

2025 Q2 | APRIL - JUNE

# Quarterly Development Update Yuba County

Presented to the Yuba County Board of Supervisors  
July 22, 2025

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# Yuba County's Pillars of Economic Development



**STRATEGIC  
PLANNING  
& RESILIENCE**



**BUSINESS  
EXPANSION  
& RETENTION**



**ATTRACTION  
& MARKETING**



**TALENT &  
WORKFORCE  
DEVELOPMENT**



**SMALL BUSINESS  
SUPPORT**

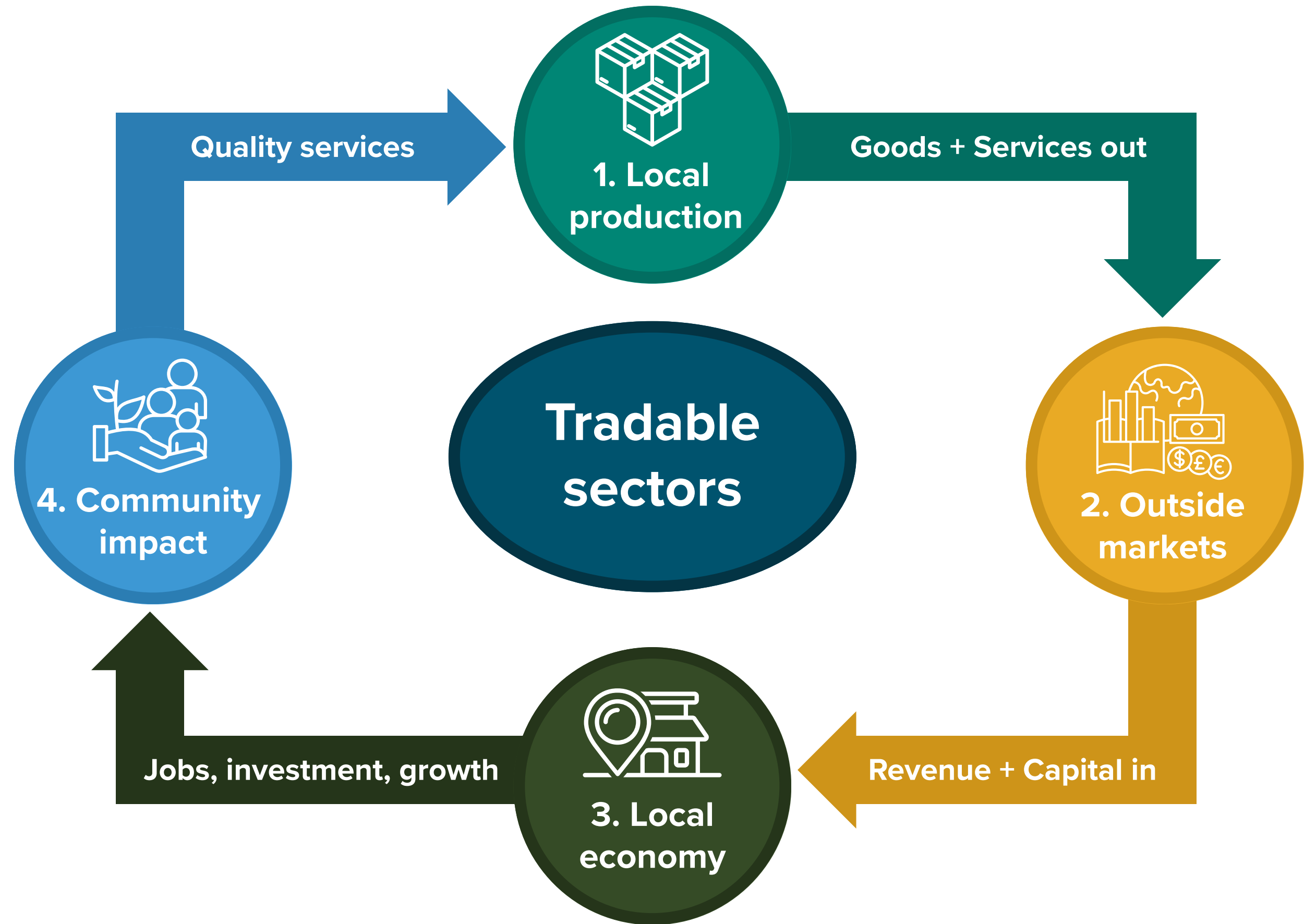
# Yuba County's Pillars of Economic Development



# Tradable sectors: Export goods, import dollars

Businesses that sell beyond our region and bring new dollars into Yuba County.

These industries are engines of long-term economic growth.





