



YUBA COUNTY  
ENTERPRISE  
SOLUTIONS

## QUARTERLY DEVELOPMENT UPDATE

Q1 | 2023

PREPARED BY  
COMMUNITY DEVELOPMENT  
AND SERVICES AGENCY





# YUBA COUNTY AIRPORT

MANAGER: JASON KOPPING

ADMINISTRATIVE ANALYST: KYMBERLY MATTA



# FAA ACIP PROJECTS

Year	Project No.	Shown On ALP	Project Type	Project Description	Federal Share	Local Share	Others	Total	Detailed Description	Project Schedule	NEPA Environmental Status
2022		N/A	P	1) Update APMP	\$ 108,000	\$ 12,000	\$ -	\$ 120,000	1) Update of the existing APMP which was completed in 2017. Project will also include geotechnical investigation in preparation for the planned Runway 14-32 project and an inventory of runway safety area. (NPR: PL-PL-MS = 55)	1) Summer - Fall 2022	1) N/A
		N/A	D	2) Electrical Improvements - Design	\$ 112,500	\$ 12,500	\$ -	\$ 125,000	2) Preparation of bid documents for replacement of taxiway edge lighting as well as apron area lighting. Existing edge light fixtures are near the end of their useful life and will be replaced with newer and more energy-efficient LED lighting. Apron area lighting provides insufficient light levels and will also be replaced with more energy-efficient lighting which will also increase the illumination and safety of the parking apron. (NPR: RE-TW-LI = 74)	2) Fall - Winter 2022	2) CATEX expected to be submitted in 2022.
					\$ -	\$ -	\$ -				
2023		N/A	D	1) Runway 14-32 Improvement - Design	\$ 225,000	\$ 25,000	\$ -	\$ 250,000	1) Preparation of bid documents for rehabilitation of Runway 14-32 (primary). The pavement received a PCI of 53 in the most recent APMP prepared in 2017 and will be re-evaluated in the APMP update in 2022. The project proposes to include the entire 6,006'x150' area of Runway 14-32 which is classified as C-III with a critical aircraft of a Gulfstream 650 in the currently approved ALP. The most recent improvement project of the runway pavement was a seal coat project in 2005. Existing edge light fixtures and guidance signs are near the end of their useful life and will be replaced with newer and more energy-efficient LED lighting. (NPR: RE-RW-IM = 79)	1) Summer - Winter 2023	1) CATEX expected to be submitted in 2022.
		N/A	D	2) Electrical Improvements - Construction	\$ 1,260,000	\$ 140,000	\$ -	\$ 1,400,000	2) Replacement of taxiway edge lighting as well as apron area lighting. Existing edge light fixtures are near the end of their useful life and will be replaced with newer and more energy-efficient LED lighting. Apron area lighting provides insufficient light levels and will also be replaced with more energy-efficient lighting which will also increase the illumination and safety of the parking apron. (NPR: RE-TW-LI = 74)	2) Summer - Fall 2023	2) CATEX expected to be submitted in 2022.
					\$ -	\$ -	\$ -				
2024		N/A	D	1) Runway 14-32 Rehabilitation - Construction	\$ 4,680,000	\$ 520,000	\$ -	\$ 5,200,000	1) AC overlay of approximately 100,000 SY of AC on Runway 14-32. Replacement of edge & threshold lights and guidance signs inside the RSA. (NPR: RE-RW-IM = 79)	1) Summer - Fall 2024	1) CATEX expected to be submitted in 2022.
					\$ -	\$ -	\$ -				
2025	9	N/A	D	1) Taxiways A & B Rehabilitation - Design	\$ 135,000	\$ 15,000	\$ -	\$ 150,000	1) Preparation of bid documents for the crack sealing and slurry sealcoat of Taxiways A & B outside the runway safety area. (NPR: RE-TW-IM = 74)	1) Fall - Winter 2025	1) CATEX expected to be submitted in 2024.
					\$ -	\$ -	\$ -				
2026	10	N/A	D	1) Taxiways A & B Rehabilitation - Construction	\$ 684,000	\$ 76,000	\$ -	\$ 760,000	1) Crack sealing and slurry sealcoat of Taxiways A & B outside the runway safety areas. (NPR: RE-TW-IM = 74)	1) Fall - Winter 2026	1) CATEX expected to be submitted in 2024.
	4	YES	D	2) New Hangar Area Taxiway and Taxiway A/A4 - Design	\$ 180,000	\$ 20,000	\$ -	\$ 200,000	2) Preparation of bid documents for construction of taxiway serving Hangar Area expansion evaluated in 2016 as well as replacement of A4 taxiway connector. Existing A4 will be demolished and Taxiway A will be extended and a new A4 connector will line up with the Runway 32 end. (NPR: ST-TW-CO = 69)	2) Summer - Winter 2026	2) CATEX expected to be submitted in 2025.
					\$ -	\$ -	\$ -				
2027	6	YES	D	1) Demolition of Existing Taxiway A4 - Construction	\$ 90,000	\$ 10,000	\$ -	\$ 100,000	1) Demolition of Taxiway A4 which is approximately 5,500 sy AC pavement and associated visual aids. (NPR: ST-TW-CO = 69)	1) Fall 2027	1) EA or CATEX expected to be submitted in 2025.
	5	YES	D	2) New Hangar Area Taxiway and Taxiway A/A4 - Construction	\$ 1,161,000	\$ 129,000	\$ -	\$ 1,290,000	2) Construction of Taxiway A extension and a new taxiway serving the new Hangar Area as well as replacement of the angled taxiway connector A4 with a new right-angled connector at the existing Runway 32 end. (approx. 15,000 square yards of new pavement) (NPR: ST-TW-CO = 69)	2) Fall 2027	2) EA or CATEX expected to be submitted in 2025.
					\$ -	\$ -	\$ -				

THE

# HANGAR

FOOD TRUCKS & MORE



A true testament to Yuba County's "Yes" attitude! In partnership with a local food trailer manufacturer, who's dream it was to bring a food truck park to Olivehurst, the Yuba County team embraced innovation help bring this community gathering space to life.



# AIRPORT TAXIWAY

Construction of the westerly taxiway was completed in 2022, connecting 8 additional parcels to the Yuba County Airport's runway.

