



*Yes*  
TO YUBA

YUBA COUNTY  
ENTERPRISE  
SOLUTIONS

# QUARTERLY DEVELOPMENT UPDATE

Q2 | 2022

**PREPARED BY**  
COMMUNITY DEVELOPMENT  
AND SERVICES AGENCY

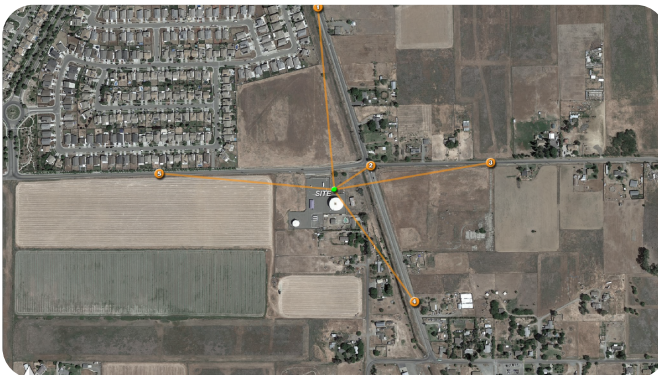
# PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

## NEW USE PERMIT APPLICATIONS

### Administrative Use Permits- 17

Mostly Ag power and new structures on undeveloped properties.



### Conditional Use Permits - 3

Cell Tower (*Adjacent*)

3456 Warehouse Road, Plumas Lake

56 Unit Affordable Housing Apartment Complex (*Attached*)

NE Corner of Erle Road and Goldfields Parkway

80 Unit Affordable Housing Apartment Complex (*Attached*)

NW Corner of Erle Road and Goldfields Parkway

# MAP APPLICATIONS

## TENATIVE SUBDIVISION MAPS

Bains Map - 5 Residential Units  
Ardmore & 14th Ave, Olivehurst  
(*Attached*)

Griffith Ranch - 58 Residential Units  
6296 Griffith Ave, Linda (*Attached*)

## TENATIVE PARCEL MAPS

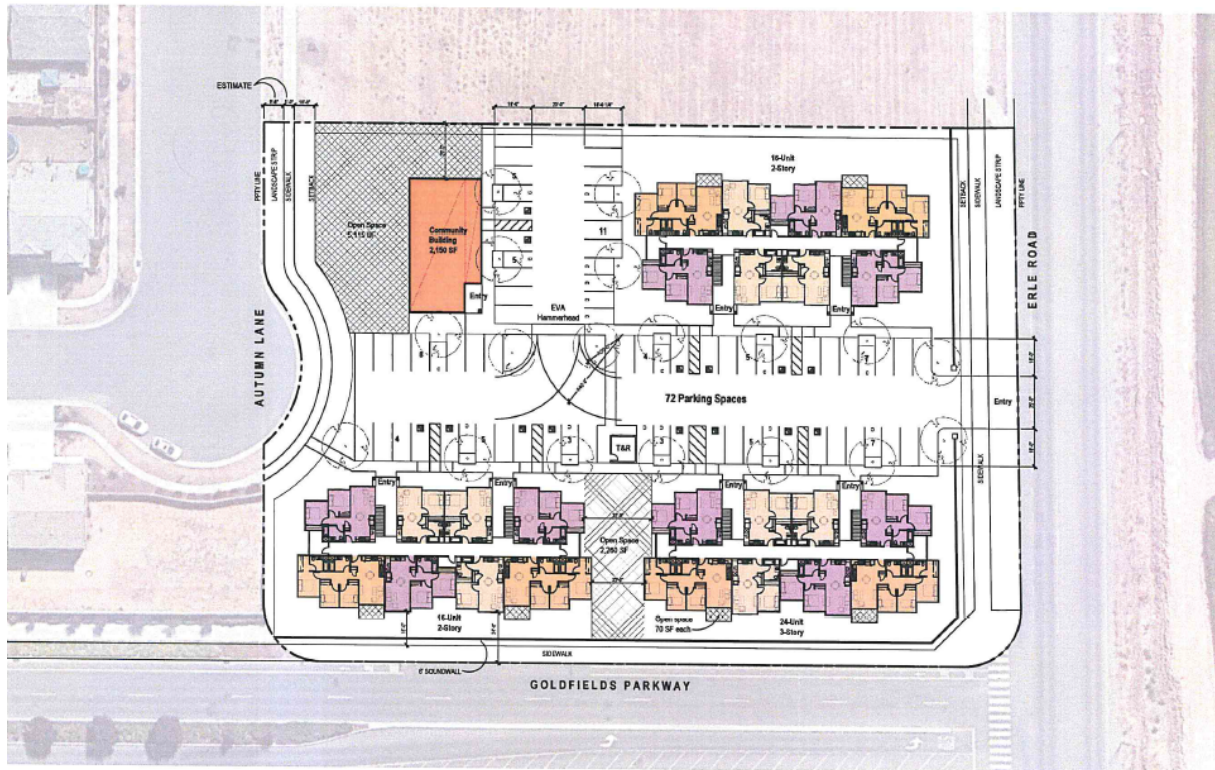
2 Unit Residential Split  
1121 Vine Ave, West Linda