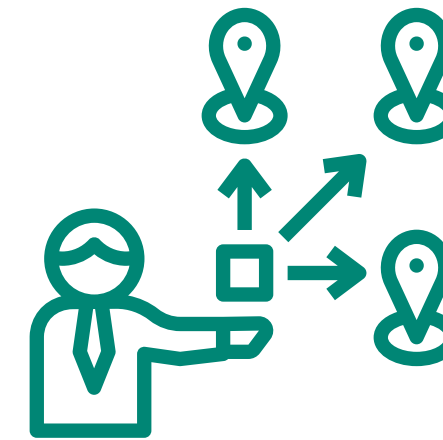
# Tradeable sector projects in our industrial pipeline include...

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## New prospects

New companies considering Yuba County from another market.



## Expansions

Existing Yuba County businesses adding space, employees or production



# Project Soils

## Biochar Soil Amendment Development

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### INDUSTRY | AGTECH, RESEARCH & DEVELOPMENT

- Japanese AgTech company developing carbon-negative biochar soil amendments.
- Uses biomass gasification to enhance soil health and sequester carbon.
- Seeking U.S. expansion to increase sustainable production capacity

**\$210,000**

Proposed Capital Investment (Phase I)

**3+**

New jobs





# Project Cerulean

## Waste to Hydrogen Facility

### INDUSTRY | CLEAN ENERGY

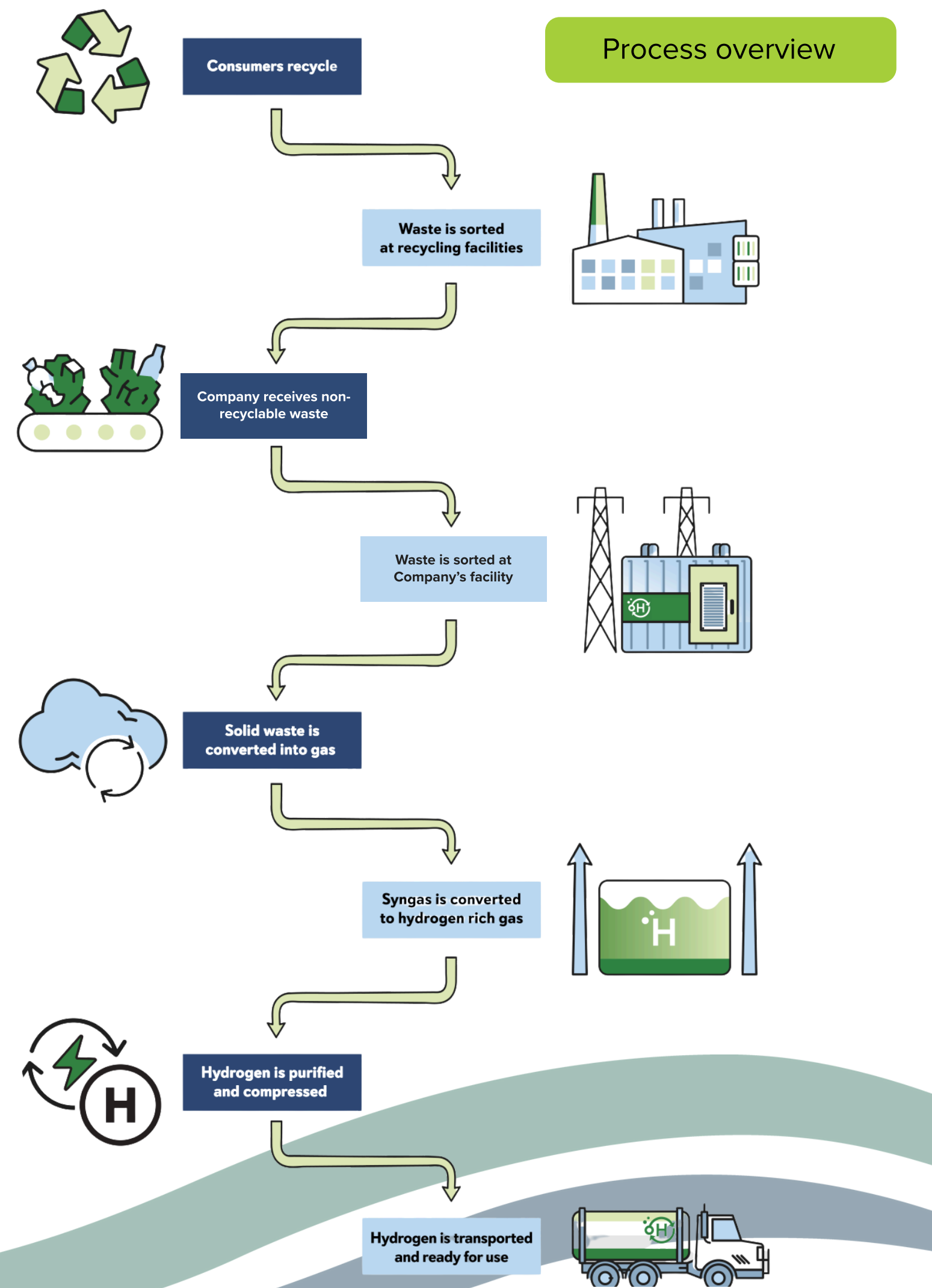
- A company focused on producing carbon-negative hydrogen fuel from organic feedstocks, such as agricultural waste and compost.
- Currently based in the Bay Area and aims to expand into the Greater Sacramento region.

