



Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

**QUARTERLY
DEVELOPMENT
UPDATE**

Q3 | 2023

**PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY**



BACKGROUND ON CALIFORNIA RETAIL FOOD CODE

- Originates from the Federal Food Code
- The California Department of Public Health (CDPH) oversees programs in California
- CDPH codified food code in the Health and Safety Code
- Requires the Health Officer in each county to administer the program locally
- Health Officers in every county delegated to Environmental Health

ENVIRONMENTAL HEALTH

The monitoring or mitigation of factors in the environment that affect human health and disease. This includes established construction and mechanical control requirements such as inspection and enforcement of operational standards.



Cleaner air quality



Increased access to healthy foods



Reduced hazardous waste



Cleaner water



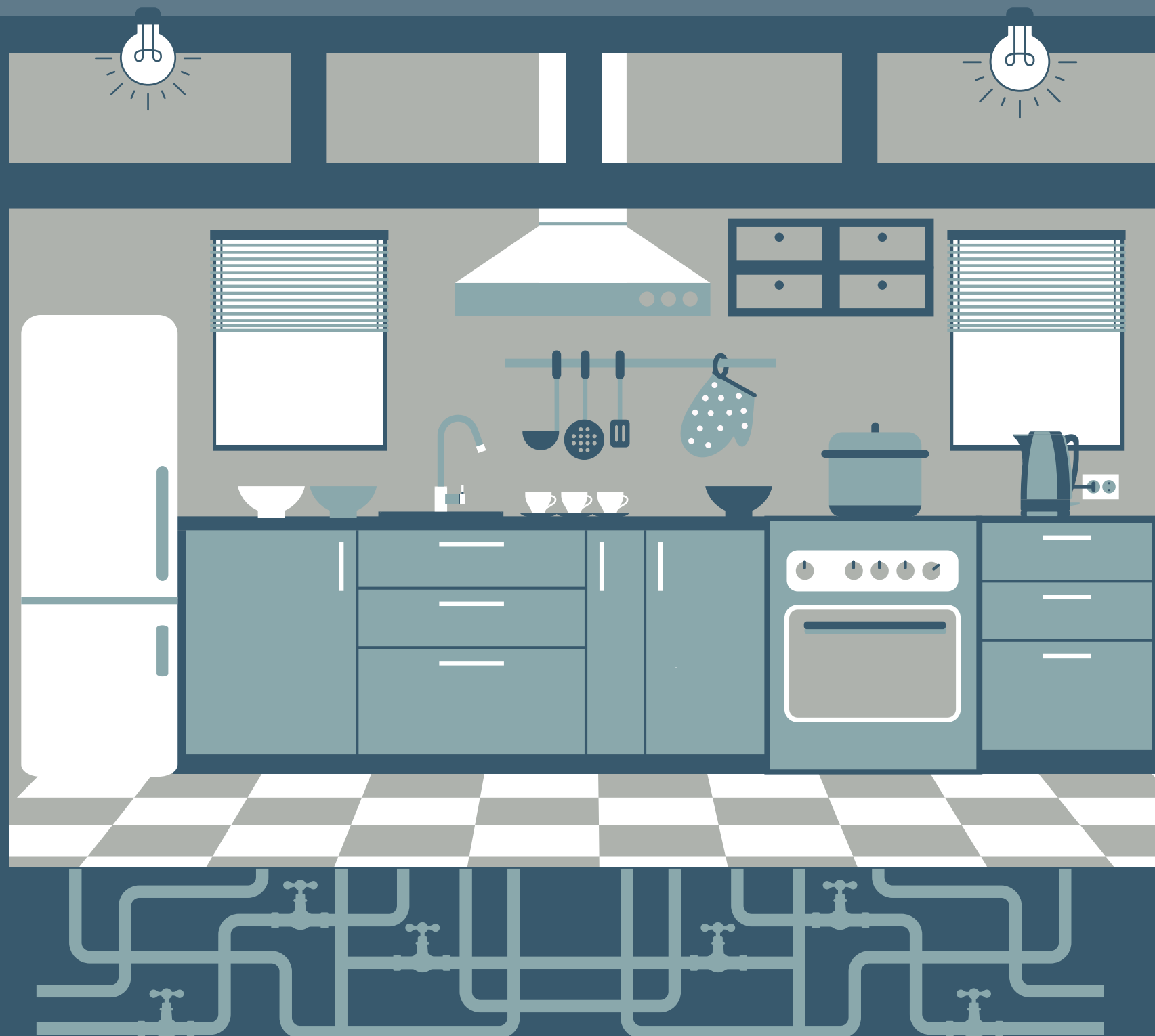
Safer outdoor environments for adults and children