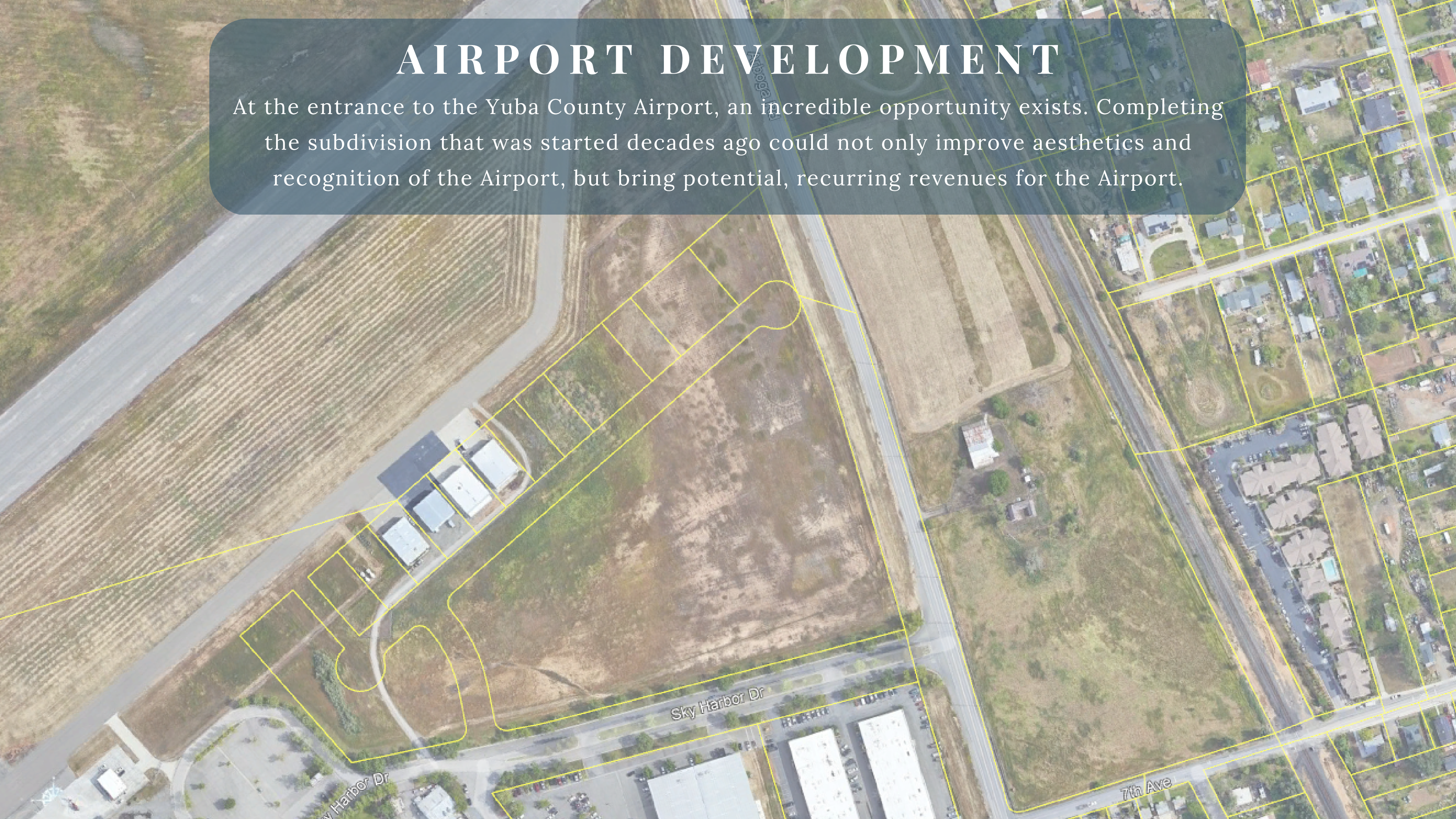
\$1,813,067 Total Project Budget | \$1,450,454 EDA Funded | \$362,613 County Funded





# AIRPORT DEVELOPMENT

At the entrance to the Yuba County Airport, an incredible opportunity exists. Completing the subdivision that was started decades ago could not only improve aesthetics and recognition of the Airport, but bring potential, recurring revenues for the Airport.





# PUBLIC WORKS

INFRASTRUCTURE | PERMITS | CAPITAL IMPROVEMENTS

## 2023 CONSTRUCTION

- Olivehurst
  - McGowan Parkway, Olivehurst
- Linda
  - West Linda Multi-Use Drainage Basin
  - Feather River Blvd. (State of Good Repair)
  - Cedar Lane & Alicia Avenue (Active Transportation Program)
- Feather River Blvd. & North Beale Rd., Drainage Project
- Other Projects
  - Spring Valley Road & Iowa City Road, Bridge Replacement
  - Public Works Corporation Yards

## FUTURE PRIORITY PROJECTS

- Olivehurst
  - 8th, 9th, Western Ave. & Fleming Way (Active Transportation Projects)
- Linda
  - North Beale Road & Lindhurst Ave., from Erle Road to Hwy 70 on ramp (Complete Streets Project)
  - Erle Road Interchange
  - Linda & Dunning Ave. (Active Transportation)
  - North Beale Road, Phase III, Complete Streets Project to Griffith Ave.
  - Goldfields Parkway, Extension
  - Friendship Park, Redevelopment
- Other Projects:
  - Loma Rica Road, State of Good Repair
  - South Beale Road, State of Good Repair

## IN DESIGN

- Linda
  - Garden Avenue, Safe Routes to School (2024 construction)
  - Arboga Road, Alicia, Cottonwood, Grand, Jay & Vine Avenues, Active Transportation Projects (2023 in design)
- Hammonton Smartsville Road, Shoulder Widening
- Bridges - Los Verjeles, Waldo Road & Ellis Road
- Plumas Lake Interchange, Phase II
- South Beale Road Interchange & East Wheatland Expressway
- Bicycle and Pedestrian Mobility Plan
- Striping & Pullout Project



# FRIENDSHIP PARK - WEST LINDA

CALIFORNIA NATURAL RESOURCES AGENCY | URBAN GREENING GRANT PROGRAM





# PLANNING

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ZONING | LAND USE | DEVELOPMENT CODE

## NEW APPLICATIONS

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### ADMINISTRATIVE USE PERMITS