**\$250,000,000**

Proposed Capital Investment

**15+**

New jobs



# Project Ironfield

## Agriculture & Heavy Equipment Sales

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### INDUSTRY | MACHINERY SALES

- New and used construction equipment sales seeking to expand in Northern California
- Looking for sales locations ranging from approximately 20,000 to 30,000 square feet on a 5-acre site.

**TBD**

Proposed Capital Investment

**20+**

New jobs





# Project Indigo

## Heavy Equipment Manufacturing

### INDUSTRY | HEAVY MACHINERY MANUFACTURING & RENTALS

- A property has been acquired on Rancho Rd.
- The site will be used to establish manufacturing and warehousing facilities for heavy machinery auger bits and equipment rentals.

**TBD**

Proposed Capital Investment

**20+**

New jobs



# Pisor Fence

## Commercial Fencing and Fabricated Metal Products

### INDUSTRY | FABRICATION

- Expanding from existing facility in Antelope into Yuba County on Skyway Drive (former Mahindra Tractor facility).
- Plan to install additional equipment, including a powder coater, and will be extending off site gas line infrastructure.

**TBD**

Proposed Capital Investment

**30+**

New jobs





# Project Henderson

## Manufactured Building Materials

### INDUSTRY | CONSTRUCTION MATERIALS

- Precision manufacturing of construction and building materials. Expansion from the existing CA location.
- Closed on property on Feather River Blvd. with plans to have a formal grand opening and press release in Spring 2026.
- In the meantime, they will be retooling, redeveloping, and updating the property to meet their needs.

**\$50,000,000**

Proposed Capital Investment

**150+**

New jobs





# G2 Energy

## Landfill Gas to Renewable Natural Gas

### INDUSTRY | CLEAN ENERGY

- G2 Energy has been producing renewable electric energy at the Ostrom Rd Recology landfill for 15+ years.
- This expansion, in partnership with WAGA Energy, will expand the facility to convert excess landfill gas to renewable natural gas (RNG).