Improved population health

CONSTRUCTION STANDARDS

Similar to building, electrical, plumbing, and other construction codes



Specific Requirements:

- Flooring materials
- Wall coverings
- Lighting
- Sinks (3 compartment, prep, handwashing and mop)
- Hot water heater, temperature and recovery time
- Ventilation/oven hoods
- Equipment
 - Must meet the American National Standard Institute (ANSI) sanitation standards (NSF)
 - Requirements for how equipment is connected to plumbing

OPERATIONAL STANDARDS



Time and temperature for storage, cooking, hot holding, and cold holding



Sanitation (Chlorine or ammonia)



Vermin/Vectors



Continuous Hot Water (120 degrees)



Cross-contamination



Handwashing



Staff illness





RESOURCES



1. **SBDC Partnership**

a. Yuba County co-hosted the FOODInc. program, with Small Business Development Center (SBDC) and Yuba College, supporting over 50+ regional food businesses.

b. Consistent referrals to the SBDC Restaurant Program

2. **How to guides** shared with each applicant

3. List of **designers & engineers** who specialize in food

4. **Staff availability** for pre-development & construction

PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

NEW APPLICATIONS

LAND AND USE PERMITS

Admin Use

- Ag Power (1)

Conditional Use

- Conversation of Church to Shared Living Units.
5638 Gledhill Ave. West Linda

Home Based Businesses

- Terre Soleil Gardens

Landscape & Design Review

- Rio Del Oro Subdivision, Plumas Lake
- Leak Subdivision, Plumas Lake
- Rosser Outdoor Storage

MAP APPLICATIONS

TENATIVE PARCEL MAPS

2-parcel residential split. 5557 Gledhill
Ave. West Linda

5-parcel, 63.46 acre total residential split,
Dobbins.

Yes

REVIEW APPROVALS

LAND AND USE PERMITS

Admin Use

- Ag Power (6)
- Second Dwelling greater than 1,200 sq. ft. (1)

Conditional Use

- 50 Space RV Campground. 14566 Marysville Road, Camptonville
- 13 unit multi-family apartments. 2356 Erle Road. Linda

