



Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

**QUARTERLY
DEVELOPMENT
UPDATE**

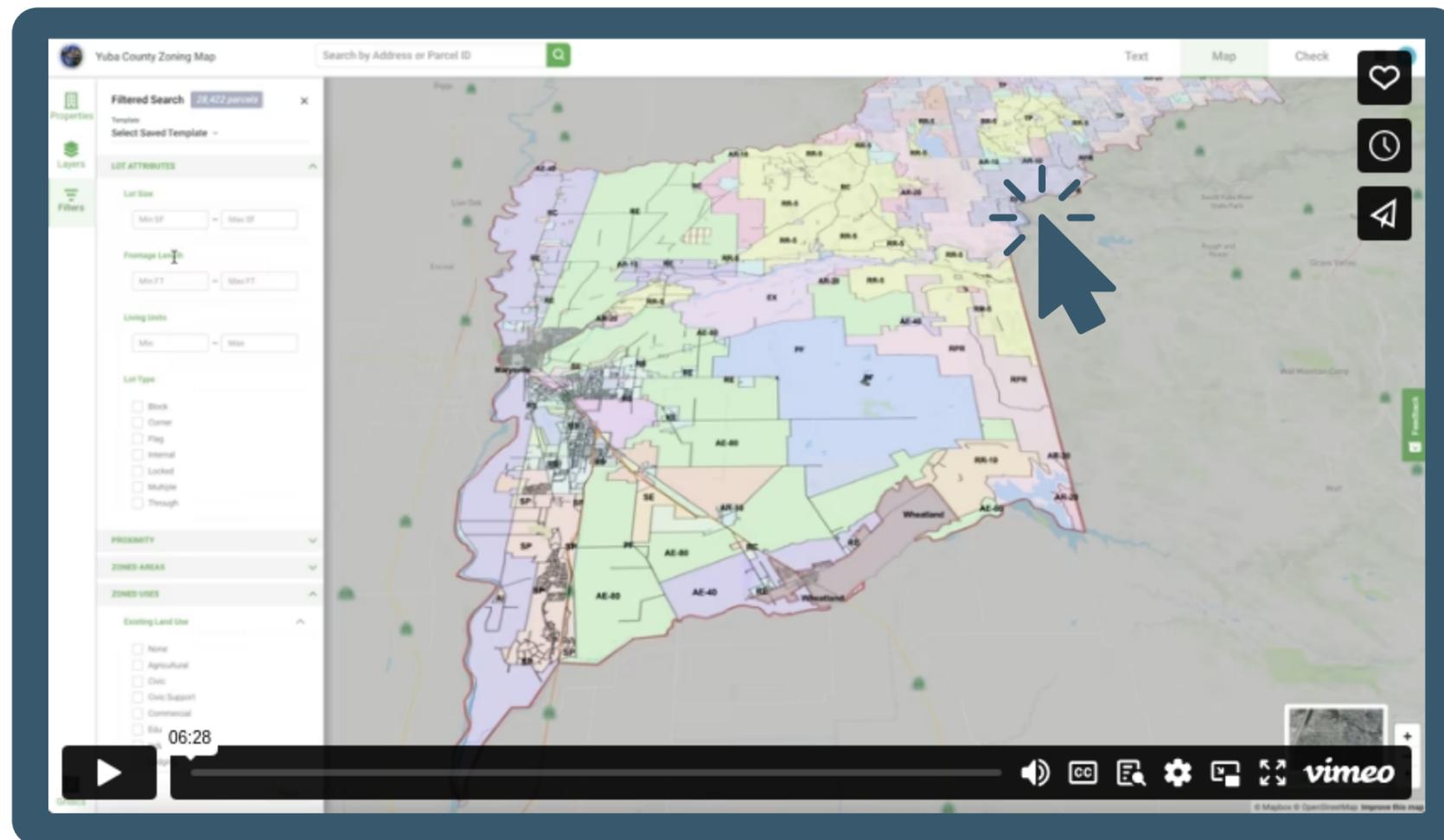
Q4 | 2023

**PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY**

THE PLANNING DEPARTMENT LAUNCHES GRIDICS



Gridics is a unique geospatial technology solutions that delivers easy to interpret parcel-level zoning data & intelligence to streamline site selection for developers & the public.



TRY IT YOURSELF

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SCAN ME

NEW PROJECTS

ZONING | LAND USE | DEVELOPMENT CODE

NEW APPLICATIONS

LAND AND USE PERMITS

Administrative Use

- Agriculture Use Power (1)
- Personal Storage in Rural Commercial Zone.
4505 Wheatland Road. Wheatland

Land Use Confirmation

- Integrity Junk Removal, Homebased Business.
9559 Quail Meadow Lane, Oregon House

Development Agreement

- Draper Ranch North Subdivision Tract Map

Annexation

- Pottery World manufacturing to annex 140 acres into the City of Wheatland. 2090 Highway 65, Wheatland.