**\$30,000,000**

Proposed Capital Investment

**1**

New job





# Economic Impact

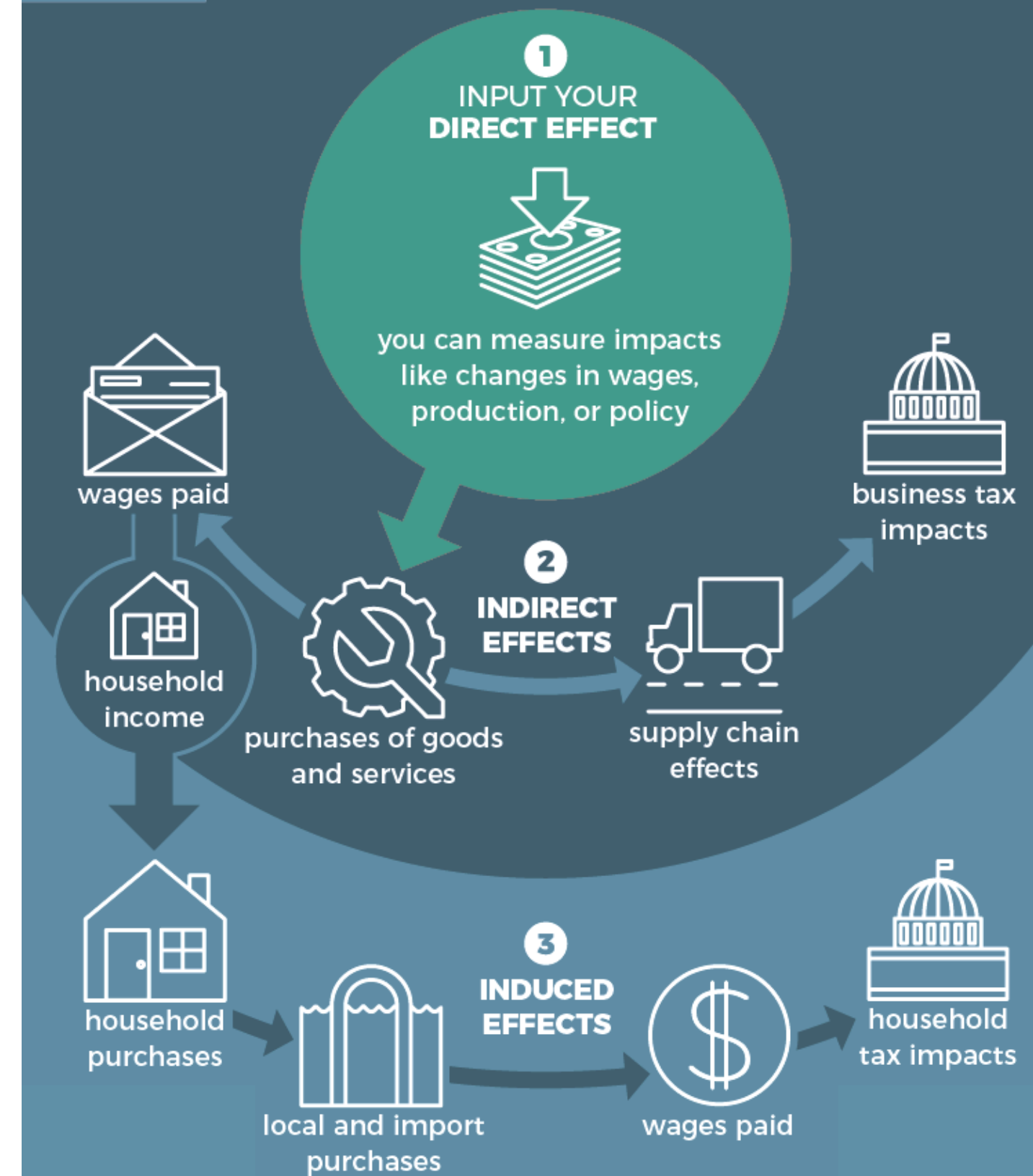
## Definitions

**Direct Effects:** Immediate changes from an activity or project, like jobs created by a new business and spending on construction.

**Indirect Effects:** "Business-to-business" impacts as supporting industries increase output, such as suppliers benefiting from the business need for raw materials.

**Induced Effects:** Changes in household spending due to increased income from direct and indirect jobs, with workers spending more at local businesses.

