



YUBA COUNTY
ENTERPRISE
SOLUTIONS

QUARTERLY DEVELOPMENT UPDATE

Q3 | 2022

PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY



Linda, CA

Over 40 existing businesses in commercial corridor +
4,039 within 5 miles*

Feather River Center: +/- 320,000 Sq'

Demo Spring/Summer 2022

*Data report by Esri - source Data Axle



COMMERCIAL REDEVELOPMENT

PRIVATE INVESTMENTS

- Costco Wholesale & Fuel Station
August 2022 - Building Permit Submitted
Estimated Completion Spring/Summer 2023
- Future Retail, Hospitality, Food Service

YUBA COUNTY PUBLIC INVESTMENTS

Letter of Commitment - May, 2022

- Complete Street Improvements
- Drainage Infrastructure
- Business Façade Grant Program
- CDBG Application - Code Enforcement +
Public Works Clean Up

PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

NEW USE PERMIT APPLICATIONS

Administrative Use Permits

Car Wash Facility
1418 N Beale Rd; East Linda

Planned Sign Permit Program

Electronic Billboard Sign Permit
5140 Lindhurst Avenue; Olivehurst

Conditional Use Permits

RV Storage Facility
2556 Rosser Road; Arboga

Preschool Facility
4449 Olivehurst Ave; Olivehurst

Campground
Rockdale Trail and Hwy 20;
Smartsville

MAP APPLICATIONS

TENATIVE SUBDIVISION MAPS

Ardmore Village - 8 SFR units
14th Street and Ardmore
Avenue; Olivehurst

Lucero - 5 SFR units
10654 Texas Hill Road; Dobbins

TENATIVE PARCEL MAPS

2- unit industrial split
3516 Rancho Road; Wheatland

2- unit residential split
1984 Sunrise Avenue; East
Linda

2- unit agricultural split
8235 Camp Far West Road;
Camp Far West

REVIEW APPROVALS

DEVELOPMENT REVIEW COMMITTEE

- Approved CEQA for Yuba Roadside Fuel Treatment Project
- 4-unit residential split – 13447 Country Road 270; Oregon House
- 3-unit residential split, Affordable Housing Apartment Complex
Algodon Road and River Oaks Boulevard; Plumas Lake
- 4-unit residential split – 1640 Ninth Avenue; Olivehurst
- Single room-occupancy facility (15 residential units) – 5638 North
Gledhill Avenue; Olivehurst

PLANNING COMMISSION

- Feather Glen South (328 single family residential units) – Plumas
Arboga Road and Arboga Road; Plumas Lake (*Attached*)
- Sharp Outdoor Event Venue (100 guest occupancy limit) – 9858
Frenchtown Dobbins Road; Oregon House (*Attached*)
- Yuba Sutter Truck Parking (231 truck parking stalls) – 3582 Rancho
Road; Wheatland (*Attached*)

