



Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

**QUARTERLY
DEVELOPMENT
UPDATE**

Q2 | 2023

**PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY**

BEALE AIR FORCE BASE

ECONOMIC IMPACT | INFRASTRUCTURE | QUALITY OF LIFE

\$604 million!

ANNUAL ECONOMIC IMPACT IN CALIFORNIA

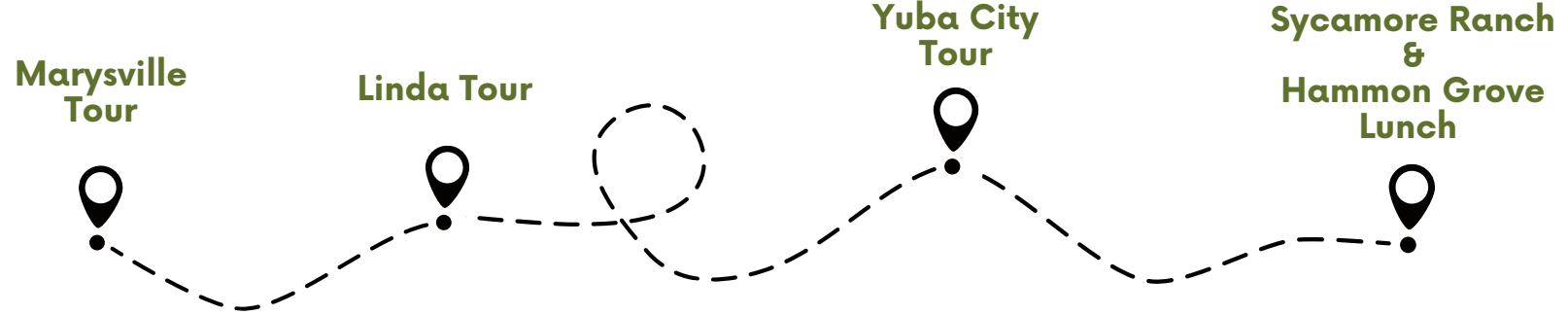
BEALE AIR FORCE BASE

ECONOMIC IMPACT | INFRASTRUCTURE | QUALITY OF LIFE

Community Tour

A LOOK AT SAN ANGELO, TX &
GOODFELLOW AFB





YUBA - SUTTER

TOUR

GETTING TO KNOW YOUR COMMUNITY

Join Yes to Yuba and The Yuba Water Agency on a journey through Yuba County and surrounding communities!

You'll get an insider's look at the history, local businesses, schools, and entertainment options, as well as the proposed projects and future developments that will shape the future of Yuba-Sutter.