2 Unit Residential Split  
4187 Rose Ave, Olivehurst

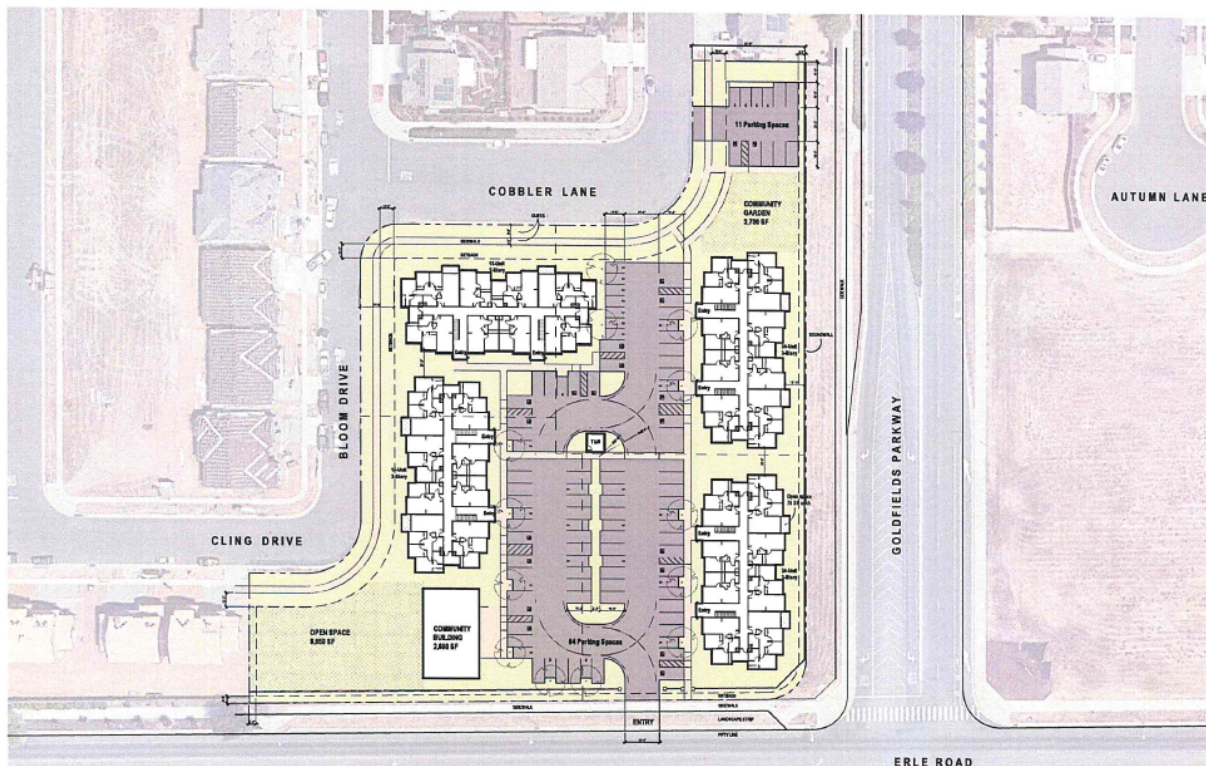
3 Unit Residential Split  
Algodon Road & River Oaks Blvd,  
Plumas Lake (*Attached*)