FINAL MAP APPROVALS

- Plumas Ranch Village 6 (Cresleigh Homes) – 71 Single
Family Residential Units

TENTATIVE SUBDIVISION TRACT MAP
TSTM 22-0001 (FEATHER GLEN SOUTH)
COUNTY OF YUBA, CALIFORNIA
JANUARY 14, 2022

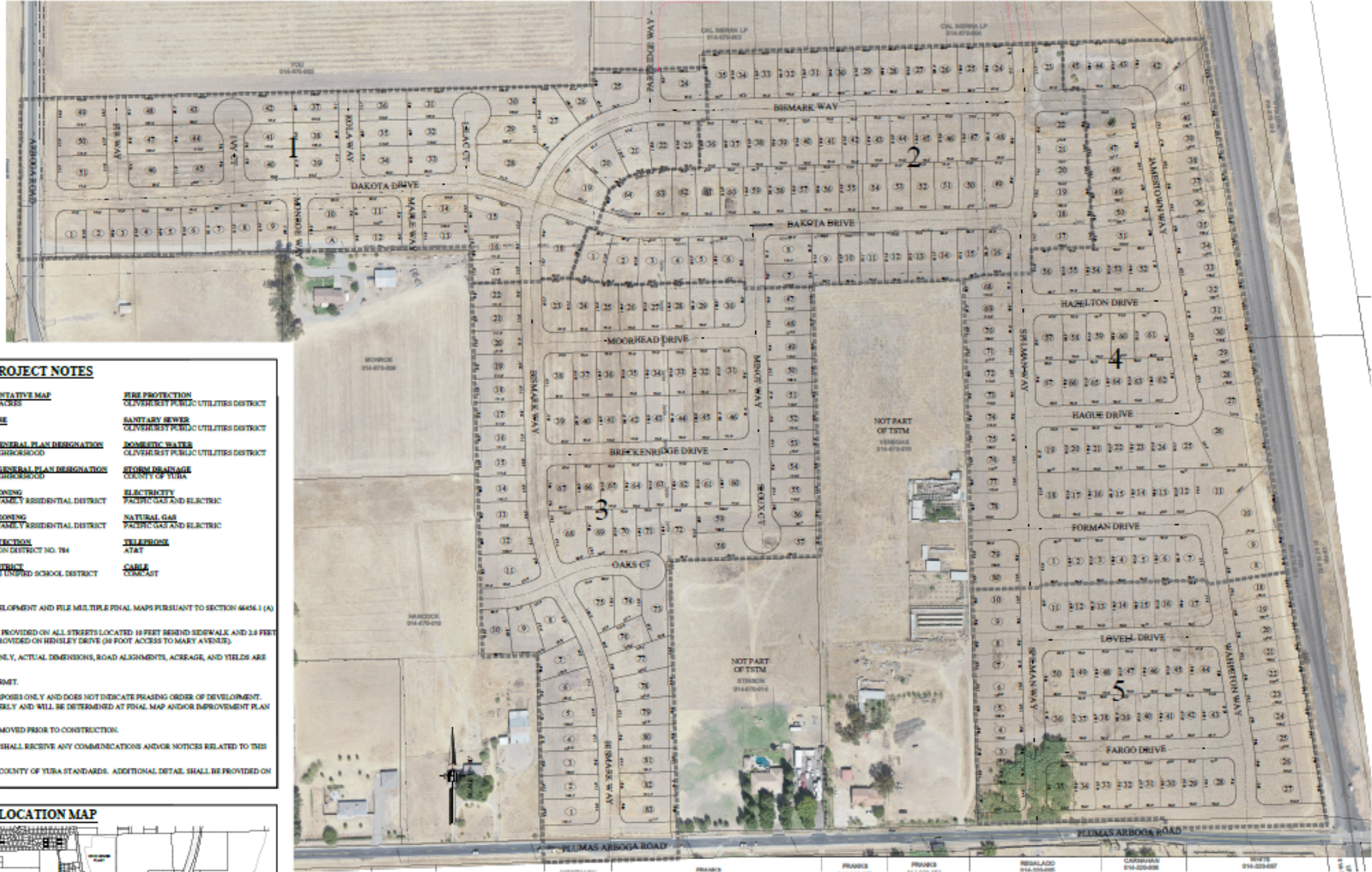
SURVEYOR'S STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER MCS-105611-PR01 DATED AUGUST 31, 2021.



SEAN MENARD, P.E., P.L.S., No. 1097

COUNTY OF YUBA APPROVAL:
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-0001 APPROVING TENTATIVE PARCELS MAP NO. 222-0001 DURING THE PLANNING COMMISSION MEETING ON _____, 2022.

COUNTY OF YUBA _____ DATE _____



PROJECT NOTES

OWNER:
WALTON GLOBAL HOLDINGS, LLC
888 N. GADSDY CENTER DRIVE, ST 345
SCOTTSDALE, AR 85258
CONTACT: PRICE NOBLE
PHONE: (480) 488-2598

APPLICANT:
WALTON GLOBAL HOLDINGS, LLC
888 N. GADSDY CENTER DRIVE, ST 345
SCOTTSDALE, AR 85258
CONTACT: PRICE NOBLE
PHONE: (480) 488-2598

ENGINEER/SURVEYOR:
MHN INCORPORATED
1204 E STREET, P.O. BOX 8
MARTVILLE, CA 95961
CONTACT: SEAN MENARD, P.E., P.L.S.
PHONE: (530) 742-4485