Bok Kai Temple



Local Spicery
Gilcrest What Not & Speakeasy
Honey Barn Decor



Silver Dollar Saloon
Edible Memories (Coming Soon!)
The Brick



Drake's Baseball Team



B Street Project



Proposed Housing Units



Ellis Lake




Adventist Health & Rideout



Marysville High School & District Office



(530) 749.5638
Yes@co.yuba.ca.us
yestoyuba.com



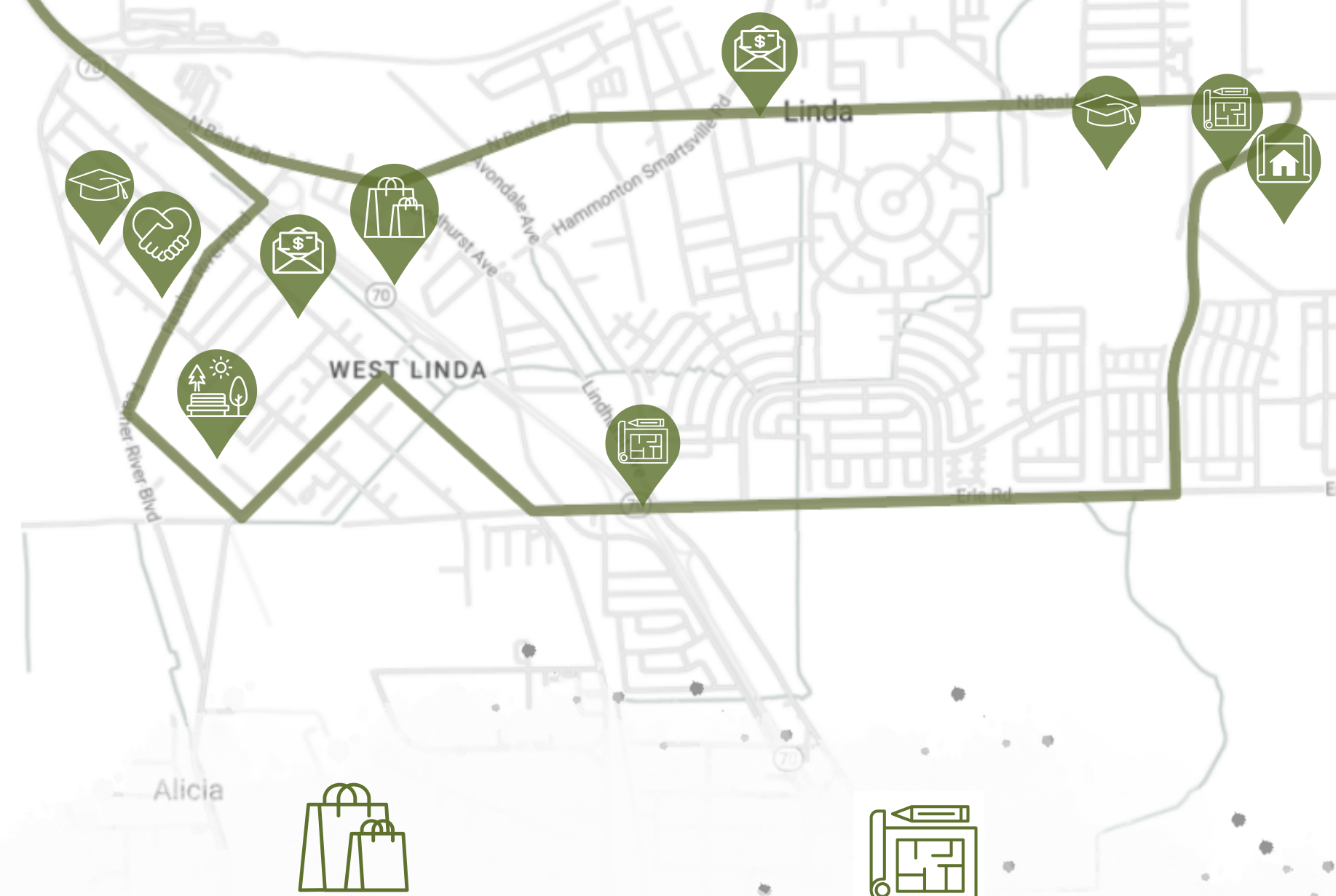
Daguerre Point Dam

The Construction of A New Fishway And What It Means For Locals And Tourists Alike At Yuba River!

The Yuba Water Agency has announced a comprehensive restoration project in the Yuba River for salmon and other threatened fish. The main actions include constructing a new fishway and modernizing the water diversion at Daguerre Point Dam to supply irrigation water and protect fish. A reintroduction program will support the recovery of spring-run Chinook salmon. The project will cost \$60 million, and is expected to be completed by the end of 2023.

The project will be implemented immediately with the goal of reintroducing Chinook salmon in the North Yuba River by 2025. It is seen as an ambitious watershed restoration effort and one of the most comprehensive in California.

This is great news for visitors and locals! The modernized fishway allows you to float down the Yuba River and not have to get off at the Daguerre Point Dam. This means that you can enjoy the natural beauty of the river uninterrupted. The reintroduction program will revitalize the river ecosystem, making it an even more vibrant and thriving habitat for visitors to enjoy. The Yuba Water Agency is working hard to ensure that the Yuba River remains a scenic and sustainable part of the California landscape for generations to come.



Costco



Friendship Park



Goldfields Subdivision
(499 SFR units)



Cedar Lane Affordable
Housing Project



Erle Interchange
Redesign
Goldfields Parkway
Road Project



West Linda Road
Improvements Grant
Business Facade
Grant



Cedar Lane
Elementary

Yes
TO YUBA

GOVERNMENT
CONTRACTING

Beale AFB 9th Contracting Squadron

- Honorary Commanders Program
- Yes to Government Contracting
- On Base "Industry Day"



PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

NEW APPLICATIONS

ADMINISTRATIVE USE PERMITS

Ag Power (6)

CONDITIONAL USE PERMITS

Cemetery Modification & Expansion, Oregon House

Truck Parking & Outdoor Storage, Olivehurst

DESIGN REVIEW

Revised Multi-Tenant Commercial Building

Feather River Blvd. & Chalice Creek Rd., Plumas Lake (attached)

MAP APPLICATIONS

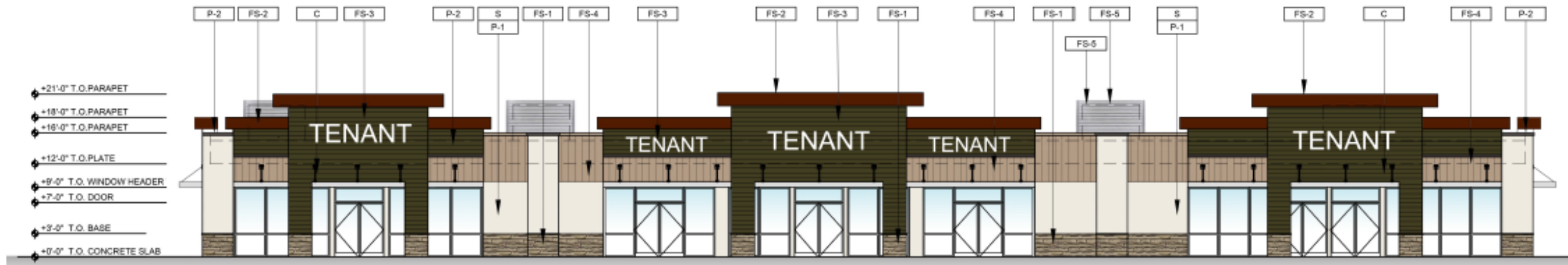
TENTATIVE PARCEL MAPS

4 lot TPM off of Montclair Ave, Linda (2 applications, 8 lots total)

2 Lot TPM off of Loretta Ln, Smartsville

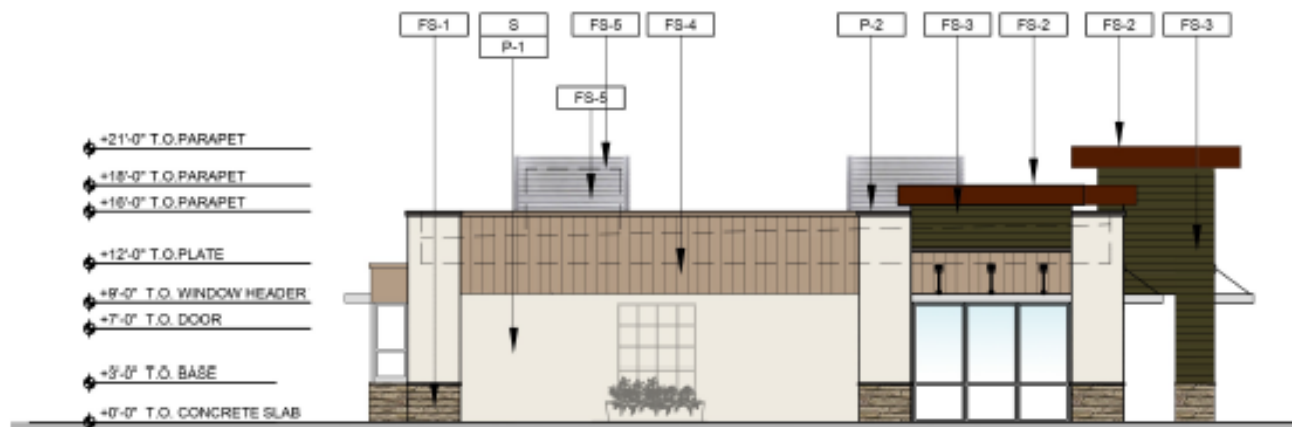
2 lot TPM off of Texas Hill Road, Dobbins