*Image Source: [blog.implan.com](http://blog.implan.com)*



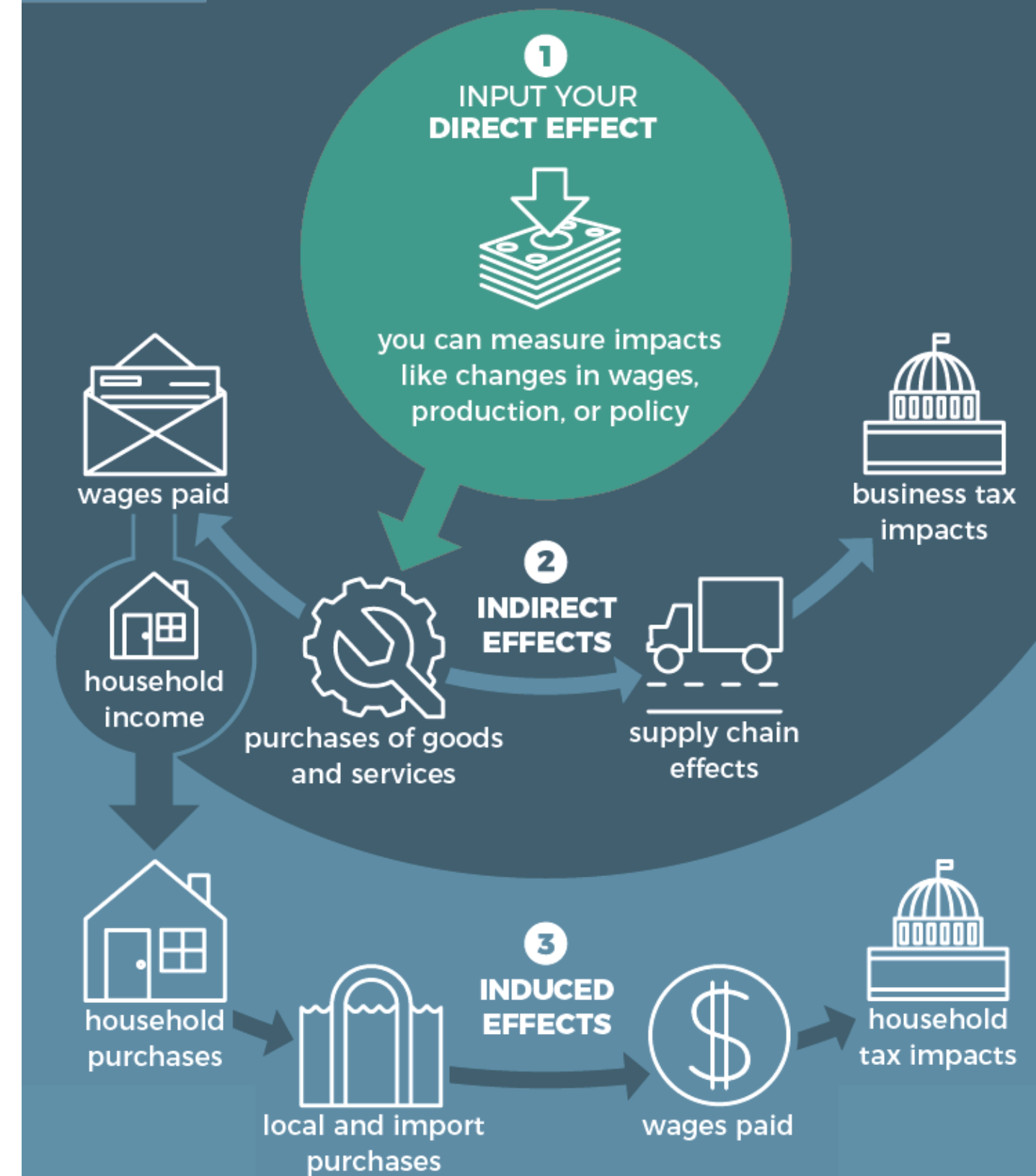
# Economic Impact

## IMPLAN Model

- 200–250 jobs | Avg. salary: \$80K
- \$16–20M in direct wages
- \$40–50M total economic impact
- 350–400 total jobs created (direct + ripple effect)

These projects represent a **major economic win for Yuba County**, bringing in quality jobs, boosting local business activity, and supporting long-term growth.

Image Source: [blog.implan.com](http://blog.implan.com)



# Public Works

## 2025 Construction

- North Beale Road Complete Streets Phase III
- Feather River Blvd State of Good Repair
- Loma Rica Rd & South Beale Rd State of Good Repair
- Countywide Signal System Upgrade
- Gold Village Groundwater Improvement
- Doolittle Gate Curve Correction Project
- Hammonton-Smartsville Rd Shoulder Widening
- Roadside Fuel Reduction Project
- North Beale Road at Hammonton Smartsville Road Curb Return
- 2025 CSA Resurfacing Project
- North Beale Road High Friction Surface Treatment

## Recently Completed

- Garden Ave Safe Routes to School Project
- Los Verjeles Bridge Replacement
- East Side Interceptor
- Old Dobbins Road and LaPorte Road Striping Project

## In Design

- Friendship Park Beautification
- West Linda ATP – Safe Routes to School
- Olivehurst Roadway Climate Resiliency
- East Linda Gateway: Lindhurst Corridor Revitalization

Feather River Blvd





# Planning - New Applications

## Land Use + Zoning

### Zoning Clearance

- Foothill Art and Flow - *Special Events*
- Plumas Lake Storage - *Planned Sign Permit Program*
- Event Venue - *Temporary Use Permit*
- Digital Billboard, Plumas Lake - *Planned Sign Permit Program*

## Design Review

- Wheeler Ranch Phase II - *K. Hovnanian*
- River Oaks Shopping Center, McDonalds - *Plumas Lake*

## Pre Application Meeting

- Proposed Quick Serve Restaurant at 1080 N Beale Rd



Digital Display Here



APN 016-040-104-000

Proposed Sign Location



# Planning - Approved Projects

## Land Use + Zoning

### Homebase Businesses

- **Le Petit Pastries** - 1035 Lakeport Way, Plumas Lake  
*Cottage Food Bakery*
- **Oodlez** - 1816 Seabiscuit Way, Plumas Lake  
*Cottage Food Cotton Candy & Popcorn*
- **Charlton Ranch** - 5535 Marysville Rd, Browns Valley  
*Cottage Food Jams & Jellies*
- **Palato Hair Salon** - 1482 Lisa Way, Linda  
*Home Based Hair Salon*
- **Alyssa's Cookies** - 2105 Bairdsley Court, Plumas Lake  
*Cottage Food Bakery*