ADJACENT PARCEL NO.:
APN 014-070-005
APN 014-070-006

GENERAL NOTES:

AREA OF TENTATIVE MAP:
27.8000 ACRES

EXISTING USE:
VACANT

EXISTING GENERAL PLAN DESIGNATION:
VALLEY NEIGHBORHOOD

PROPOSED GENERAL PLAN DESIGNATION:
VALLEY NEIGHBORHOOD

EXISTING ZONING:
RS- SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING:
RS- SINGLE FAMILY RESIDENTIAL DISTRICT

LEAK PROTECTION:
RECLAMATION DISTRICT NO. 784

SCHOOL DISTRICT:
MARTVILLE UNIFIED SCHOOL DISTRICT

FIRE PROTECTION:
OLVERHEIST PUBLIC UTILITIES DISTRICT

SANITARY SEWER:
OLVERHEIST PUBLIC UTILITIES DISTRICT

DOMESTIC WATER:
OLVERHEIST PUBLIC UTILITIES DISTRICT

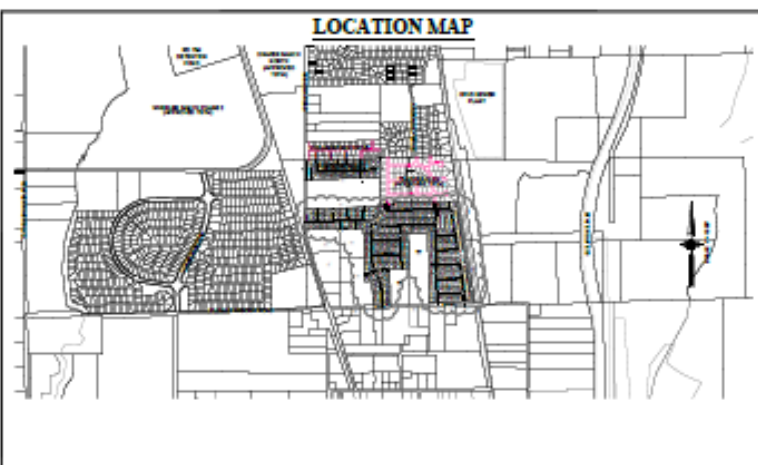
STORM DRAINAGE:
COUNTY OF YUBA

ELECTRICITY:
PACIFIC GAS AND ELECTRIC