Yes



FRONT ELEVATION (SOUTH)

1/8" = 1'-0"



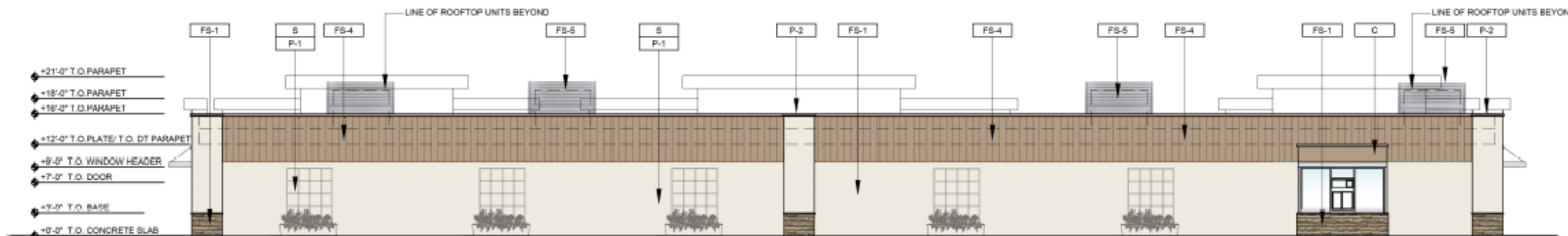
LEFT SIDE ELEVATION (WEST)

1/8" = 1'-0"



RIGHT SIDE ELEVATION (EAST)

1/8" = 1'-0"



REAR ELEVATION (NORTH)

1/8" = 1'-0"

GENERAL NOTES:

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

COLOR LEGEND:

	P-1	SHERWIN WILLIAMS SW7008 COLOR: ALABASTER
	P-2	SHERWIN WILLIAMS SW2736 COLOR: ESPRESSO
	P-3	SHERWIN WILLIAMS SW7647 COLOR: CRUSHED ICE
	FS-1	NICHHA- FIBER CEMENT STACKSTONE MOUNTAIN
	FS-2	AEP SPAN METAL DURA TECH 5000 "COLONIAL RED"
	FS-3	AEP SPAN METAL- HORIZONTAL PANEL, MINI V-BEAM, DURA TECH 5000 "WEATHERED COPPER"
	FS-4	AEP SPAN METAL - VERTICAL PANEL BOX RIB, DURA TECH 5000 "SIERRA TAN"
	FS-5	3' H. METAL PANEL SCREEN, TBD.

MATERIAL LEGEND:

	S	STUCCO; 7/8" CEMENT PLASTER
	T	TRIM AND CORNICE
	C	METAL CANOPY, MATCH SW7647 CRUSHED ICE

REVIEW APPROVALS

DESIGN REVIEW

Multi-Tenant Commercial Building, Plumas Lake (attached)

USE PERMITS

Stinger Car Wash - 1418 North Beale Road, Linda

PUBLIC CONVENIENCE OR NECESSITY FOR ABC LICENSE

Frenchtown Inn, Oregon House - Wine Bar & Tavern

Costco Wholesale, Linda - Retail

AM/PM, Plumas Lake - Retail

POLICY AMMENDMENTS

Bullards Bar Recreation Ordinance - Allow for Larger House Boats

Plumas Lake Specific Plan Amendment - Require CUP for Gas

Stations & Truck Terminals and Yards

TENATIVE MAPS

3 lot TPM - 6223 Mapes Way, Linda (attached)

2 lot TPM - 8235 Camp Far West Rd., Wheatland

5 lot Subdivision Tract Map - 10654 Texas Hill Road, Oregon House

FINAL PARCEL MAPS

1816 Linda Ave, Linda

5103 Canal St, Olivehurst

1539 Second Ave, Olivehurst

1838 Fourteenth St, Olivehurst

4789 Fleming Way, Olivehurst

5932 Grove Ave, Linda

15418 Frenchtown Rd, Oregon House

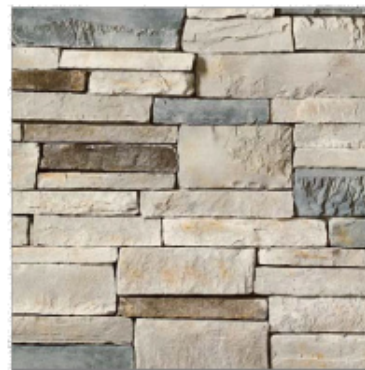




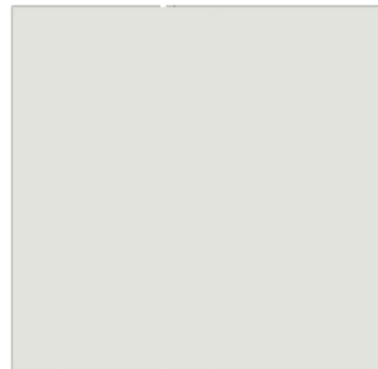
2 - FRONT ELEVATION



1 - REAR ELEVATION



1 **STONE VENEER OPT.1**
 MANUFACTURER: CULTURED STONE
 PRODUCT: COUNTRY LEDGESTONE
 COLOR: ECHO RIDGE



2 **BODY COLOR 1**
 MANUFACTURER: SHERWIN WILLIAMS
 PRODUCT: EXTERIOR FLAT PAINT
 COLOR: SPARE WHITE SW 6203



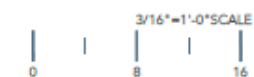
3 **BODY COLOR 2**
 MANUFACTURER: KELLY-MOORE
 PRODUCT: EXTERIOR FLAT PAINT
 COLOR: ABBEY ROAD KM4586



