

Yes
TO YUBA
COUNTY

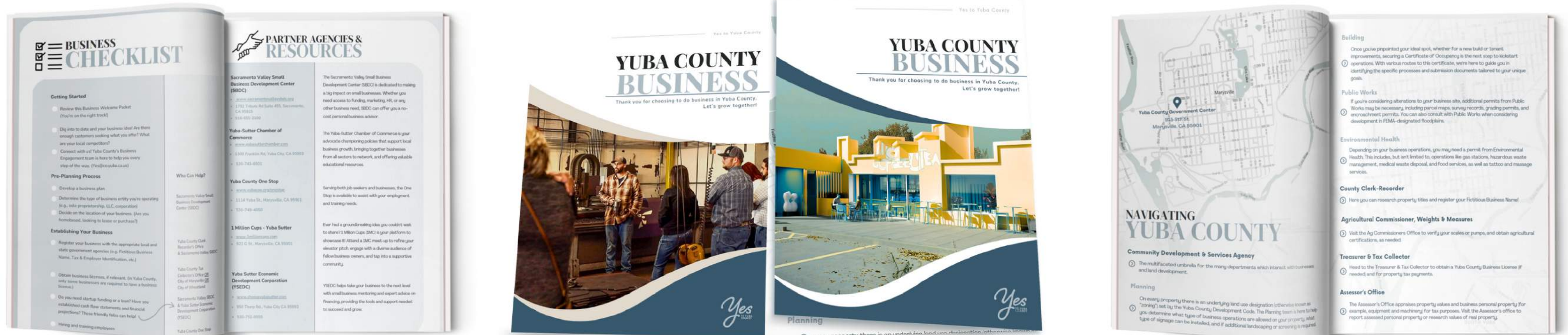
QUARTERLY
DEVELOPMENT
UPDATE

Q2 | 2024

YES TO YUBA

NEW BUSINESS PACKET

HELPING SMALL BUSINESSES START UP AND
GROW IN YUBA COUNTY!



PURPOSE:

- **Facilitate Business Development:** Essential resources and guidance for new and growing businesses in Yuba County.
- **Comprehensive Support:** Covers starting, operating, and expanding your business.

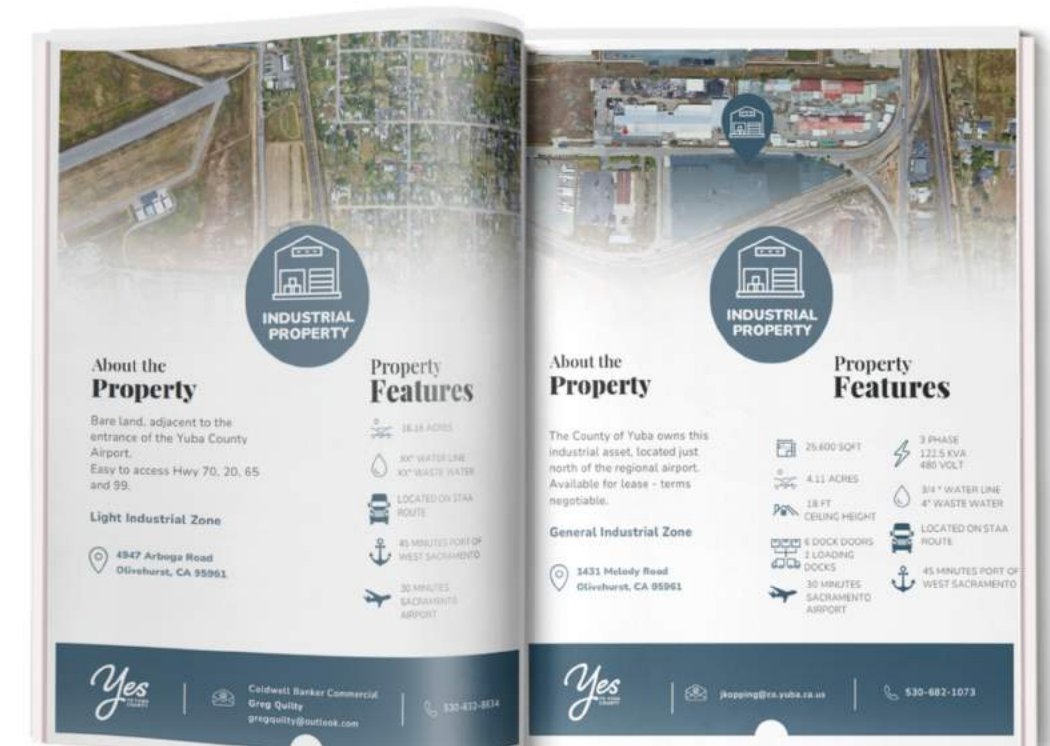
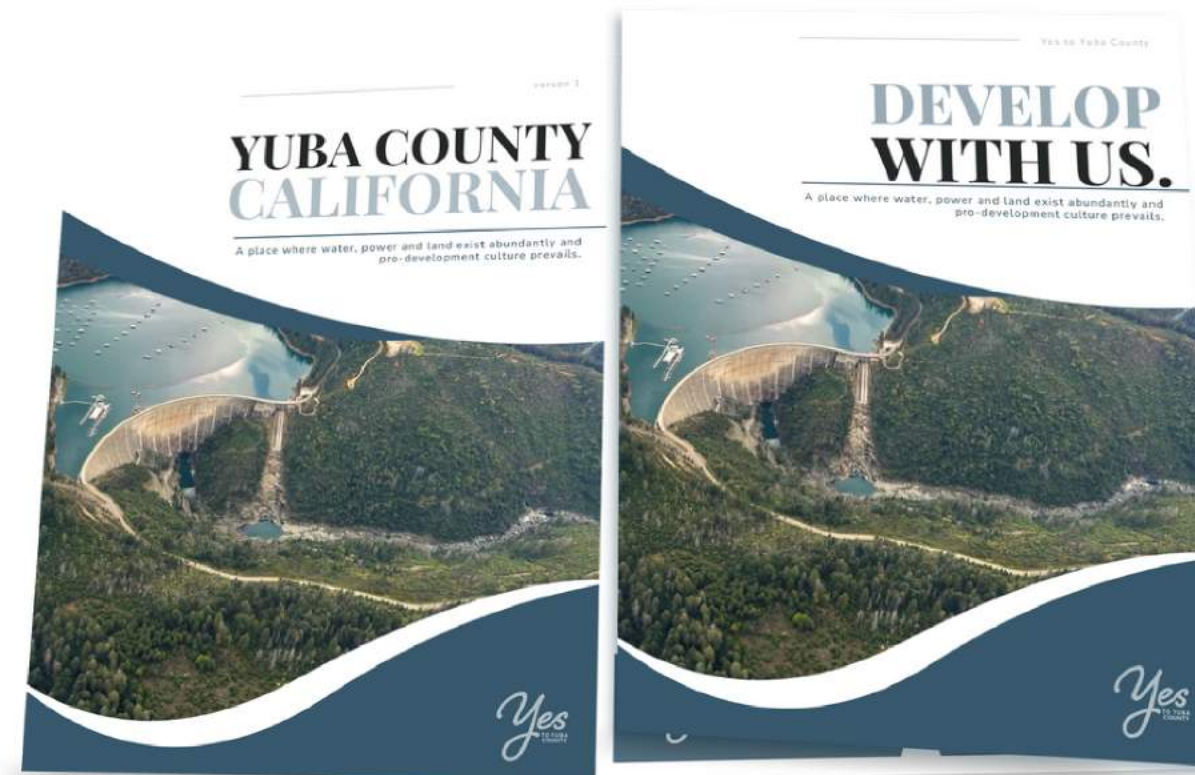
WHAT'S INSIDE:

- **Business Navigation Checklist:** Step-by-step instructions.
- **Local Resources:** Directory of business resources and support agencies.
- **Compliance & Operations:** guidance on licenses, permits, and regulations.

Available at YestoYuba.com

INDUSTRIAL OPPORTUNITIES

CONNECTING DEVELOPERS TO YUBA
COUNTY OPPORTUNITIES!



PURPOSE:

- **Inform & Attract:** Showcase key information about Yuba County.
- **Promote County Properties:** Highlight available properties and development opportunities.

WHAT'S INSIDE:

- **CDSA:** Directory of CDSA leadership and describing “Yes to Yuba” mindset.
- **Demographics & Market Data:** Data on local population and workforce.
- **County Properties:** Details on available **industrial** properties.

Available at YestoYuba.com

NEW PROJECTS

ZONING | LAND USE | DEVELOPMENT CODE

NEW APPLICATIONS

Conditional Use Permit

- 5848 Lindhurst Ave. Auto Dealership
- Vacant Parcel, Arboga Road. Major Truck Repair

Design Review

- NorthPoint Subdivision by Lennar, Plumas Lake.
- Wheeler Ranch North by Richmond American Homes, Plumas Lake.

MAP APPLICATIONS

Final Parcel Map

- North Beale Commons Shopping Center
(attachment)

Yes

North Beale Commons

SHOPPING CENTER AT NORTH
BEALE RD. & LINDHURST AVE.

This commercial property is showing development progress!

Developers received approval on a tentative parcel map and submitted a final map this quarter.

This first building permit under review at this site is a Surf Thru Car Wash.



APPROVED PROJECTS

ZONING | LAND USE | DEVELOPMENT CODE

LAND USE

Homebased Businesses

- Dave's Chips, Plumas Lake
- Coffee & Flowers, Brownsville
- Angie's Sweet Treats, Plumas Lake

Conditional Use Permits

- Retreat and Meditation Center. 5036 Feather River Boulevard, Olivehurst.

Development Agreements

- Plumas Lake Unit 9 through 16 (AKA Danna) Subdivision
- Bear River Ranch Subdivision
- Draper Ranch North Subdivision

TENATIVE MAPS

North Beale Commons Shopping Center (North Beale Rd. & Lindhurst Ave.)

Feather River Shopping Center (Scales Ave. & Lindhurst Ave.)