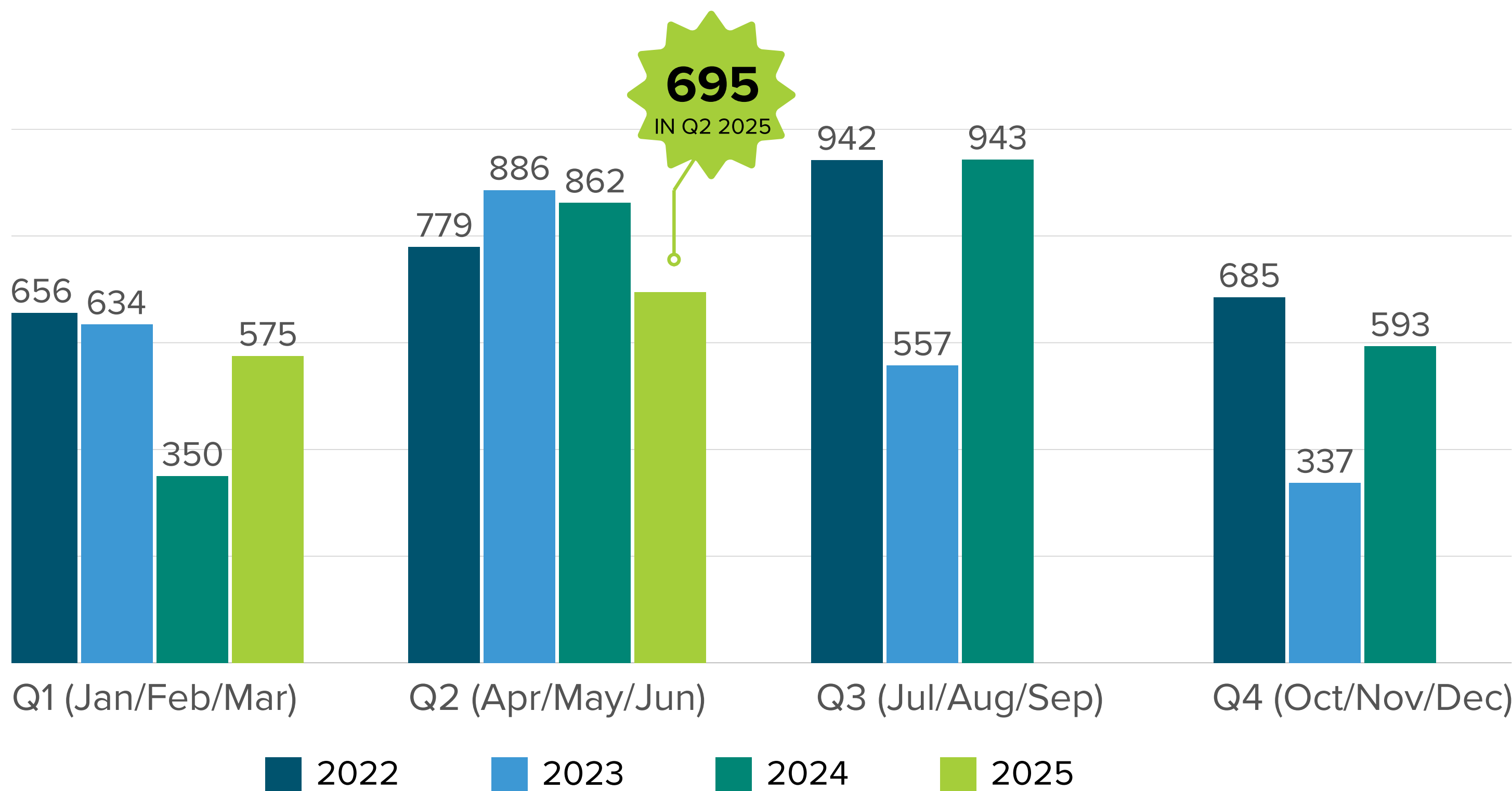
## Design Review

- **Rhapsody (Wheeler Ranch)** - Phase Two | Olivehurst  
*Developer: DR Horton*
- **Wheeler Ranch** - Phase Two, Villages 1 & 5 | Olivehurst  
*Developer: Richmond American*
- **River Oaks Shopping Center** - Holiday Market and Retail Shops | Plumas Lake  
*Developer: Hilbers*

## Recorded Maps

- Six Parcel Maps and One Subdivision Map (*Northpoint Village 2*)

# All Issued Building Permits



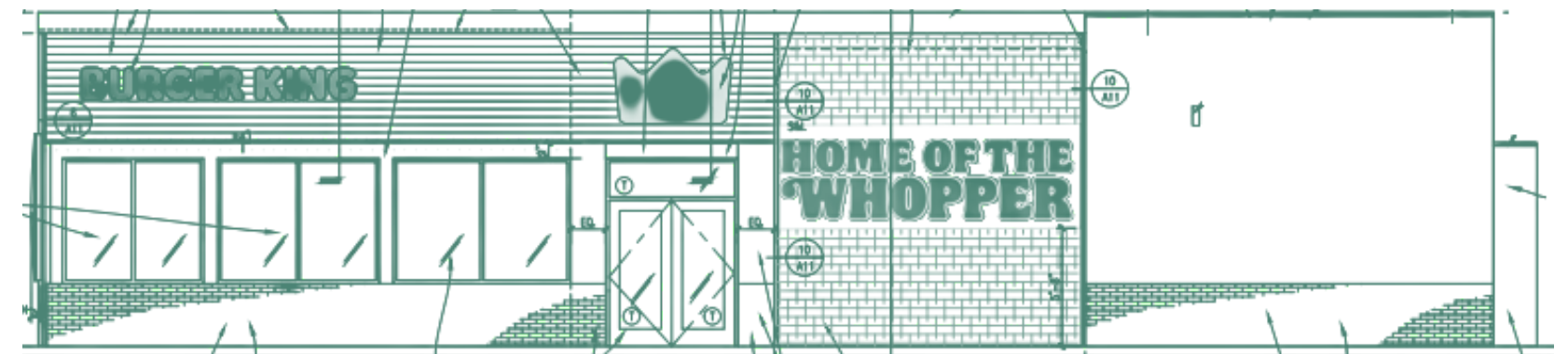
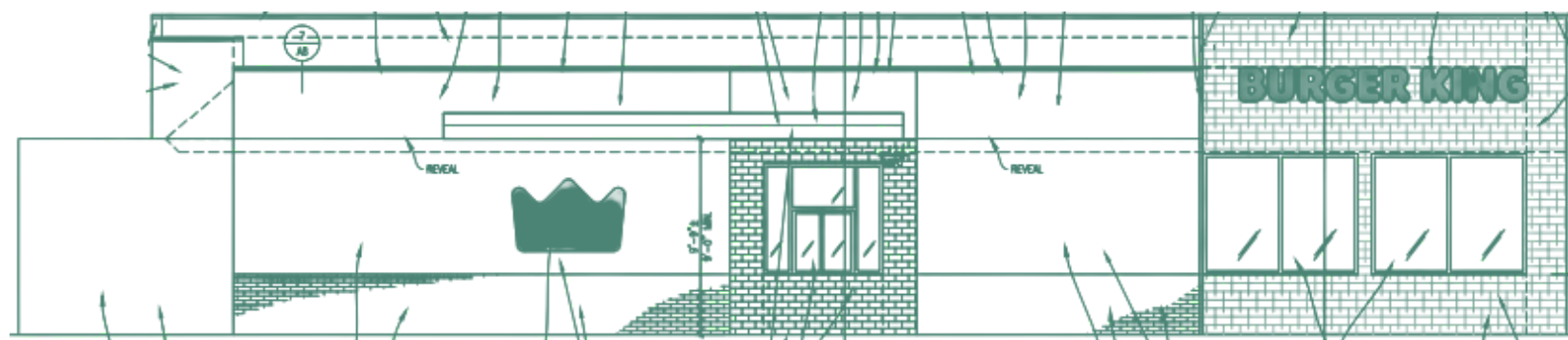
# Building - Commercial Permits