Home Based Businesses

- What the Fluff Pet Grooming
- Loma Rica Sourdough Company

TENATIVE MAPS

30.13 acres / 2 parcels, Agriculture Industrial, Arboga

FINAL RECORDED MAPS

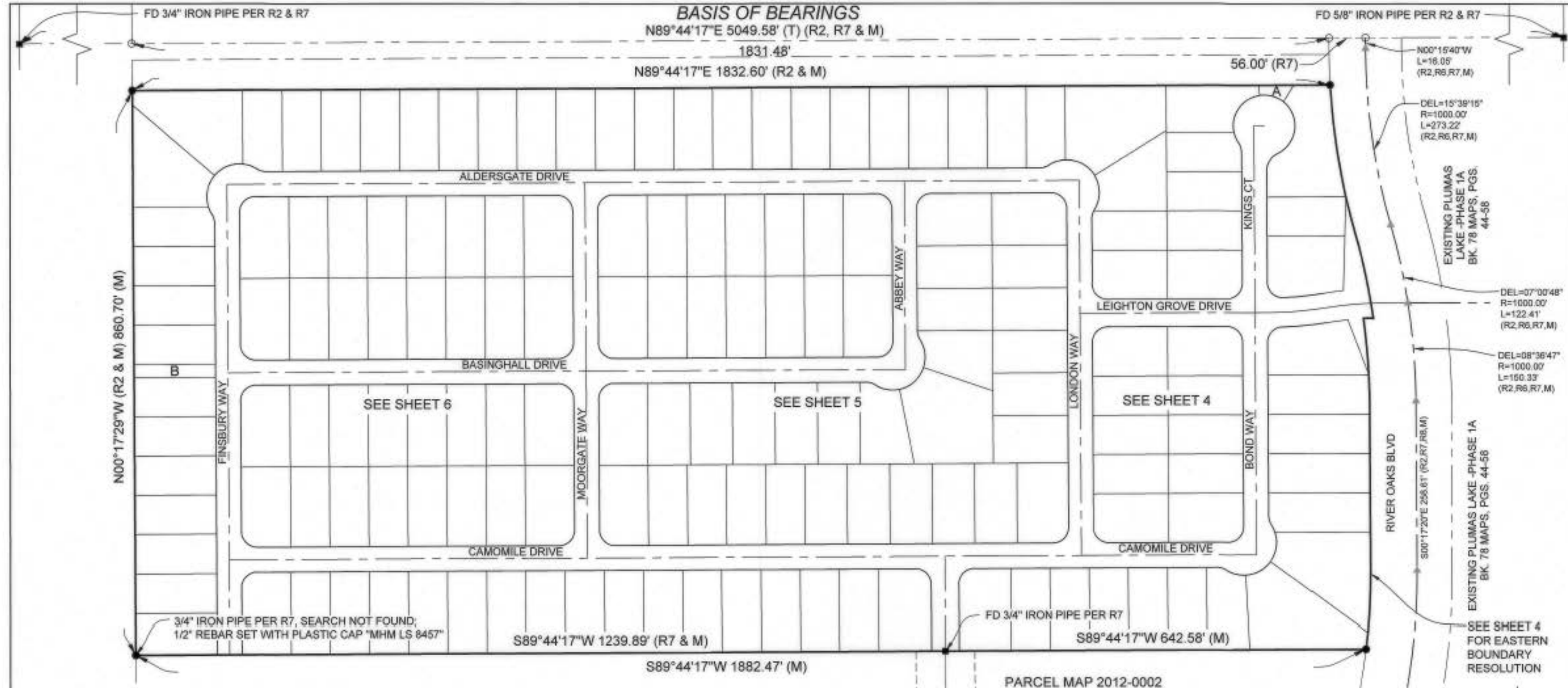
Subdivision Maps

162 Single Family Units, Leak Subdivision Phase 8, Plumas Lake (attachment)

Parcel Maps

296.33 acres / 4 parcels, Residential, Oregon House
 159.7 acres / 2 parcels, Agriculture, District 10
 .62 acres / 2 parcels, Residential, Olivehurst

Yes



LEGEND

- FOUND MONUMENT AS INDICATED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 1/2" REBAR WITH PLASTIC CAP "MHM LS 8457"
- ▲ SET STANDARD MONUMENT IN WELL "MHM LS 8457"
- ▲ FOUND STANDARD MONUMENT IN WELL
- () EMBRACES RECORD DATA
- (E) EXISTING
- (T) TOTAL
- C REPRESENTS CALCULATED DATA
- M REPRESENTS MEASURED DATA
- R/W RIGHT-OF-WAY
- WE (WALL ACCESS AND MAINTENANCE EASEMENT)
- LE (PEDESTRIAN EASEMENT & LANDSCAPE EASEMENT)
- PSE (PUBLIC SERVICE EASEMENT)
- S.N.F. SEARCH NOT FOUND

BASIS OF BEARINGS

THE BEARING SHOWN HEREON BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF PARCEL 1 AND THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 2004-09 FILED IN BOOK 77 OF MAPS AT PAGE 34-41, IS IDENTICAL, BEING S89°44'17"W.

SUBDIVIDED AREA = 37.03 ACRES

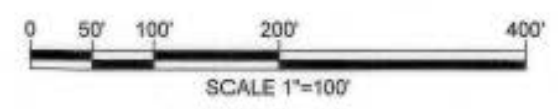
LOTS	=	30.32 ACRES
ROADS	=	6.63 ACRES
PARCEL A	=	0.02 ACRES
PARCEL B	=	0.06 ACRES