NATURAL GAS:
PACIFIC GAS AND ELECTRIC

TELEPHONE:
AT&T

CABLE:
COMCAST



LAND USE SUMMARY

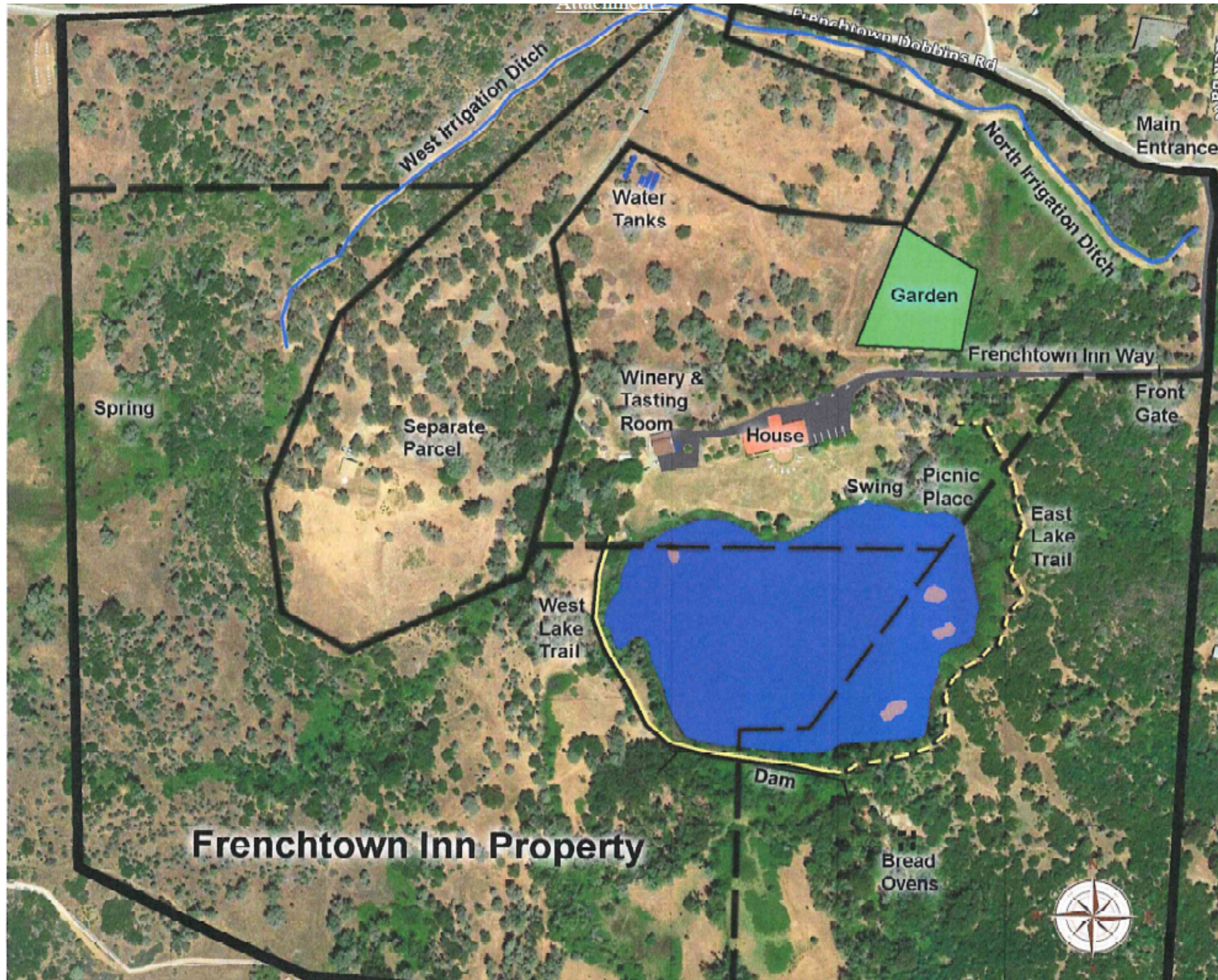
| LOT SUMMARY* | | | |
|-------------------------------|---------|----------|------------|
| VILLAGE NO. 1 = | 51 LOTS | 12.33 AC | 4.34 DU/AC |
| VILLAGE NO. 2 = | 64 LOTS | 12.36 AC | 5.26 DU/AC |
| VILLAGE NO. 3 = | 63 LOTS | 16.47 AC | 5.04 DU/AC |
| VILLAGE NO. 4 = | 80 LOTS | 15.34 AC | 5.22 DU/AC |
| VILLAGE NO. 5 = | 50 LOTS | 09.11 AC | 5.49 DU/AC |
| SUBTOTAL = | | 328 LOTS | 65.61 AC |
| | | | 5.91 DU/AC |
| MAJOR ROAD - ARBOGA ROAD | | | 00.71 AC |
| MAJOR ROAD - PLUMAS ARBOGA RD | | | 01.26 AC |
| SUBTOTAL = | | | 01.97 AC |
| TOTAL = | | 67.38 AC | 4.87 DU/AC |