4 Applications for Ag Power

### DESIGN REVIEW

325 residential units for Cobblestone, Phases 4-7

### CONDITIONAL USE PERMITS

- College View Personal Storage Phase 1. 32,075 s.f. including 600 s.f. manager's office – North Beale Rd., Linda (*attached*)
- 50 unit RV park with a 1,040 s.f. office and store building – 14566 Marysville Rd., Camptonville

## MAP APPLICATIONS

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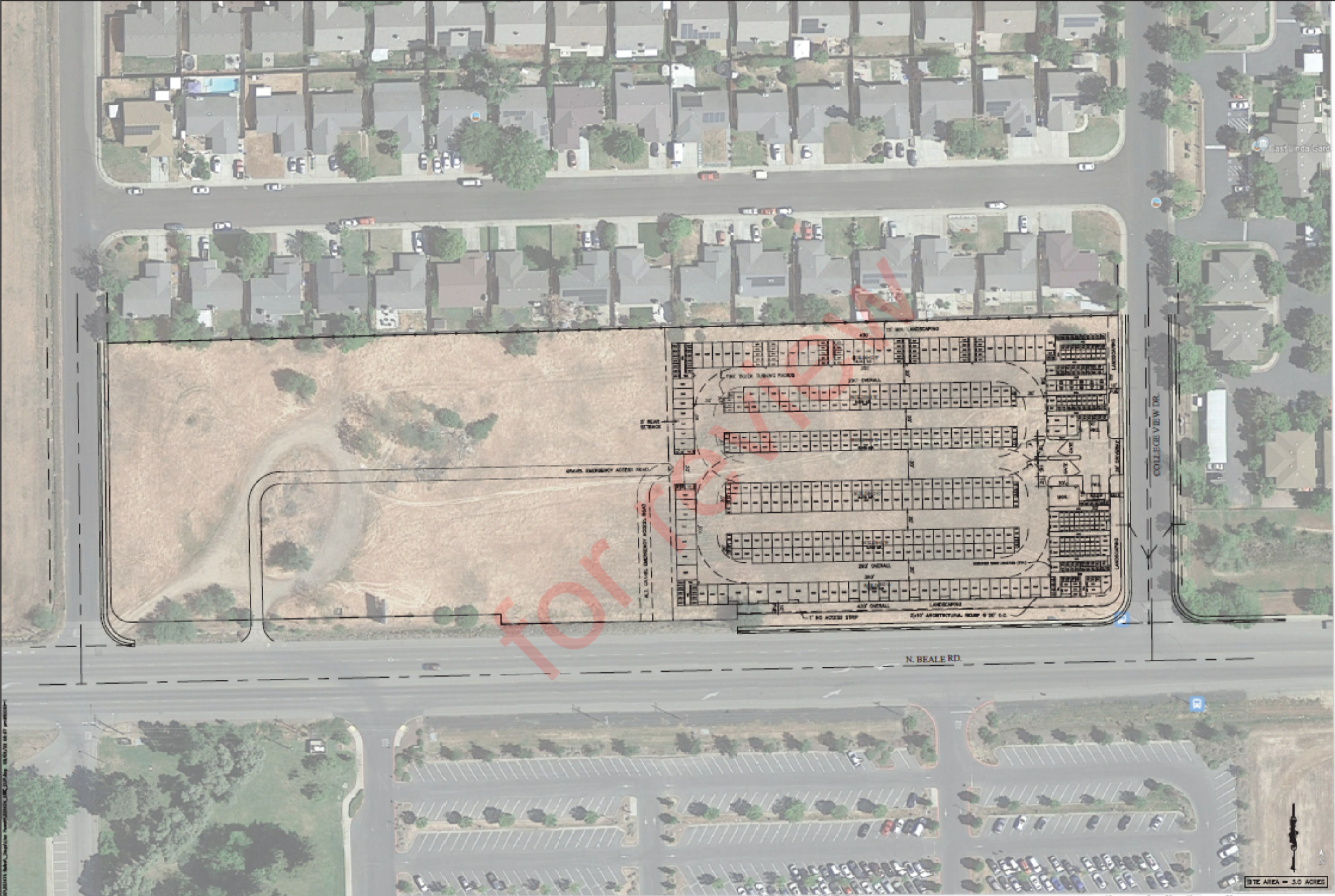
### TENATIVE PARCEL MAPS

2- unit residential split – 8310 Mc Ganney Lane; Smartsville

### TENATIVE SUBDIVISION MAPS

89 unit residential split - between Fernwood Dr. & Grove Ave., Linda (*attached*)





THIS IS NOT AN ENGINEERED SITE SURVEY. PROPERTY BOUNDARIES ARE BASED ON PREVIOUS RECORD INFORMATION. STRUCTURE LOCATIONS SHOWN ON THIS DRAWING HAVE NOT BEEN SURVEYED IN RELATION TO PROPERTY LINES.

REVISIONS		
1		
2		
3		
4		

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SITE DEVELOPMENT FOR  
**WESTERN COMMUNITY BUILDERS INC.**  
1000 W. BEALE RD., YUMA COUNTY  
625-484-0000, YUMA, AZ