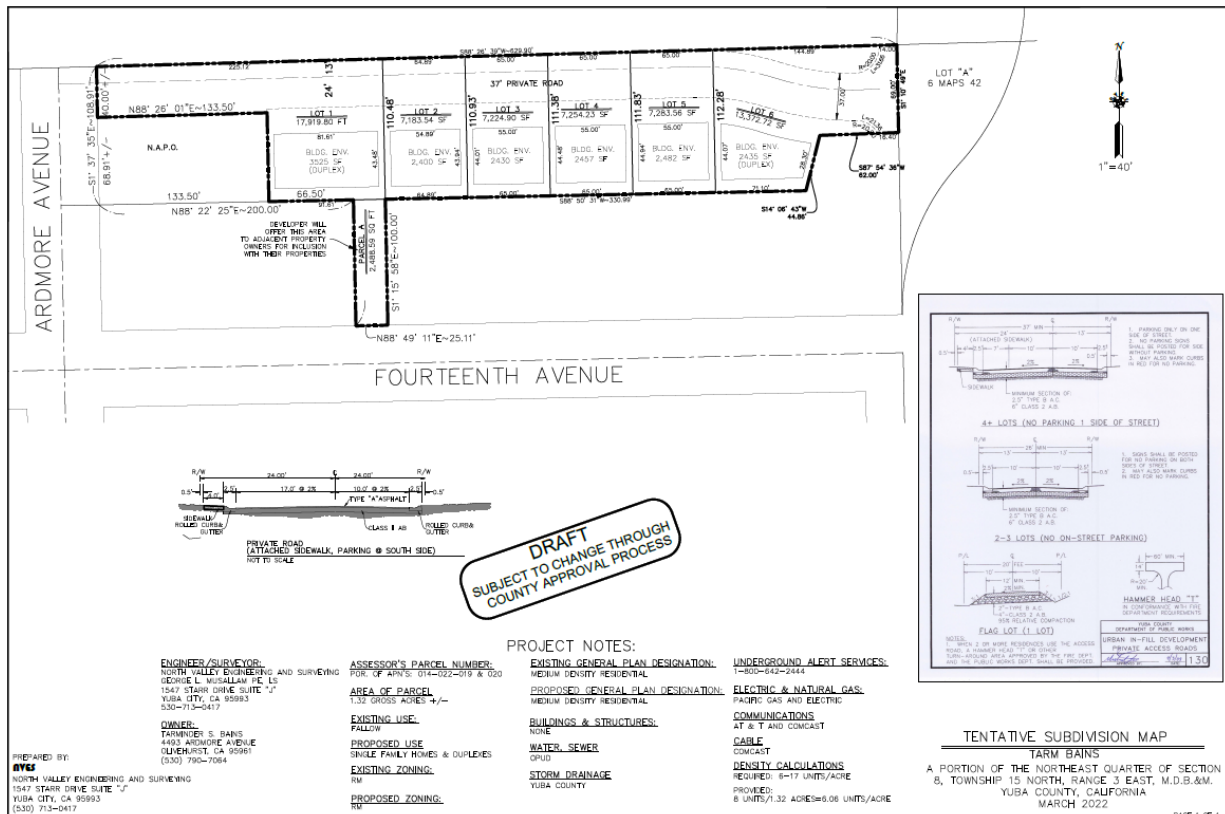
## 56 Unit Apartment Complex



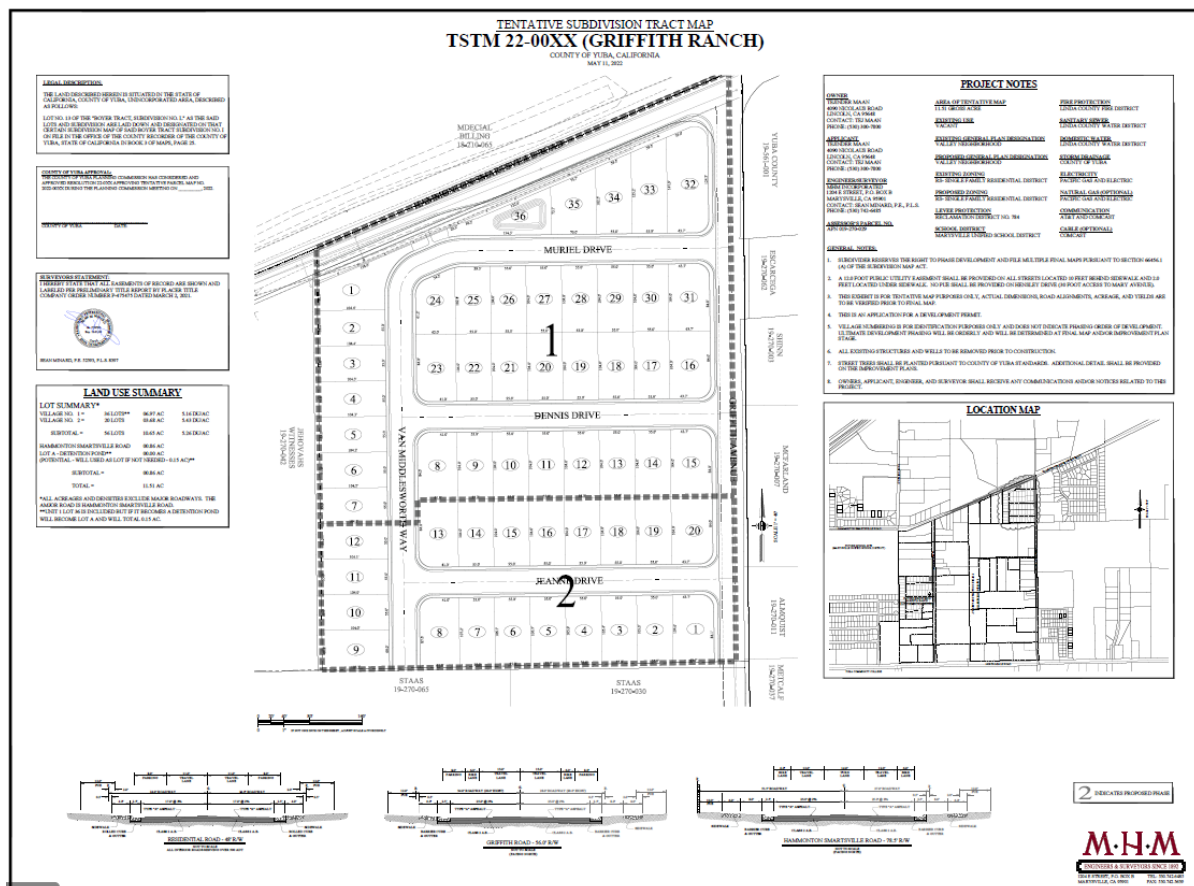
## 80 Unit Apartment Complex



## Bains Map - 5 Residential Units



## Griffith Ranch - 58 Residential Units





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# REVIEW APPROVALS

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**DEVELOPMENT REVIEW COMMITTEE**

- Boat & Rv Storage Facility at 1120 Murphy Road, Arboga
- 2-lot rural residential split at 11145 Loma Rica Road, Loma Rica
- 3-lot rural residential split at 8298 Hallwood Blvd, Hallwood
- 3-lot residential at 1704 11th Ave, Olivehurst
- 2-lot rural residential at 4087 Monarch Trail, Camp Far West
- 2-lot residential at 1378 Sharp Ave, Linda
- 5-lot industrial at 4529 Arboga Road, Olivehurst
- 2-lot residential at 1603 3rd Ave, Olivehurst

