolo Counties	$8,065,000	SHOPP	2028
Regional RS4 Short-term	3 3.2	**SUT 99 Live Oak 18-Wire RR Preemption Upgrade** **03-0J230** In Sutter County on Route 99 in the town of Live Oak, at Pennington Road. Upgrade Railroad preemption from 2-wire to 18-wire.	$1,785,000	SHOPP	2028
Regional RS5 Short-term	3 3.2	**SUT 99 Elm Street 18 Wire Railroad Preemption** **03-3J040** In Sutter County Route 99 at Elm Street in the City of Live Oak. Upgrade existing 18-wire railroad preemption.	$1,383,000	SHOPP	2027
Regional RS6 Short-term	3 3.2	**Jennings/Knights Curve Improvement** **03-2J980** Near Knights Landing, from north of Yolo County line to south of Leiser Road. Curve realignment.	$8,630,000	SHOPP	2027
Regional RS7 Short-term	3 3.2	**Safety Reactive Improvement at Various Locations** **03-0N640** In Sutter County on Route 99 near Sankey Road. Install curve warning signs, flashing beacons, rumble strips, radar speed feedback signs, intersection warning systems, and upgrade roadside signs. This project is also located in Colusa, El Dorado, and Sacramento Counties.	$6,430,000	SHOPP	2026
Regional RS8 Short-term	3 3.2	**SUT 99 2R** **03-2J230** In and near Yuba City, from 0.1 mile north of Route 20 to 0.2 mile south of Live Oak Boulevard. Rehabilitate roadway and drainage systems, construct concrete barrier and maintenance vehicle pullouts, and upgrade lighting, signs, facilities to Americans with Disabilities Act (ADA) standards, and Transportation Management System (TMS) elements	$35,800,000	SHOPP	2028
Regional RS9 Short-term	3 3.2	**Stafford Way Intersection Safety Improvement** **03-3J680** In Yuba City, at the intersection of Stafford Way. Install traffic signal, intersection lighting, curb ramps, and pavement delineation.	$4,985,000	SHOPP	2026
Regional RS10 Short-term	3 3.2	**Humphrey Road Intersection Improvement** **03-4J060** Near Yuba City, at the intersection with Humphrey Road. Install intersection improvements	$14,014,000	SHOPP	2030
Regional RS11 Short-term	3 3.2	**Sutter-Yuba 20 Corridor Improvements** **03-0N210** In and near Yuba City, from Central Street to Yuba County line; also in Yuba County, from Sutter County line to 0.1 mile west of Yuba Street (PM 0.0/1.5).	$2,305,000	SHOPP	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		Install rumble strips, upgrade signing, striping, and guardrail, and install retro-reflective signal backplates.			
Regional RS12 Mid-term	3 3.2	**Various Rumble Strip** **03-1N590** In Yuba and Sutter Counties at various locations. Replace traffic delineation and markers and construct centerline and median rumble strips. This project is also located in El Dorado, Glenn and Placer Counties.	$5,185,000	SHOPP	2027
		CALTRANS PROJECTS - SUTTER COUNTY (PLANNED)			
Regional RS13 Long-term	3 3.2	**SR 99 Managed Lanes from I-5 to SR 99/70** Managed Lane Facility in both directions from I-5 to the SR 99/ SR 70 Wye junction in Sacramento and Sutter Counties.	$100,00,000	Non-SHOPP	2050
Regional RS14 Mid-term	3 3.2	**Sutter-99 Cable Barrier** **03-0N710** In Sutter County on Route 99 from 0.8 mile north of Riego Road Overcrossing to 0.1 mile south of Route 99/70 Separation. Install cable barrier.	$18,510,000	SHOPP	2029
Regional RS15 Mid-term	3 3.2	**ADA Curb Ramps, APS and Retroreflective Backplate Project** **03-0N720** In Sutter County on various routes at various locations. Install backplates with retroreflective borders to existing traffic signal heads, install touch-free Accessible Pedestrian Signals (APS) and upgrade curb ramps to American with Disabilities Act (ADA) standards. This project is also located in Butte, Colusa, El Dorado, Glenn, Nevada, Placer and Yolo Counties.	$21,100,000	SHOPP	2030
		CALTRANS PROJECTS - YUBA COUNTY (CONSTRUCTION)			
Regional RY1 Short-term	3 3.2	**Wheatland Donut Hole Project** **03-0H370** In and near Wheatland, from north of State Street to north of Evergreen Drive. Rehabilitate pavement, add bike lanes, rehabilitate drainage systems, upgrade facilities to Americans with Disabilities Act (ADA) standards, and construct Class 1 multi-use path, modify driveways, and enhance crosswalk visibility as complete streets elements, and add a traffic signal at the intersection with McDevitt Drive.	$10, 365,000	SHOPP	2026
		CALTRANS PROJECTS - YUBA COUNTY (PROGRAMMED)			
Regional RY2 Mid-term	3 3.2	**Marysville Railroad Bridge Rehab** **03-0H160 (This includes Child Project 1 EA 03-0H161)** In and near Marysville, from south of 14th Street to north of Cemetery Road. Roadway rehabilitation and operational improvements including turn pockets and auxiliary lanes.	$193,515,000	SHOPP	2028
Regional RY3 Mid-term	3 3.2	**YUB 65 CAPM & Drainage** **03-0J660** Near Olivehurst, from South Beale Road to Route 70. Rehabilitate pavement and drainage systems and upgrade guardrail, signs, Transportation Management System (TMS) elements, sidewalks, curb and gutter, and lighting, and add acceleration and deceleration lanes.	$26,540,000	SHOPP	2027
Regional RY4 Short-term	3 3.2	**YUB 20 Marysville 9th and B St Intersection** **03-3J960** In Yuba County on Route 20. Construct 2 right turn lanes from SB 70 (B St) to WB 20 (9th St).	$2,862,000	SHOPP	2027
		CALTRANS PROJECTS - YUBA COUNTY (PLANNED)			
Regional RY5 MId-term	3 3.2	**COL-SAC-YUB Pump Plant Project** **03-0N110**	$20,325,000	SHOPP	2031

PROJECT COMPLETED 2025
$10.365 Million

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		In Yuba County on Route 20 at East Marysville UP 16-0016W. Rehabilitate and replace pump plants. This project is also located in Colusa and Sacramento Counties.			
Regional RY6 Mid-term	3 3.2	**Yuba River Parks Bar Bridge Preservation** **03-0N150** In Yuba County on Route 20 at Yuba River Parks Bar Bridge, 16-0011. Place polyester concrete overlay on the deck and approach slabs. Repair substructure spall on Pier 5 on waterline.	$6,575,000	SHOPP	2031
Regional RY7 MId-term	3 3.2	**Dairy Road Traffic Signal** **03-1N650** In Yuba County at the intersection of Route 65 and Dairy Road. Install traffic signal.	$4,700,000	SHOPP	2030
		CALTRANS PROJECTS - YUBA & SUTTER COUNTY (HIGHWAY MAINTENANCE)			
Regional RYS1 Short-term	3 3.2	**YUB 70 RHMA-G 0.10' Cold Plan and RHMA-G** **3G780**	$5,610,000	SB1/ RMRA-505	2026
Regional RYS2 Short-term	3 3.2	**Ped Safety Improvements 3G670-VAR (YUB)** Upgrade Crosswalk to high visibility ladder pattern, road sign and post upgrades, restriping pavement markings, red reflective pavement marker installations – 3G670-VAR (YUB)	$629,000	SHA	2026
Regional RYS3 Short-term	3 3.2	**Wrong Way Driver Prevention 3G180-VAR (YUB)** Upgrade crosswalk to high-visibility ladder type - 3G180-VAR (YUB)	$2,755,000	SB1/ RMRA-505	2025
Regional RYS4 Short-term	3 3.2	**Loop Repair Project – 3G170-VAR (SUT/YUB)** Repair damaged loops for census, ramp meters, and traffic counts -3G170-VAR (SUT/YUB)	$750,000	SB1/ RMRA-505	2025
Regional RYS5 Short-term	3 3.2	**SUT 70 RHMA Replace existing AC with RHMA** **3G410**	$6,000,000	SHA	2025
Regional RYS6 Short-term	3 3.2	**Ped Safety & Qwick Kurb Improvement- 3G660-VAR (SUT)** Upgrade crosswalks to high visibility ladder type, upgrade pd signs, install flashing beacon & install Qwick Kurb lane separation system -3G660-VAR (SUT)	$1,213,000	SHA	2026
Regional RYS7 Short-term	3 3.2	**3G680-VAR (SUT)** Upgrade Crosswalk to high visibility ladder pattern, road sign and post upgrades, restriping pavement markings, red reflective pavement marker installations - 3G680-VAR (SUT)	$1,148,000	SHA	2026
Regional RYS8 Short-term	3 3.2	**3G360 – VAR (SUT)** Upgrade crosswalk to high-visibility ladder type, upgrade ped signs, upgrade edge line to 6"- 3G360 – VAR (SUT)	$56,3000	SHA	2026
		OTHER Yuba-Sutter Regional Projects			
Regional R1 Long-term	3 3.2	**Beale Expressway** The first phase of what will ultimately be a portion of the Wheatland Hwy-65 bypass is known as the Beale Expressway which will connect Highway 65 at Riosa Road to Spenceville Road and Jasper Lane. This project serves Beale	$112M	SYTIA Impact Fees, Developers, Base Access	Unknown

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		Airforce Base, future development in Wheatland and in Yuba County, and will reduce congestion on existing Hwy-65 through Sheridan and Wheatland. The General Plan, adopted in 2006, provides for a bypass to be developed to the east of the existing city limits. No specific alignment for the remainder of the bypass has been determined. SYTIA is the lead agency for the project and Wheatland staff is managing the project in close coordination with Yuba County staff. **2024-25 UPDATE:** In 2023 the SYTIA Board awarded a $1.3M contract for preliminary engineering and environmental work. On June 20, 2024, the first deliverable, a Project Study Report-Project Development Support (PSR_PDS) to request programming for capital support was approved by the SYTIA Board. **2025-26 UPDATE:** The project has began Project Approval and Environmental Documents (PA&ED) phase. The City of Wheatland and Yuba County continue to seek additional funding for the final design, right-of-way and construction of this critical project.		Funding, SACOG	
Regional R2 Long-Term	3 3.2	**Wheatland Parkway 1A** Project would construct a new freeway interchange at SR65 and South Beale Road. **2025 UPDATE:** No further progress	Not Determined		
Regional R3 Mid-term	3 3.1	**Feather River West Levee Project** Sutter and Butte counties are planning to improve 44 miles of levees from Thermolito Afterbay south to the Sutter Bypass to reduce flood risk and remove more than 34,000 properties from FEMA Special Flood Hazard Areas. Among other important improvements, the project will sustain and grow the local economy by creating construction jobs, protecting property values, and allow for responsible residential, commercial and industrial development. Phase I –Thermalito Afterbay to Star Bend is targeted to be completed by 2016. Phase II will include the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. 2025-2026 Update: Levee repairs will be completed in two separate phases: Project I, the Feather River West Levee Project, includes work from Thermalito Afterbay to Star Bend, just south of Yuba City, and was completed at the end of 2020. Project II includes the area south of Star Bend to the confluence of the Feather River and the Sutter Bypass. Project II work completed to date includes a one-mile section of levee at Laurel Avenue, another five miles of levee improvements between Star Bend and Laurel Avenue completed by the U.S Army Corps of Engineers (USACE). USACE also completed another mile of levee improvements between Laurel Avenue and the Highway 99 bridge. SBFCA is currently in construction of the last 1.6 miles of levee along the lower Feather River west levee which is scheduled to be completed in October 2026. The Feather River West Levee Project is on schedule and within budget.	$450,000,000	State of California, property assessment revenues, Federal appropriations.	Phase 2-will be complete in 2026
Regional R4 Long-term	3 3.3	**Reroute Union Pacific Railroad Tracks around Marysville on the West** Union Pacific Railroad track beds crisscross the community, effectively dividing neighborhoods and impeding the Lake District's potential of being prime development areas for upscale commercial and residential construction. The current track running out of Sutter County, turning south along B Street would be rerouted to the westerly city limits before turning south along a new double track bed along the Feather River levee and rejoining the existing track bed south of the city limits at approximately Erle Road in Linda.	$60,000,000		2030

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Regional R5 Short-term	3 3.1	**Flood Protection of the City of Marysville** A public works project to repair and upgrade the ring levee to be certified as providing a 200-year level of flood protection. The Marysville Ring Levee project is a multi-phase project that will upgrade the levee that surrounds Marysville. The primary purpose of the project is to strengthen the existing levee by implementing additional measures to reduce the likelihood of through- and under-seepage. The U.S. Army Corps of Engineers Sacramento District is partnering with the California Central Valley Flood Protection Board and the Marysville Levee District to complete the estimated $92.5 million project. The state of California has appropriated $17 million toward the project as part of their commitment to upgrade the state's levee systems. Currently, project completion is slated for 2019. The project is designed and constructed to meet the state's requirement of 200 year-level flood risk for urban areas - or a 1-in-200 chance of flooding in any given year. Due to the elevation of the levees, the project will surpass those criteria making Marysville one of the lowest at-risk cities in California's Central Valley after all flood reduction measures are constructed. **2025-2026 UPDATE:** Project is completed making Marysville one of the lowest at-risk cities in California's Central Valley after the project is completed.	$92,500,000 $13,000,000 $200,000	U.S Army Corp of Engineers YWA **PROJECT COMPLETED 2025** **$115 Million**	2025
Regional R6 Long-Term	3 3.1	**South Yuba County Regional Water/Wastewater Project** Yuba County, the Olivehurst Public Utility District (OPUD), the City of Wheatland, and Yuba Water Agency have partnered to develop and implement a regional solution for immediate and future wastewater needs. The initial phase of the regionalization project is to connect two disadvantaged communities (DAC), Wheatland and Olivehurst. The project will connect Wheatland to OPUD for the provision of wastewater collection and treatment which allows for the decommissioning of Wheatland's aging wastewater treatment plant. Efforts are being coordinated to obtain state and federal grant funding for this project, which will provide a more efficient and effective wastewater solution and protect the groundwater basins in south Yuba County. Design and environmental review are complete and being reviewed for state grant approval. Phase 2 of this regionalization project is to expand water and wastewater lines for the County's employment corridor and Sports and Entertainment Zone. **2025-2026 UPDATE:** OPUD and the City of Wheatland have secured a **$75 million grant from the State Water Resources Control Board**, along with **$13.5 million in direct contributions** from Wheatland and OPUD and other anticipated funding sources. The **first phase of the project**, estimated at **$155 million**, will allow wastewater from the City of Wheatland to be treated at OPUD's existing treatment plant and support key modernization upgrades to OPUD's facilities. A **second phase**, estimated at **$40 million**, is planned to extend wastewater and water lines along 40 Mile Road to further expand regional service capacity. With the **Yuba Water Agency's loan approval of up to $80 million**, the project can now advance to the construction bidding phase, with a goal to break ground **later this year or in early 2026**. Final loan terms will be developed and finalized later in the year once all remaining funding opportunities have been secured	$200,000,000	State – SWRB($75M) Local – YWA and OPUD $17M Federal – EPA$40M Federal – EDA $10 M YWA Loan, $80 million	2028
		YUBA-SUTTER TRANSPORTATION PROJECTS			
Regional YST1 Short-Term	3 3.3	**Demand-Response Bus Replacement (6) –** Replacement of existing buses with zero-emissions buses.	$2,400,000	State, Regional, Local	2030