RECORD REFERENCES

- R1 ARBOGA COLONY NO. 2, BOOK 2 MAPS, PAGE 15, YUBA COUNTY.
- R2 PARCEL MAP NO. 2004-09, BOOK 77 MAPS, PAGES 34-41 INCLUSIVE.
- R3 DOCUMENT NO. 2011R-014841, YUBA COUNTY.
- R4 DOCUMENT NO. 2011R-014842, YUBA COUNTY.
- R5 RECORD OF SURVEY NO. 91-35, BOOK 58 MAPS, PAGES 12 & 13, YUBA COUNTY.
- R6 TRACT MAP 2004-07, BOOK 78 MAPS, PAGES 44-58 INCLUSIVE.
- R7 PARCEL MAP 2012-0002, FILED IN BOOK 95 OF MAPS AT PAGES 2 TO 3, YUBA COUNTY RECORDS
- R8 DOCUMENT NO. 2021R-0199918, YUBA COUNTY.

HORIZONTAL CONTROL INFORMATION

THE DISTANCES SHOWN ARE GROUND, MULTIPLY BY 0.999918 TO OBTAIN GRID DISTANCES.



TM 2021-0006 - PLUMAS LAKE PHASE 8 FOR JAS LAND FUND, 5, LLC

BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP 2004-09, BOOK 77 OF MAPS PAGES 34 - 41, AND A PORTION OF LOT 4 OF PARCEL MAP 2012-0002, BOOK 95 OF MAPS PAGES 2 & 3, SITUATE IN SECTIONS 5 & 6 OF T.13N., R.4E., M.D.M.