## In Review

- **Hop Riot**, City of Wheatland - New Bar (Old Walker's Building)
- **G & S Bains Truck and Trailer Repair**, Olivehurst - New Commercial Building
- **Chipotle**, Linda - New Restaurant

## Issued

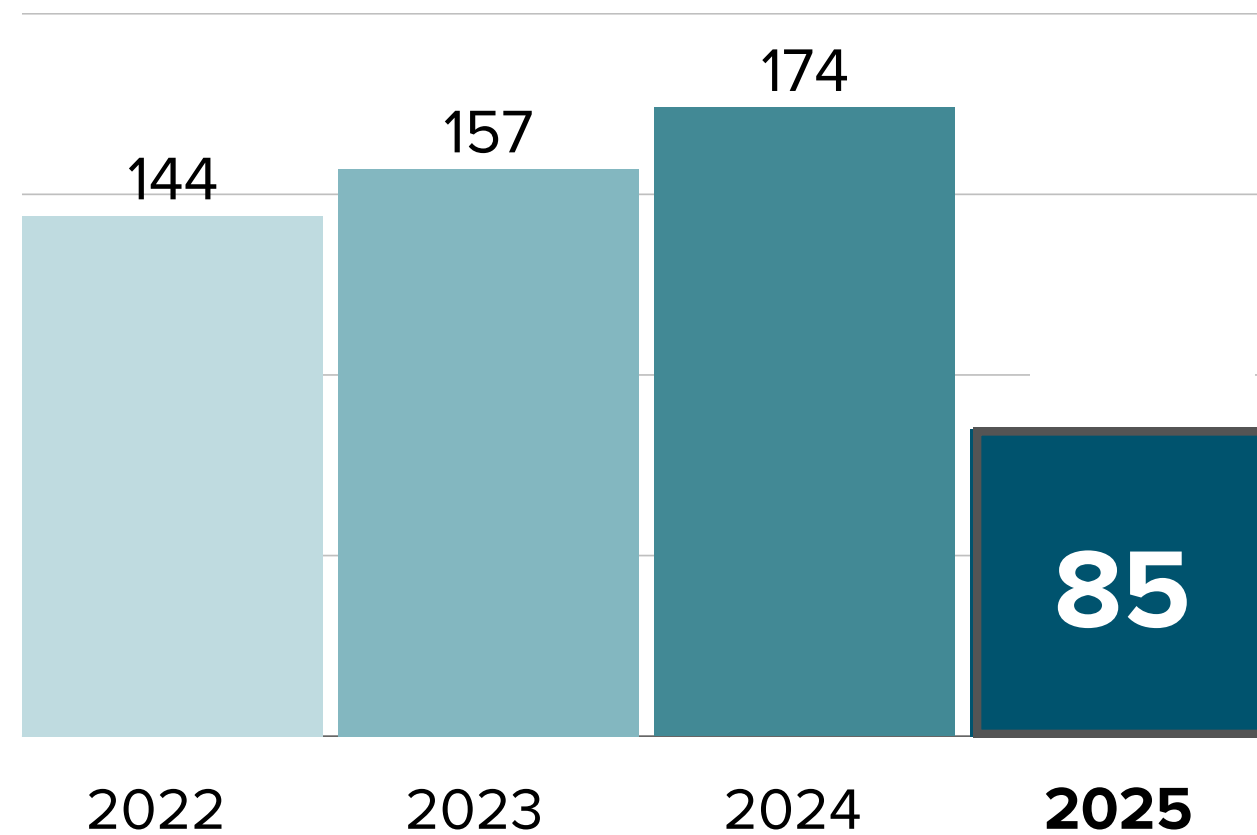
- **Burger King**, Linda - Interior and Exterior Renovation
- **YES Charter Academy**, Oregon House - Kitchen Expansion
- **Wheatland Storage Phase Two**, Wheatland - Three New Buildings