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Regional YST2 Mid-Term	3 3.3	**Facility Replacement.** Yuba-Sutter Transit continues to plan for the replacement of its current operations, maintenance, and administration facility at 2100 B Street in Marysville. A new location is needed because this undersized and technologically obsolete 1960's-era former Seven-Up Bottling Plant that was converted to transit use in 1996, lacks sufficient capacity to accommodate the infrastructure needed to meet the state mandate that only zero-emission buses can be purchased after 2028. **2025-2026 UPDATE:** Yuba-Sutter Transit has been awarded over $52 million in funding from federal, state and regional grant programs to design and construct what is currently estimated to be a $71.5 million project. Environmental and preliminary engineering work commenced in 2024 to refine the project and update the early conceptual cost estimate based on updated fleet and service assumptions. Grant applications to complete the funding package are pending.	$71,500,000	Federal, State, Regional, Local	2028
Regional YST3 Long-Term	3 3.3	**Demand-Response Bus Replacement and Fleet Expansion (17) –** Replacement of existing buses and fleet expansion to accommodate service demand. **2025-2026 UPDATE:** Pursuant to adopted plans, this purchase would be for up to 17 buses, including a mix of gas and zero-emission vehicles, to replace and expand the existing demand-response bus fleet.	$3,000,000	Federal, State	2029
Regional YST4 Long-Term	3 3.3	**Commuter Bus Replacement (4) –** Replacement of existing buses. **2025-2026 UPDATE:** Pursuant to adopted plans, this purchase would replace four of six buses.	$3,720,000	Federal, State	2028
		BEALE AIR FORCE BASE PROJECTS			
Regional BAFB 1 Short-Term	1 1.1	**BAFB-Repair Intelligence, Surveillance, Reconnaissance (ISR), B2145** Design-Bid-Build Project. This project architecturally modernizes and renovates Facility B2145 It was originally constructed in the late 1950's and is approximately 179,000 square feet in area with administrative space for multiple user groups performing intelligence missions, some in controlled spaces. Work will include replacing aging building utilities, providing communication rooms, data centers, secure spaces, and server rooms per each organization's requirements. Construction will include a new entrance atrium, an additional elevator, as well as a three-story stairwell. **2025-2026 UPDATE**: Awarded May 2024. In progress.	$215M	Federal (O&M)	Sep 2028
Regional BAFB 2 Short-Term	1 1.1	**BAFB – 4 MW Photovoltaic (1218 Power Supply)** Construct a ground-mounted photovoltaic (PV) solar panel system to include structural support, inverter, distribution extension, grid connections, an integrated automation control and monitoring system and microgrid ready hardware. **2025-2026 UPDATE:** In progress	$4M	Federal (O&M)	Nov 2025
Regional BAFB 3 Short-Term	1 1.1	**BAFB - 2 MW Solar Array & Microgrid/Battery Storage Projects (ERCIP)** Install an advanced microgrid controller with a 1MW/4MWh battery energy storage system (BESS). Integrate with proposed 2MW solar photovoltaic system to charge the BESS and provide demand response capabilities. **2025-2026 UPDATE:** In progress	$4M	Federal (O&M)	Nov 2025
Regional BAFB 4 Short-Term	1 1.1	**BAFB-Substation B1149** Completely replace the Doolittle substation and update to control the 2MW solar array and 4MW Photovoltaic	$8M	Federal (O&M)	Nov 2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Date
		2025-2026 UPDATE: In progress			
Regional BAFB 5 Short-Term	1 1.1	**BAFB- Construct Fuel Hydrant System MILCON** Replace aging underground Fuel Hydrant System. Install security lighting at the Hydrant Storage System. Install electric product recover pumps for water draw off at tanks. Install proper drainage around hydrant secondary containment berms. Install all pipe supports, equipment, and appurtenances related to the new JP-8 fuel piping. Install audible alarms on tanks and pump house. **2025-2026 UPDATE:** Completed	$45M	Federal (MILCON)	Dec 2025
Regional BAFB 6 Short-Term	1 1.1	**BAFB- Repair Upgraded Early Warning Radar (UEWR) Substation B5770** The work consists of the study and development of a complete design, including (1) Creating Demolition drawings for the existing 60/4kV Substation and associated connectivity, and (2) Development of a complete design of a new 60/4kV Substation Replacing the existing Substation.	$7M-$10M	Federal (O&M)	2027
Regional BAFB 7 Short-Term	1 1.1	**BAFB- Beale WAPA Interconnection Project (BWIP)** Improve Resiliency, Reliability & Redundant Power Delivery. Bring a feed from federal grid system directly to Beale AFB **2025-2026 UPDATE:** In progress	$45M	Federal (Energy Resiliency Capital Improvements Program - ERCIP)	Jan 2026
Regional BAFB 8 Short-Term	1 1.1	**BAFB- Replace B3340 Artificial Turf: Soccer Field at Youth Center** Converting grass turf to artificial turf with sprinkler and drainage system.	$1M-$3M	Federal (O&M)	2026
Regional BAFB 9 Short-Term	1 1.1	**Base-wide Paving** Renovation of multiple locations on base for asphalt and concrete. Includes repaving of A St. Roadway, B St & Warren Shingle Intersection, C St. Roadway, Camp Beale Rd, Taxiway Alpha Shoulder, three parking lots, and two guardrail repairs. **2025-2026 UPDATE:** In progress	$3.35M	Federal (O&M)	May 2026
Regional BAFB 10 Short-Term	1 1.1	**Repair Airman Dormitories B24110 & B24114** Perform complete renovation and modernization of two dormitory facilities. Repair structural damage after a severe water leak which damaged flooring and walls. **2025-2026 UPDATE:** B2424110 completed and B24114 in construction	$21M	Federal (O&M)	Apr 2026
Regional BAFB 11 Short-Term	1 1.1	**Construct Multi-Bay Hangar Dock 11** Design-Build. Construct a three-bay hangar totaling 125,000 square-foot capable of housing four U-2 aircraft. **2025-2026 UPDATE:** In progress	$142M	Federal (Acquisition)	Oct 2025
Regional BAFB 12 Short-Term	1 1.1	**Construct Multi-Domain Operations Complex (MDOC)** Design-Build. Construct a 128K SF, 2-bay hangar to support capabilities essential to high-altitude Intelligence Surveillance and Reconnaissance missions & multi-domain operations now and into the future. **2025-2026 UPDATE:** 35% designed. Award in late 2025	$100-$200M	Federal (MILCON)	Mar 2026
Regional BAFB 13 Short-Term	1 1.1	**Construct 940th Air Refueling Wing (ARW) Squad Ops/AMU** Construct a new facility to serve as squadron operations and aircraft maintenance for the 940 ARW's KC-135 refueling mission.	$37M	Federal (MILCON)	Mar 2025

PROJECT COMPLETED 2025
$45 Million

B2424110 Complete 2025
B24114 in construction

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Funding Sources	Date
		2025-2026 UPDATE: Completed	**PROJECT COMPLETED 2025 $37 Million**		
Regional BAFB 14 Short-Term	1 1.1	**Repair Fire Suppression in U-2 Shelters, B.1068/B1067** Repair suppression indication, and notification systems. **2025-2026 UPDATE:** Completed	$1.7M **PROJECT COMPLETED 2025 $1.7 Million**	Federal (O&M)	Apr 2025
Regional BAFB 15 Short-Term	1 1.1	**Repair Beale Wastewater Treatment Plant** Rehabilitates and upgrades additional components of the plant to modern standards. Demo UV Disinfection system and associated piping, Demo Methanol Tank concrete pad and associated equipment; repair #1 Trickling Filter; new Influent Diversion; Electrical Building Expansion, Relocate Brine Tank on a new pad; Construct Aerobic Digester; Construction Chlorine Contact Tank; Install Grating over existing Chlorine Contact Tank; Miscellaneous asphalt paving, concrete paving, piping and valves; electrical demo; New Control System; Headworks Pumps Replacement; Demo Anerobic Digestors; additional paving not covered; 8" water line along J Street (water supplies WWTP); Roof Repair B124 &125; Sludge Drying Bed & Pump Station Rehabilitation; Pond 3 & 4 Interconnection; and Genset Replacement. **2025-2026 UPDATE:** In progress	$34M	Federal (O&M)	2026
Regional BAFB 16 Short Term	1 1.1	**Add Alter 940th Alert Facility** Repair existing building and add additional rooms to make an alert facility. **2025-2026 UPDATE:** In progress	$6-$10M	Federal (MILCON / O&M)	2026
Regional BAFB 17 Short Term	1 1.1	**Repair 125 Ton Chiller at Child Development Center, B2443** Replace 125-ton chiller & piping **2025-2026 UPDATE:** In progress	$0.4M	Federal (O&M)	2025
Regional BAFB 18 Short Term	1 1.1	**Convert HVAC Heat Pump & Split Buildings B25215/B25216** Replace chiller system with HVAC system both building, separated. **2025-2026 UPDATE:** In progress	$2-$4M	Federal (O&M)	2026
Regional BAFB 19 Short Term	1 1.1	**Repair Wells (7) Cathodic Protection System** Repair by replacement 7 cathodic protection systems at water wells. **2024-2025 UPDATE**: Awarded Sep 2024	$0.3M **PROJECT COMPLETED 2025 $0.3 Million**	Federal (O&M)	2025
Regional BAFB 20 Short Term	1 1.1	**Construct Wheatland Entry Control Point** Construction new entry control point at Wheatland Gate to include, roadway, building and canopy. Widen to three entry control lanes, each with a guard house. Improve to latest Anti-Terrorism / Force Protection (AT/FP) standards. **2025-2026 UPDATE:** 100% Designed. Competing for funding FY26.	$15-$20M	Federal (MILCON / O&M)	2027
Regional BAFB 21 Short Term	1 1.1	**Replace 12KV Power Poles, Wiring, & Switches to Feeder Circuit #8** **2025-2026 UPDATE:** In progress	$0.5-$2M	Federal (O&M)	2026
Regional BAFB 22 Short Term	1 1.1	**Repair 10" Waterline** Replace 10" WL along Warren Shingle Rd from B Street to A Street **2025-2026 UPDATE:** In progress	$0.5-$2M	Federal (O&M)	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		Sutter County			
Sutter Co. S1 Mid-term	1 3.1	**Establish a Marketing Committee to Promote Sutter County Agriculture** Work with cities and other appropriate agencies and interests to establish a marketing committee to promote Sutter County agriculture through the following and other means: agricultural industry promotional activities, including farmers markets; agri-tourism marketing; marketing of locally grown food; and promotion of events that expose residents of urban places to agricultural activities and issues.	Not determined		
Sutter Co. S2 Mid-term	1 3.1	**Rural Farm-to-Market Road Network, Improvement, Maintenance and Preservation** Insufficient Highway Users Tax Account (HUTA) gas tax revenues are significantly impacting County's ability to maintain farm-to-market road network. State legislation is being considered to help cover the shortfall. Projects include safety, maintenance and complete streets. **2025-2026 Update:** No substantial change	$4,000,000	SB1 funding	Ongoing
Sutter Co. S3 Short-term	4 4.2	**850 Gray Avenue – Health & Human Services** The county intends to locate most of its Health and Human Services Department to the former K-Mart Building located at 850 Gray Avenue. Due to significant cost escalations for the tenant improvements, and a lack of available funding, the County has cancelled the project and is pursuing other opportunities for the property. **2025-2026 Update:** Project cancelled. County intends to sell the property.	15,000,000	County	June 2020 –Design Complete
Sutter Co. S4 Short-term	3 3.2	**Howsley Road Bridge Replacement** The county will replace the existing two-lane 260-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026** The design phase will be completed by June 2026 at which time the County will seek the required federal funding.	$25M	FHWA 88.53% County 11.53%	June 2026 Design Nov. 2027 Const.
Sutter Co. S5 Short-term	3 3.2	**Larkin Road Bridge Replacement** The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026 Update:** The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2028-29.	$2M	FHWA 88.53% County 11.53%	June 2026 Design Nov. 2028-29 Const.
Sutter Co. S6 Short-term	3 3.2	**Nicolaus Avenue Bridge Replacement** The county will replace the existing two-lane 70-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026 Update:** The County has received federal funds to update the design and environmental permits. Construction is anticipated in FY 2028-29.	$3M	FHWA 88.53% County 11.53%	June 2026 Design Nov. 2028-29 Const.
Sutter Co. S7 Short-term	3 3.2	**Tisdale Road Bridge Replacement** The county will replace the existing two-lane 40-foot-long bridge utilizing FHWA Highway Bridge Program funds. **2025-2026 Update:** Final right-of-way documents are in process. Construction is anticipated in FY 2028-29.	$1.5M	FHWA 88.53% County 11.53%	June 2020 Design Nov. 2028-29 Const.
Sutter Co. S8 Short-term	3 3.2	**Kent Avenue Bridge Replacement** The county will replace the existing two-lane 80-foot-long bridge utilizing FHWA Highway Bridge Program funds.	$2M	FHWA 88.53% County 11.53%	June 2020 Design