Feather Glen II (*attachment*)

FINAL RECORDED MAPS

NorthPoint Village I (*attachment*)

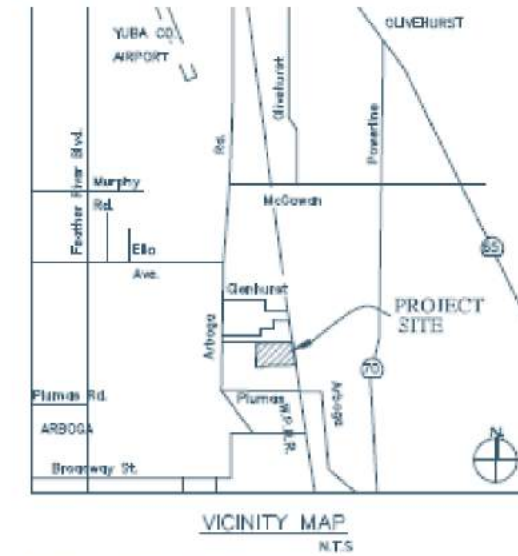
Wheeler Ranch North, Large Lot Final Map (*attachment*)

Yes

THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED
RESOLUTION 23-0_____, APPROVING TENTATIVE PARCEL MAP NO.
2023-_____, DURING THE PLANNING COMMISSION MEETING ON _____,
2023.

COUNTY OF YUBA

DATE _____



GENERAL INFORMATION:

OWNER & SUBOWNER:
HUST BROTHERS INC.
PO BOX 591
MARYSVILLE, CA 959
530-743-1561

ENGINEER: LAUGHLIN AND SPENCE; JEFF SPENCE
1008 LIVE OAK BLVD.; YUBA CITY, CA 95991
530-671-1008

APN: 014-870-003 & 014-870-004

ACREAGE: 10= 9.85 ACRES ±
10= 15.19 ACRES ±

TOTAL LOTS CREATED: 10=47 & 10=55