4 **TRIM**
 MANUFACTURER: SHERWIN WILLIAMS
 PRODUCT: EXTERIOR FLAT PAINT
 COLOR: SEALSKIN SW7675

PLUMAS LAKE SHOPS BUILDING
 PLUMAS LAKE | CA

PETROVICH DEVELOPMENT CO. | 22-096
 DATE 04 | 20 | 23



ENGINEER/SURVEYOR:

MHM, INC.
1204 "E" STREET
P.O. BOX "B"
MARYSVILLE, CA. 95901
PHONE (530) 742-6465
ATTN: ROGER HANLIN, PLS
hanlin@mhm-inc.com

LEGEND

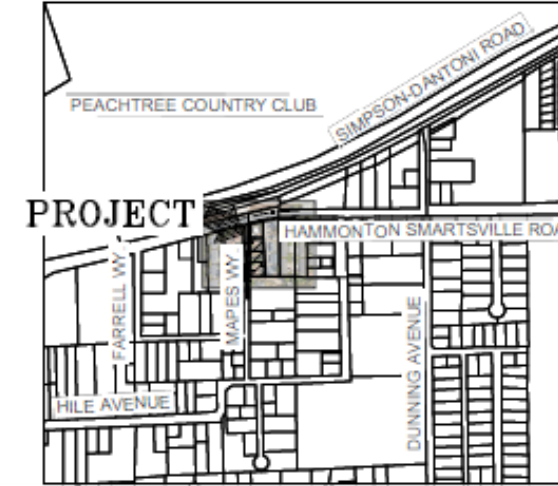
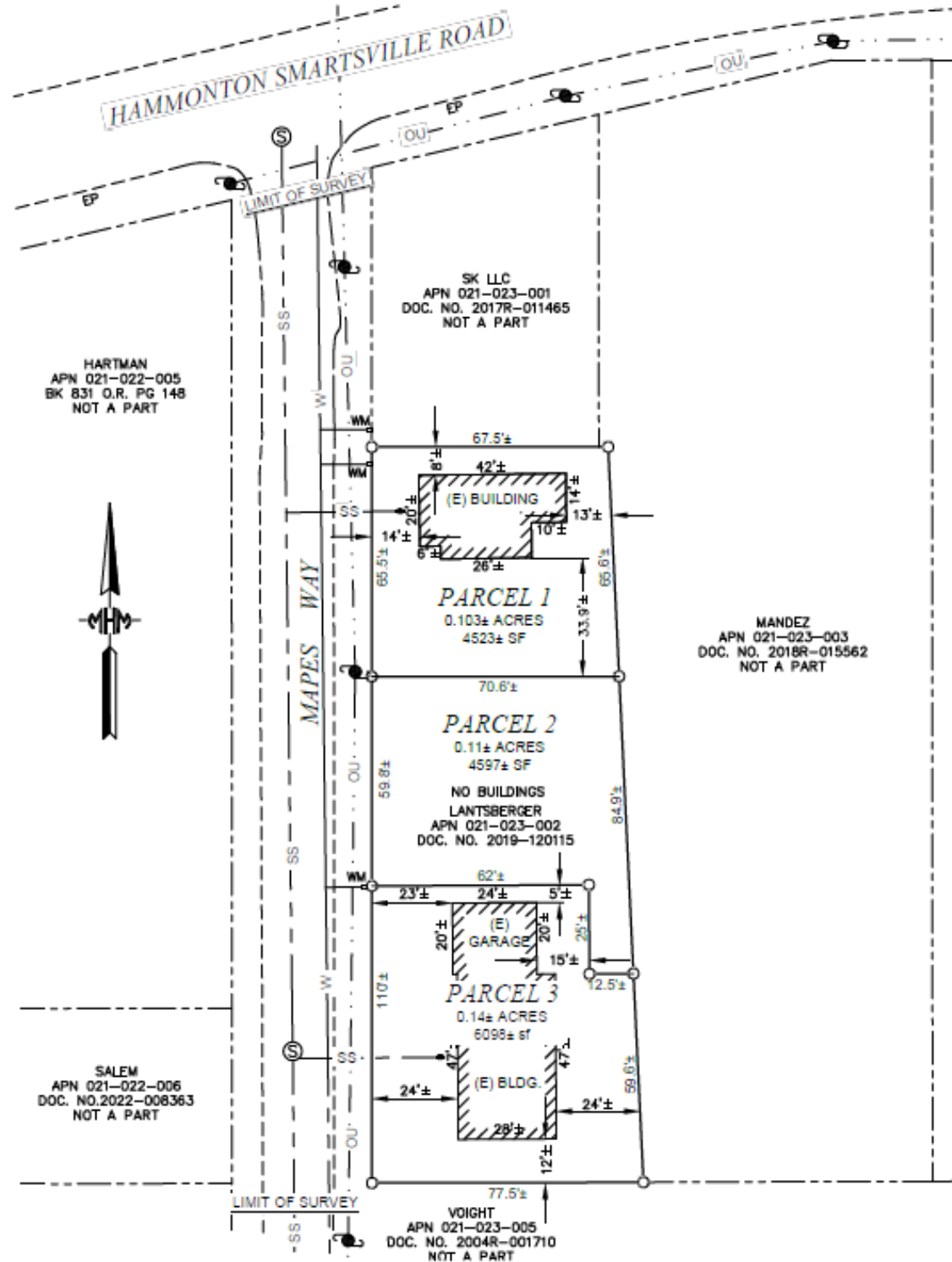
- CALCULATED POINT
NOTHING FOUND OR SET
- R.O.W. RIGHT OF WAY
- BOUNDARY
- - - RECORD LINES PER YUBA COUNTY GIS
- - - CENTERLINE
- - - (EP) EDGE OF PAVING
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER VALVE