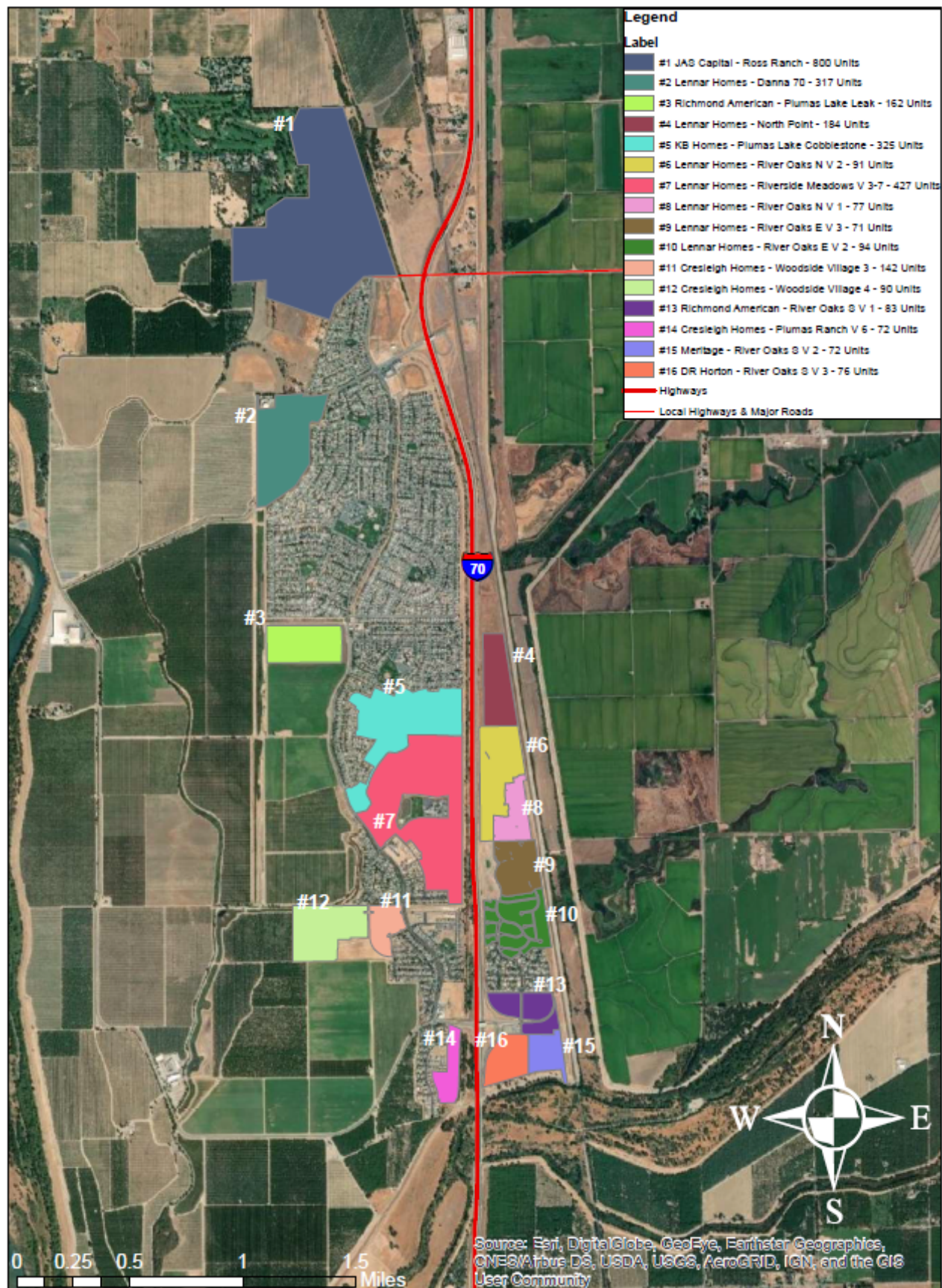
**BOARD OF SUPERVISORS**

- SR20/Kibbe Road Project – Adopted an EIR and approved the issuance of a grading permit to allow Teichert to create a private haul route along Kibbe Road that will remove aggregate trucks from the rural roads in the community of Hallwood.
- SiFi Networks- Authorized the CAO to enter into an agreement to allow deployment of a fiber optic network in the South County.