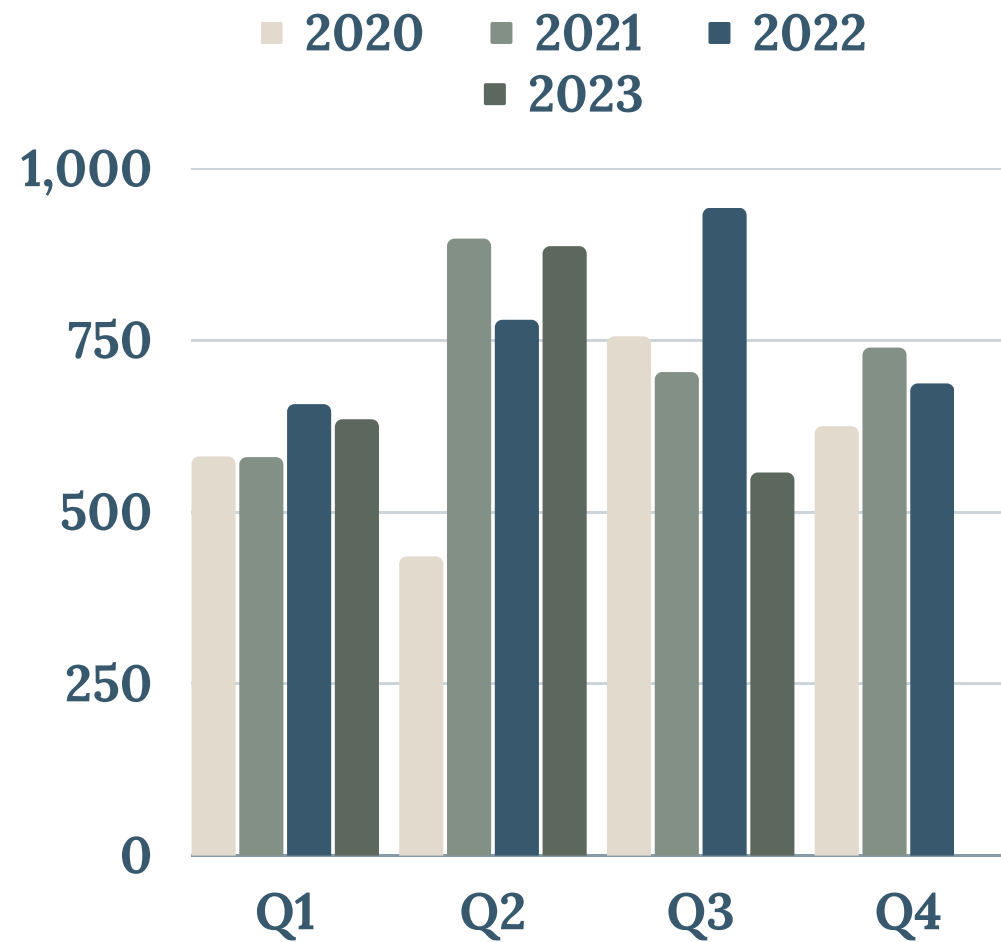
YUBA COUNTY CALIFORNIA JANUARY 2023

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

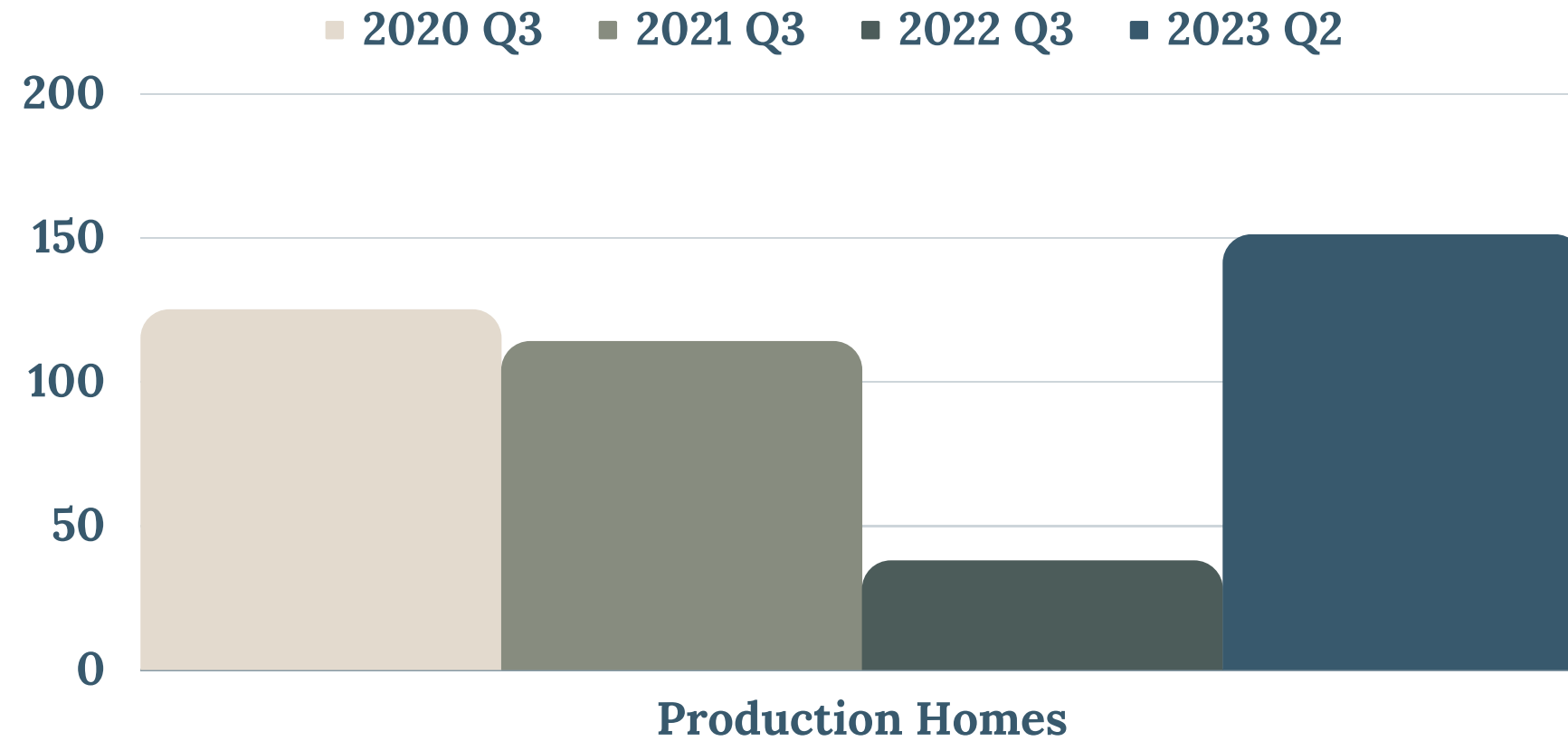
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