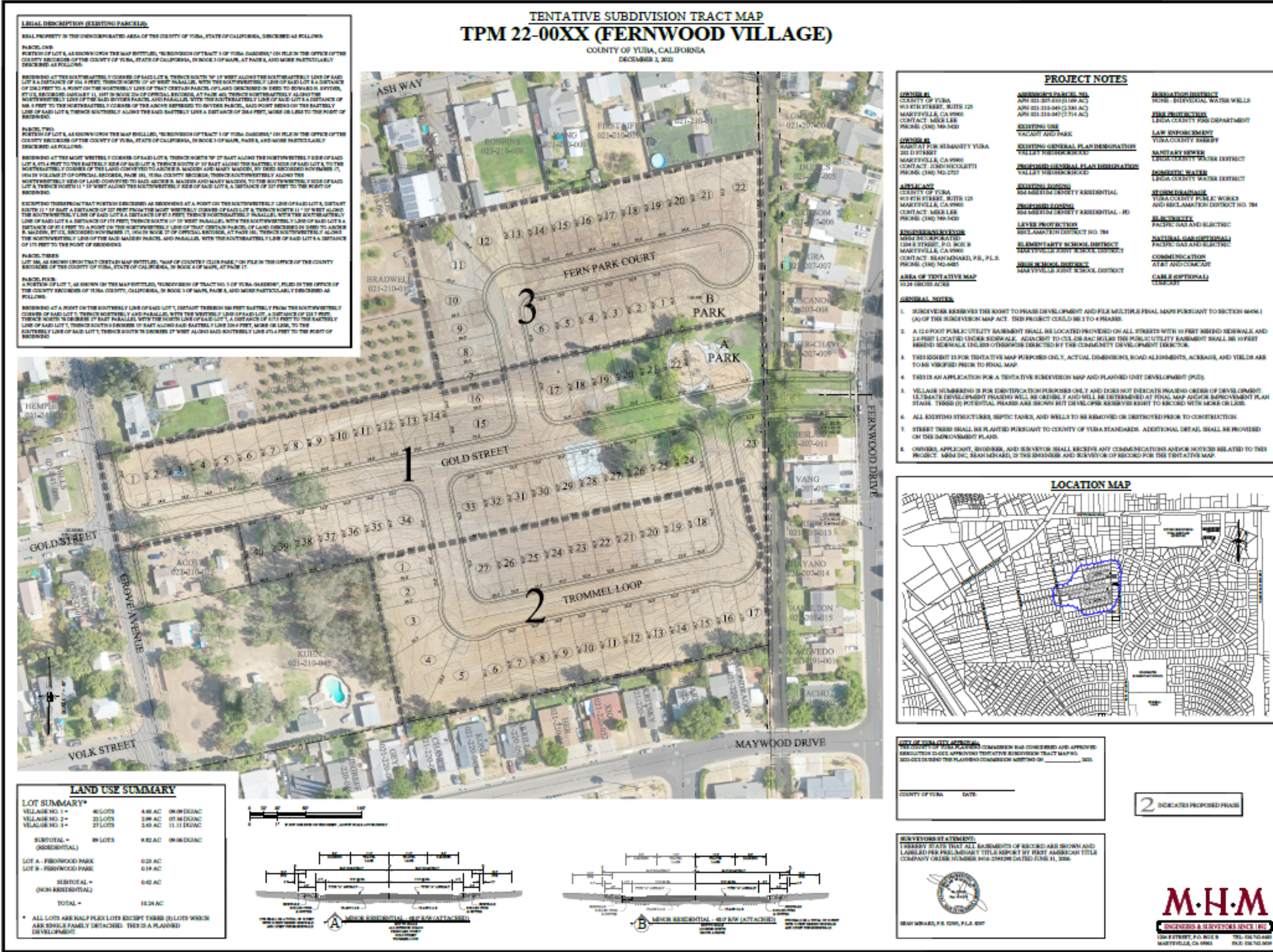
**LAUGHLIN and SPENCE**  
CIVIL ENGINEERS & SURVEYORS  
1000 W. Beale Road  
Yuma City, California 92501  
TEL: (951) 871-1000  
FAX: (951) 871-1001

THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF LAUGHLIN AND SPENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS PLAN. NO PART OF THIS PLAN OR INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LAUGHLIN AND SPENCE.

DATE	8/24/22
SCALE	1"=40'
PROJECT	RUH
NO.	223474
SHEET	1
OF	X OF X

SITE PLAN







# REVIEW APPROVALS

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**DEVELOPMENT REVIEW COMMITTEE**

- Environmental Assessment – Friendship Park Beautification Project at 5669 Cottonwood Avenue; West Linda
- Environmental Assessment – Upper Rose Bar Salmonid Spawning Habitat Restoration Project – 2,895 foot segment of the Lower Yuba River, 8.9 river miles downstream of Englebright Dam
- 2-unit industrial split – 3774 Feather River Boulevard; Arboga *(attached)*
- RV Storage – 2556 Rosser Road; Arboga

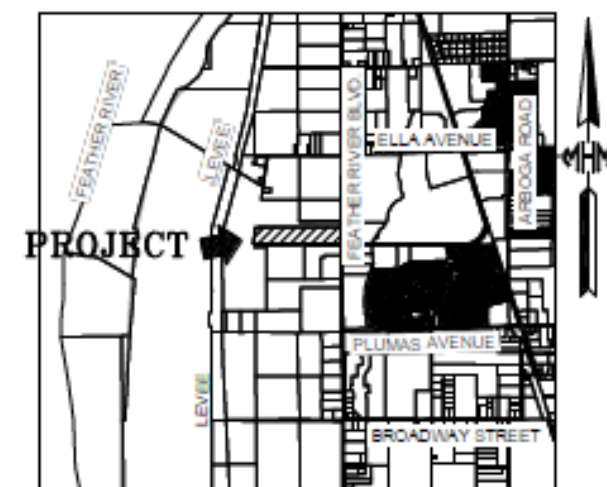
**PLANNING COMMISSION**

- Griffith Ranch (56 residential units) – Intersection of Hammonton-Smartsville Road and Griffith Avenue; Linda *(attached)*

**FINAL MAPS RECORDED**

- Riverside Meadows Village 4, Legacy Homes. *(attached)*





NOT TO SCALE

WATER:  
DOMESTIC & AGRICULTURAL WELL

SEWER:  
SEPTIC SYSTEM & LEACH FIELD

DRAINAGE:  
ROADSIDE SWALE DRAINAGE TO REMAIN AS EXISTS

BUILDINGS:  
EXISTING AGRICULTURAL BUILDINGS

EXISTING LAND USE:  
AGRICULTURE

AI (AGRICULTURAL INDUSTRIAL)

APN 014-250-055 AI

### EXISTING A.P. NUMBERS & AREAS

APN 014-250-055 30.13± ACRES

**PROPOSED AREAS:**

PARCEL 1 13.7± ACRES GROSS

12.5# AGRES.NET

**COMMUNICATIONS:**

OWNER/APPLICANT & ENGINEER TO  
RECEIVE ALL COMMUNICATIONS



BRIDGECAP PARTNERS, LLC  
5801 EDWARDS RANCH ROAD  
SUITE 101  
FORT WORTH, TEXAS 76109  
PHONE: (435) 315-7909  
[elliott@bridgecappartners.com](mailto:elliott@bridgecappartners.com)










**OWNER:**

FEATHER RIVER OLIVEHURST, LLC  
5801 EDWARDS RANCH ROAD  
SUITE 101  
FORT WORTH, TEXAS 76109  
PHONE: (435 ) 315-7909  
[elliott@bridgecappartners.com](mailto:elliott@bridgecappartners.com)