OWNER:

MARCOS GONZALEZ
GONZALEZ DEVELOPMENT, LLC
688 GABRIEL AVENUE
YUBA CITY, CA 95993
PHONE: (530) 751-6401
wepaymore4u@gmail.com

APPLICANT:

MARCOS GONZALEZ
GONZALEZ DEVELOPMENT, LLC
688 GABRIEL AVENUE
YUBA CITY, CA 95993
PHONE: (530) 751-6401
wepaymore4u@gmail.com



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- WATER:
LINDA COUNTY WATER DISTRICT (L.C.W.D.)
- SEWER:
LINDA COUNTY WATER DISTRICT (L.C.W.D.)
- DRAINAGE:
ROADSIDE SWALE DRAINAGE TO REMAIN AS EXISTS
- BUILDINGS:
EXISTING RESIDENCE AT 6223 MAPES WAY
EXISTING BUILDING 2 TO BE REMOVED
- EXISTING LAND USE:
RESIDENTIAL
- ZONE:
R-02 (MULTI-FAMILY RESIDENTIAL)
- EXISTING A.P. NUMBERS & AREAS
APN 021-023-002 0.64± ACRES CALCULATED
0.97± ACRES PER ASSESSOR
- PROPOSED AREAS:
PARCEL 1 RESIDENCE 0.103± ACRES (4523± SF)
PARCEL 2 NO BUILDING 0.106± ACRES (4597± SF)
PARCEL 3 VACANT BUILDING 0.15± ACRES (6098± SF)
0.35± ACRES
- COMMUNICATIONS:
OWNER/APPLICANT & ENGINEER TO RECEIVE ALL COMMUNICATIONS

TENTATIVE PARCEL MAP NO. 2022 -00 __

FOR
GONZALEZ DEVELOPMENT, LLC

BEING A PORTION OF LOT 46 AS SHOWN ON THAT CERTAIN MAP ENTITLED "DUNNING SUBDIVISION" AS FILED IN BOOK 3 OF MAPS AT PAGE 14, YUBA COUNTY RECORDS.

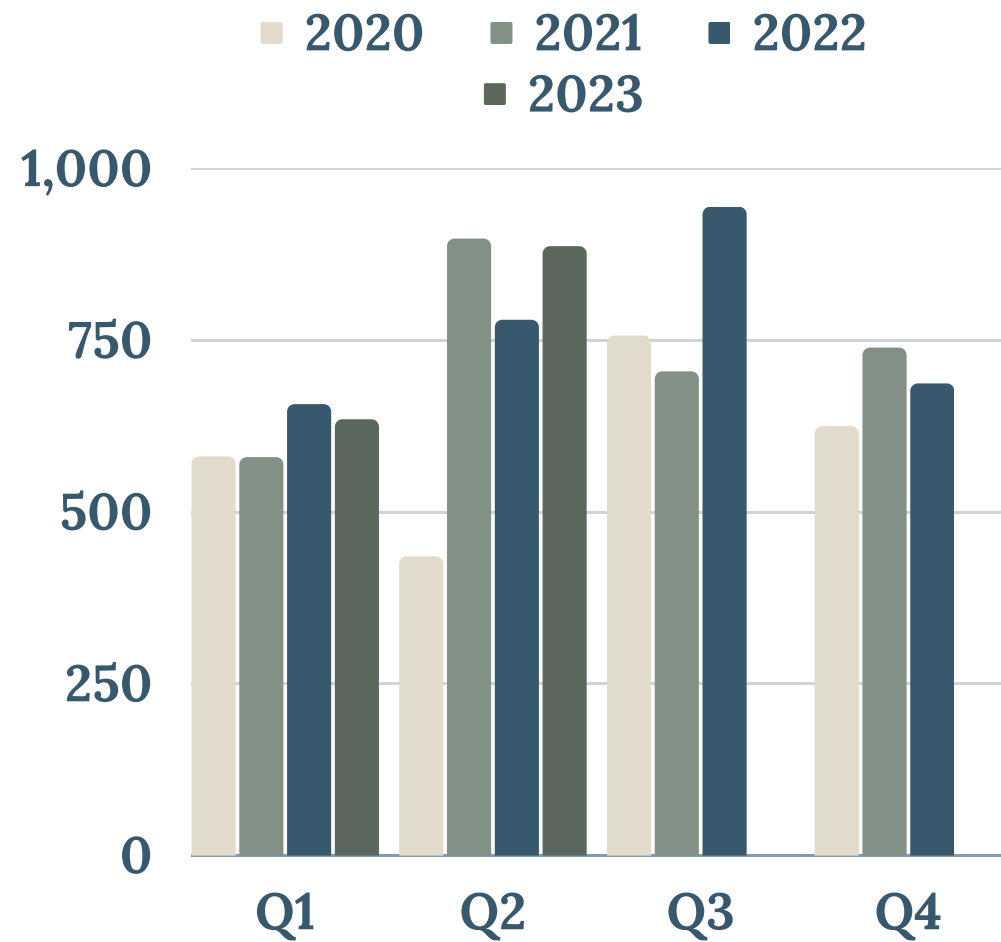
COUNTY OF YUBA
CALIFORNIA

NOVEMBER 2022
SCALE: 1"= 30'