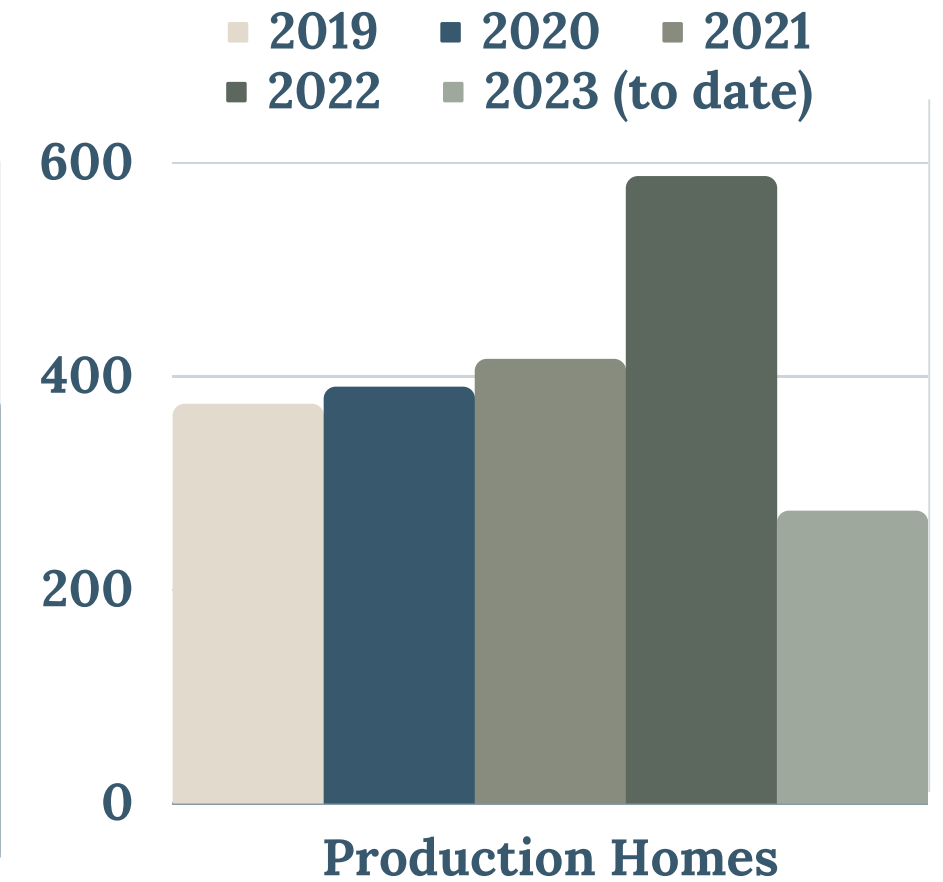
BUILDING PERMITS ISSUED - ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS ISSUED QUARTER COMPARISON