LOT DENSITY: 10= 4.77 LOTS/ACRE
10= 3.82 LOTS/ACRE

EXISTING ZONING: RS/SINGLE FAMILY RESIDENCE
PROPOSED ZONING: RS/SINGLE FAMILY RESIDENCE

LEVEE PROTECTION: RECLAMATION DISTRICT NO.784

SCHOOL DISTRICT: MARYSVILLE UNIFIED SCHOOL DISTRICT

WATER/SEWER: OUEHURST PUBLIC UTILITY DISTRICT

FIRE PROTECTION: OLIVENHURST FIRE DEPARTMENT

UTILITIES: PG&E, AT&T, COMCAST

PROPOSED IMPROVEMENTS: STREETS, CURB AND GUTTER, SIDEWALKS, STORM DRAIN, WATER, SEWER, ELECTRIC, GAS, CABLE T.V., STREET LIGHTING, TELEPHONE.

SLOPE LESS THAN 1%

PRESENT USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

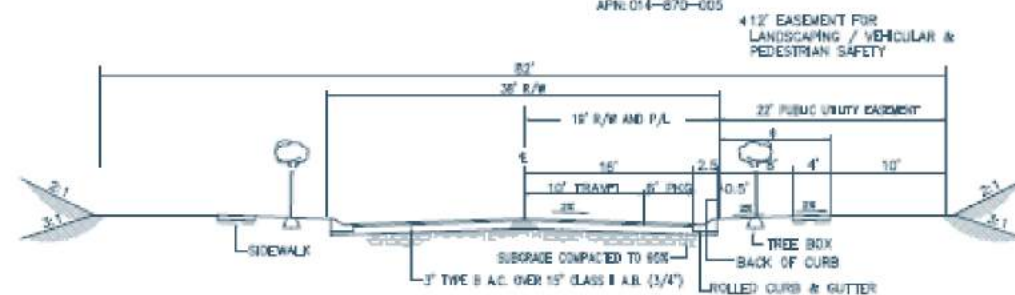
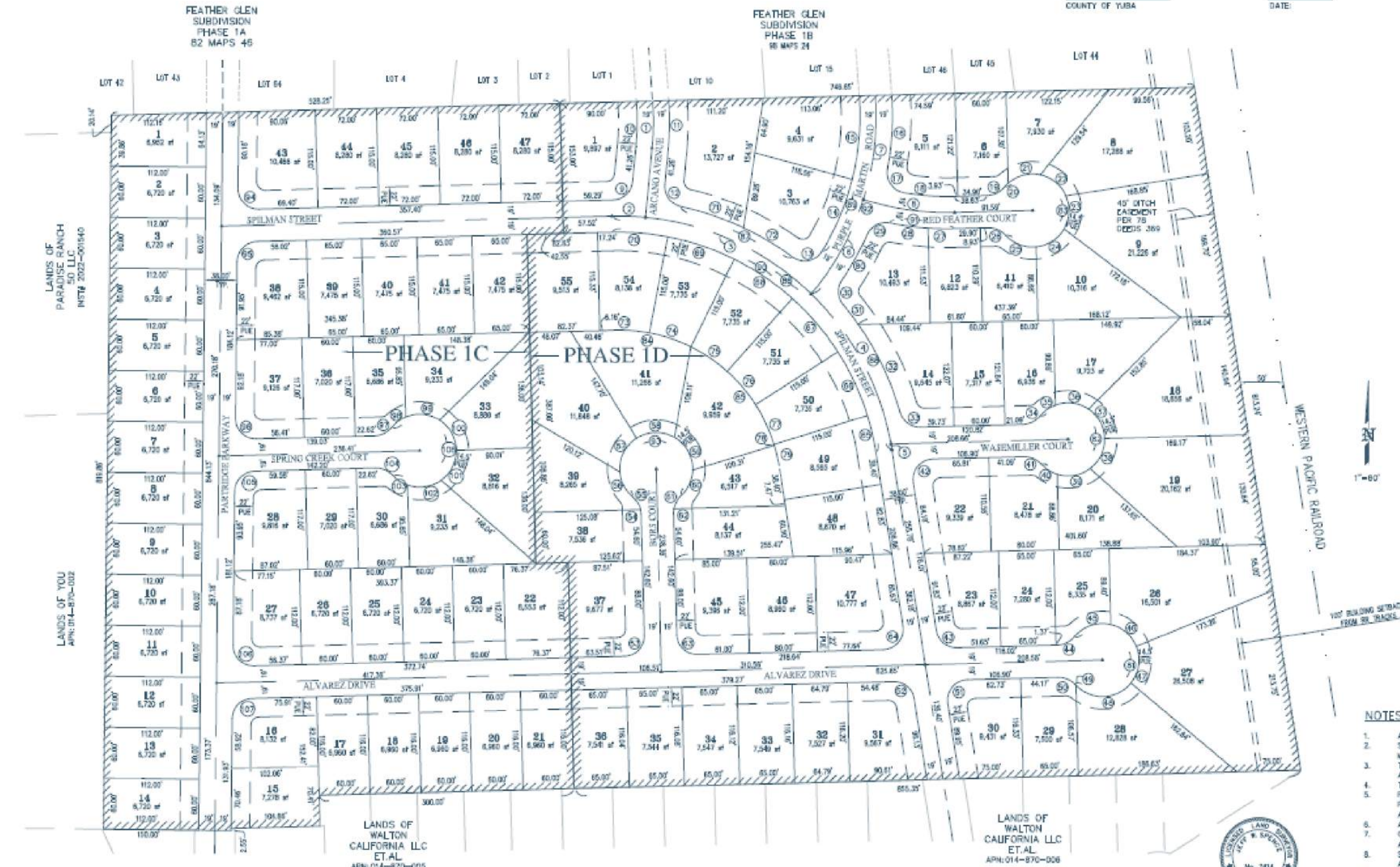
COMMUNICATIONS: OWNER AND ENGINEER