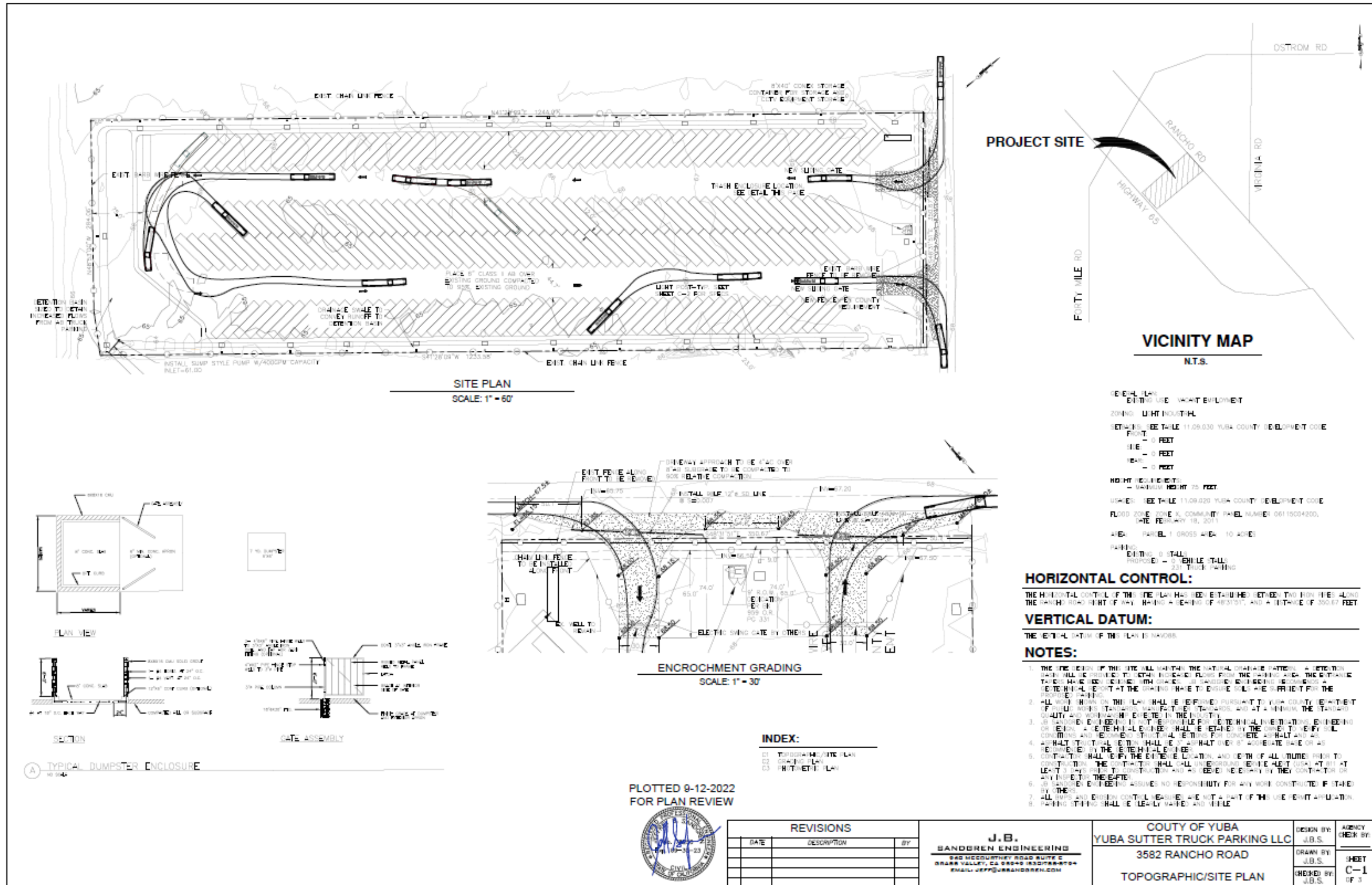
*ALL ACRES AND DENSITIES EXCLUDE MAJOR ROADWAYS. THE MAJOR ROADWAY IS PLUMAS ARBOGA AND ARBOGA ROAD ON THIS PROJECT.



M.H.M.
ENGINEERS & SURVEYORS SINCE 1892
1204 E STREET, P.O. BOX 8
MARTVILLE, CA 95961
TEL: 530-742-4485
FAX: 530-742-5008