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		2025-2026 Update: Final right-of-way documents are in process. Construction is anticipated in FY 2028-29.			Nov. 2028-29 Const.
		Yuba County			
Yuba Co. Y1 Long-term	3 3.2	**Goldfields Parkway** This public works project would construct a four-lane arterial around the easterly side of Marysville through the East Linda Specific Plan from Highway 65 at McGowan Parkway to Highway 20 at Plantz Road. **2024-2025 UPDATE:** Design complete for section from North Beale Road to Hammonton Smartsville. Rough grading is complete and applying for funds to pave this section. **2025-2026 UPDATE:** No substantial change.	$150, 000,000	**ERLE RD. TO N. BEALE SEGMENT COMPLETED 2021**	2026
Yuba Co. Y2 Mid-term	3 3.2	**Highway 70/Plumas Lake Boulevard Interchange – Phase 2** This public works project would link Phase 1 of the Highway 70/Plumas-Arboga Interchange to the eastern Phase 2 component of the interchange to include a Union Pacific Railroad overpass. **2024-2025 UPDATE:** Design is 65% completed. County was awarded $35,000,000 federal grant to fully fund construction. Construction will likely start in 2026. **2025-2026 UPDATE:** No substantial change.	$35,000,000		2026
Yuba Co. Y3 Mid-term	3 3.2	**Erle Road Interchange** This public works project would upgrade and expand an existing interchange facility at Erle Road and Highway 70 to provide greater capacity. **2025-2026 UPDATE:** No substantial change.	$20,000,000		
Yuba Co. Y4 Short-term	3 3.2	**North Beale Road Revitalization Improvements** This public works project consists of implementing the road improvements recommended by the East Linda Revitalization Plan which consists of sidewalks, landscaped medians, street lighting, and parking that would improve the safety of the road for motorists, bicyclists and pedestrians as well as improve the appearance of the road corridor to help attract new and retain existing businesses. **2025-2026 UPDATE:** Phase III is currently being constructed. Phase IV and V still in progress	$22,000,000	Federal and state transportation funds **PHASES I and II COMPLETE, LINDHURST AVE. TO LINDA AVE. - $14 Million - 2024**	2022
Yuba Co. Y5 Mid-Term	4 4.1	**Bikeways and Pedestrian Trails** Bikeways and pedestrian trails provide an alternative mode of transportation as well as an outdoor activity that has the added benefit of connecting people with other points of interest. In January 2013, Yuba County adopted an update to the Yuba County Bikeway Master Plan, which lists and prioritizes projects and their estimated costs. **2025-2026 UPDATE:** No substantial change.	$6,500,000	Local (Development Impact Fees) & Prob 68	Ongoing
Yuba Co. Y6 Mid-Term	3 3.2	**County Bridge/Culvert Repair** There are 75 HBP-eligible bridges (greater than 20' in length) and numerous other culvert and drainage structures owned and maintained by Yuba County. Currently the County has 75 bridges that are of sufficient length (>20') to be eligible for Caltrans inspection. Of these, 29 bridges have a SR below 80 and above 50 which qualify for HBP rehabilitation funds, and 8 bridges have a SR below 50 which qualify for HBP replacement funds.	16, 810,000	HBP FSTIP	Ongoing

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		2025-2026 UPDATE: No substantial change.			
Yuba Co. Y7 Mid-Term	3 3.2	**Feather River Boulevard Project** This public works project consists of implementing road improvements to Feather River Blvd. between Arboga Road and Alicia Avenue in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay. **2025-2026 UPDATE:** Project is currently being constructed.	1,550,000	SACOG One-Time Funding 2019	2025
Yuba Co. Y8 Mid-Term	3 3.1	**Yuba County Broadband Initiative** The County of Yuba seeks to improve broadband service county-wide to support economic growth, enhance community resilience, and bolster connectivity. This initiative will remain a priority for the County into the foreseeable future, due to the complex nature and ever-evolving technological advances of the industry. Currently, the County in partnership with the Yuba Water Agency and Valley Vision, is developing a Broadband Master Plan highlighting industry best practices and community specific opportunities to expedite enhanced broadband services. **2025-2026 UPDATE:** No substantial change.	$125,000 $500,000	EDA Planning Grant CPUC	Ongoing
Yuba Co. Y9 Mid-Term	3 3.2	**Garden Avenue Active Transportation Projects** This public works project consists of implementing road improvements to Garden Avenue (from Feather River Blvd to Riverside Drive) in West Linda. This project includes improvements to curb, gutter, sidewalk, drainage and street overlay. **2025-2026 UPDATE:** Project completed.	2,500,000 **PROJECT COMPLETED 2025 $2.5 Million (Federal)**	ATP	2025
Yuba Co. Y10 Mid-Term	3 3.2	**South Yuba Transportation Improvement Authority (SYTIA) Projects** The County and Wheatland, on behalf of SYTIA, have begun advancing projects including the East Wheatland Expressway and a new connector at South Beale Road and State Route 65. **2025-2026 UPDATE:** Project Study Report completed for South Beale Road Railroad Grade Separation Project. Both Beale Expressway (previously East Wheatland Expressway) and South Beale Railroad Grade Separation Projects are moving into PA&ED phase.	620,000,000 **PROJECT STUDY REPORTS COMPLETED 2025 $1 Million (Federal)**	SYTIA	2025
Yuba Co. Y11 Mid-Term	3 3.2	**West Linda ATP Project** The County was awarded (pending CTC vote) $27milliion to implement road improvements throughout West Linda to transform the community with sidewalks, bicycle lanes, and drainage and street improvements. **2025-2026 UPDATE:** Design at 95%. Project is expected to begin construction in 2026	27,000,000	ATP/YWA	2025
Yuba Co. Y12 Mi7-Term	3 3.1	**Lindhurst Corridor Beautification Project** The County is currently seeking design and construction funds to ultimately beautify and enhance Lindhurst Avenue from Erle Road to State Route 70. This project consists of major complete street improvements such as sidewalks, bicycle lanes, landscaping, and storm drainage necessary to revitalize the commercial corridor. The County is currently installing the first phase of storm drainage infrastructure from Chestnut Pond to Scales Avenue. **2025-2026 UPDATE:** Project design contract has been awarded and design is starting. County is currently seeking construction funding.	25,000,000	Local/State/Federal	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Yuba Co. YA1 Mid-term	3 3.1	**Relocate Airport Drainage Ditch** This project would relocate a major drainage ditch that currently cuts through industrial properties, limiting their use. The project proposes to realign the ditch along a new access road allowing a clear security separation for the airport and industrial areas and provides the ability to market additional industrial properties for new capital investment and new employment opportunities. **2025-2026 UPDATE:** No substantial update	7,000,000		
Yuba Co. YA2 Mid-term	3 3.1	**Yuba County Airport Terminal Building** This public works project would construct a new 25,000-square-foot Yuba County Airport terminal building. This building would include a parking lot, sewage system, street improvements and landscaping. **2025-2026 UPDATE:** No substantial update	$32,000,000		
Yuba Co. YA3 Short-term	3 3.2	**On-Site and Off-Site Improvements to Industrial Park No. 2** This project would connect the road that ends at Skyway Drive to a 30-acre industrial park and provide an access road, curbs, gutters, and drainage facilities necessary to serve Industrial Park No. 2. **2025-2026 UPDATE:** No substantial update	$6,500,000		
Yuba Co. YA4 Short-term	3 3.1	**Site Improvements to Industrial Park Site No. 2** This public works project would provide street improvements, sewer system improvements, and water system improvements to provide access to 14 aviation-related corporate hangar lots, 10 acres of industrial property, and provide emergency access to the airport's crosswind runway. **2025-2026 UPDATE:** No substantial update	$5,400,000	Federal and local funds	
Yuba Co. YA5 Mid-term	3 3.1	**Site Improvements to Industrial Park Sites No. 3 and 4** This public works project would improve the streets, drainage, and sewer facilities. Eleventh Avenue would be extended from Arboga Road into the airport and Aviation Way would connect Arboga Road to Eleventh Avenue and Sky Harbor Drive, providing access to 30 acres of industrial property. **2025-2026 UPDATE:** No substantial update	$8,500,000	Federal and local funds	
Yuba Co. YA6 Short-term	3 3.1	**Yuba County Airport Rails to Trails Project** Yuba County Airport property is bisected and bounded by an unused rail system. Removing railroad grade would make Industrial Tract 2 accessible to Feather River Boulevard as well as making certain properties in Industrial Tract 1 accessible to the airport via roads and/or taxiways. **2025-2026 UPDATE:** No substantial update	$7,000,000	Federal and Local funds	
Yuba Co. YA7 Short-term	3 3.1	**Inside Airport Fence, Perimeter Ring Road** Safety and Security and priority to ensuring proper mix of aviation and industrial tenants at the airport. **2025-2026 UPDATE:** No substantial update	$3,000,000	Federal and Local funds	
Yuba Co. YA8 Short-term	3 3.1	**Site Improvements to Airport Parcel in Industrial Park Site No. 5** Grading and infrastructure to Airport parcel with bi-modal access. Including grading, storm drainage, water, wastewater and utilities. **2025-2026 UPDATE:** No substantial update	$2,800,000	Federal and Local funds	

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Yuba Co. YA9 Short-term	3 3.1	**Yuba County Airport – Sky Harbor Drive Entrance** This project will replace the failing irrigation and landscape with a drought tolerant mix. **2025-2026 UPDATE:** No substantial update	$670,000	Federal and Local funds	
Yuba Co. YA10 Short-term	3 3.1	**Site Improvements to Airport apron-adjacent pad** This public works project would provide the site-prep and infrastructure, including sewer, water, telecommunication, and utilities, to this premium site. This location has been identified as ideal for airport support, aviation support, and aeronautical services to include (but not limited to): aircraft maintenance, flight instruction, aircraft rental, hangaring, fueling, tie-down support, parking support and similar aviation services. **2025-2026 UPDATE:** No substantial update	$2,900,000	Federal and Local funds	
Yuba Co. YA11 Short-term	3 3.1	**Yuba County Airport Restaurant and Community Building** This public works project would include demolition of a current structure and construction of a new 4,000-square-foot Yuba County Airport building to house a restaurant and community center. This building would include a parking lot, sewage system, street improvements and landscaping. **2025-2026 UPDATE:** No substantial update	$5,200,000	Federal and Local funds	
Yuba Co. RD1 Long-term	3 3.1	**West Linda Detention Basin and Pumping Station** This public works project will modify the existing low-lying area into a detention basin and create a pumping station to handle drainage within the West Linda area and create a multi-use recreational field/park that benefits existing low-income residents and businesses. **2025-2026 UPDATE:** No substantial update	$4,500,000		
Yuba Co. RD2 Long-term	3 3.1	**Plumas Lake Pond Improvements** This public works project would obtain right of ways and channel improvements to convey 100-year storm runoff flows for central Plumas Lake adjacent to the Plumas Lake Golf Course. **2025-2026 RD784 Update:** No change.	$2,750,000		
Yuba Co. RD3 Long-term	3 3.1	**Pump Station No. 10 Upgrades** This public works project would upgrade Pump Station No. 10; provide backup power, permanent outfall piping, and redundant pump for the facility serving the central Plumas Lake Specific Plan area. **2025-2026 RD784 Update:** Project is still in the design and permitting stages.	$6,100,000	Cost Share Local Grant	2027
Yuba Co. RD4 Long-term	3 3.1	**Upper Lateral 13 Improvements** This public works project would provide drainage improvements for the northern portion of the Plumas Lake Specific Plan area between Ella Road and Plumas Lake Golf Course and consists of channel improvements and culvert crossing replacements and improvements. **2025-2026 RD784 Update:** No change.	$1,050,000		
Yuba Co. RD5 Mid-term	3 3.1	**Lateral 15 Improvements** This public works project would improve the main Reclamation District 784 lateral that provides drainage for the North Arboga Study Area and Plumas Lake area and will widen and deepen existing channels to meet future drainage capacity.	$2,800,000		

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		2025-2026 RD784 Update: No change.			
Yuba Co. RD6 Mid-term	3 3.1	**Upper Lateral 15 Bingham Canal Improvements** This public works project would replace culvert crossings under county roads that are substandard to improve drainage in the West Linda area and would eliminate need for the Health and Human Services building detention basin. **2025-2026 RD784 Update:** No change.	$1,700,000		
Yuba Co. RD7 Short-term	3 3.1	**Storm Drainpipe Replacements** This public works project will replace up to 6 aging pipes located within the rural levee portion of the District. **2025-2026 Update:** Completed	$4,500,000	Local Grant	2025
Yuba Co. RD8 Short-term	3 3.1	**Pump Station No. 2 Upgrades** This public works project would upgrade Pump Station No. 2; provide additional pump, motor, pipe installations, & MCC/PLC upgrades. **2025-2026 RD784** Update: Pending funding source	$650,000		2028
Yuba Co. RD9 Short-term	3 3.1	**Lateral No. 15 – Railroad Culverts Crossing Updates** This public works project would replace a total of (4) existing aged pipe culverts which connect Laterals 15 (N) and 17. **2025-2026 RD784** Update: Pending funding source	$1,560,000		2028
Yuba Co. RD10 Short-term	3 3.1	**Pump Station No. 1 Removal** This public works project would remove and dispose of the existing pumps, motors, deck, and associated electrical components which are no longer needed. **2025-2026 Update:** Pending funding source	$975,000		2028
Yuba Co. RD11 Short-term	3 3.1	**Pump Station No. 4 Removal** This public works project would remove and dispose of the existing pumps, motors, pipes, deck, and associated electrical components which are no longer needed. **2025-2026 Update:** Pending funding source	$260,000		2028
Yuba Co. RD12 Short-term	3 3.1	**Pump Station No. 4 Outfall Pipe Removal** This public works project would remove and dispose of the existing gravity outfall pipe to the Clark Lateral which is no longer needed. **2025-2026 Update:** Pending funding source	$715,000		2028
Yuba Co. RD13 Short-term	3 3.1	**Basin C to B Pipe Connection Replacement** This public works project would replace the existing aged Basin C to B pipe connection and will include a new sluice gate. **2025-2026 Update:** Pending funding source	$585,000		2028
Yuba Co. RD14 Mid-term	3 3.1	**Pump Station No. 7 Outfall Ditch Improvements** This public works project would create a District operated and maintained outfall ditch for water pumped from Pump Station 7 which currently sheet flows along the railroad embankment area to the Bingham Canal. **2025-2026 Update:** Pending funding source	$975,000		2029