EASEMENTS: PROPOSED 14.5' & 22' P.U.E. ALONG ALL LOTS WITH STREET FRONTAGES AS SHOWN.

STREET IMPROVEMENTS: PER YUBA COUNTY STANDARDS.

NOTES:

1. ALL DIMENSIONS ARE PLUS OR MINUS.
2. SUBDIVISION RESERVE THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 660401.1(A) OF THE SUBDIVISION MAP ACT.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ADJACENCES ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. PHASE 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.
6. ANY EXISTING WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
7. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
8. STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.



TYPICAL RESIDENTIAL STREET

CURVE TABLE											
CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH
1	325.00	15.31	22	344.00	17.67	31	370.00	21.91	38	395.00	26.15
2	325.00	30.62	23	344.00	35.34	32	370.00	43.82	39	395.00	52.30
3	325.00	45.94	24	344.00	50.68	33	370.00	58.73	40	395.00	67.59
4	325.00	61.25	25	344.00	65.41	34	370.00	73.05	41	395.00	82.89
5	325.00	76.57	26	344.00	80.14	35	370.00	88.37	42	395.00	98.20
6	325.00	91.88	27	344.00	94.87	36	370.00	96.69	43	395.00	113.51
7	325.00	107.20	28	344.00	109.60	37	370.00	105.01	44	395.00	128.82
8	325.00	122.51	29	344.00	124.33	38	370.00	119.33	45	395.00	144.13
9	325.00	137.83	30	344.00	139.06	39	370.00	133.65	46	395.00	159.44
10	325.00	153.14	31	344.00	153.79	40	370.00	147.97	47	395.00	174.75
11	325.00	168.46	32	344.00	168.52	41	370.00	162.29	48	395.00	190.06
12	325.00	183.77	33	344.00	183.25	42	370.00	176.61	49	395.00	205.37
13	325.00	199.09	34	344.00	197.98	43	370.00	190.93	50	395.00	220.68
14	325.00	214.40	35	344.00	212.71	44	370.00	205.25			
15	325.00	229.72	36	344.00	227.44	45	370.00	219.57			
16	325.00	245.03	37	344.00	242.17	46	370.00	233.89			
17	325.00	260.35	38	344.00	256.90	47	370.00	248.21			
18	325.00	275.66	39	344.00	271.63	48	370.00	262.53			
19	325.00	290.98	40	344.00	286.36	49	370.00	276.85			
20	325.00	306.29	41	344.00	301.09	50	370.00	291.17			
21	325.00	321.61	42	344.00	315.82						

DATE:

L&S JOB No.:

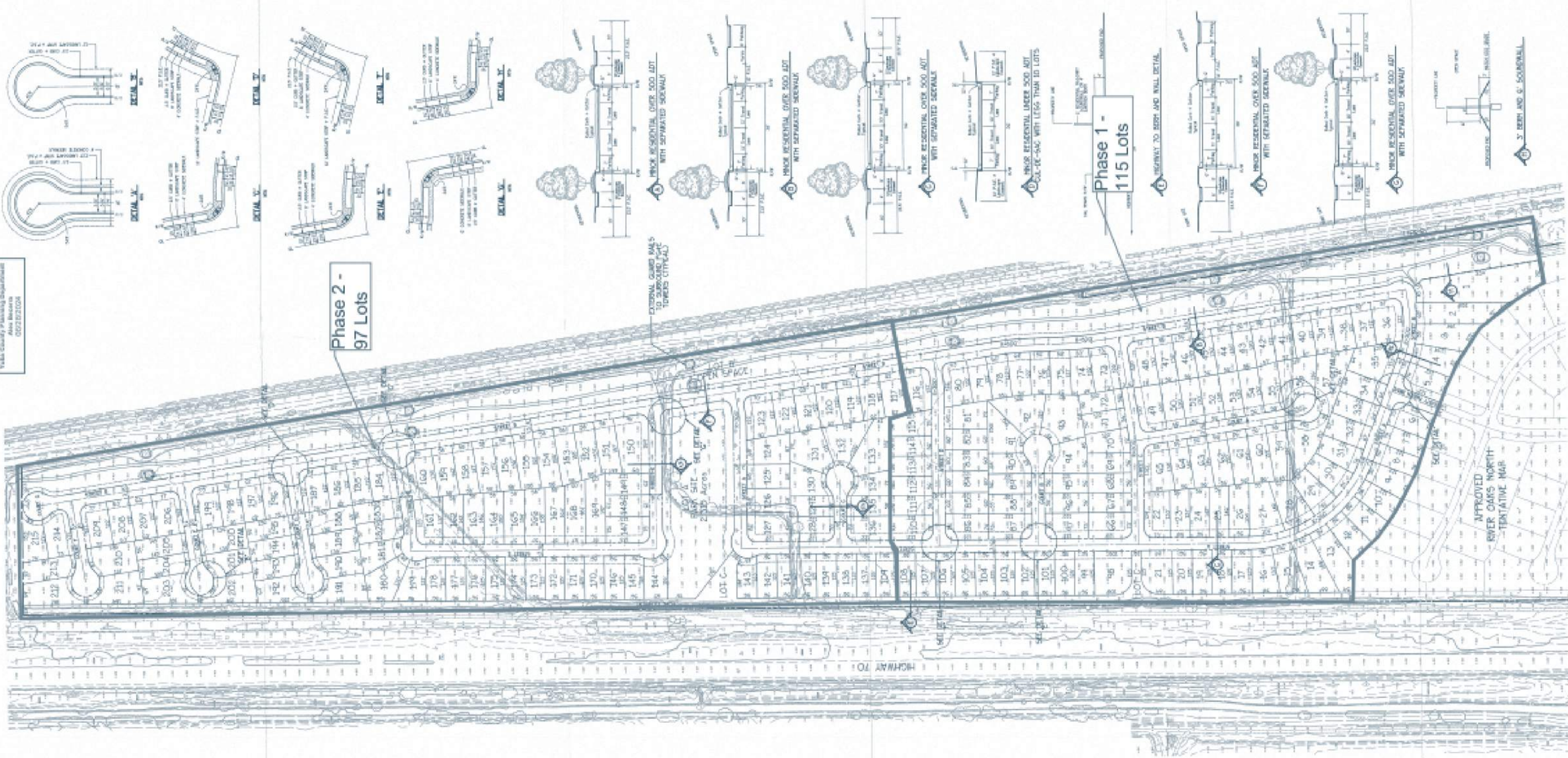
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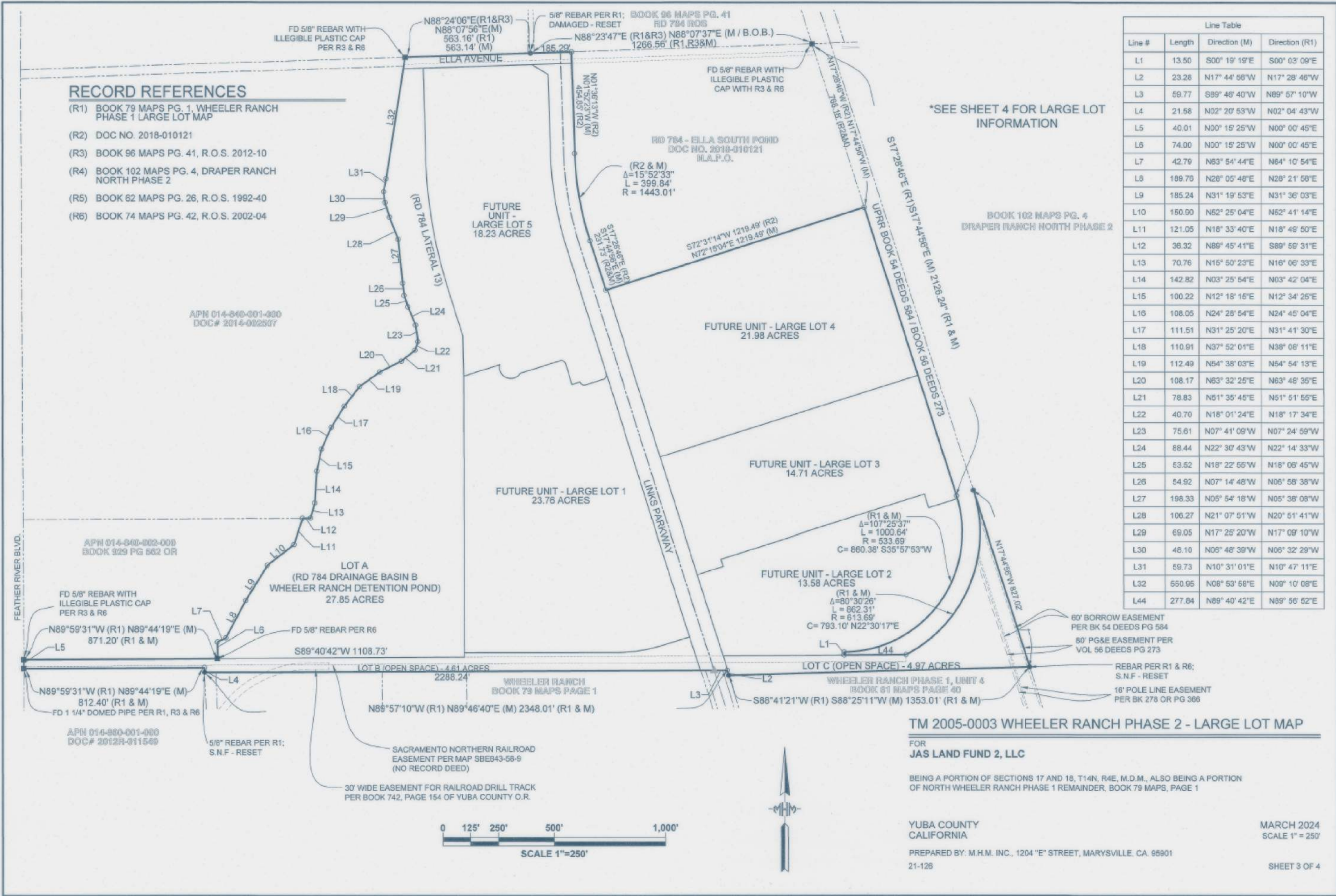
TENTATIVE SUBDIVISION TRACT MAP 23-