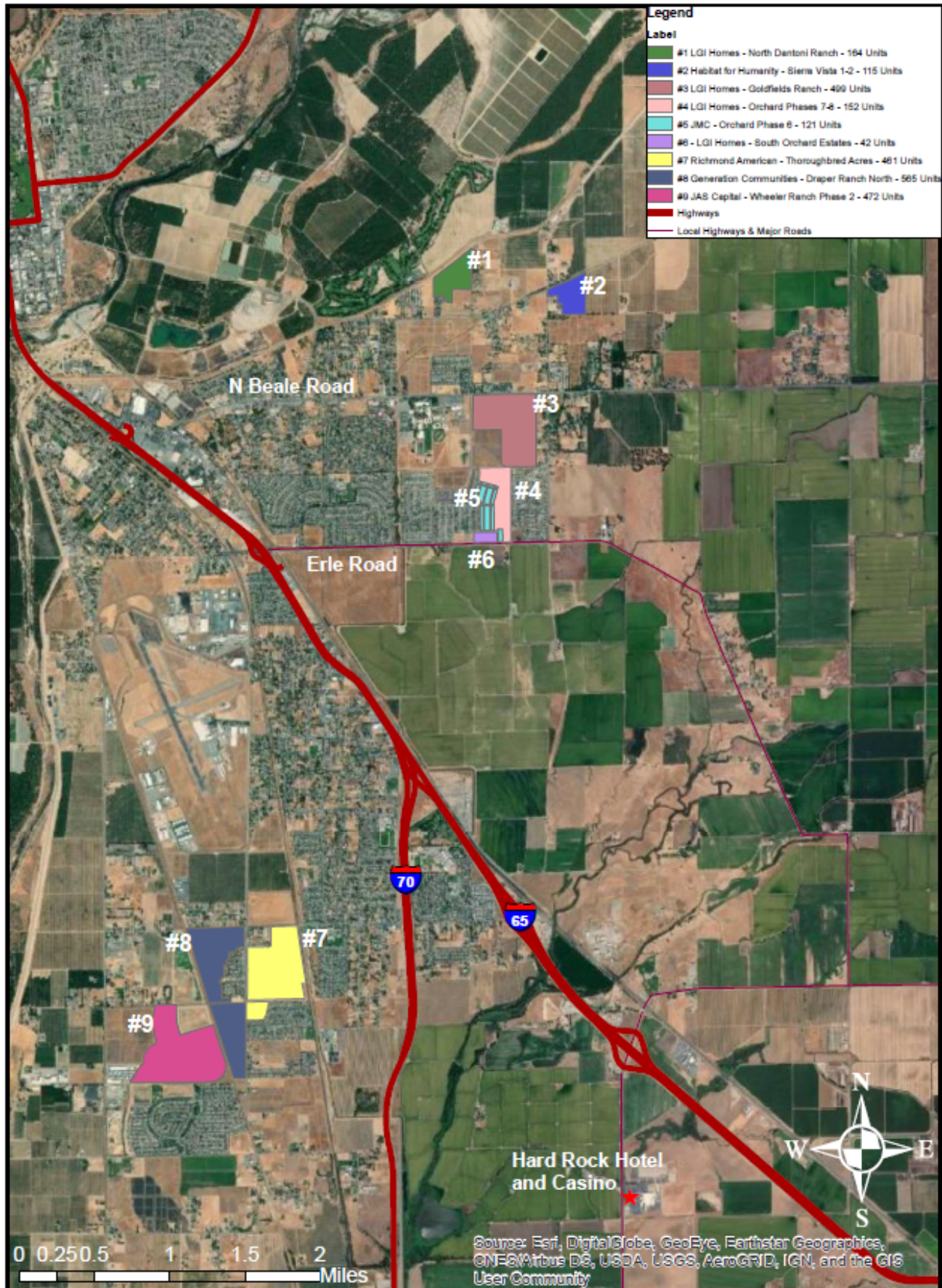
**FINAL MAP APPROVALS**

- 3-unit rural residential split along Diablo Trail, Browns Valley
- 4-unit rural residential split along Frenchtown Road, Oregon House
- 110-unit residential subdivision - Plumas Lake Cobblestone - along Kensington Drive, Plumas Lake