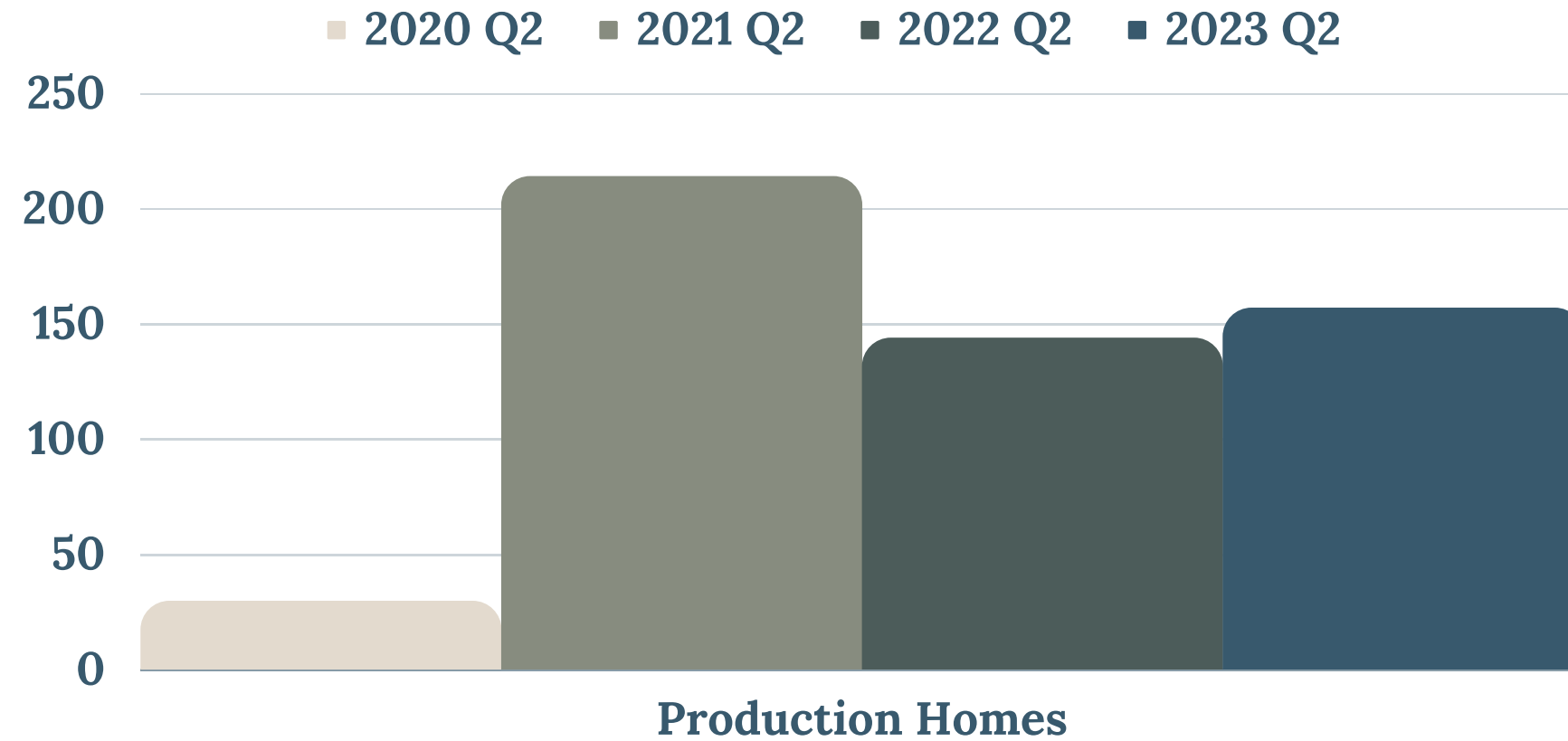
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

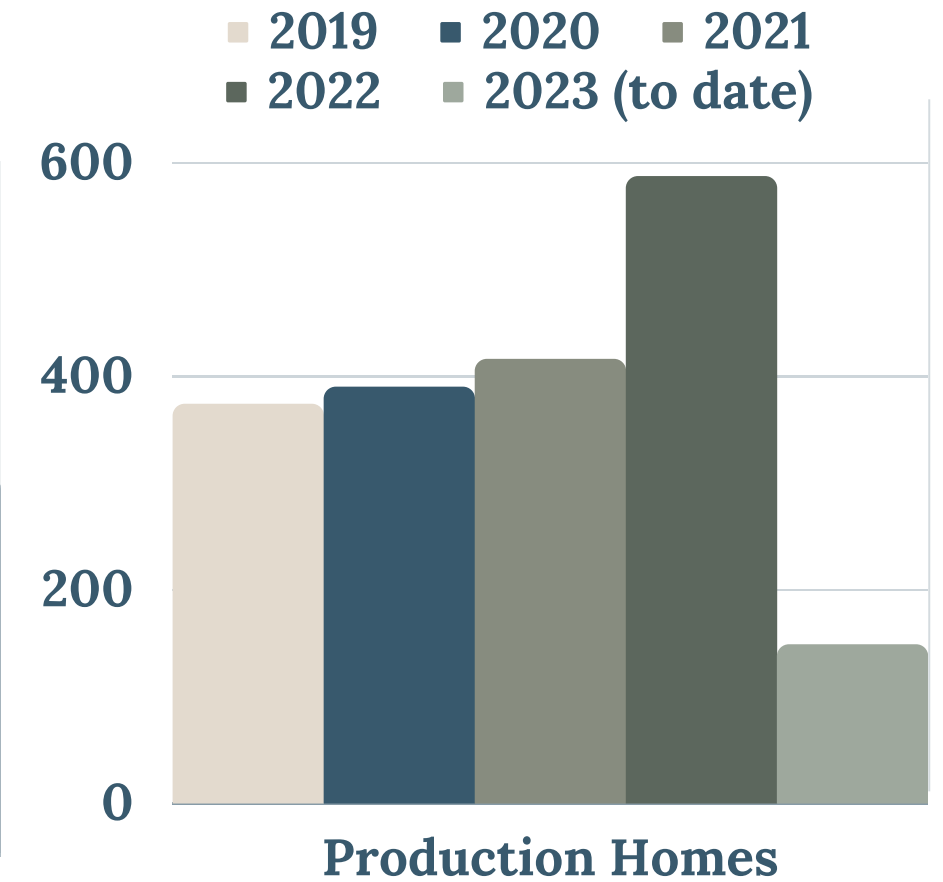
BUILDING PERMITS ISSUED - ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS ISSUED QUARTER COMPARISON