Sharp Event Center

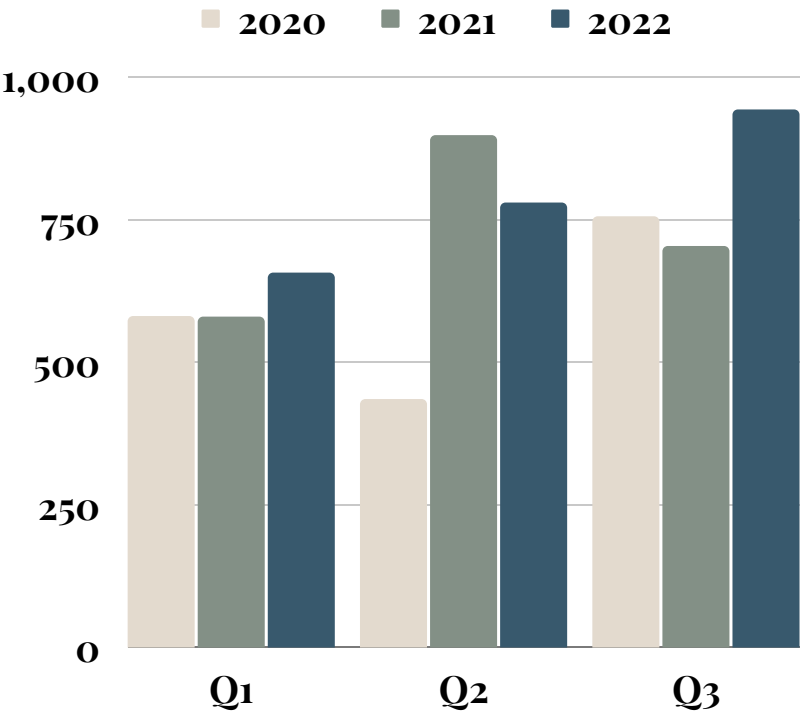




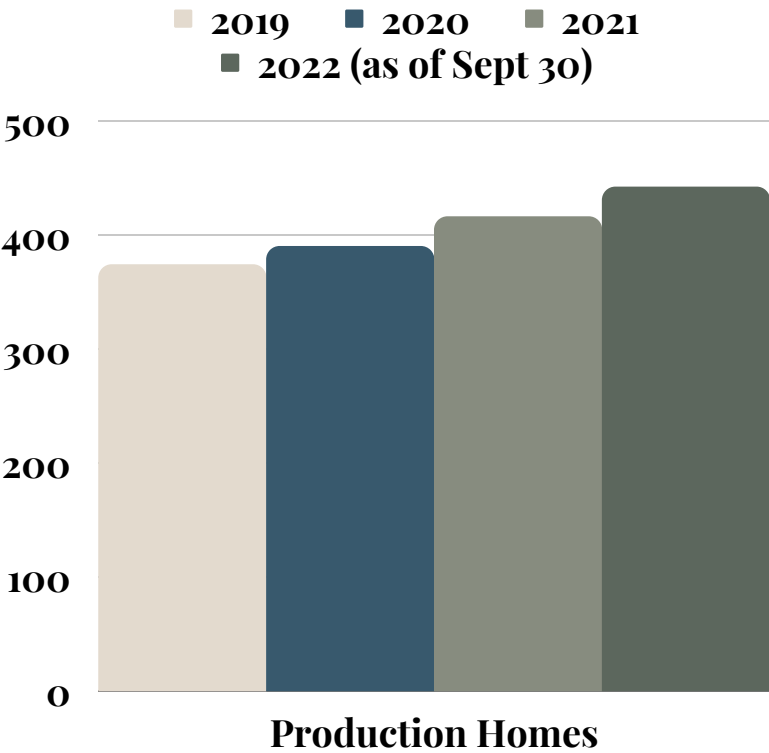
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