COMPLETED 2025
$4.5 Million

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Yuba Co. RD15 Mid-term	3 3.1	**Pump Station No. 9 Upgrades** This public works project would upgrade the existing facilities and will also add additional capacity to handle future County Improvements in West Linda **2025-2026 Update:** Pending funding source	$3,445,000		2029
Yuba Co. RD16 Mid-term	3 3.1	**Security Camera Installations** This public works project would include the installation of CCTV security cameras at Pump Stations 2, 3, 6, 7. 8, 9, & 10 **2025-2026 Update:** Pending funding source	$180,000		2029
Yuba Co. RD17 Mid-term	3 3.1	**Piezometer & Inclinometer Replacements** This public works project would replace all existing aged piezometers and inclinometers in the levees which enable staff and engineers to collect data on groundwater levels and to identify possible deformations. **2025-2026 Update:** Pending funding source.	$3,800,000		2029
Yuba Co. RD18 Mid-term	3 3.1	**SCADA System Upgrades** This public works project would replace the District's existing aged SCADA (Supervisory Control & Data Acquisition) system which allows staff to monitor all RD784 pump station activity remotely. **2025-2026 Update:** Pending funding source	$1,200,000		2029
Yuba Co. RD19 Mid-term	3 3.1	**Pump Station No. 5 Replacement** This public works project is to remove and reconstruct Pump Station No. 5, which is to include a larger catch basin, new pumps, motors, & all telemetry SCADA communications. The project may be constructed at a new site. **2025-2026 Update:** Pending funding source	$8,450,000		2030
Yuba Co. RD20 Mid-term	3 3.1	**Lateral 5 Upgrades** This public works project would replace the open ditch Lateral 5 with closed pipe to connect Lateral 15 (S) to Laterals 19 & Linear Pond 20. **2025-2026 Update:** Pending funding source	$2,145,000		2030
Yub21Co. RD21 Mid-term	3 3.1	**Pump Station No. 10 Outflow Canal** This public works project would complete the final phase of the construction of pump station 10 with the construction of an outflow canal between the Setback Levee and the Feather River. **2025-2026 Update:** Pending funding source	$1,105,000		2035
Yuba Co. RD22 Long-term	3 3.2	**Levee Toe Access Road** This public works project would provide approximately 15 miles of all-weather gravel road construction/rehabilitation on the land and waterside toe areas of the Feather River Levee between Starr Bend and Island Avenue. **2025-2026 Update:** Pending funding source	$1,950,000		2035
Yuba Co. OPUD1 Mid-term	3 3.1	**Replace Aging/Failing Water Infrastructure** OPUD currently has a great deal of steel water mains in Olivehurst. The aging steel main fails regularly due to corrosion. **2025-2026 update**: As of 09/09/2025: OPUD has completed the installation of Phase 1 as of March 2025 which totaled roughly 7800 LF of mainline replacement. In February 2025 we went out to bid for phase 2. Phase 2 was	$10,400,000	Federal, State, Loca funds	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		awarded in April and to date we have installed roughly additional 7800 LF. Total pipelines installed so far is roughly 15,600 LF. This project was extended for additional replacement with a total of around 23,000 LF of pipeline replacement. Project is expected to close out in Spring 2026.			
Yuba Co. OPUD2 Mid-term	3 3.1	**Mary/George/Harvey Sewer and Water Improvements, Olivehurst** A public works project that would help in an area with limited water service and no sewer service. This area has chronic problems with septic tank failures and private well contamination. **2025-2026 UPDATE**: OPUD secured Sewer design from the Water Agency and is currently in design for Sewer. OPUD submitted a Water application to State to move to the next phase which would be design-build of the project. PSOMAS Engineering was awarded design of both projects. OPUD sewer Design award was roughly $600,000. As of 09/09/2025: OPUD with the help of RCAC was able to secure the design for the well to district provide water. Previously only funding for the design of sewer was secured. Psomas will also do the engineering plans for the water. OPUD has currently completed the Septic to Sewer design via 90% plans. The water plans are being established, and the goal is to have a construction application submitted to the state between Feb -May 2026. The review process will be roughly a year-long with the hope of construction funding secured in May 2027.	$950,000	Federal, State, Local funds	2030
Yuba Co. OPUD3 Long-term	3 3.1	**Rancho Road/Highway 65 Commercial and Industrial Area** This public works project is necessary to provide a sewer and water line to properties in and around the Rancho Road/Highway 65 industrial properties to support current and future industrial park development plans. **2025-2026 UPDATE**: As of 09/09/2025: Phase 1 of this project will commence in February 2026 (Bids will be released to contractors in Fall of 2025) that will eventually allow commercial and industrial area users to develop when the appropriate infrastructure is in place.	$50,000,000	Federal, State and local funds	2029
Yuba Co. LCWD1 Short-term	3 3.1	**Linda Avenue/Griffith Water Treatment** This Linda County Water District project would construct Well No. 17 and a water treatment facility at Linda Avenue at Griffith, to serve the East Linda Specific Plan area. **2024-2025 UPDATE:** Project is under construction with a current anticipated finish date in March 2025.	$18,000,000	State SRF program, DWR, Local	2025
Yuba Co. PVT1 Mid Term	4 4.1	**Forest Biomass Business Center Development – Camptonville** Camptonville Community Partnership (CCP), is a small, rural, community-based non-profit organization located in the town of Camptonville in the Yuba County foothills that proposes to develop a small forest biomass to energy facility that would be part of a new small business campus, located in an unincorporated area approximately 11 miles southwest of Camptonville and 3 miles east of Dobbins. CCP intends to attract other businesses to the site, where heat and power would be available from the facility making the overall facility a high efficiency combined heat and power operation. **2025-2026 Update**: The community scale 5mw biomass to energy power plant will be developed by Engeman Camptonville Green Energy (ECGE). It is spearheaded by an innovative and unique partnership between Camptonville Community Partnership (CCP), a local nonprofit and Engeman Camptonville Green Energy, a leading bio-energy developer. The Project will process unmerchantable woody material from large scale forest restoration projects happening in the Yuba River watershed, increasing the pace and scale of work	$2,326,455 $660,837 $47,817 $4,999,000 $8,300,000 $7,000,000	Sierra Nevada Conservancy USDA National Forest foundation California Energy Commission EPIC YWA (Loan) YWA (Grant)	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		to improve forest health and reduce the risk of catastrophic wildfire while allowing for many good paying jobs in the area Yuba Water Agency (Yuba Water) Board of Directors unanimously voted to approve a $8.3 million low-interest loan and a $7 million grant to construct the community-size 5-megawatt (MW) woody biomass to energy plant. This funding will allow CCP to leverage over $4.5 million dollars of grant funding from the Sierra Nevada Conservancy and the California Energy Commission. Clearing of trees and shrubs began in late December. 2024. Certain long-lead -time major equipment for the plant has been ordered as of late 2024. In the fall of 2025 ECGE completed grading and compaction at the site and a well was drilled ECGE continues to pursue securing a Generator Interconnection Agreement from PG&E. This is necessary in order to obtain full financing for the project. In 2025, CCP received funding from California Jobs First, Catalyst Program to develop a feasibility study and business plan for the whole campus.	$309,288	CA Jobs First, Catalyst program	
Yuba Co. PVT2 Ongoing	4 4.2	**Twin Cities Rescue Mission Training Center** Formerly known as 14FORWARD is a temporary shelter and resource center for the homeless. The site includes 25 2-person structures, an onsite manager, dog facility, and provides services and resources to move the homeless toward permanent employment and housing. **2025-2026 Update**: The project has been taken over from Yuba County by Twin Cities Rescue Mission. Plans include retrofitting Shelters to code, installation of new windows, electricity, heating and air conditioning, insulation and sheetrock. There are plans to include additional services and resources such as life building skills program, job search and training classes, parenting classes etc.			Ongoing
Yuba Co. YWA1 Mid-term	2 2.1	**Research Innovation Center** The creation of a collaborative research opportunity with Beale AFB, the US Air Force, the Yuba Water Agency, City of Wheatland, and the University of California. The facility could serve as an educational, workforce training, and advanced research hub. Initially, the workforce at the collaborative facility would consist primarily of PhD level researchers, but also development of BA level and even high school educational programs as the facility expands to its full mission. This creates a significant opportunity for the City of Wheatland and Yuba County to create an innovation center and technology node. **2025-2026 Update** A non-profit organization has been formed with initial members of the City of Wheatland and Yuba Water Agency for the purpose of developing and operating the Yuba Applied Research Center. The initial strategy plan for YARC has been developed.			
Yuba Co. YWA2 Mid-term	4 4.1	**Three Rivers Parkway System Development** The Three Rivers Parkway is envisioned as a multi-modal active transportation and recreation system encompassing as many as 40 miles of hiking, bike and equestrian trails and boat access along the Yuba, Feather and Bear Rivers. The northern terminus would be the Sycamore Ranch County Regional Park on the Yuba River. The trail would extend along the northern bank of the Yuba River to Marysville and would connect to the Sutter County trail system over the rehabilitated former railroad trestle on the Feather River. The trail would cross the Yuba River over the SR 70 bridge and continue south along the Feather River past Star Bend boat ramp to the junction with the Bear River. It would then extend east along the Bear River and possibly Dry Creek into downtown Wheatland. Future phases may connect up to the Spenceville Wilderness	Phase I $8.5 Million	YWA Yuba County Marysville Wheatland	2025

PROJECT PHASE I COMPLETED 2022

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		Area. The River Parkway is anticipated to be a major draw for tourism in Yuba County, creating opportunities for additional lodging and restaurants, equipment rental concessions, recreational equipment sales, guide services and retail spending from visitors. **2025-2026 Update**: Yuba Water Agency is leading the development of a county-wide trails master plan, which is currently underway. The master plan will be based on current plans for the Yuba County jurisdictions affected and will provide guidance on a collaborative approach for initial phases of the trail system. The plan will be completed in 2026.			
Yuba Co. YWA3 Mid-term	4 4.2	**Atmospheric River Control Spillway at New Bullard's Bar Dam** Yuba Water Agency Board of Directors authorized design of an estimated $240-290 million Atmospheric River Control Spillway at New Bullards Bar Dam to help reduce flood risk in Yuba County. The spillway is one piece of a three-part initiative that will significantly reduce flood risk and improve public safety in Yuba County and nearby communities. The effort includes the development of Forecast-Informed Reservoir Operations for the Yuba and Feather rivers and an update to the U.S. Army Corps of Engineers' water control manual for New Bullards Bar, which guides flood operations for the dam. Together, the trio of projects will allow Yuba Water to better predict large, threatening storms and release water from New Bullards Bar before dangerous weather hits, while there is still plenty of capacity downstream. **2025-2026 Update:** Yuba Water Agency has been tentatively awarded a $50 million grant from FEMA for construction of the ARC Spillway. Construction of the project is expected to be taken for approval to the Yuba Water Agency Board of Directors in 2026.	$240,000,000 - $290M	YWA	2027-2031
Yuba Co. YWA4 Mid-term	4 4.1	**Water Education Center** Yuba Water Agency and its partners are in the planning process on a Water Education Center along the Yuba River to educate Yuba County students and residents about the value of the area's water resources, from farming to hydropower, the environment and more. It is anticipated that this will be a multi-million-dollar project, with long-term funding requirements of several hundred thousand dollars per year for operations and maintenance, however the Yuba Water Agency Board of Directors has not yet determined what the overall scope of the project will be. If the community expresses interest in such a facility, Yuba Water Agency will seek supplemental funding support from grants and interested private industry partners. **2025-2026 Update::** Project is still on hold			
Yuba Co. TRLIA1	3 3.1	**Yuba River North Training Wall** The Yuba Goldfields North Training Wall (NTW) is located on the right bank of the Yuba River, approximately eight miles northeast of the city of Marysville in Yuba County. The NTW is approximately 12,000 feet in length, it was constructed by the California Debris Commission in 1899 to confine the Yuba River and to facilitate the migration of mining debris within the floodway. The use of mining tailings was used to construct the NTW and although not an authorized flood control project, it does provide limited flood protection for the community of Hallwood. However, there have been changes over time, changes both in height and width due in part to erosion from high-water events, such as in 2017 and 2018, when Hallwood experienced localized shallow flooding. The project is being constructed in two phases. **2025-2026 Update:** Phase II work, includes construction of a high ground tie-in embankment to extend to the north end of the NTW upstream and for a contiguous line of protection that further reduces flood risk to the Hallwood community, the City of Marysville, and portions of Reclamation	Phase I $3,000,000 Phase II $2,425,961 $9,703,842 **PHASE I PROJECT COMPLETED 2022**	YWA Local, YWA Prop 68 Funds	

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		District 10. The design for Phase II is complete. It is unknown when the project will be constructed.			
Yuba Co. TRLIA2	3 3.1	**Climate Resiliency Project** Upon realization of all state and federal funding, the money will be used to complete design and implementation of the Climate Resiliency Project, which will create a uniform level of protection for Plumas Lake, Arboga, Linda and Olivehurst. Those areas are currently certified at the 200-year level of protection for the state. This project will increase that level significantly, and, when combined with Yuba Water's planned Atmospheric River Control Spillway at New Bullards Bar Dam, the area could potentially see up to a 500-year level of flood protection. **2025-2026 Update:** Three Rivers Levee Improvement Authority combined the Yuba Water grant funding with approximately $3 million in state funds from the Disaster Preparedness and Flood Protection Bond Act of 2006 (Proposition 1E) to complete the design work and feasibility study and plans to pursue the remaining construction costs from through future State and/or Federal grants.	$41,600,000	Prop 1E ($9M) YWA FEMA	
		Live Oak			
Live Oak LO1 Long-term	3 3.1	**Infrastructure Improvements to Areas for Job Creation** City of Live Oak annexed 370 acres adjacent to State Route 99 both north and south of the former city limits and within the 2030 General Plan project area. The properties are zoned for business uses. Water and sewer improvements are required prior to development. It is anticipated that each area will require a new public well, sewer lift station, and appropriately sized force mains.	Unknown	CDBG, EDA	Unknown
Live Oak LO2 Long-term	4 4.1	**Develop a Strategy to Maximize Commercial Opportunities Associated with Live Oak's Proximity to the Sutter Buttes and the Feather River** With a boat launch facility on the Feather River less than two miles east of downtown, and the Sutter Buttes approximately seven miles west, Live Oak is positioned to benefit from the attraction of these important natural resources and must develop a plan to maximize this opportunity.	$80,000	CDBG	Unknown
Live Oak LO3 Mid-term	4 4.1	**Historic Downtown Infrastructure Improvement** Live Oak's historic downtown core is defined as the area bordered by State Route 99 on the east, N Street on the west, Elm Street on the south and Pennington Road on the north. The area poses significant challenges related to infrastructure improvements necessary to support a mixed-use retail environment. A complete assessment was completed and adopted by the city in 2013. Improvements include street, curb, gutter, sidewalk, drainage, park and city water and sewer utilities improvements. This project also incorporates Phase 2 improvements of the Live Oak Community Trail Project.	$12,000,000	SACOG, CDBG	Unknown
Live Oak LO4 Mid-term	4 4.1	**Complete Live Oak Community Trail Project** This one-mile rail conversion project establishes a dedicated bicycle and pedestrian trail through the center of Live Oak on former railroad right-of-way. The project has four phases, with the first phase completed in 2010 and the third phase completed in 2015. **2025-26 UPDATE: Phase** 4 will be completed in 2025. Phase 4 runs from Kola Street to Epperson Way, utilizing the old Railroad Right-of- Way and includes a bike/pedestrian trail along with landscaping. The city continues to seek funding for Phase 2.	$5,000,000	ATP, SACOG, LWC, local funds	2020/ Unknown
Live Oak LO5 Short-term	1 1.1	**Diamond Walnut Facility Reuse Plan** The 1920's Diamond Walnut plant was no longer in operation when it burned down in 2022. The site is located within the downtown core. Creating a viable	$75,000	CDBG	Unknown