FOR
FEATHER GLEN II

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 17,
T.14N., R.4E., M.D.B&M.



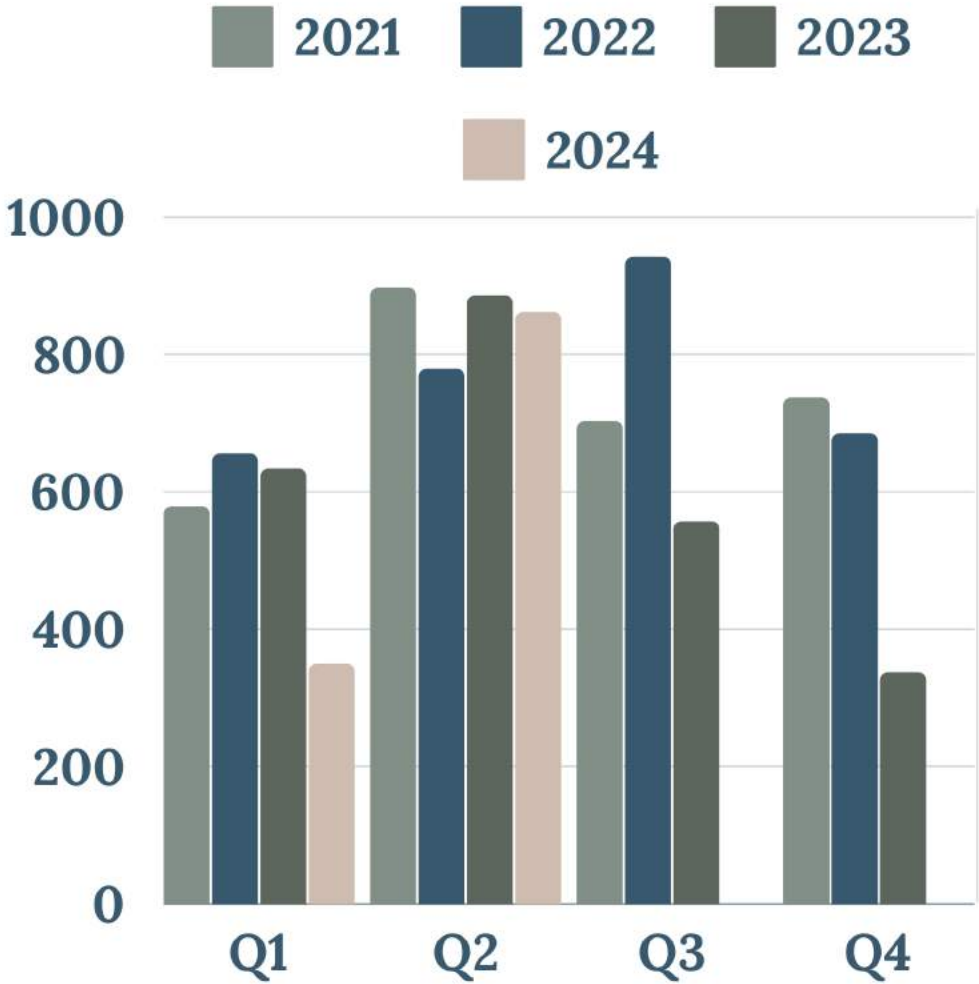
NORTHPOINT VILLAGE MAP



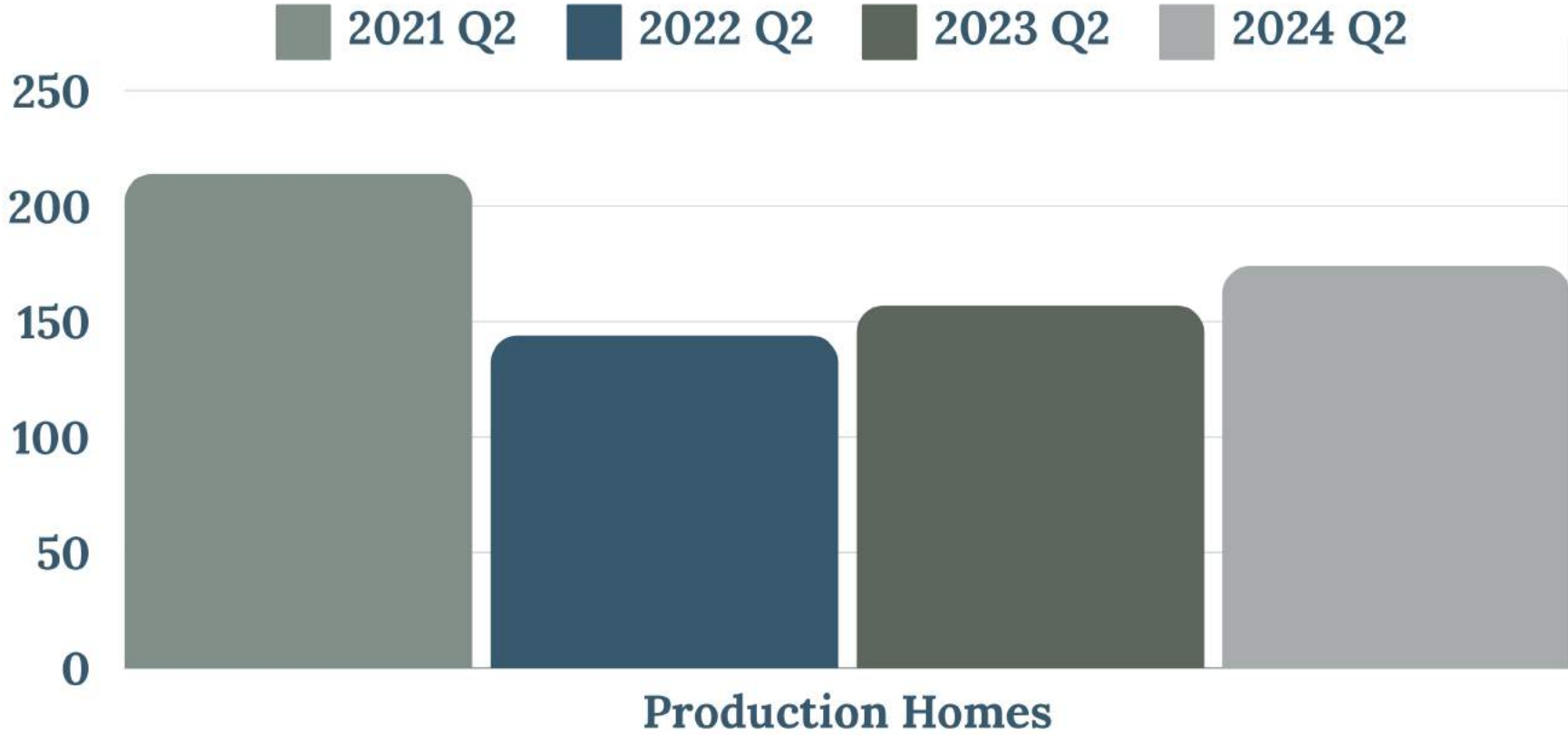
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