PRODUCTION HOME PERMITS - FINAL OCCUPANCY YEAR OVER YEAR



Yes

BUILDING PERMITS

COMMERCIAL BUILDING PERMITS UNDER REVIEW

Best National Carports

5505 Chestnut Rd., Olivehurst
Relocation/Expansion, New Construction

RV Repair Business

5101 Hwy 20, Browns Valley
Relocation, New Construction

Medical Clinic Building

2299 River Oaks Blvd., Plumas Lake
Additional Location

Personal Storage Facility

2723 Oakley Lane., Wheatland
Expansion, New Construction

COMMERCIAL BUILDING PERMITS ISSUED

Peach Tree Health

5730 Packard Ave., Linda
Clinic & Office Building Improvement

Harmony Health

114 D. Street, Wheatland
Clinic & Office Building Improvement

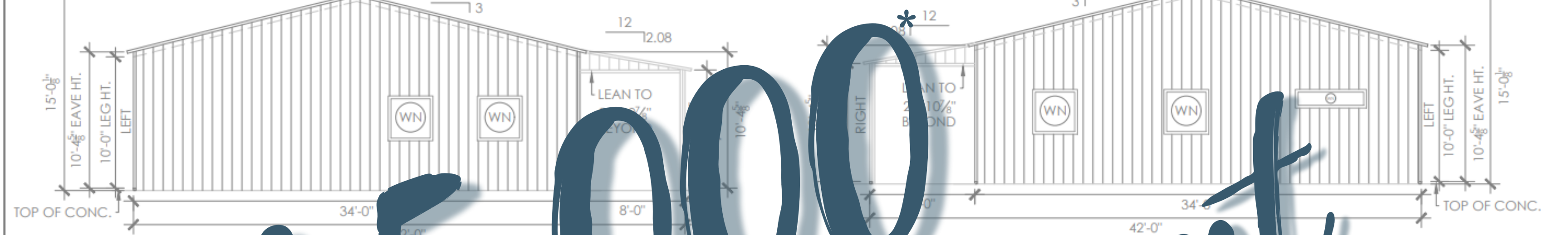
Linda Fire Protection District

1296 Scales Ave., Linda
Expansion, New Construction

Personal Storage Facility

2723 Oakley Lane., Wheatland
New Construction

ELEVATIONS



\$665,000 Investment

- DESIGN NOTES**
1. THE INDICATION OF ELEVATIONS PROVIDED ON THIS SET IS FOR INFORMATION ONLY. STRUCTURAL REQUIREMENTS SHALL BE ADDRESSED BY OTHERS.
 2. ALL STRUCTURAL DESIGN REQUIREMENTS SHALL BE ADDRESSED IN THE DESIGN SET. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SEPARATE TECHNICAL SET BY A LICENSED PROFESSIONAL ENGINEER AS NECESSARY.
 3. ALL ROOF SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
 4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
 5. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

- LEGEND**
- (WN) WINDOWS (REF WINDOW MFG)
 - (WD) WALK-IN DOORS (REF DOOR MFG)

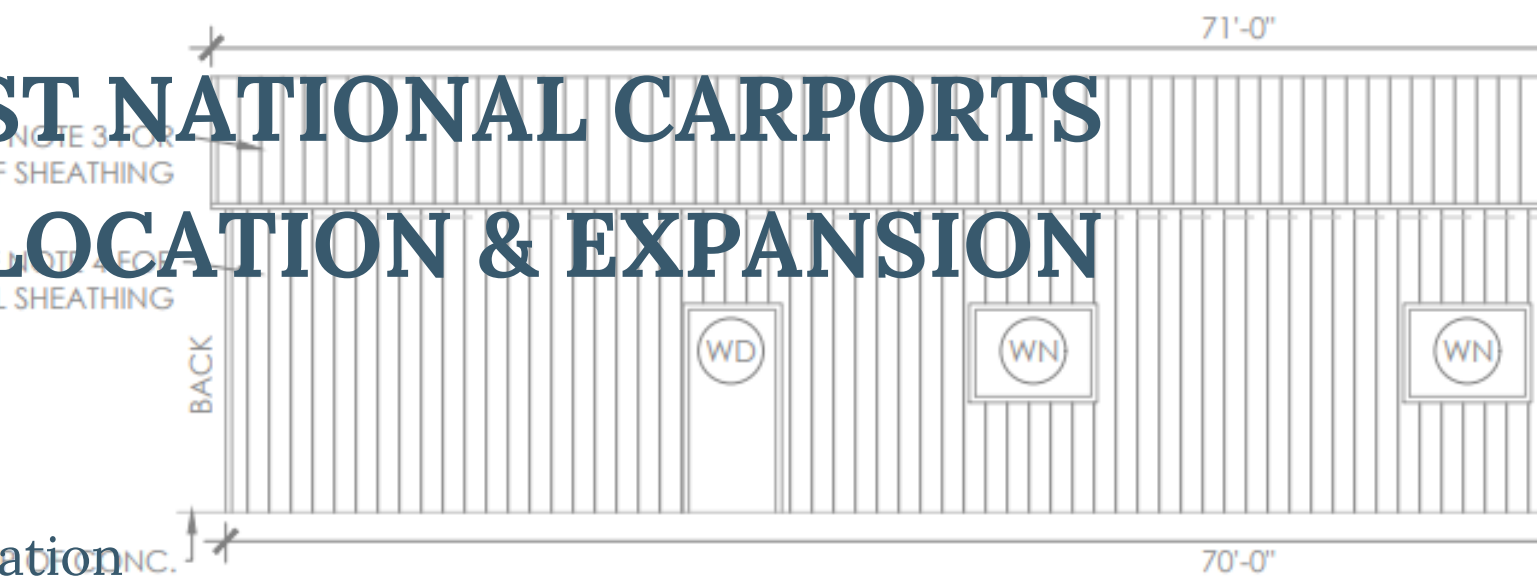
NOTE: ANY WINDOW DESIGN INFORMATION NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