**ENGINEER/SURVEYOR:**

MHM, INC.  
1204 "E" STREET  
P.O. BOX "B"  
MARYSVILLE, CA. 95901  
PHONE (530) 742-6485  
ATTN: ROGER HANLIN, PLS  
[ghanlin@mhm-inc.com](mailto:ghanlin@mhm-inc.com)

### LEGEND

	CALCULATED POINT NOTHING FOUND OR SET
R.O.W.	RIGHT OF WAY
	BOUNDARY
	RECORD LINES PER YUBA COUNTY GIS
	CENTERLINE
	(EP) EDGE OF PAVING
	SEWER MANHOLE
	UTILITY POLE
	WATER WELL
	FENCE
DI	DRAINAGE INLET
OU	OVERHEAD UTILITY

TENTATIVE PARCEL MAP NO. 2022 -00

FOR  
FEATHER RIVER OLIVEHURST LLC  
LOT 8B AND A PORTION OF LOTS 2B, 3, 6, 7, 10, 11, 14A AND 15A, BLOCK 13, AS SHOWN ON THAT  
CERTAIN MAP ENTITLED "PLAT OF FARM LAND COLONY NO. 1", FILED IN MAP BOOK 1 AT PAGE 23,  
YUBA COUNTY RECORDS.

COUNTY OF YUBA  
CALIFORNIA

**M.H.M.**  
**COMMUNICATIONS**

NOVEMBER 2022  
SCALE: 1"= 200'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901

22-677

SHEET 1 OF 1



TENTATIVE SUBDIVISION TRACT MAP  
TSTM 22-00XX (GRIFFITH RANCH)  
COUNTY OF YUBA, CALIFORNIA  
MAY 11, 2022

**LEGAL DESCRIPTION:**  
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YUBA, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:  
LOT NO. 19 OF THE "ROYER TRACT, SUBDIVISION NO. 1" AS THE SAID LOTS AND SUBDIVISION ARE LAID DOWN AND DESIGNATED ON THAT CERTAIN SUBDIVISION MAP OF SAID ROYER TRACT SUBDIVISION NO. 1 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA IN BOOK 3 OF MAPS, PAGE 25.

**COUNTY OF YUBA APPROVAL:**  
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-00X APPROVED THIS DATE PARCEL MAP NO. 22-00XX DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2022.

**SURVEYOR'S STATEMENT:**  
I HEREBY STATE THAT ALL BASEMENTS OF RECORD ARE SHOWN AND LABELED FOR PRELIMINARY TITLE REPORT BY PLACER TITLE COMPANY, ORDER NUMBER P-475475 DATED MARCH 3, 2021.

**LAND USE SUMMARY**

<b>LOT SUMMARY*</b>			
VILLAGE NO. 1**	36 LOTS**	96.97 AC	5.16 DENS/AC
VILLAGE NO. 2*	20 LOTS	58.88 AC	5.43 DENS/AC
<b>SUBTOTAL*</b>	<b>56 LOTS</b>	<b>155.85 AC</b>	<b>5.26 DENS/AC</b>
HAMMINGTON SMARTSVILLE ROAD		90.86 AC	
LOT A - DETENTION POND**		90.80 AC	
POTENTIAL - WILL BE USED AS LOT IF NOT NEEDED - 0.15 AC**			
<b>SUBTOTAL*</b>		<b>90.86 AC</b>	
<b>TOTAL*</b>		<b>155.81 AC</b>	

\*ALL ACRES AND DENSITIES EXCLUDE MAJOR ROADWAYS. THE MAJOR ROAD IS HAMMINGTON SMARTSVILLE ROAD.  
\*\*LOT 1 LOT A IS INCLUDED BUT IF IT BECOMES A DETENTION POND WILL BECOME LOT A AND WILL TOTAL 0.15 AC.

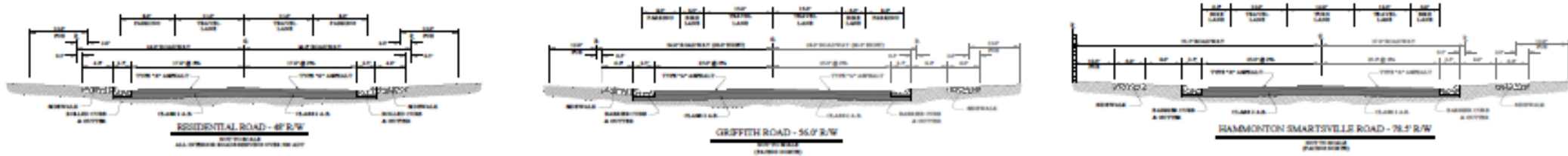
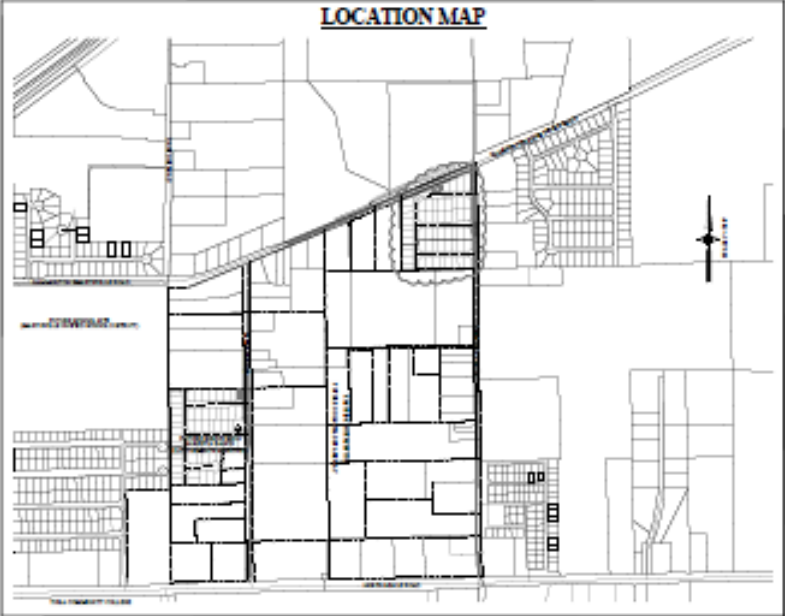