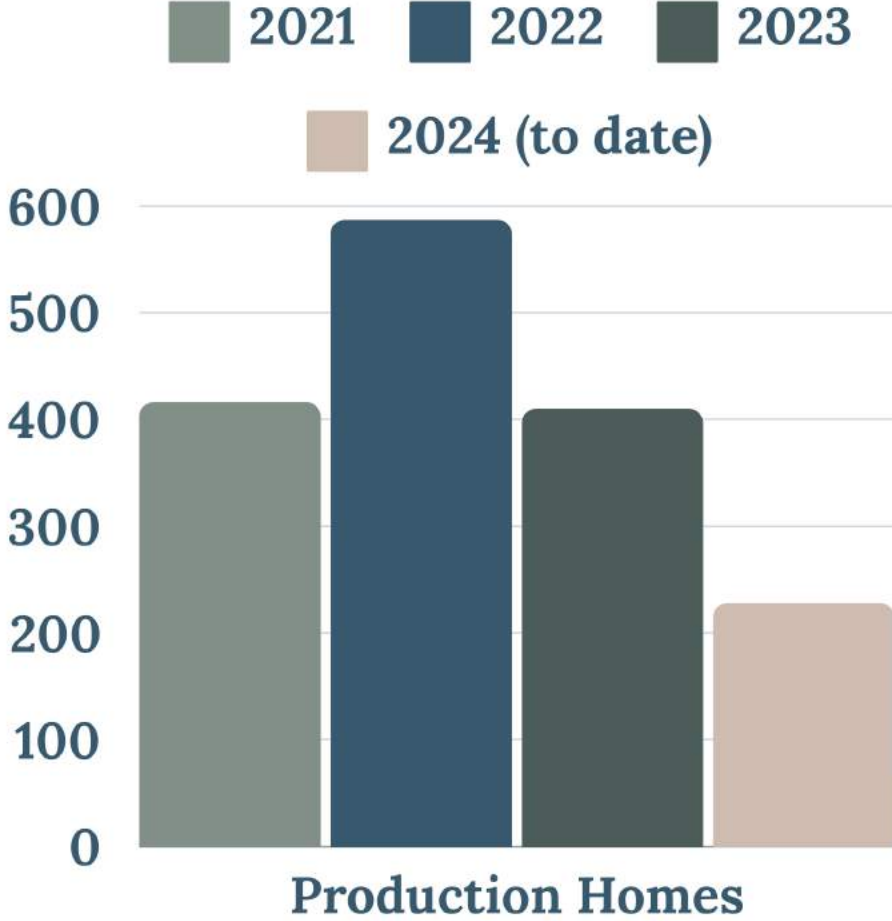
**BUILDING PERMITS ISSUED -
ALL PERMIT TYPES BY QUARTER**



**PRODUCTION HOME PERMITS ISSUED
QUARTER COMPARISON**



**PRODUCTION HOME PERMITS -
FINAL OCCUPANY YEAR OVER
YEAR**



Yes

COMMERCIAL BUILDING PERMITS

Under Review

Tenant Improvement – Sutter Heath Clinic, Plumas Lake (*attachment*)

Wall Sign Upgrade – Circle K, Plumas Lake

Monument Sign – Feather River Shopping Center, Linda (*attachment*)

Wall Sign – O’Rielly Auto Parts, Olivehurst

Remodel – Walmart, Linda

Tenant Improvement at New Location – Papa Murphy’s, Linda

Tenant Improvement & Expansion – Golden State Trailers, Olivehurst

Issued

Monument Sign – River Oaks Apartments, Plumas Lake

Monument Sign Upgrade – Lally’s Gas Station, Olivehurst

NEW COMMERCIAL DEVELOPMENT IN YUBA COUNTY!

2299 River Oaks Boulevard Plumas Lake



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Feather River Center

SHOPPING CENTER AT NORTH
BEALE RD. & LINDHURST AVE.

This commercial center is showing continued development progress!

Developers submitted an application for (3) monument signs along the North Beale Rd. frontage.

Note: Signage is a mockup. Not a reflection of active building permits.



PUBLIC WORKS

INFRASTRUCTURE | ENCROACHMENT | TRANSPORTATION

2024 CONSTRUCTION

Linda

- Garden Avenue, Safe Routes to School
- Edgewater Area Resurfacing (slurry seal)
- Eastside Interceptor
- North Beale High Friction Surface Treatment

Plumas Lake

- Star Bend Boat Ramp Dredging

Foothills

- Los Verjeles Rd. Bridge Replacement
- DooLittle Gate Vertical Curve Correction

RECENTLY COMPLETED

- Plumas Lake Bike Path from Bear River Levee to Feather River Blvd.
- Bicycle and Pedestrian Mobility Plan
- Pendola Extension Road Rehab Project

FUTURE PRIORITY PROJECTS

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
- Arboga Road, Alicia, Cottonwood, Grand, Jay & Vine Avenues, Comprehensive Safe Routes to School Project
- Linda & Dunning Ave. Sidewalks, Drainage and Bike Lanes
- Friendship Park, Redevelopment

Olivehurst

- Fleming Way Drainage & Sidewalks
- Comprehensive Drainage and Infrastructure Project

Yuba Foothills

- Hammonton Smartsville Road, Shoulder Widening
- Striping & Pullout Project
- Gold Village Groundwater Improvement Project

South County

- Plumas Lake Interchange, Phase II
- South Beale Road Interchange & East Wheatland Expressway

Bridge Repair/Replacements

- Waldo Road & Ellis Road

Other Projects:

- Loma Rica Road & South Beale Road, State of Good Repair
- Master Drainage Plan

NEW BIKE PATH IN PLUMAS LAKE!

Yuba County Public Works
received a

\$240,000

grant from the California
Department of Parks and
Recreation.

The nearly-half mile stretch
begins on the south end of
Atherton Way and contributes to
the existing five miles of bike
paths throughout Plumas Lake.



YUBA COUNTY AIRPORT

INFRASTRUCTURE | AVIATION | INDUSTRY

Real Estate and Development:

- The County has prioritized aviation related, tax generating, and job creating businesses to locate in available County owned real estate assets.
- Repairing and constructing new monument signs for Industrial Park(s).

Compliance:

- Management is working closely with State and Federal agencies to ensure Airport operations are in compliance and continues operating safely for all.

Community Engagement:

- The Yuba County Airport will be celebrating it's 75th Anniversary in September, 2024 and will be planning a community celebration event. More details to come!



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