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		reuse plan for this property is critical in the expansion of the downtown corridor. **2025-26 UPDATE:** No significant change.			
Live Oak LO6 Short-term	3 3.1	**Soccer Park/Drainage Basin Improvements** Live Oak has completed construction of Phase 1 of a joint-use storm drainage detention basin and soccer park. The basin is critical for reducing storm drain flows downstream of the existing city and is a key feature in the city's Master Drainage Study. The soccer park will be an important recreational asset and is funded with a Proposition 84 (Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006) grant. **2025-26 UPDATE:** The City is continuing to seek funding for construction of Phase 2 improvements including one or more additional soccer fields and additional park features and amenities.	$5,200,000	Development Impact Fees – City of Live Oak	Unknown
Live Oak LO7 Short-term	3 3.1	**Wastewater Treatment Plant Solar** Live Oak's new wastewater treatment plant was designed with the possibility of connection to a solar array to power the plant. **2025-26 UPDATE:** The funding has been secured; the anticipated start date is April 2026.	$2,200,000	SWRCB, Local funds	2026
Live Oak LO8 Short-term	3 3.3	**Housing Rehabilitation and First-Time Homebuyer Programs** Live Oak currently utilizes Program Income from past loan recipients to fund new loan applications in addition to applying for new grant funding. The city seeks continuous funding for local housing assistance programs.	$varies	CDBG, HOME, CalHome	Ongoing
Live Oak LO9 Long-term	3 3.2	**Pennington Larkin – Round-a-bout** Live Oak is seeking funding for the installation of a round-about at the intersection of Pennington Rd. and Larkin Rd. The location is a major intersection for all directions of travel that needs safety and operational improvements. The location is impacted with a high volume of school children crossing, high vehicle collision incidents, and having limited traffic control options with the location being adjacent to SR-99.	$3,000,000	Caltrans, SACOG, Live Oak, Grants	2027
		Marysville			
Marysville M1 Shor-term	4 4.1	**Construct Pedestrian/Bicycle Tunnel at 14th Street and State Route 70** The presence of a rail line in the immediate proximity of a school creates hazardous conditions for mobility of pedestrians and bicyclists, both key to the economic revitalization of the community. Until the Union Pacific track bed can be relocated, providing a permanent solution (project M5), this public works project will remove a major impediment. **2025-2026 UPDATE:** No update currently. Funding has not been identified. Estimated cost is likely much more than $1,000,000.	$1,000,000		2027
Marysville M2 Mid-term	4 4.1	**Ellis Lake Restoration** A public works project to restore the 37-acre Ellis Lake area (between 9th and 16th streets and from B to D streets). This park and open space is a regional landmark attracting visitors from throughout the Yuba-Sutter area and the north state region. The lake was developed in the 1930s by the Work Progress Administration (later renamed Work Projects Administration). The intended scope of work would include a master plan for facility improvements around the lake, including parking, lighting, landscaping, and irrigation, together with water quality improvements for the lake itself.	$3,000,000	Caltrans	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		2025-2026 UPDATE: Ellis Lake water quality has stabilized as the City engaged in an outside consultant as well as a lake management company. City staff continue to monitor the lake and use external expertise to maintain the water quality of the lake. Marysville and EDC secured a $3m grant to improve elements and add amenities to strategic locations around the lake. Project is in the design phase. The design will be influenced by the results of the master plan mentioned above. Design Phase of project is completed, and installation of added amenities and improvements are ongoing.			
Marysville M3 Short-term	4 4.2	**Road Rehabilitation and Sidewalk Accessibility Project. (CDBG)** The Project proposes the rehabilitation of just over 15,000 lineal feet (approx. 3 miles) of residential streets and sidewalks in the East Marysville neighborhood off of State Route 20. The project will reconstruct failing road structural sections, install accessible ramps on street corners, improve sidewalks where necessary for accessibility and install bike lanes. **2025-2026 UPDATE**: CDBG 1 and CDBG 2 will be completed before the end of the year. CDBG bids are expected to go out in 2025, and construction will be completed in 2026.	$3,000,000	CDBG	2026
Marysville M4 Short-term	4 4.1	**Regional Bicycle and Pedestrian "Bike Hub"** The City is preparing a Bike and Pedestrian Master Plan within the city limits to connect to the broader regional bike and pedestrian trail that extends throughout Yuba County and across the Feather River into Yuba City. The purpose for the Bike Hub is to serve as a convenient portal and gateway to the regional trail system, offering a central facility for competitive bike rallies and individuals to access the regional system, and provide bicycle and pedestrian-related retail services available under one roof, including bike rental and repair shops, outdoor gear and apparel, juice bar, community meeting center and visitor center. **2025-2026 UPDATE:** No significant change	$2,500,000	CDBG	2027
Marysville M5 Short-term	4 4.1	**Marysville 2050 General Plan** This project's purpose is to help shape the future direction of the City, to address key issues of walkability and historic character; promote investment, build on and improve Ellis Lake, the rivers, parks and programming; add vibrancy, housing, nightlife, entertainment, services and activities; improve bicycle and pedestrian facilities and transit options; and more. **2025-2026 UPDATE**: Project is in process. Significant public and stakeholder outreach has been completed. Land Use and Circulation Elements are in process. Noise monitoring equipment was placed at key locations in Marysville to establish baseline noise contours, Traffic Count Data was taken at 23 locations, and consultant has prepared a regional travel demand model. Specific plans are underway concurrently, funded by SACOG, the Regional Early Action Planning (REAP) grant program. Council approved General Plan Update First Reading; Second Reading will go to Council October 2025.	$400,000 $490,000	General Fund REAP Grant (HCD, SACOG)	2025
Marysville M6 Long-term	4 4.1	**East Lake Restoration II** A public works project to improve the nine-acre lake areas between 14th and 16th streets and from Yuba Street to the Union Pacific Railroad track bed. The lake and surrounding open space areas have been neglected for years. Improvements would include bank stabilization, culvert work, new pathways, ADA-accessible features, lighting, landscaping, and irrigation. **2025-2026 UPDATE:** No update to this project. Funding has not been identified. City is researching the feasibility of partnering with a private developer**.**	$1,000,000	City Yuba Water Agency Grant	2030

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Marysville M7 MId-term	3 3.2	**Incorporate Streetscape Improvements on State Route 70 from 1st Street to 6th Street** A highway streetscape project conducted in conjunction with Caltrans resurfacing of the first six blocks of State Route 70 from the southern city limits. The principal objectives are to improve the visual appearance of the entry into Marysville, and to improve connectivity and walkability between the medical arts and the historic downtown districts. **2025-2026 UPDATE:** No update to this project. Funding has not been identified**.**	$2,000,000	Caltrans	2027
Marysville M8 Mid-term	3 3.2	**Accelerate Street Resurfacing and Improvements in the Five Major Economic Development Districts to Support Business Investment** A public works project to restore and repair neglected city streets in the five principal economic development districts, involving approximately 80 blocks of Marysville city streets. **2025-2026 UPDATE:** No update to this project. Funding has not been identified.	$5,600,000 $50,000	SB1 SACOG Caltrans	2025-2030
Marysville M9 Short-term	3 3.1	**Refurbish and Update City Hall** Refurbish the 1939 City Hall building by replacing all windows with high efficiency glazing, upgrading wiring and replacing floor covering throughout, updating HVAC control systems, updating technology capabilities in City Council chamber and replacing auditorium seating with modern comfortable seating. Installation of solar photovoltaic system at city was completed at city hall in October 2018. **2025-2026 UPDATE**: Replacement of the roof as well as the Heating, Ventilation, and Air Conditioning (HVAC) was completed in 2025. Further work on windows, lighting and restrooms is underway.	$1,500,000		2026
Marysville M10 Short-term	3 3.2	**E. 22nd St Rehabilitation Project** Considered "Phase 2" of the E. 22nd St Rehabilitation Project, funding was secured through the Sacramento Area Council of Government's Maintenance and Modernization program to rehabilitate the remainder of E. 22nd St from Chein Blvd to Ramirez St. **2025-2026 UPDATE: Awaiting** federal authorization and notice to proceed.	$3,500,000	SACOG	2026
Marysville M11 Short term	4 4.1	**Historic Downtown Marysville Safety and Walkability Enhancements project** The City will work closely with the Marysville Business Alliance to make transportation upgrades to D Street between 3rd St and 4th St to provide safety and walkability for pedestrians and bicyclists. **2025-2026 UPDATE:** Two public design input town hall style meetings were conducted with excellent feedback and now the project is underway with a Design Build team executing on the community's vision.	$250,000	SACOG	2026
Marysville M12 Short term	2 2.1	**Rehabilitation of Annex Building at 10th and E Streets** The City entered into an agreement with Yuba County Office of Education to rehabilitate the Annex Building at the NE Corner of 10th St and E St for their use in Juvenile Education activities. Target completion for renovations is May of 2024. **2025-2026 UPDATE**: A construction managing firm was hired to execute this project. Trade contractors such as plumbing, electrical, and roofing have been working on the building. Project is substantially complete.	$300,000	Prop 64	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Marysville M13 Short term	3 3.1	**Sewer rehabilitation/relocation project Aldridge and Bottler Drives** Project includes installing new sewer mains and street laterals in the Alridge/Bottler neighborhood. This effectively moves their sewer service from the back yard of resident's home to the front under the public right of way. **2025-2026 UPDATE**: Project is nearly complete.	$1,750,000	City Sewer Enterprise	2026
Marysville M14 Short term	3 3.1	**Storm drain pump engine replacements at 17th Street and Ellis Lake stations** Replacing the existing engines with newer more air efficient engines to pump out stormwater at two of the city's major drainage areas. Expected construction in summer 2024. **2025-2026 UPDATE: Project** has been integrated into a complete rehabilitation project to include engine replacement, pump and piping and valve upgrades. Upgrades are currently in progress.	$234,600	FRAQMD – CAP	2024
Marysville M15 Short term	4 4.1	**Miscellaneous parks playground improvements and repairs** Modernizing and updating the playground equipment at several city parks**.** **2025-2026 UPDATE: Ongoing**	$65,000	General Fund	2026
Marysville M16 Short term	1 1.1	**Marysville B Street property development** City has entered into a Disposition and Development Agreement with a private developer to develop a 4.9-acre City owned property located on the east side of B street between 12th and 14th streets. The development, if approved, will consist of a 100 plus room hotel, a grocery store and a quick-serve restaurant. Project value is estimated to be $43 million. The proposed project will provide significant economic activity and is expected to generate in excess of $500,000 in tax revenue. Construction could be as early as 2025**.** **2025-2026 UPDATE: Ongoing**. The property has been sold to the private developer, and a groundbreaking ceremony was held on December 3 for the Hyatt Hotel. Anticipating the hotel to be completed in 2027 while the Grocery Outlet and Starbucks to be completed in 2026.		Private Investment	2027
Marysville M17 Short term	4 4.1	**Bryant Field Rehabilitation** **2023-2024 UPDATE:** Multiple improvements completed for Bryant field with assistance from Highlands Community Charter Academy local non-profit, Saylove, Local 228 Pipefitters Union, Local 118 Ironworkers Union, including replacement of entire outfield wall, replacement of C street fence rehabilitation of playing field surface, HVAC and lighting upgrades, safety improvements, and rehabilitation of a structure to accommodate home team players. Investment by city and private partners is valued at over $500,000. Additional improvements are being contemplated to include additional safety netting to protect spectators, shade structures, field lighting upgrades, player facilities and restroom facilities upgrades security/surveillance upgrades and additional HVAC replacements/additions. **2025-2026 UPDATE:** Ongoing. The City Council approved and field lighting upgrades were completed to Pioneer League standards.	$500,000 **Phase I Completed 2023** **$500,000**	General Fund, Private Partners, Local 228, unions and CBO's	2027
Marysville M18 Short term	4 4.2	**Police Dispatch Center digital encryption and modernization Project** Project updates police dispatch technology to accommodate federally mandated digital encryption radio communication requirements. Project replaces dispatch consoles, police unit radios and various other support infrastructure at Marysville PD.	1,600,000 **Phase I Completed 2025** **$1.6 Million**	ARPA/General Fund	

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		2025-2026 UPDATE: Project is substantially complete.			
Marysville M19 Short term	4 4.1	**Beverage Container Recycling project** To decrease the use, litter, and disposal of single-use beverage containers in the waste stream the City will install water refill stations combination (trash and beverage container recycling) collection containers at strategic locations within the City. Locations include the high traffic, historic downtown area, community/neighborhood parks, and City sports/recreation facilities in the City of Marysville. Project also includes 18 months of beverage container collection and diversion volume measurement. **2025-2026 UPDATE:** Ongoing. Beverage containers have been installed and the grant-funded position in the Parks Division has been hired to continue tracking the tonnage of the recycled containers.	271,000	State (CalRecycle)	2026
Marysville M20 Long term	1 1.1	**Hotel Marysville Clean-up and Reuse** Located at 420 5th Street in downtown Marysville. The property was originally developed as a hospital facility before being redeveloped in 1926 as the Hotel Marysville, which later closed in 1986. Decades of vacancy and deterioration culminated in a catastrophic fire in June 2024 that caused structural collapse, destroyed basement infrastructure, and released hazardous building materials. The structure was subsequently demolished, leaving approximately 6,000 tons of fire-damaged debris onsite. Once the debris is removed, the site is cleared of all hazards and is ready for reuse the City will issue a competitive RFP to attract developers with expertise in mixed-use infill and affordable housing. Selection will prioritize proposals that balance economic feasibility with community benefits, including anti-displacement protections, local hiring, and small business opportunities.	4,000,000	EPA	2030
Marysville M21 Long term	1 1.1	**Packard Library** The City has reestablished ownership of the Packard library and is actively preparing the property ahead of issuing a competitive RFP to attract developers to submit proposals for reuse.			
Marysville M22 Short term	4 4.2	**Community Design-D St.** Project consists of replacing decorative streetlights with taller poles with new fixtures and brackets for festoon lighting, installing brackets for festoon lighting on two of the existing arch poles, installing crisscrossing festoon-style lighting across D Street, from 3rd Street to 4th Street, routing the electrical for the new lighting through the existing poles and conduits to connect to circuits in the existing pedestal, and installing manual retractable bollards across D Street at 3rd and 4th streets. Project will bid late 2025 with construction in 2026.	400,000		2026
		Wheatland			
Wheatland W1 Mid-term	3 3.1	**Solar Energy Projects** The City of Wheatland plans to construct multiple solar energy shade structures at various city-owned facilities. Structure locations include City Hall, Police Department, and wastewater treatment plant. Plans to partner with Pacific Gas and Electric to help offset project costs as well as provide long-term utility cost savings. **2025-26 UPDATE:** The City continues to seek funding for this project	$350,000	Unknown	Unknown
Wheatland W2 Short-term	4 4.1	**Wheatland Community Gardens** The 2012 goal of completing Wheatland Community Garden #1 was successfully accomplished with a ribbon-cutting ceremony on February 20, 2013. The project this year is to build Wheatland Community Garden #2 on	$50,000	Lease revenue & donations	2026