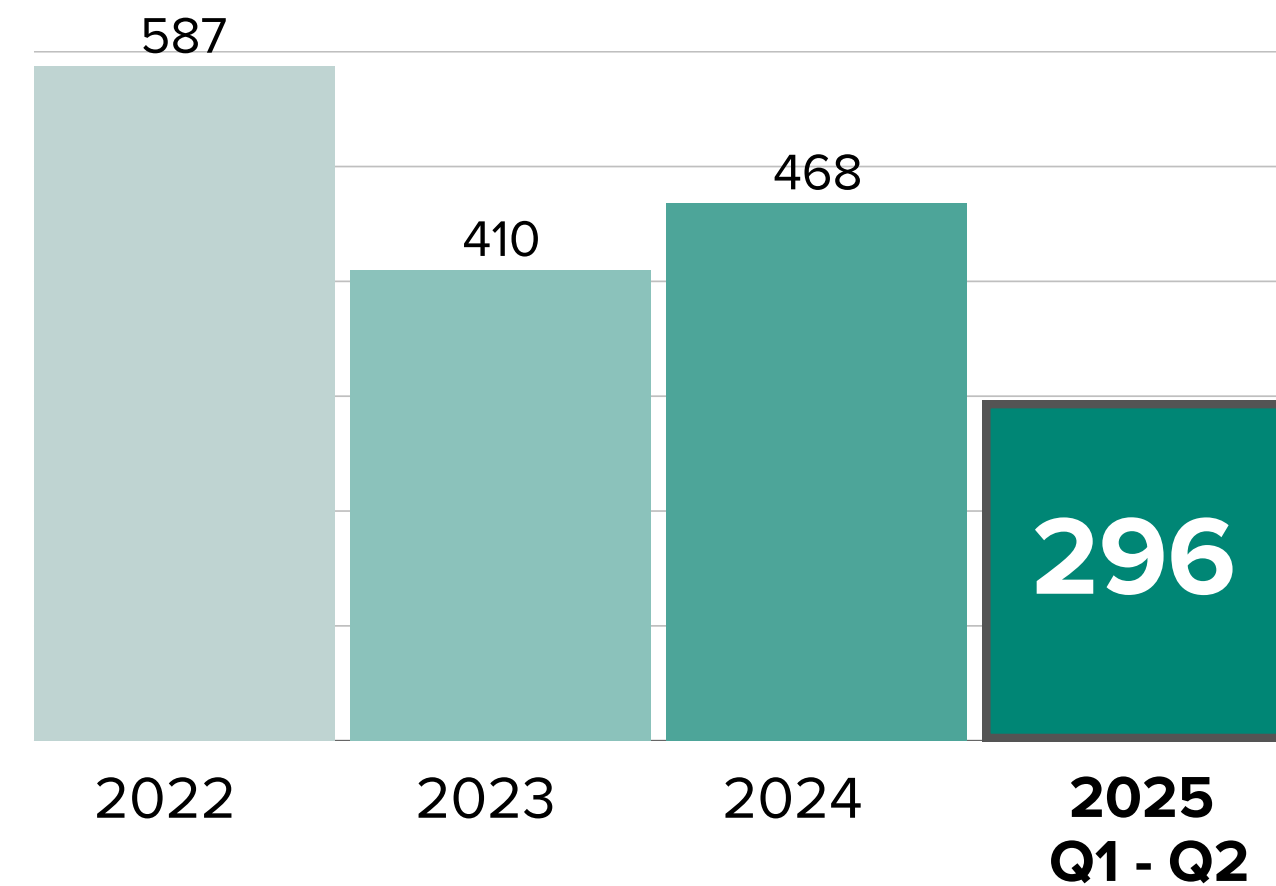
# Residential Building Permits

## Production Homes

### Permits issued in Q2



### Final Occupancy Permits to Date





# Housing Innovation

## 3D Printed Houses in West Linda

### YES to Innovation

- Yuba County's first 3D printed housing community
- 5 affordable homes proposed to be completed in weeks, not years
- Streamlined review process for new construction method
- Groundbreaking event showcased printing technology, attracting hundreds of development professionals





# Team Effort One Mission

While we represent Economic Development, the projects we've shared today span across **multiple departments** within **Community Development**.

It takes a full **team** to deliver. This is **Yes to Yuba** in action.





**Thoughts,  
Comments, Questions?**