**PROJECT NOTES**

<b>OWNER</b> TUDER MAAT 400 NICOLAS ROAD LINCOLN, CA 95648 CONTACT: TUD MAAT PHONE: (530) 386-7808	<b>AREA OF TENTATIVE MAP</b> 11.51 ACROSS ACRES	<b>FIRE PROTECTION</b> LINCOLN COUNTY FIRE DISTRICT
<b>EXISTING ZONE</b> VACANT	<b>EXISTING GENERAL PLAN DESIGNATION</b> VALLEY NEIGHBORHOOD	<b>SANITARY SEWER</b> LINCOLN COUNTY WATER DISTRICT
<b>PROPOSED ZONE</b> RS-SINGLE FAMILY RESIDENTIAL DISTRICT	<b>PROPOSED GENERAL PLAN DESIGNATION</b> VALLEY NEIGHBORHOOD	<b>DOMESTIC WATER</b> LINCOLN COUNTY WATER DISTRICT
<b>ENGINEER/SURVEYOR</b> M.H.M. INCORPORATED 1284 E STREET, P.O. BOX 8 MARTSVILLE, CA 95963 CONTACT: BRIAN MARD, P.E., P.L.S. PHONE: (530) 743-4443	<b>EXISTING ZONING</b> RS-SINGLE FAMILY RESIDENTIAL DISTRICT	<b>STORM DRAINAGE</b> COUNTY OF YUBA
<b>ASSIGNED PARCEL NO.</b> APN 035-254-020	<b>PROPOSED ZONING</b> RS-SINGLE FAMILY RESIDENTIAL DISTRICT	<b>ELECTRICITY</b> PACIFIC GAS AND ELECTRIC
	<b>LEVEE PROTECTION</b> RECLAMATION DISTRICT NO. 784	<b>NATURAL GAS (OPTIONAL)</b> PACIFIC GAS AND ELECTRIC
	<b>SCHOOL DISTRICT</b> MARTSVILLE UNIFIED SCHOOL DISTRICT	<b>COMMUNICATION</b> AT&T AND COMCAST
		<b>CABLE (OPTIONAL)</b> COMCAST

**GENERAL NOTES:**

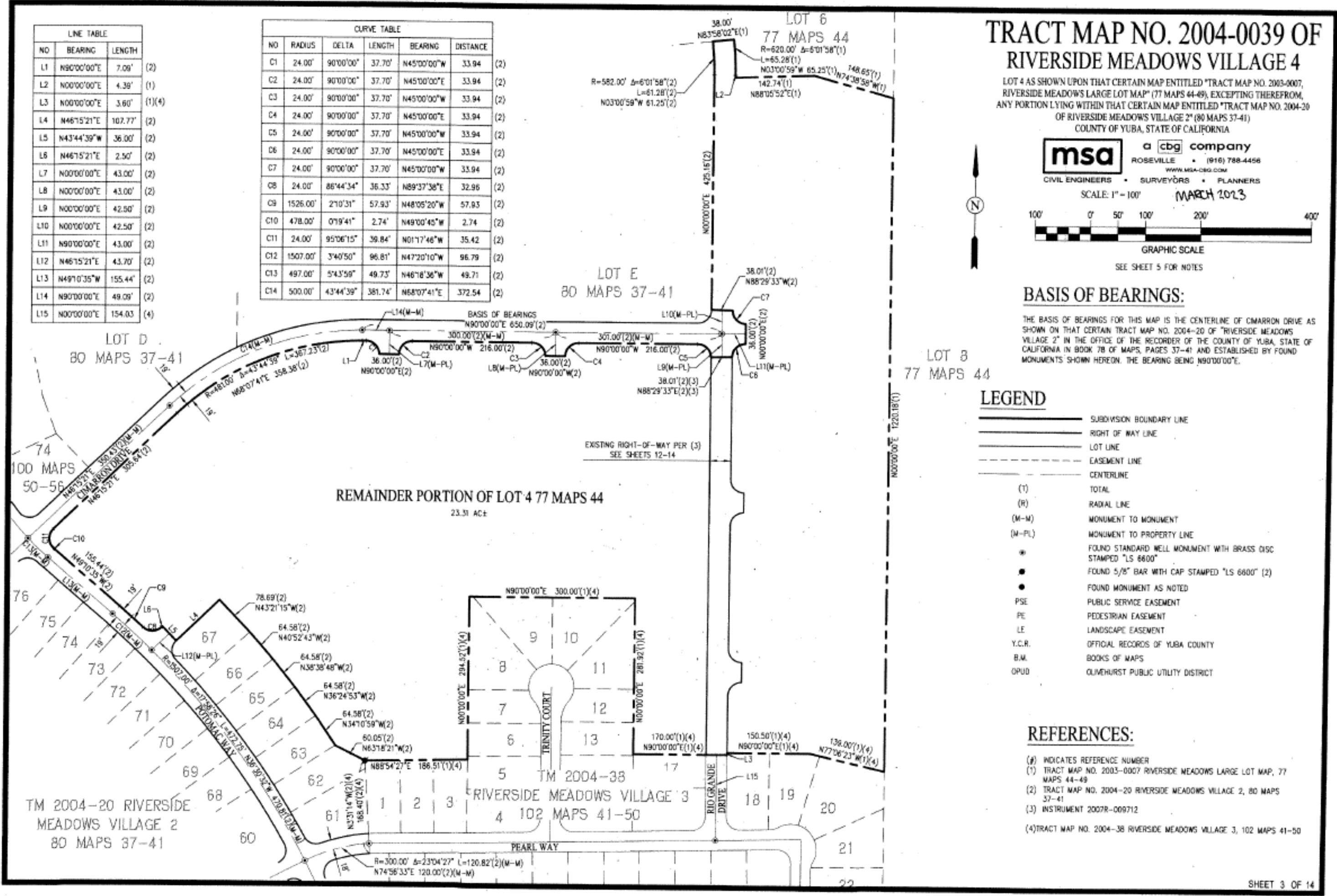
- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- A 12-FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON ALL STREETS LOCATED 10 FEET BEHIND SIDEWALK AND 10 FEET LOCATED UNDER SIDEWALK. NO PUE SHALL BE PROVIDED ON REDUCED DRIVE (24 FOOT ACCESS TO MAJOR AVENUE).
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.