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		the east side of town. This garden will serve the Wheatland Ranch subdivision area. In Fiscal Year 2023-24, an additional twelve planters were constructed, and the City Council authorized the installation of additional Community Garden fencing. **2025-26 UPDATE:** The twelve additional planters were installed in Fiscal Year 2024-25. City staff are exploring options for a second Community Garden location.			
Wheatland W3 Short-Term	3 3.1	**Wheatland Comprehensive General Plan Update** The project would consist of producing a City of Wheatland Comprehensive General Plan Update. The current City of Wheatland General Plan was completed in 2006. City General Plans are expected to have a 20-year lifespan and typically require several years to complete. Therefore, the City of Wheatland is due to begin a General Plan Update. The project would include an update to the seven elements of the general plan required by the State of California, including an update to the City's Housing Element. The project would require substantial input and review by city stakeholders and the community. The project would also include the preparation of a program-level environmental impact report as required by the California Environmental Quality Act. Work on the General Plan Update began in Fiscal Year 2023-24. The City Council approved an agreement for a consulting firm to assist with the General Plan Update in December 2023. A General Plan Ad-Hoc Committee consisting of two City Councilmembers and two members of the Planning Commission was established. The General Plan Ad-Hoc Committee conducted several public meetings in Fiscal Year 2023-24. **2025-26 UPDATE:** The General Plan Ad Hoc Committee was expanded to include all City Councilmembers and all Planning Commission members. Several public Ad Hoc Committee meetings have been held. It is anticipated that the General Plan Update will be completed in 2026.	$500,000	ARPA/SACOG/ Developer contributions	2026
Wheatland W4 Mid-Term	3 3.1	**Wheatland Comprehensive Zoning Code Update** The project would consist of updating the City of Wheatland Zoning Code to be consistent with a Wheatland Comprehensive General Plan Update. The current City of Wheatland Zoning Code was adopted in 1991, and much of the land use restrictions are considered outdated. The project would consist of reviewing and applying current land use and zoning restrictions to modern types of land use development. A substantial public outreach program would be necessary to ensure zoning would adequately meet the needs of the community. An environmental impact report would be included as a component of this project. **2025-26 UPDATE:** Pending completion of General Plan update.	$100,000	ANTICIPATE SACOG COMMUNITY DESIGN FUNDING	2026
Wheatland W5 Short-Term	4 4.1	**Wheatland Parks and Recreation Master Plan** The project involves the completion of a parks master plan for the City of Wheatland. The City of Wheatland does not have a parks and recreation master plan and has limited policy direction on how future parks are to be developed. A parks and recreation master plan will provide developers and community an understanding of how and where parks will be constructed, the amenities that will be incorporated into the parks, and the sizes of the parks. These parks may include such facilities as tot-lots, ball fields, and aquatic facilities. The recreation plan will identify the types of recreation activities that the City of Wheatland will provide to its constituents. A public outreach program will be included to create the plan. The plan will also	$100,000		Unknown

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		require an environmental review as required by the California Environmental Quality Act. **2025-2026 UPDATE:** The City continues to seek funding for this project.			
Wheatland W6 Long-Term	3 3.2	**Highway 65 Interim Capacity Improvements** Provide interim congestion relief on Hwy-65 within the Wheatland city limits until completion of the Wheatland By-Pass. Traffic volumes in this segment have substantially increased since completion of the Lincoln By-Pass in 2014. Peak hour traffic queues extend well beyond the City limits on weekdays and local traffic finds it difficult to get across town to access local schools and businesses. In addition, the increase in traffic from Beale Air Force Base, due to added missions at the base, puts even more traffic pressure on the Main Street traffic signal and Highway 65. Off-peak volumes increased with completion of the Hard Rock Casino (Fall of 2019). Additional traffic will be generated as planned development occurs to the north and east of the City. Improvements may include traffic signal coordination, intersection modifications, restrict turning movements, highway widening, roundabouts or other measures as determined effective by Caltrans and the City. **2025-2026 Update:** The City continues to seek funding for this project.	$7M	SHOPP, CMAQ, SACOG, FLAP, Impact Fees **PROJECT PLAN COMPLETED 2022**	Unknown
Wheatland W7 Long-Term	3 3.2	**Spenceville Road Rehabilitation (joint City/County project)** Spenceville Road is a two-lane arterial facility connecting Beale Air Force Base and State Route 65 through the City of Wheatland. The project will provide rehabilitation, restoration and resurfacing to approximately 7 miles of roadway between Main Street and Beale Air Force Base. This two-lane roadway provides access to City, County and Air Force Base residents as well as general traffic and school buses that access Beale Air Force Base. The proposed project site follows a level to gently rolling terrain that leads to higher than posted speeds and numerous speed related accidents. Traffic counts range from 3,200 vehicles per day on Main Street east of SR 65 to 3,100 vehicles per day on Spenceville Road west of Japer Lane. Most of the traffic counts can be attributed to Beale Air Force Base due to the geography of the road and connectivity to the Base. The rehabilitation of this project is essential to continue providing access to the public and to Beale Air Force Base. This roadway helps to generate revenue for local business in the area. Spenceville Road is eligible to receive funding under the California Federal Lands Access Program (CA FLAP) which provides funds for transportation facilities that provide access to or are located on or adjacent to Federal Lands. **2025-2026 Update:** The City is actively exploring grant funding opportunities for this project.	$7M	Gas Tax, SB1, SACOG. FLAP	unknown
Wheatland W8 Short-Term	3 3.1	**Wheatland Comprehensive Water Project** The City of Wheatland water system is aging with portions of the system more than 100 years old. The project consists of removing the seismically deficient water tower from service by employing new ground mounted hydro-pneumatic tanks and booster pumps to supply water pressure to the City. The project also includes replacement of domestic water meters, new production meters, water meter automation to assist with leak detection and remote metering reading, SCADA replacement, and new billing software.	$1.4M	DWR YCA	2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		The primary goal of the Wheatland Water System Reliability Project is to ensure an adequate and reliable water supply that meets the needs for the City of Wheatland **2025-26 UPDATE:** Project is underway and is anticipated that this project will be completed in 2026.			
Wheatland W9 Long-Term	3 3.1	**North Storm Water Detention Basin Rehab** Improvements to the existing basin that discharges to Dry Creek including construction of a stilling basin at the pump intakes; replacement of existing pumping equipment that has reached its service life; and establishing an outlet canal to prevent levee erosion and repair existing erosion at the toe of the levee. Benefits include enhance/improve water quality of discharge to Dry Creek, protecting the existing levee from further erosion. **2024-2025 Update:** The City continues to seek funding for this project.	$600,000	Unknown	Unknown
Wheatland W10 Long-Term	4 4.1	**Improve Walkability to Elementary, Middle and High Schools** The project involves providing walking and biking opportunities for students across Wheatland's four railroad grade crossings. Currently, three of the four crossings have no bike or pedestrian accommodation, and the only improved crossing is the furthest from school routes. The improvements would include modifying railroad grade crossings at Second Street, Third Street and Fourth Street to include ADA compliant sidewalks on both sides of the street and railroad protection devices in accordance with CPUC and railroad standards. Other improvements would include the addition of fencing and other barriers to discourage the unsafe and illegal crossing of the tracks between grade crossings. **2025-26 Update:** The City continues to seek funding for this project.	$1,400,000	State, Unknown	Unknown
Wheatland W11 Short-Term	3 3.2	**Wheatland Complete Streets Project - (First Street/Wheatland Road)** The project is on Wheatland Road beginning at First Street and Highway 65 and continues east past Wheatland High School and Bear River Middle School to the westerly city limit. The project will provide complete bike and pedestrian facilities along the corridor by improving and extending existing sidewalks and bike lanes. The project involves utility relocations, road widening, pavement rehabilitation, buffered bike lanes, and safety lighting. This segment of Wheatland Road serves several varied uses: a regional connector between Highway 65 and Highway 70, a bi-directional school route linking three schools and neighborhoods, and a farm to market route serving over 6-square miles of agricultural lands. **2025-2026 UPDATE: Awarded** $250,000 in RSTP funds for engineering design and environmental, and consultant selection is complete. Completion of design and environmental work expected by December 2025.	$2,500,000 $250,000	SACOG Gas Tax/SB1 ATP RUCS RSTP	2025
Wheatland W12 Short-Term	4 4.1	**Wheatland Aquatic Center** The City of Wheatland received a generous $1 million donation for future operations, maintenance and recreational programming of a future Wheatland Community Pool. The city has seven years to complete the project beginning July 2019. **2024-2025 UPDATE:** The City continues to seek funding for this project	$5,000,000	Unknown	2026
Wheatland W13 Mid-Term	3 3.1	**Wheatland Regional Wastewater Treatment** The City of Wheatland is planning the construction of a new pipeline and three pump stations to convey 1.5 million gallons per day (MGD) of wastewater into a regional sewer system serving south Yuba County. The pipeline will connect to a new Olivehurst Public Utility District (OPUD) sewer or continue of the	$155,000,000	State Water Resources Control Board grant funding,	2028

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		City's force main (currently under design by others) near South Beale Rd and Highway 65. OPUD sewers will convey the flow to OPUD's wastewater treatment plant (WWTP), where it will be treated to a tertiary level and discharged into the Feather River. Alternatively, the City's pipeline may continue further northward to connect to the Linda County Water District (LCWD) wastewater collection system and then into their WWTP. The City's WWTP will eventually be decommissioned, and the site re-purposed for other uses. **2025-26 UPDATE:** Project design and right-of-way acquisition are nearly complete. $75 million in grant funding from the State Water Resources Control Board was approved in August 2025. It is anticipated that the project will go to bid in late 2025 with construction beginning in early 2026.		Yuba Water Agency contribution/ loans, developer contributions, other grant funding	
Wheatland W14 Long-Term	2 2.2	**Locate Research Center in Wheatland's Employment Zone** The city of Wheatland is working aggressively to build the partnerships necessary to locate a collaborative research center in Wheatland's Employment Zone. This center would create a collaborative research opportunity with Beale AFB, the US Air Forces, Yuba Water Agency, city of Wheatland, and the University of California. The center could serve as an educational, workforce training and advanced research hub. Initially, the workforce collaborative facility would consist primarily of PHD level researchers, but also development of BA level and high school educational programs as the center expands to its full mission. This creates a significant opportunity for the city of Wheatland and Yuba County to create an innovation center and technology node. The Yuba Applied Research Center MOU was signed in September 2024. The signatories included the City of Wheatland, Beale Air Force Base, Yuba Water Agency and UC Davis. **2025-26 UPDATE:** Planning is underway for development of a facility to house the Yuba Applied Research Center.			Unknown
		Yuba City			
Yuba City CYC1 Long-Term	3 3.1	**Infrastructure Improvements** Extend various City infrastructure including sewer, water, storm drainage, and road infrastructure to support economic and workforce development. Areas of planned improvements include: Airport Park (east of Garden Hwy, north of Lincoln Rd) Bogue Stewart Master Plan FORMER Lincoln East Specific Plan Harter Specific Plan El Margarita Corridor Area (Highway 20 to Franklin Rd.)	 $20,000,000 $35,000,000 $35,000,000 $10,000,000 $25,000,000	Undetermined, Local, Private, Grant	Ongoing
Yuba City CYC2 Short-Term	3 3.1	**General Plan Update** Update the City's 2004 General Plan to incorporate statutory changes within the City and include mechanisms to help streamline growth, facilitate implementation of the City's new Housing Element. The update includes all general plan elements. **2025-2026 Update**: Project Completed	$500,000	SB 2, LEAP, REAP	2025
Yuba City CYC3 Long-Term	3 3.3	**Low Income Housing Assistance** To help provide housing for the City's workforce, Yuba City continues to utilize and apply for Federal/State funding to issue funding programs to low- and moderate-income individuals. Funds are used for housing, housing rehabilitation, and first-time home buyers.	$600,000	CDBG, HOME	Ongoing
Yuba City CYC4	3 3.2	**Bridge Street Corridor Improvements**	$15,000,000	Undetermined, Local, Local	Ongoing

COMPLETED 2025
$500,000

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Long-Term		The Bridge Street corridor improvement project is a multi-phased project to extend four travel lanes from SR-99 to Marysville/SR-70. The project includes the construction of the 5th Street Bridge, and phased reconstruction of Bridge St. Bridge Street was widened from Gray Avenue to Cooper Avenue in 2023 with support from a $2.8 million Local Partnership Program grant from the CTC. The project will enhance a key gateway through the City to facilitate necessary traffic demands while coordinating with adjacent property owners to help facilitate Economic and Workforce Development in the area. **2025-2026 UPDATE:** No significant change		Partnership Program Grant through the CTC	
Yuba City CYC5 Short-Term	3 3.1	**Walton Avenue Complete Streets Improvements** The project includes rehabilitating portions of Walton Avenue from Hazel Avenue to Sam's Club, including closing the gaps in sidewalks on the west side of Walton Avenue between Lincoln Road and Franklin Road, improving bike lanes, and upgrading the traffic signals. The project is being supported by a $4.3 million grant from SACOG. **2025-2026 UPDATE:** Working towards final design. Construction is anticipated to begin in 2025	$5,200,000	Congestion Mitigation and Air Quality, Regional Surface Transportation program, Local	Ongoing
Yuba City CYC6 Short-Term	4 4.1	**Sutter Bike Path Extension** The project includes extending the existing bike path within the City right-of-way from Hooper Road to Harter Parkway and along Harter Parkway from State Route 20 to Butte House Road. **2025-2026 UPDATE:** Project to be advertised for construction in Fall/Winter 2025. Construction to begin 2025.	$2,483,000	Active Transportation Program, Regional Surface Transportation Program, Local	2025
Yuba City CYC7 Mid-Term	4 4.1	**Sutter Bike Path Widening** The project includes widening the existing bike path within the City right-of-way from Hooper Road to Township Road. The existing path will widen from 8 feet to 12 feet, allowing for better shared use between pedestrians and bicyclists.	$375,000	Undetermined, Grants	2026
Yuba City CYC8 Mid-Term	4 4.1	**Northern Levee Bike Path Connection** The project would include extending AC pavement northward on western Feather River levee from Northgate Drive to levee offramp 600 ft south of Pease Road. The City plans to install HAWK Beacon Signal Crosswalk 600 ft south of Pease Road, widen roadway to install Class IV shared path on the west side of Live Oak Blvd, northerly to Pease Road, and install two additional signals along Live Oak Blvd and Sutter Street at pedestrian and bicyclist used crossings.	$1,200,000	Undetermined, Grants	2027
Yuba City CYC9 Mid-Term	4 4.1	**Yuba City Pedestrian Trail – Railroad Right of Way Conversion** The project includes the conversion of existing railroad right of way, across the City, to facilitate a bike and pedestrian trail that ultimately links the Sutter Bike Path from the west to the east to the City's bike network and across the City's 5th Street Bridge, ultimately connecting to the trail network in Marysville/Yuba County. This is a multi-phased project that will promote quality of life and ultimately economic development for the City. **2025-2026 UPDATE:** City is actively pursuing applicable grant funding for all project phases.	$70,000,000	Undetermined, Grants	Ongoing
Yuba City CYC10 Mid-Term	3 3.1	**Aquifer Storage Recovery (ASR) Well** The project involves establishing an ASR well at the City's Water Treatment Plant to further bolster the City's accessible water resources during times when the City's surface water rights are curtailed. The ASR concept includes injecting treated water into the groundwater aquifer during times when	$12,500,000	$6,325,000 DWR Grant, remainder City water funds	Ongoing