PRODUCTION HOME PERMITS - FINAL OCCUPANY YEAR OVER YEAR



BUILDING PERMITS

COMMERCIAL BUILDING PERMITS UNDER REVIEW

Bill's Electric - Façade Remodel
5899 Lindhurst Ave., Linda

ShoEi Foods - Expansion
1900 Feather River Blvd., Olivehurst

LJ Rice Farms - Agriculture Building
10027 Tanabe Rd., Marysville

Bear Ridge Apartments - Sign
1961 Spenceville Road., Wheatland

COMMERCIAL BUILDING PERMITS ISSUED

American Wood Fibers - Expansion
4560 Skyway Dr., Olivehurst

Art of Barbering - New Sign
5784 North Beale Rd., Linda

Joy Laundry Shopping Center - New Sign
1592 North Beale Rd., Linda

Pack and Post Center - Façade Remodel
2787 North Beale Rd., Linda

Prosperity Village - Interior Improvement
1111 North Beale Rd., Linda

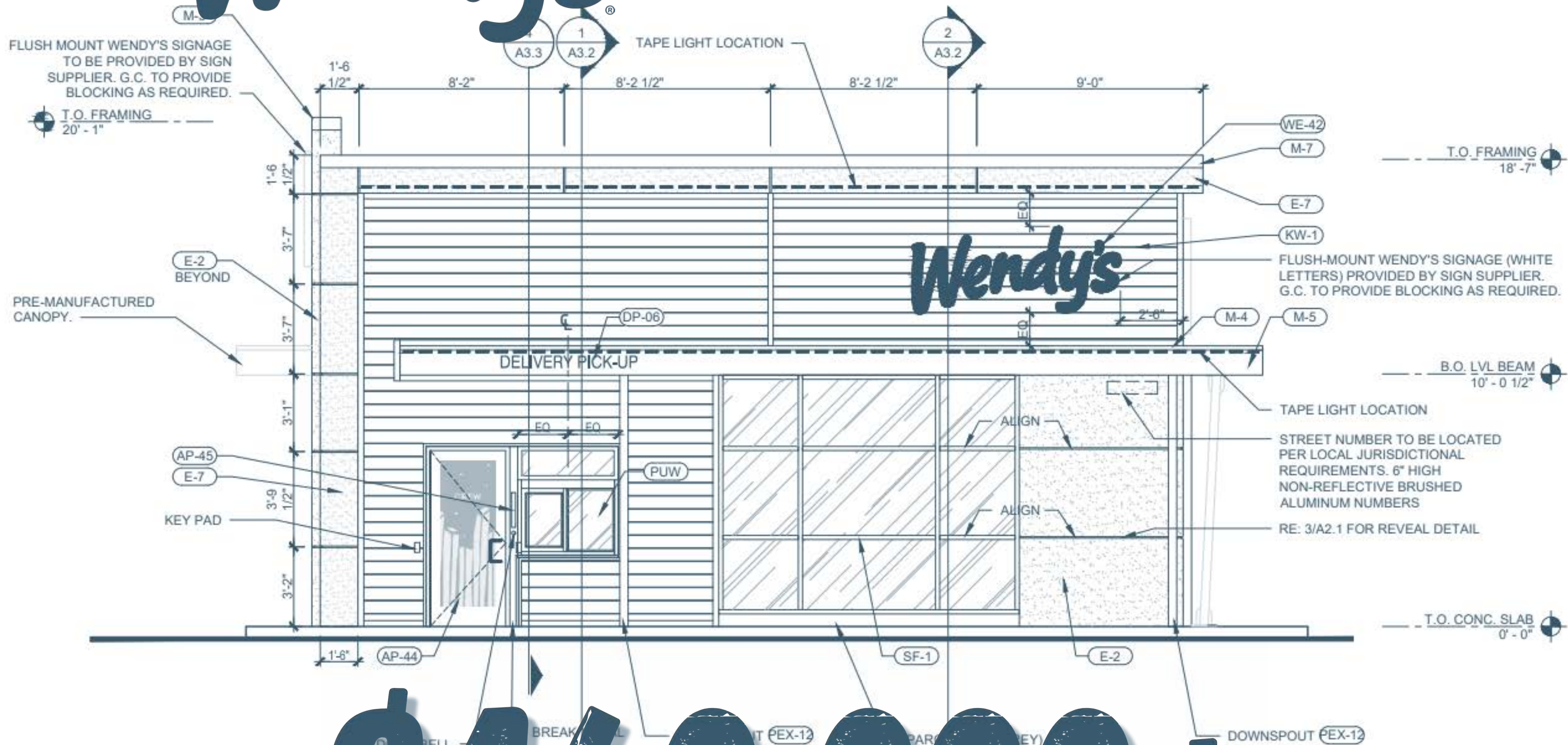
Wendys - New Restaurant
1168 North Beale Rd., Linda