2 INDICATES PROPOSED PHASE

**M.H.M.**  
ENGINEERS & SURVEYORS SINCE 1890  
1284 E STREET, P.O. BOX 8  
MARTSVILLE, CA 95963  
TEL: (530) 743-4443  
FAX: (530) 743-4443



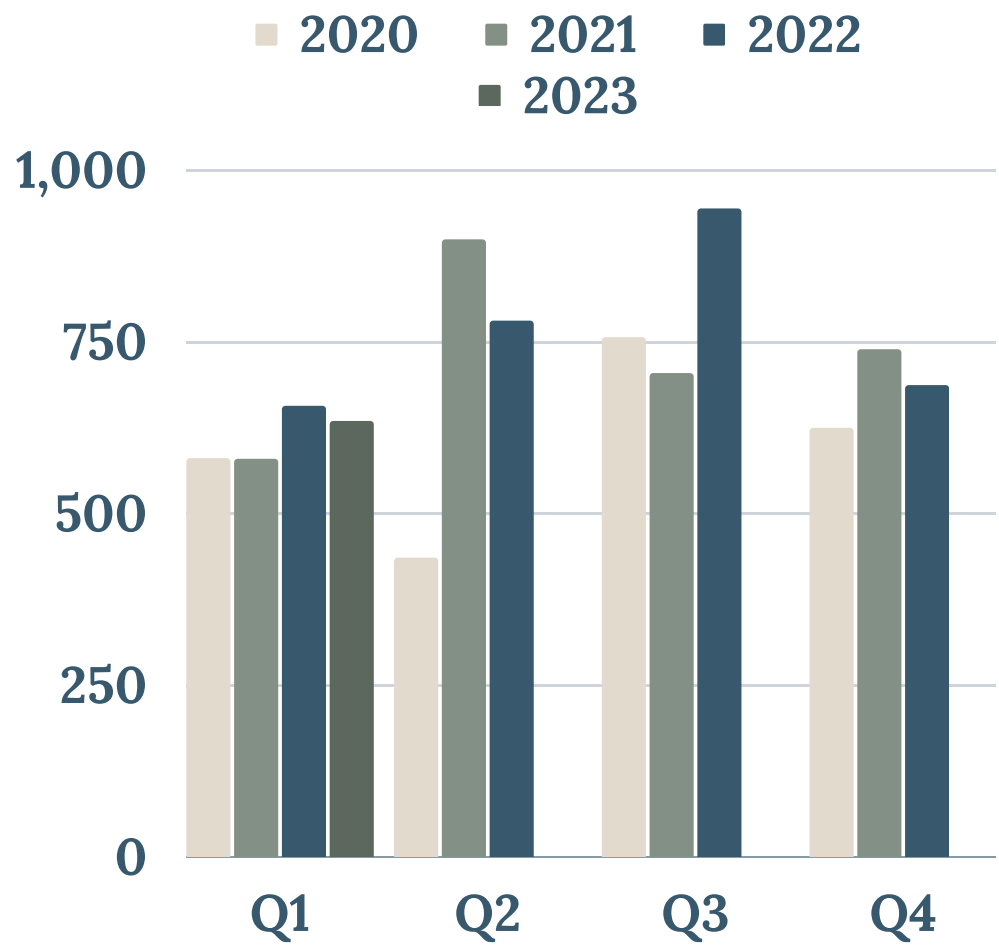




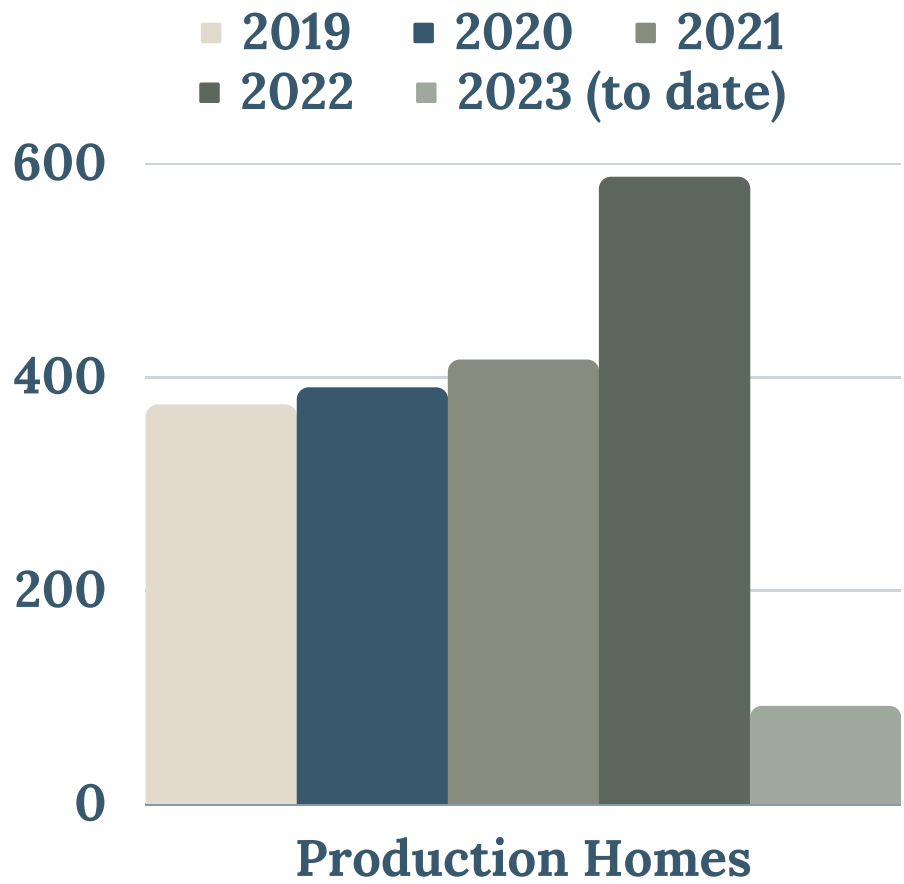
# BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