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		surface water availability exceeds demands while extracting groundwater during times when surface availability does not meet demands. **2025-2026 UPDATE:** No significant change			
Yuba City CYC11 Mid-Term	3 3.1	**WWTF Outfall and Diffuser Project** The project includes constructing a new 42-inch diameter discharge pipeline from the City's Wastewater Treatment Facility (WWTF) and a new diffuser outlet to the Feather River. The proposed pipeline and diffuser will replace the City's existing diffuser, which was damaged in 2011 by erosion of Shanghai Falls. This project will ensure the City's capability to safely treat wastewater for existing customers, as well as future development. **2025-2026 UPDATE:** Yuba City is in the process of seeking funding for the project	$61,800,000	EDA and Other Funding Sources	Ongoing
Yuba City CYC12 Short-Term	3 3.1	**Harter-Bridge Sewer Extension** The project involves extending a 24-inch diameter sanitary sewer from the south end of Harter Parkway to the north end of Harding Road within the future alignments of Harter Parkway and Bridge Street. This project is critical for relieving the existing sanitary sewer in Lassen Boulevard, which is necessary to allow continued development in the northwest portion of the city. **2025-2026 UPDATE:** No significant change	$2,500,000	COVID Relief funding, City Wastewater funds	2025
Yuba City CYC13 Short-Term	3 3.1	**Bogue Road Sewer Extension** The project involves extending the existing 18" diameter sanitary sewer in Bogue Road from Railroad Avenue to Phillips Road and constructing a new lift station to facilitate future connection of properties north and south of Bogue Road and east of State Route 99, and to address capacity issues and service of new development areas. **2025-2026 UPDATE:** Project began construction in 2025, with anticipated completion in spring of 2026.	$5,400,000	COVID Relief funding, City Wastewater funds	2026
Yuba City CYC14 Short-Term	4 4.2	**Citywide Signal Hardware Upgrades** The project will improve signal hardware at 56 intersections throughout Yuba City. Improvements will include installation of new reflective backplates and upgrades to bulbs and lenses. **2025-2026 UPDATE:** Project was advertised for construction in fall of 2025, with construction anticipated to begin in winter of 2025	$650,000	Highway Safety Improvement Program, Local	2025-2026
Yuba City CYC15 Short-Term	4 4.2	**Roadway Safety Signing Audit and Upgrades** In 2024, the City's consultant inventoried and audited all City signs (4,153 total). Based upon the audit findings, 2,269 City signs would need one of the following improvements: removal; relocation; replacement and relocation; rehabilitation; replacement. **2025-2026 UPDATE:** City intends to complete design in winter of 2025, with construction to occur in 2026.	$1,835,400	Highway Safety Improvement Program	2025
Yuba City CYC16 Short-Term	4 4.2	**Pedestrian Safety and Striping Improvements** The project will improve pedestrian safety through striping upgrades throughout the City. The project will be primarily focused on improvements of school zones, parks, and public facilities, though it will also provide necessary striping upgrades in residential areas. Project will install 1.59 miles of crosswalk striping and 1.97 miles of traffic striping.	$440,000	Highway Safety Improvement Program	2025

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
		2025-2026 UPDATE: City to finalize design in 2025, with construction to occur in 2026.			
Yuba City CYC17 Short-Term	4 4.1	**Plumas Street Historic District and Water Tower Park Improvements** The project will help transform, beautify, and connect the Plumas Street Historic District with other improvements already completed in downtown Yuba City to create a cohesive downtown area enhancing civic pride and drawing businesses and visitors to this shopping and recreation district. Project elements include abatement, repainting and installation of color changing LED uplighting on the City's historic Plumas Street water tower, installation of decorative crisscross lighting above Center Street, reconstruction and expansion of the Plaza under the water tower, and installation of a placemaking gateway arch on Plumas Street, north of Bridge Street. **2025-2026 UPDATE:** Water tower components were completed in 2024. In spring of 2025, the Center Street Lighting was completed. By November of 2025, the Plaza and Gateway Arch will be constructed, completing the final components of the project.	$2,710,000	Clean California Local Grant Program, Local	2025
Yuba City CYC18 Short-Term	3 3.2	**Garden Highway Improvements** The project includes rehabilitating/reconstructing pavement on Garden Highway from Lincoln Road to Bogue Road, including updating signage, traffic signal controllers, and bicycle/pedestrian access improvements. The project is being supported by a $4.3 million grant from SACOG. **2025-2026 UPDATE:** Plan development likely to begin in 2026, construction anticipated 2027-2028.	$4,900,000	Congestion Mitigation and Air Quality, Regional Surface Transportation program, Local	2027-2028
Yuba City CYC19 Short-Term	3 3.2	**Bogue Road Improvements** The project involves widening Bogue Road from Railroad Avenue to State Route 99, along with related turn lane improvements at the Bogue Road/State Route 99 intersection, in accordance with the Bogue Stewart Master Plan. This project directly supports the forthcoming Newkom Ranch Development. **2025-2026 UPDATE:** Plans are in development for the widening of Bogue between Railroad Avenue and SR-99, with anticipated construction in 2026. Later phases for turning movement modifications on SR-99 are planned for future.	$13,000,000	Local	Ongoing
Yuba City CYC20 Short-Term	3 3.2	**El Margarita Road at State Route 99 Improvements** The project involves a safety analysis and project study of potential improvements to the intersection of El Margarita Road and State Route 99 in conjunction with Caltrans. **2025-2026 UPDATE:** The City continues to pursue grant funding opportunities.	$100,000	Undetermined, Grants	Ongoing
Yuba City CYC21	3. 3.1	**Downtown Specific Plan.** The project involves the process of updating the 33-year-old Central City Specific Plan. The process has begun and is anticipated to be complete by January 1, 2027	$330,000	Reconnecting Communities Grant	2027
Yuba City CYC22	3. 3.1	**Zoning Code Update** The City is commencing a comprehensive Zoning Code update. As zoning implements a General Plan, with the adoption of our new 2040 Plan, this update will provide better flexibility in how the code is applied and make sure our standards are appropriate in today's environment to make the City as competitive as it can be. Including needed public outreach and workshops with the Planning Commission and City Council, aiming for completion in 2-years.	$300,000	Existing CIP Funds	2027

Jurisdiction Project No. Priority	Goal Objective	Project Description	Total Cost	Fund Sources	Date
Yuba City CYC 23	4 4.2	**ADA Ramp Replacement Project** This project will reconstruct approximately 83 curb ramps throughout Yuba City to meet the current Caltrans and ADA standards. These ramps are located primarily in school areas and low-moderate qualified census tracts, but also include residential areas. Project is anticipated to start construction in winter of 2025, with completion in spring of 2026.	$1,070,000	Community Development Block Grant, Local Funds	2025-2026
Yuba City CYC 24	3 3.2	**Residential Resurfacing Project** This project will provide needed rehabilitation to eight residential areas and two commercial areas in Yuba City, totaling over 125,000 square yards of rehabilitated pavement area. The project will install pavement repairs (dig-outs), slurry seals, rubberized cape seals, and pavement striping. Project is anticipated to start construction in 2026.	$1,912,988	CalRecycle Rubberized Pavement Grant Program, Local Funds	2026
Yuba City CYC 25	3 3.2	**George Washington Pavement Rehabilitation** This project will provide 6” depth pavement repairs and a 0.20’ depth overlay on George Washington Boulevard, between Franklin Avenue and State Route 20, in Yuba City. The project will also widen roadway and update signage and striping to create buffered bike lanes along the project’s nearly one-mile length.	$1,815,000	Surface Transportation Improvement Program, Local Funds	2028

2025-2030

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATI

ECONOMIC DEVELOPMENT VISION STATEMENT

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

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

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

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

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

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04 Regional Overview

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10 Strengths, Weaknesses, Opportunities and Threats

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16 The Strategic Plan

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Online Appendices
www.choseyubasutter.com

Appendix I: Public Works Projects

Appendix II: CEDS Regional Resolutions

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

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

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

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

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

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

THE PLAN

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

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

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

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

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

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

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

CEDS COMMITTEE

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

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INDUSTRY REPRESENTED

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

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

REGIONAL OVERVIEW

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

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

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

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

Portions of the Plumas and Tahoe National forests sit

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

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

The region is served by state routes 20, 65, 70, 99 and 113 and is just north of the intersection of two major interstates, I-5 and I-80. The two major cities of the District (Marysville and Yuba City) are only 35 miles from the Sacramento International Airport. The Sacramento Airport covers 6,000 acres serving general aviation, passenger and freight traffic and operates two 8,600-foot parallel runways, two terminals and 32 gates. The airport averages 122 landings a day with 12 domestic carriers, 7 international passenger carriers, 4 commuter carriers and 7 cargo carriers. Passenger volume was 12 million in 2023, a 5.1 percent increase over the prior year however it has exceeded the passenger volume pre-COVID.

The Yuba County Airport, on 600+ acres, is a modern general aviation airport featuring a 6,006-foot primary runway and a 3,281-foot crosswind runway with capabilities to accommodate jet air carriers, freight carriers, and all general aviation business jets and private aircraft. In the last 8 years improvements which included the complete overlay of the primary runway, overlays and sealing of the entire taxiway system, new fueling facilities, and rehabilitation of the apron. The Yuba County Industrial Park, adjacent to the airport, is available for development. Recently, the airport

was awarded an EDA construction grant to build an additional taxiway to serve the five acres that are ready to be devloped. The airport has easy access to highways 70, 65, 99, and 20 and is half an hour from I-5, I-80 and the Sacramento International Airport.

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

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

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

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

TOP 6 INDUSTRIES BY JOBS

Healthcare & Social Assistance
9,819 WORKERS

Retail Trade
6,437 WORKERS

Educational Services
6,418 WORKERS

Accommodation & Food Services
5,560 WORKERS

Agriculture, Forestry, Fishing & Hunting
5,185 WORKERS

Public Administration
4,974 WORKERS

DRIVERS OF EMPLOYMENT GROWTH

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

Military Asset

BEALE AIR FORCE BASE

LOCAL ECONOMIC IMPACT

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

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

9th Reconnaissance Wing (9th RW)

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

940th Air Refueling Wing (940th ARW)

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

195th Wing (California Air National Guard)

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

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

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

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

7th Space Warning Squadron (7th SWS)

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

AGRICULTURE AS ECONOMIC DEVELOPMENT

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

YUBA COUNTY

The gross value of Yuba County's agricultural production for 2024 is $262,065,735 up approximately 2% from the 2023 value estimate of $256,887,785. Rice retained its place as top crop amid falling prices as walnut prices increased. Peaches, livestock and kiwi lost value due to decreased production while almonds, timber and prunes increased in value.

Fluctuating commodity prices, increasing prices for inputs and adverse weather conditions continue to pose significant challenges for producers in the long run. Rice remained Yuba County's top crop generating $52 million in gross value. At $51 million, walnuts climbed to second in rank. Kiwi falls to third place at $48 million. Prunes/dried plums moves to number four at $25 million. Rounding out the top five is livestock at nearly $24 million in value.

The contribution of agriculture to the economy of Yuba County is not totally reflected in the values contained in this report. Processing, transporting, marketing and other farm related services directly or indirectly tied to agriculture, benefited appreciably. According to a study conducted by Agricultural Impact Associates, Yuba County's agricultural industry can be estimated to have returned an additional 62.5% of the gross agriculture value for an estimated total value of $425,856,817 in 2024. Agriculture accounts for 1 out of every 11 jobs in Yuba County (Source: Yuba County 2023 Crop Report)

In 2023, Yuba County ranked 32 in gross value of agricultural production of the entire state of California, and ranked first in Kiwi fruit production, second in livestock and fourth in prune and fifth in rice production. (Source:CDFA 2023-2024 California Ag Statistics Review)

To access the complete 2024 crop report visit:
https://cms7files.revize.com/yubaca/Yuba%20County/Agricultural%20Commission/Crop%20Reports/YubaCounty_2024_CropReport.pdf?t=202510281832220&t=202510281832220

SUTTER COUNTY

The gross value of Sutter County agricultural production for 2024 was $683,508,000. This is a decrease of $88,312,000 or 11.4% from the 2023 total value

Rice remains the top-ranking crop in 2024 with a total value of $201,309,000. Second was walnuts,due to a significant increase in price, to a total value of $106,471,000, a 106% increase from 2023. Processing tomatoes were third, with a total value of $74,980,000, which is a 36% decrease from 2023, due to decreases in harvested acreage and price. Almond meats rose to fourth due to increases in harvested acreage, yield and price, with a total value of $70,448,000, which is an 83% increase from 2023. Clingstone peaches fell to fifth, with a total value of $66,356,000. (Source: Sutter County 2023 Crop Report)

In 2023, Sutter County ranked 20th in gross value of agricultural production of the entire state of California, first in rice production, prunes and Sunflower seed production. (Source:CDFA 2023-24 California Ag Statistics Review)

To access the complete 2024 crop report visit:
https://www.suttercounty.org/home/showpublisheddocument/8881/638972432633530000

Business and Industry Cluster Focus

The industry cluster in the Yuba-Sutter region with the highest relative concentration is Agriculture with a location quotient of 8.02. This cluster employs 5,134 workers with an average wage of $3,586 The regional strategy is to enhance and grow niche sectors to strengthen this cluster. In order to diversify and create greater resilience, other clusters, Health, Advanced Manufacturing and Distribution and Electronic Commerce will be targeted to provide high-growth opportunities to increase investment and awareness of the region.