FRONT END WALL ELEVATION
 SCALE: 1/8" : 1'

BACK END WALL ELEVATION
 SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION
 SCALE: 1/8" : 1'



**BEST NATIONAL CARPORTS
 RELOCATION & EXPANSION**



*Estimated project valuation

HOUSING

WORKFORCE HOUSING | AFFORDABLE HOUSING | EQUITABLE ACCESS

STATE PROHOUSING DESIGNATION

- The County received the Prohousing Designation in April 2023 through a competitive program through the CA Housing and Community Development Dept.
- The Prohousing Designation Program provides incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs.
- The County was also awarded a Prohousing Incentive Pilot Program grant of **\$960,000** in June 2023; this program is designed to reward local governments with Prohousing Designation with additional funding to accelerate affordable housing production and preservation.

YUBA COUNTY OWNER OCCUPIED REHABILITATION PROGRAM

- Program opened on June 26 and is able to support a minimum 42 households in unincorporated Yuba County
- Program is designed to assist low income households with curing code violations and/or health and safety issues in their homes
- Grants are offered between \$5,000- \$40,000 for home repairs

Yes



**WHY START, GROW OR RELOCATE YOUR
BUSINESS IN YUBA COUNTY?**

Yuba County is investing in infrastructure!

\$3 million!



**NORTH BEALE ROAD IMPROVEMENTS FOR
CURBS, GUTTERS & SIDEWALK IN FRONT OF
YUBA COLLEGE!**



\$40+ million!

SIDEWALKS, BIKELINES & DRAINAGE IN WEST LINDA

- Phase I: Garden Ave, Cedar Lane, Alicia Ave, Feather River Blvd.
- Phase II: Arboga Rd, Cottonwood Ave, Jay Ave, Alicia Ave, Grand Ave. & Vine Ave.

PUBLIC WORKS

INFRASTRUCTURE | ENCROACHMENT | TRANSPORTATION

2023 CONSTRUCTION

- Olivehurst
 - McGowan Parkway, Olivehurst (Safe Routes to School)
 - Skyway Drive & Arboga Road (Overlay)
- Linda
 - West Linda Multi-Use Drainage Basin
 - Feather River Blvd. (State of Good Repair)
 - Cedar Lane & Alicia Avenue (Active Transportation Program)
- Bridge Replacements
 - Spring Valley Road

FUTURE PRIORITY PROJECTS

- Olivehurst
 - 8th, 9th, Western Ave (Sidewalks & Drainage)
- Linda
 - North Beale Road & Lindhurst Ave., from Erle Road to Hwy 70 on ramp (Complete Streets Project)
 - Erle Road Interchange
 - Goldfields Parkway, Extension

IN DESIGN

- Linda
 - North Beale Road Phase III
 - Garden Avenue, Safe Routes to School (2024 construction)
 - Arboga Road, Alicia, Cottonwood, Grand, Jay & Vine Avenues, Active Transportation Projects (in design)
 - Linda & Dunning Ave. (Active Transportation)
 - Friendship Park, Redevelopment
- Olivehurst
 - Flemming Way (Drainage & Sidewalks)
- Yuba Foothills
 - Hammonton Smartsville Road, Shoulder Widening
 - Striping & Pullout Project
- South County
 - Plumas Lake Interchange, Phase II
 - South Beale Road Interchange & East Wheatland Expressway
- Bridge Repair/Replacements
 - Los Verjeles, Waldo Road & Ellis Road
- Other Projects:
 - Loma Rica Road & South Beale Road, State of Good Repair
 - Bicycle and Pedestrian Mobility Plan

YUBA COUNTY AIRPORT

INFRASTRUCTURE | AVIATION | INDUSTRY

Industrial Real Estate:

Within the past 12 months the Airport has gained ownership and/or regained possession of a total of 5 buildings. While all are aged and in need of a maintenance plan, efforts are in place to secure job-creating, tax generating, and/or complimentary aviation related businesses in these valuable real estate assets.

Ultralight Operations:

The Corrective Action Plan, which included Standard Operating Procedures and a map showing the proposed location and required traffic patterns, was submitted to the FAA on June 7th. To date, no response has been received. The Airport is proactively working on preparing the proposed operating area in anticipation of FAA approval.





Yes

TO YUBA

Darlene Rios