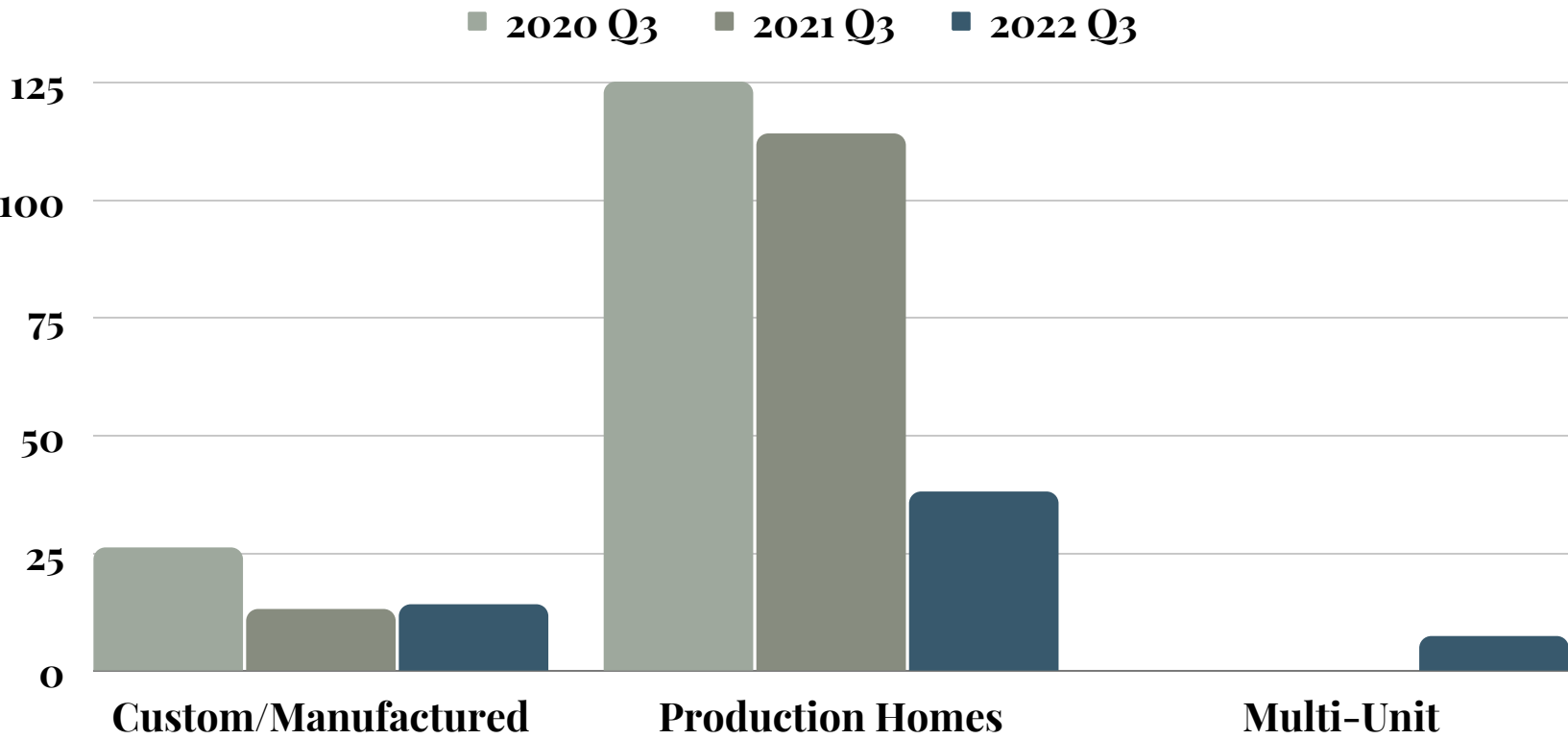
BUILDING PERMITS ISSUED -
ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS -
FINAL OCCUPANY YEAR OVER YEAR



RESIDENTIAL PERMITS ISSUED
Quarter Comparison



BUILDING PERMITS

COMMERCIAL BUILDING
PERMITS UNDER REVIEW

Retail Warehouse & Fuel Station
Costco Wholesale, Linda

Metal Building Addition
Teichert, Marysville

New Mini Storage Facility
Oakley Lane, Wheatland

River Oaks Affordable Housing &
Recreation Center
River Oaks, Plumas Lake

Car Wash, Jamba Juice, Pizza Hut, &
Tesla Charging Station
Chalice Creek, Plumas Lake