- 89-unit residential subdivision - Plumas Lake Cobblestone- along Minorities Drive, Plumas Lake
- 97-unit residential subdivision – Riverside Meadows Village 3 – along Bedrock Court, Plumas Lake



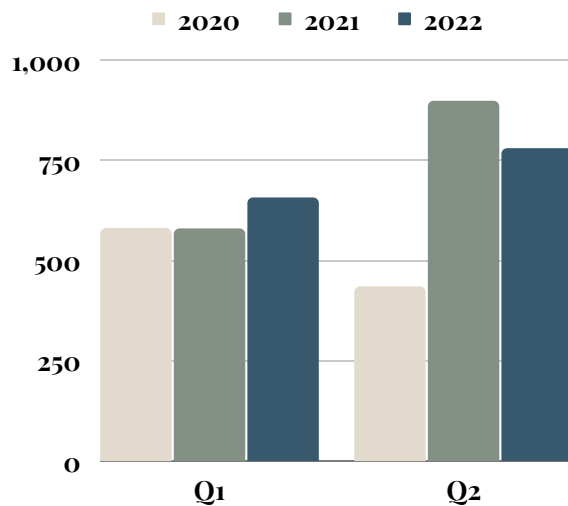
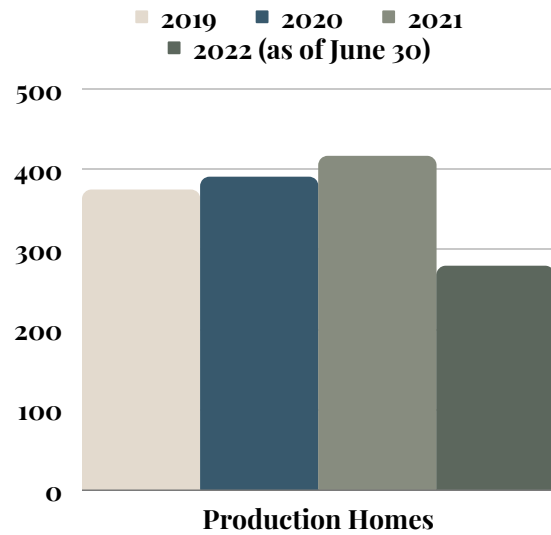
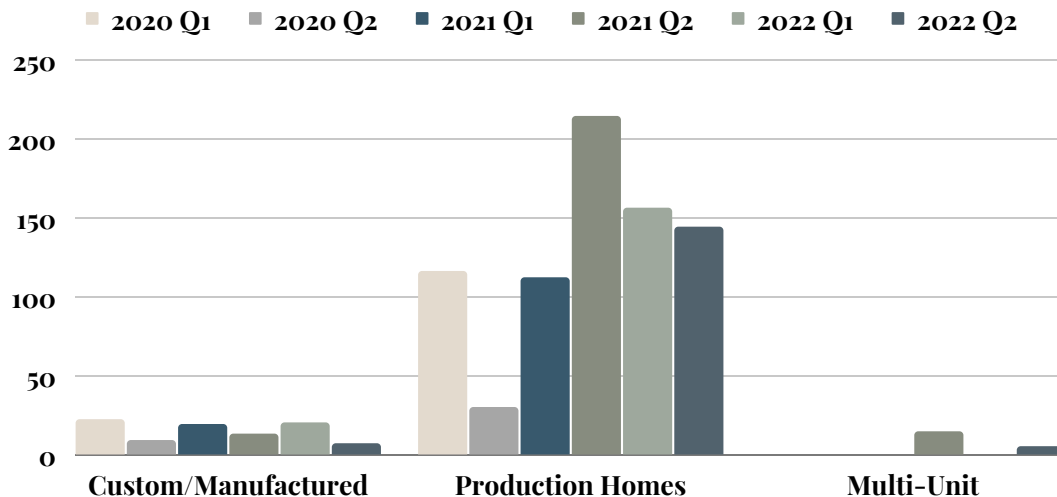






# BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

**BUILDING PERMITS ISSUED -  
ALL PERMIT TYPES BY QUARTER****PRODUCTION HOME PERMITS - FINAL  
OCCUPANCY YEAR OVER YEAR****RESIDENTIAL PERMITS ISSUED  
Quarter Comparison**



# BUILDING

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## COMMERCIAL BUILDING PERMITS UNDER REVIEW

Nordic Industries  
Addition and Office Remodel  
1437 Furneaux Rd, Olivehurst

Change of Tenant and Improvements  
Pharmacy  
4979 Olivehurst Ave, Olivehurst

Highway 70 Travel Center - Fat Burger  
Restaurant Improvement  
5416 Lindhurst Ave, Linda

Highway 70 Travel Center - Car Wash  
Addition  
5416 Lindhurst Ave, Linda

## COMMERCIAL BUILDING PERMITS ISSUED

Clinic Remodel at Ampla Health  
4941 Olivehurst Ave., Olivehurst

Circle K Gas Station & Retail  
831 Chalice Creek Dr., Plumas Lake

Arco Gas Station & Retail  
2315 River Oaks Blvd., Plumas Lake

Community Center & Affordable Housing  
Project  
1977 Spenceville Rd., Wheatland

## COMMERCIAL BUILDING PERMITS FINALED

Baptist Church Addition  
2787 N. Beale Rd., Linda

Chevron Carwash, Gas Station & Retail  
2337 River Oaks Blvd., Plumas Lake

76 Gas Station & Retail  
5512 Edgewater Circle, Linda

Golden State Trailer, Office Space  
and New Occupancy  
4581 Skyway Dr., Olivehurst

Dollar General  
8750 Hammonton Smartsville Rd., Smartsville

Shoei Foods New Canopy  
1900 Feather River Blvd., Arboga



# UNDER CONSTRUCTION

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## **CEDAR LANE AFFORDABLE HOUSING PROJECT**

Regional Housing Authority | Pacific West Builders

148 Units. 108 Income Qualified. 41 Permanent Supportive Housing

Estimated Completion, Fall 2022.





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# UNDER CONSTRUCTION

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## **YUBA COUNTY AIRPORT - TAXIWAY EXPANSION**

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



## **YUBA COUNTY PUBLIC WORKS - AIRPORT CORP YARD**

\$5,095,261 Total Project Budget | Estimated Completion May 11, 2023



# ENVIRONMENTAL HEALTH

PUBLIC WATER | SEPTIC | PERMITTING OPERATIONS

## WELL AND SEPTIC TRANSITION TO DISTRICT MAINTAINED INFRASTRUCTURE

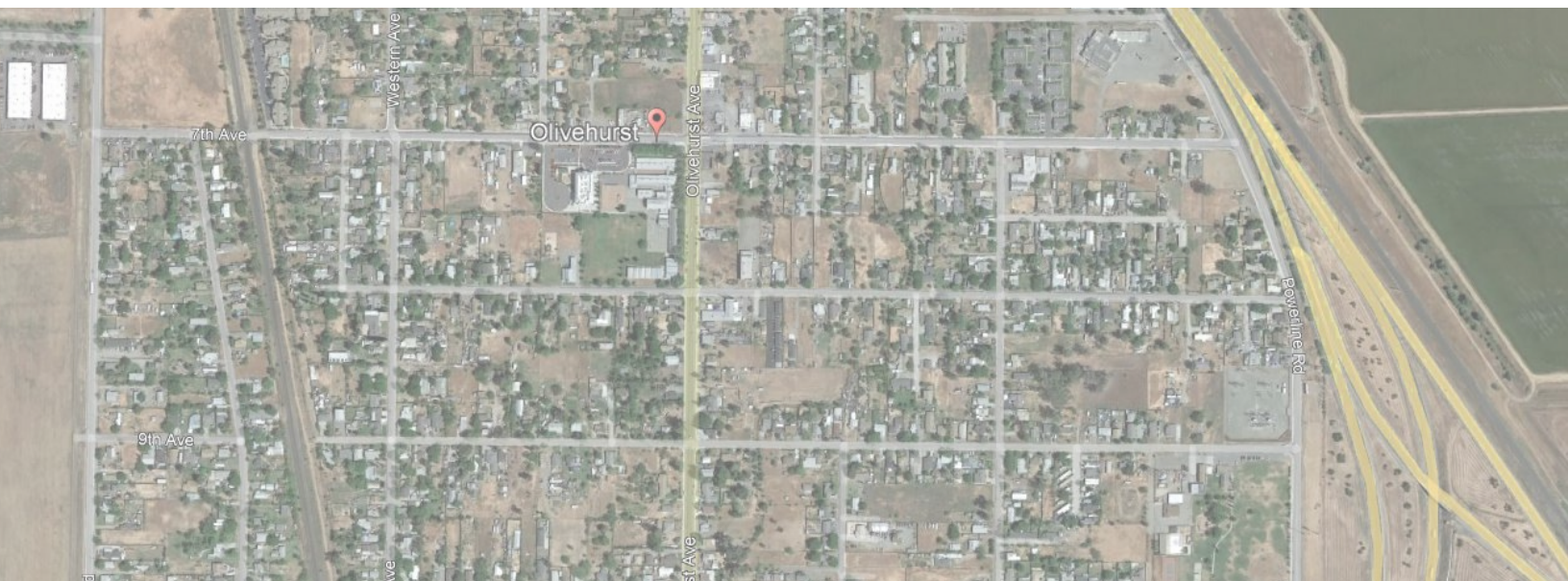
Yuba County and Olivehurst Public Utility District (OPUD) are engaging residents in areas lacking water & waste water service, to reduce service "islands" near existing infrastructure.