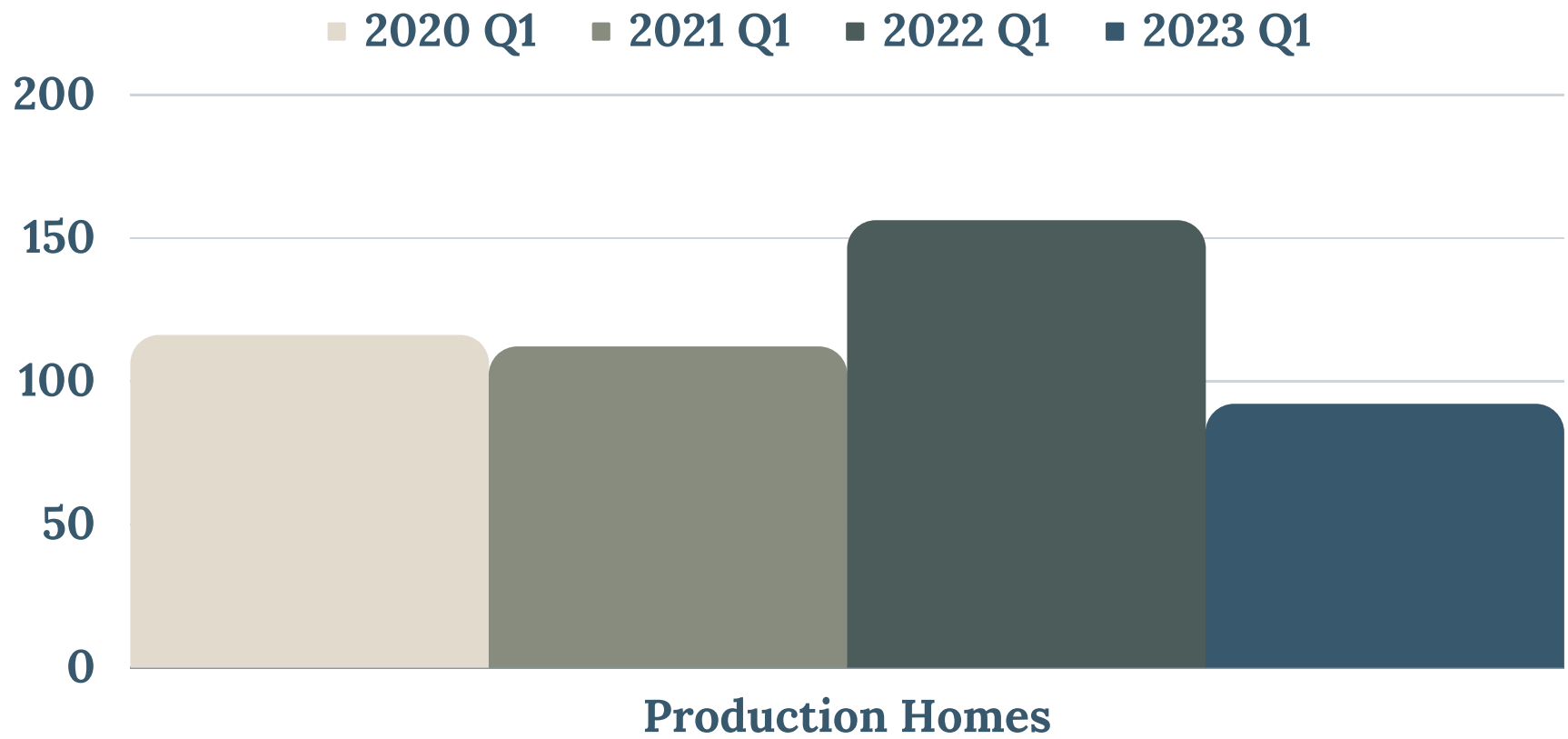
BUILDING PERMITS ISSUED - ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS - FINAL OCCUPANY YEAR OVER YEAR



PRODUCTION HOME PERMITS ISSUED QUARTER COMPARISON





# BUILDING PERMITS

## COMMERCIAL BUILDING PERMITS UNDER REVIEW

North Beale Road Personal Storage  
North Beale Rd., Linda  
Building Improvement for Existing Business

Barber Shop  
5784 Feather River Blvd., West Linda.  
Building Improvement for New Business

Wheatland Storage  
2723 Oakley Lane, Wheatland  
New Construction

Harmony Health  
114 D Street, Wheatland  
Building Improvements for Additional Business Location

## COMMERCIAL BUILDING PERMITS ISSUED

Fuel Station, Pizza Hut & Jamba Juice  
831 Chalice Creek Dr., Plumas Lake  
New Construction

Smartsville Storage  
8861 Hwy 20, Smartsville  
Building Improvement for Existing Business

CostCo Retail Warehouse & Fuel Station  
6000 Lindhurst Ave., Linda  
New Construction

Market & Bakery  
13501 Rices Crossing, Oregon House  
Building Improvement for New Business

## COMMERCIAL BUILDING PERMITS FINALED

Plumas Arboga Storage  
3000 Plumas Arboga Road., Plumas Lake  
Expansion of Existing Business

Mario's Pharmacy  
4979 Olivehurst Ave., Olivehurst  
Building Improvement for New Business





# COMMERCIAL REDEVELOPMENT

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## PRIVATE INVESTMENTS

- Costco Wholesale & Fuel Station  
Estimated Completion Fall 2023
- Future Retail, Hospitality, Food Service

## YUBA COUNTY PUBLIC INVESTMENTS

- Complete Street Improvements
- Drainage Infrastructure
- Business Façade Grant Program
- CDBG Application - Code Enforcement +  
Public Works Clean Up



A smiling woman with blonde hair in a bun, wearing a blue and white checkered shirt and a grey apron, holds a round cake on a silver platter. She is in a bakery with shelves of pastries and ingredients in the background.

# SMALL BUSINESS PROGRAMS

## **FoodINC!**

An intensive 4 week culinary program to launch or grow local food businesses. A partnership between Yes to Yuba, the Small Business Development Center, and Yuba College.



# YES TO GOVERNMENT CONTRACTING

Helping local businesses contract with Beale AFB. From construction, to maintenance or repair services, and food operations, Beale AFB spends millions annually - we're here to connect our businesses!

## Day 1: "Yes to Government Contracting"

March 28th, 2023

Far West Forest Products, Olivehurst

An off-base, lunch-and-learn to learn the basics of Federal contracting.

## Day 2: Beale AFB "Industry Day"

April 26th, 2023

Beale AFB

An on-base, hands-on tour for local businesses showcasing current and future contracting opportunities.