COMMERCIAL BUILDING
PERMITS ISSUED

New 13,472 SQ' Medical/Mental
Health Facility
Yuba County Jail, Marysville

Remodel & Office Expansion
Nordic Industries, Olivehurst

Wall Sign & Monument Reface
Cricket Store, Linda

Interior Office Remodel
Harmony Health, Linda

Change of Tenant
Izzy's Mexican Restaurant, Linda

COMMERCIAL BUILDING
PERMITS FINALED

New LED Monument Sign -
Sinclair Gas Station, Browns Valley

DEMO (2) Existing Structures
North Beale Road, Linda

CONSTRUCTION

CEDAR LANE AFFORDABLE HOUSING

Regional Housing Authority | Pacific West Builders



CONSTRUCTION

YUBA COUNTY AIRPORT - TAXIWAY EXPANSION

\$1,813,067 Total Project Budget | \$1,450,454 EDA

Funded | \$362,613 County Funded



ENVIRONMENTAL HEALTH

PUBLIC WATER | SEPTIC | PERMITTING OPERATIONS

WELL AND SEPTIC TRANSITION TO DISTRICT MAINTAINED INFRASTRUCTURE

Yuba County and Olivehurst Public Utility District (OPUD) working to improve water & waste water service to reduce service "islands" near existing infrastructure.

Project Area:

- Historic Olivehurst
- Butterfly Lane
- Arboga Region

PHASE 1 (Complete): Technical Assistance Funding *California Water Board, RCAC Prop 1*

PHASE 2: (Current) Engineering and Planning. Grant application submitted Q3 2022.

PHASE 3: (Future) Construction. OPUD anticipates making application for construction funding, **up to \$185,000 per home** for water and sewer connections, with no out of pocket cost for property owners.

Proposed Water and Sewer Infrastructure Expansion Project



PUBLIC WORKS

INFRASTRUCTURE | PERMITS| CAPITAL IMPROVEMENTS

CURRENTLY UNDER CONSTRUCTION

- McGowan Parkway Active Transportation
- Feather River Blvd. & North Beale Rd. Drainage Project
- Iowa City Road Bridge Replacement
- 2022 Overlays - 12.2 Miles
- 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
- Bridge Projects - Spring Valley Road, Los Verjeles, Waldo Road, Ellis Road

RECENTLY COMPLETED

- North Beale Road Complete Streets Project, Phase II
- Camptonville Emergency Storm Drain Project



MCGOWAN PARKWAY
OCTOBER 2022

AIRPORT

AVIATION | INFRASTRUCTURE | INDUSTRY

CAPITAL IMPROVEMENT PROJECTS

Taxiway Expansion - COMPLETE
\$1,782,592.97 Total project budget
\$1,405,168.77 EDA Funded
\$377,424.19 County Funded

PROJECTS

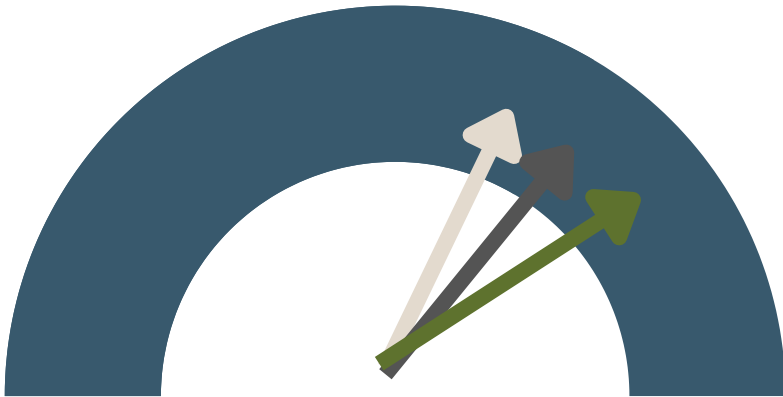
Airport and FAA partnership - Moratorium regarding safety concerns of ultralight operations continues. Management continues to work with FAA to determine if a safe and reasonable accommodation can be made.

Airport Pavement Management Plan - County has received grant award to assess airport infrastructure needs, which establishes foundation for future investment and projects. Consultant contract under review.

DEVELOPMENT | LAND LEASES

Coca Cola Building - County ownership finalized.

Food Truck Pod - Food trailers and potential site developer will explore proof of concept to create an outdoor food park, serving pilots, nearby industrial park employees, and the public at the Yuba County Airport.



| | |
|--------------------------|--------|
| Operational Aircraft | Q1 71% |
| Occupying Leased Hangars | Q2 79% |
| | Q3 83% |