76 Station - New Sign
1168 North Beale Rd., Linda

Area 530 MexiGrub - Change of Tenant
5014 Olivehurst Ave., Olivehurst



Wendy's @ Feather River Center



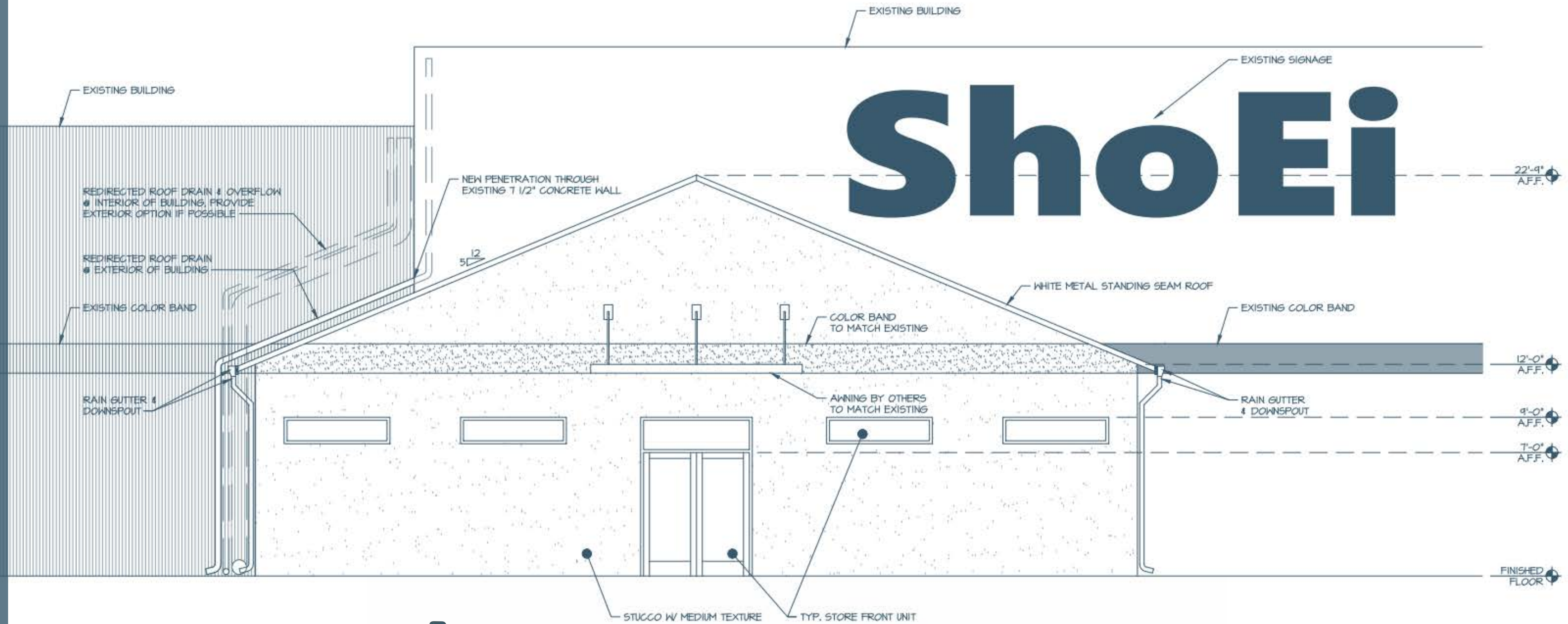
\$460,000+

\$1.2 MILLION

**AMERICAN
WOOD FIBERS**



Feather River Blvd., Plumas Lake



\$800,000+



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

Yuba County is investing in infrastructure!

PUBLIC WORKS

INFRASTRUCTURE | ENCROACHMENT | TRANSPORTATION

2023 CONSTRUCTION

- Linda
 - West Linda Multi-Use Drainage Basin
 - Cedar Lane & Alicia Avenue (Active Transportation Program)
 - Packard Avenue Parking Expansion
- Bridge Replacements
 - Spring Valley Road

FUTURE PRIORITY PROJECTS

- Olivehurst
 - 8th, 9th, Western Ave (Sidewalks & Drainage)
- Linda
 - Feather River Blvd. (State of Good Repair)
 - 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 & Curve Correction at Doolittle Dr.
 - 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
 - Los Verjeles, Waldo Road & Ellis Road
- Other Projects:
 - Loma Rica Road & South Beale Road, State of Good Repair
 - Bicycle and Pedestrian Mobility Plan
 - Master Drainage Plan

\$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.

\$4 MILLION

Erle Road Interchange Lindhurst Ave. Improvements

Grant Application Submitted for Design



YUBA COUNTY AIRPORT

INFRASTRUCTURE | AVIATION | INDUSTRY

Industrial Real Estate:

The County has prioritized aviation related, tax generating, and job creating businesses to locate in available real estate assets.

Actively negotiating on 4 properties, and expect new business public announcements soon.

Ultralight Operations:

Airport Management team continues to work with the FFA to identify a path forward for ultralight operations.

Hangar Leases:

Increased requirements to have operational aircraft in leased hangars, to maintain a healthy and vibrant airport. Resulted in increased interest and availability at Yuba County Airport!