**Technical Assistance Funding:** \$500,000 Water | \$500,000 Waste Water  
*California Water Board, RCAC Prop 1*

### Project Area:

- Historic Olivehurst
- Butterfly Lane
- Arboga Region

If public outreach is positively received by residents OPUD anticipates making application for construction funding, **up to \$185,000 per home** for water and sewer connections.





# PUBLIC WORKS

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INFRASTRUCTURE | PERMITS | CAPITAL IMPROVEMENTS

## CURRENTLY UNDER CONSTRUCTION

- Iowa City Road Bridge Replacement
- 2022 Overlays – 12.2 Miles
- Camptonville Emergency Storm Drain Project
- Public Works Corporation Yards
- Climate Change Vulnerability Analysis (Planning document only)
- Updated Traffic Counts and Traffic Models (Planning document only)

## PROJECTS IN DESIGN

- Cedar Lane & Alicia Ave. – Active Transportation Program
- Garden Avenue – Safe Routes to School Project
- Hammonton-Smartsville Road Shoulder Widening
- Feather River Blvd. State of Good Repair
- North Beale Road – High Friction Surface Treatment
- Plumas Lake Interchange – Phase II
- West Linda Multi-Use Drainage Basin
- Goldfields Parkway Extension
- Lindhurst Drainage Project
- Bridge Projects – Spring Valley Road, Los Verjeles, Waldo Road, Ellis Road

## RECENTLY COMPLETED

- North Beale Road Complete Streets Project, Phase II



## UPCOMING CONSTRUCTION PROJECTS

- McGowan Parkway Active Transportation
  - Hammonton-Smartsville at Doolittle Drive Improvements
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# AIRPORT

AVIATION | INFRASTRUCTURE | INDUSTRY

## CAPITAL IMPROVEMENT PROJECTS

### Taxiway Expansion -

\$1,813,067 Total project budget

\$1,450,454 EDA Funded

\$362,613 County Funded

As of July 2022, construction is underway.

## PROJECTS

**Airport and FAA partnership -** Moratorium regarding safety concerns of ultralight operations continues. Management continues to work with FAA to determine if a safe and reasonable accommodation can be made.

### Airport Pavement Management Plan -

County has received an informal notification of grant award to assess airport infrastructure needs, establishes foundation for future investment and projects.

## DEVELOPMENT | LAND LEASES

### Dkota Investments -

County owned parcel intended for development determined by Dkota as not suitable for their needs. Staff continues to partner with development team, making connections to other appropriate sites within Yuba County.

### Coca Cola Building -

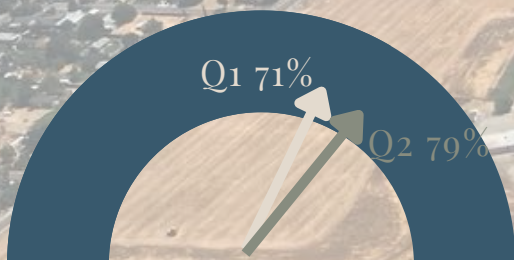
Contract amendment under legal review | County ownership forthcoming.

### Animal Control -

Expanded footprint | Airport land-lease/MOU update forthcoming.

### Monument Signage & Landscaping -

Lighting improvements completed. Additional improvements at Arboga/Melody & Arboga/Skyway, as funding is available.



Operational Aircraft Occupying Leased Hangars