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

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

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

DISTRIBUTION & E-COMMERCE	RECREATIONAL GOODS
	TRANSPORTATION
	EDUCATION
	BUSINESS SERVICES

SWOT Analysis Summary

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

THE YUBA-SUTTER REGION TODAY

The Positives

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

The Challenges

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

What needs to be done

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

FOUR TOP PRIORITIES

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

Innovation and Economic Development

Workforce and Education

Infrastructure

Quality of Life and Place

SWOT ANALYSIS

Strengths

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

Weaknesses

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

Opportunities

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

Threats

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

SWOT Analysis Continued

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

Demographic Breakdown

Roles in the Community

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

Age Group Distribution

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

Employment Status

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

Economic Conditions and Community Sentiment

Current Economic Condition

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

Five-Year Economic Performance

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

Prioritized Economic Strengths

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

Economic Challenges and Areas for Improvement

Top Economic Challenges

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

Infrastructure Needs

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

Desired Educational Programs

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

Business Development Insights

Barriers to Business Development

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

Business Attraction Focus

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

Purchasing Behavior

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

Community and Leadership Priorities

Improvements for Residents

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

Improvements for Businesses

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

Economic Development and Job Creation

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

Resiliency and Threats

Regional Resiliency

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

Biggest Threats

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

TOP 3 COMPETITIVE STRENGTHS

Natural Resources and Strategic Location

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

Community Pride and Engagement

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

Agricultural Base and Potential for Growth

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

TOP 3 COMPETITIVE WEAKNESSES

Inadequate Infrastructure

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

Homelessness and Social Challenges

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

Educational and Workforce Gaps

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

TOP 3 ACTIONS TO BETTER THE REGION FOR RESIDENTS

Improve Infrastructure

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

Address Homelessness and Social Services

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

Expand Educational and Recreational Opportunities

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

TOP 3 ACTIONS TO BETTER THE REGION FOR BUSINESSES

Streamline Business Regulations and Support

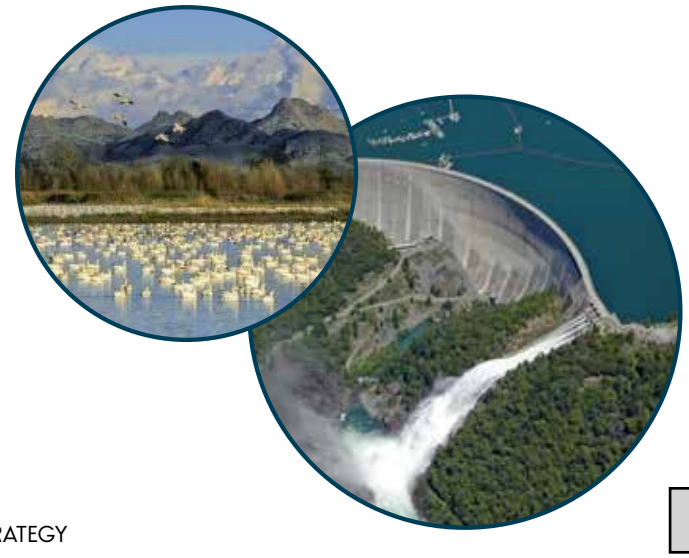
Simplify regulatory processes to make it easier for businesses to start and grow. Provide financial support, tax incentives, and workshops to help small businesses thrive and attract new enterprises to the region.

Develop a Skilled Workforce

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

Enhance Economic Diversification and Infrastructure

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



YUBA-SUTTER ECONOMIC & DISASTER RECOVERY & RESILIENCY

Disaster Recovery and Resilience

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

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

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

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

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

Economic Recovery and Resilience

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

Business Resiliency

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

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

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

Economic Resiliency

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

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

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

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

Measuring Resilience

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

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

STRATEGIC DIRECTION

Four-Goal Implementation Action Plan

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

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

Four Goals for the Yuba-Sutter Region

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

GOAL 1

INNOVATION & ECONOMIC DEVELOPMENT

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

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

OBJECTIVE 1

ATTRACT MORE INDUSTRIES TO THE REGION

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

OBJECTIVE 2

BOOST ENTREPRENEURIAL DEVELOPMENT

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

GOAL 1 INNOVATION & ECONOMIC DEVELOPMENT CONTINUED

OBJECTIVE 3

MAINTAIN, PROMOTE AND EXPAND REGIONAL BUSINESSES

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

IMPLEMENTATION PARTNERS

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

GOAL 2
WORKFORCE AND EDUCATION

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

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

OBJECTIVE 1

ALIGN WORKFORCE TRAINING WITH INDUSTRY NEEDS

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

GOAL 2 WORKFORCE AND EDUCATION CONTINUED

OBJECTIVE 2

STRENGTHEN EDUCATION AND SKILL BUILDING FOR ALL LEARNERS

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

OBJECTIVE 3

RAISE COMMUNITY AWARENESS OF ECONOMIC DEVELOPMENT THROUGH EDUCATION

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

IMPLEMENTATION PARTNERS

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

GOAL 3

IMPROVE AND MODERNIZE INFRASTRUCTURE

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

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

OBJECTIVE 1

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

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

OBJECTIVE 2

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

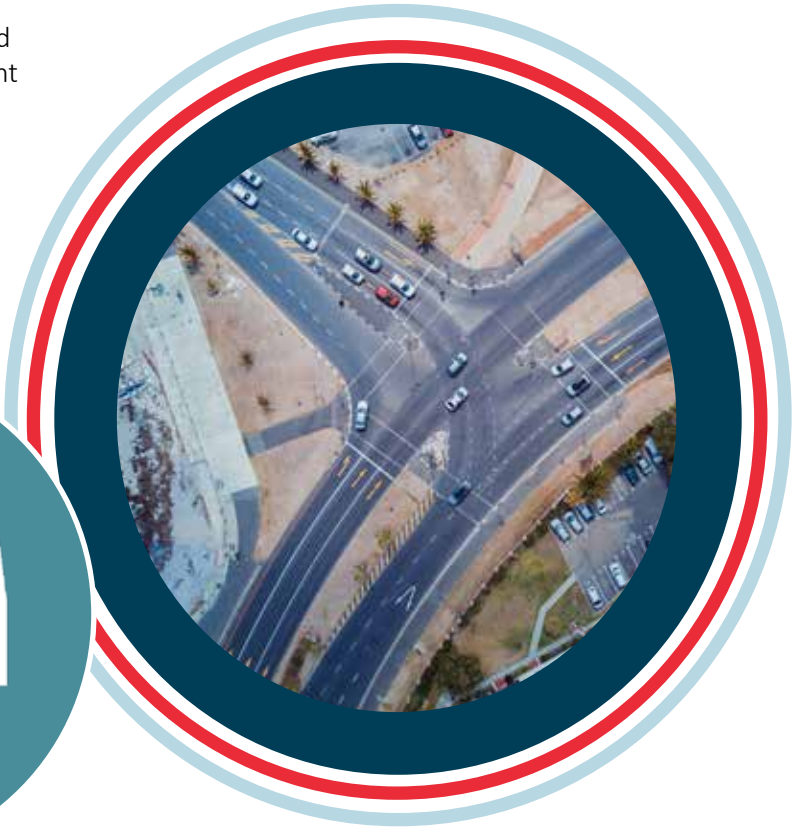
- Encourage investment in state highways throughout the two-county region to improve corridors in and out of the area.
- Accelerate street resurfacing and improvements in the region to support business investment.
- Develop sustainable delivery modes for manufacturing, freight, transport, logistics and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

GOAL 3 IMPROVE AND MODERNIZE INFRASTRUCTURE CONTINUED

OBJECTIVE 3

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

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



IMPLEMENTATION PARTNERS

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

GOAL 4

QUALITY OF LIFE AND PLACE

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

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

OBJECTIVE 1

ENHANCE CULTURAL, HISTORIC, RECREATIONAL, AND NATURAL RESOURCES

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

OBJECTIVE 2

STRENGTHEN PUBLIC SAFETY, HEALTH SERVICES, AND HOMELESS SOLUTIONS

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

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.

IMPLEMENTATION PARTNERS

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

EVALUATION FRAMEWORK

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

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

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

GOAL 1 PROJECTED METRICS
INNOVATION AND ECONOMIC DEVELOPMENT

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

GOAL 2 PROJECTED METRICS
WORKFORCE AND EDUCATION

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

GOAL 3 PROJECTED METRICS
IMPROVE AND MODERNIZE INFRASTRUCTURE

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

GOAL 4 PROJECTED METRICS
QUALITY OF LIFE AND PLACE

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

WHAT THE REGION ACCOMPLISHED IN THE PAST 5 FISCAL YEARS

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

ALL 6 JURISDICTIONS REPORTING

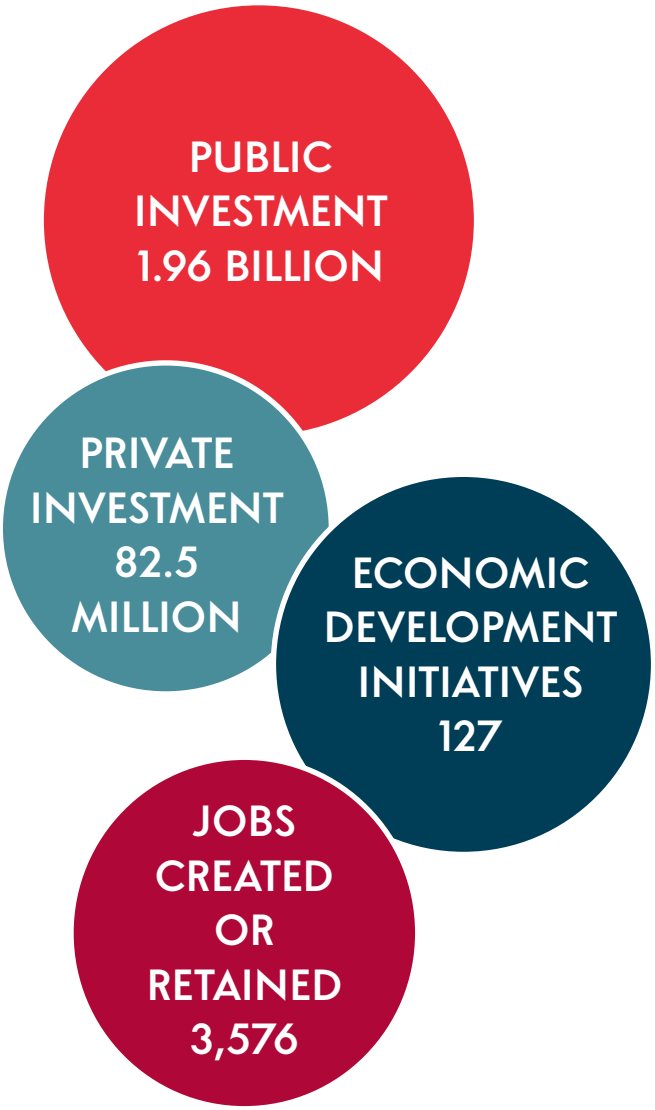
IN FY 2020-2021
There were 18 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 11 facility construction, 4 infrastructure, 2 planning, and 1 technical assistance projects completed. The estimated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

IN FY 2021-2022
There were 37 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 10 facility construction, 20 infrastructure, 3 planning, and 4 technical assistance projects completed. The estimated public sector investment was $372,409,931 and $75,527,550 private sector investment which created or retained 304 jobs.

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

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

IN FY 2024-2025
There were 19 economic development initiatives from the Comprehensive Economic Development (CEDS) process implemented that led to private investment and jobs. There were 12 infrastructure, 4 facility construction/rehab., 2 planning, and 1 technical assistance projects completed. The estimated public sector investment was $317,307,000 and $6,019,378 private sector investment which created or retained 468 jobs.



YSEDC

YUBA-SUTTER ECONOMIC DEVELOPMENT CORPORATION

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

Inquiries and information requests may be directed to:
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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.

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 24, 2026

SUBJECT: Fiscal Year 2025-26 Mid-Year Budget Report

PREPARED BY: Susan Mahoney, Finance Director

RECOMMENDATION:

Receive and file this fiscal year (FY) 2025-26 mid-year budget report.

DISCUSSION:

The FY 2025-26 budget was adopted on June 10, 2025. Subsequent budget amendments include:

- $50,838 General Fund expense for an excavator, offset by grant funds revenue from CIRA
- $14,900 Pumpkin Farm Joint Admission Fund expense for the purchase of a speed hump and sponsorship of the 2025 National Pumpkin Weigh-Off
- $2,678 Pavement Maintenance Project Fund expense for road striping
- $3,500,000 Regional Sewer Pipeline Fund grant revenue to complete engineering design, permitting, and right-of-way acquisition/utility relocation costs

The mid-year budget review is an analysis of the revenues and expenses for all funds. Any areas of over or under spending are identified and year-end projections are adjusted, if necessary, based on current information. The City's major fund types: General Fund, Enterprise Funds, Special Revenue Funds, and Project Funds, are discussed below.

General Fund – *The General Fund is the chief operating fund of the City. It accounts for all financial resources except those legally or contractually required to be accounted for in another fund.*

The charts below show projected increases or (decreases) to budgeted revenues and expenses based on actual financial activity for the first half of this fiscal year.

Budgeted Revenue	**$3,312,282**
Property Tax	50,000
Transaction Sales Tax	(25,000)
Franchise Fees	3,000
Excise Tax	(20,000)
Admission Fees	24,000
Interest Income	5,000
Administrative Fees	15,000
Projected Revenue	**$3,364,282**
Net Increase in Revenue	$52,000

Budgeted Expenses	**$3,256,052**
New phones	3,000
Docusign and Civic Plus software	10,000
Single Audit	4,000
Police salary/benefit savings	(100,000)
Police Sheriff costs	86,000
Police building maintenance	10,000
Police recruitment	10,000
Park Utilities PG&E and water	15,000
Projected Expenses	**$3,294,052**
Net Increase in Expenses	$38,000

The FY 2025-26 adopted budget projected a General Fund net income of $56,230. Based on the increases in revenue and expenses listed above, the net income is now projected to be $70,230.

Enterprise Funds – *Enterprise Funds account for City operations that are financed and operated in a manner similar to private business enterprises, where the cost of providing goods or services to the public is financed or recovered through user charges.*

Water Fund operating revenue and expenses are currently projected to be within budget. Budgeted capital expenses ($85,000) for a chlorine analyzer and hydrant/well testing have not yet been purchased.

Sewer Fund operating revenue and expenses are currently projected to be within budget. Budgeted capital expenses ($300,000) include a motor, a corkscrew grinder, and aerators. To date only one aerator has been purchased.

Special Revenue Funds – *Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.*

The City's Special Revenue Funds include the following: Gas Tax, TDA, CDBG, Economic Development, Impact Funds, SLES, Pumpkin Farm Joint Admission, Wheatland Community Gardens, Landscape and Lighting Districts, Community Facilities District, and the Maintenance and Replacement funds.

All Special Revenue Funds are currently projected to be within budget with two exceptions. The Pumpkin Farm Joint Admission revenue was $20,000 over projections. This revenue offset the additional expenses mentioned above. The budgeted Caliterra Community Facilities District revenue is $48,000 over the actual assessed amount. Projected savings in salary expenses will offset this amount.

Project Funds – *Project Funds account for planning projects and capital projects that may have multiple revenue sources and span more than one year.*

Planning projects generally involve planning and engineering costs and are paid in advance by the applicant.

The City's major capital projects are the Comprehensive Drinking Water Project, the Regional Sewer Pipeline Project, the General Plan Update, and the Pavement Maintenance Project. The revenue and expenses for these projects have been brought to Council separately from the annual budget due to

their scope and complexity. At this time, the revenue sources for these projects have been secured or identified and all expenses have been approved by Council.

FISCAL IMPACT:

There are no fiscal impacts from receiving and filing this report.

ATTACHMENTS:

None