MAP APPLICATIONS

Tentative Parcel Map

- North Beale Commons - Future Commercial Shopping Center (attachment)

Yes

TENTATIVE PARCEL MAP
TPM 23-0014 (NORTH BEALE COMMONS)
 COUNTY OF YUBA, CALIFORNIA
 DECEMBER 22, 2023

PROJECT NOTES

OWNER RAMEN BIHALA & HARINDER JOHL 1307 FRANKLIN ROAD YUBA CITY, CA 95993 CONTACT: RAMEN BIHALA PHONE: (530) 308-5343	EXISTING USE VACANT	FIRE PROTECTION LINDA COUNTY FIRE DISTRICT
APPLICANT RAMEN BIHALA & HARINDER JOHL 1307 FRANKLIN ROAD YUBA CITY, CA 95993 CONTACT: RAMEN BIHALA PHONE: (530) 308-5343	EXISTING GENERAL PLAN DESIGNATION VALLEY NEIGHBORHOOD	LAW ENFORCEMENT YUBA COUNTY SHERIFF
ENGINEER/SURVEYOR MEM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6483	PROPOSED GENERAL PLAN DESIGNATION VALLEY NEIGHBORHOOD	SANITARY SEWER LINDA COUNTY WATER DISTRICT
ASSESSOR'S PARCEL NO. APN 020-020-086-000	EXISTING ZONING COMMERCIAL	DOMESTIC WATER LINDA COUNTY WATER DISTRICT
AREA OF TENTATIVE MAP 4.78 GROSS ACRES	PROPOSED ZONING COMMERCIAL	STORM DRAINAGE COUNTY OF YUBA AND RECLAMATION DISTRICT NO. 784
GENERAL NOTES:	LEVEE PROTECTION RECLAMATION DISTRICT NO. 784	ELECTRICITY PACIFIC GAS AND ELECTRIC
1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.	ELEMENTARY SCHOOL DISTRICT MARYSVILLE JOINT UNION SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
2. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.	HIGH SCHOOL DISTRICT MARYSVILLE JOINT UNION SCHOOL DISTRICT	COMMUNICATION AIR AND COMCAST
3. THIS IS AN APPLICATION FOR A TENTATIVE PARCEL MAP.	IRRIGATION DISTRICT NONE - INDIVIDUAL WATER WELLS	CABLE (OPTIONAL) COMCAST
4. 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.		
5. ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS SHALL BE PROTECTED-IN-PLACE.		
6. OWNERS, APPLICANT, ATTORNEY, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.		

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE
 PARCEL B, AS DESCRIBED IN THAT CERTIFICATE OF LOT LINE ADJUSTMENT APPROVAL FOR LA 2009-018, RECORDED DECEMBER 31, 2009, AS FOLLOWS:

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 2000-01, FILED MAY 23, 2000, IN BOOK 71 OF MAPS PAGE 31, YUBA COUNTY RECORDS, LOCATED IN THE UNINCORPORATED AREA OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT MOST EASTERLY CORNER OF SAID PARCEL 1, THENCE ALONG THE SOUTHERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: SOUTH 67° 02' 31" WEST, 306.68 FEET; THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES NORTH 10° 08' 34" WEST, 1135.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 56' 10", AN ARC LENGTH OF 414.73 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 12° 22' 54" EAST, 204.16 FEET; THENCE SOUTH 77° 37' 04" EAST 91.58 FEET; THENCE NORTH 12° 22' 54" EAST, 405.10 FEET TO THE NORTHEAST LINE OF SAID PARCEL 1; THENCE ALONG THE LAST SAID LINE SOUTH 45° 59' 12" EAST, 639.97 FEET TO THE POINT OF BEGINNING. THE ABOVE LEGAL IS PURSUANT TO L.A. 2002-0038, RECORDED DECEMBER 17, 2002 IN OFFICIAL RECORDS, UNDER RECORDER'S SERIAL NUMBER 200217155.

APN: 020-020-086-000

LOCATION MAP



LAND USE SUMMARY

PHASE NO.	2 PARCEL(S)	1.44 AC	1.39 PARCELS/AC
PHASE NO. 1 =	2 PARCEL(S)	3.34 AC	0.60 PARCELS/AC
TOTAL =	4 PARCELS	4.78 AC	0.84 PARCELS/AC

*ALL DENSITIES EXCLUDE MAJOR ROADWAYS. NORTH BEALE ROAD HAVE PREVIOUSLY BEEN DEDICATED TO COUNTY IN FEE.

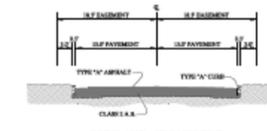
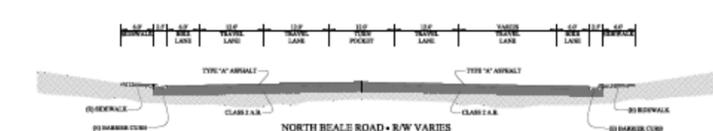
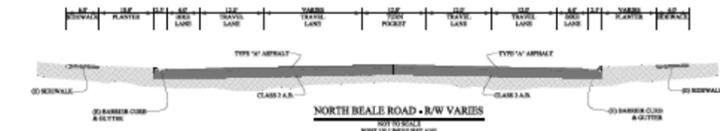
SURVEYOR'S STATEMENT:
 THEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICA TITLE COMPANY ORDER NUMBER NCS-1165457-LA2 DATED FEBRUARY 02, 2023.



SEAN MINARD, P.E. 52593, P.L.S. 8397

COUNTY OF YUBA APPROVAL:
 THE COUNTY OF YUBA DEVELOPMENT REVIEW COMMITTEE HAS CONSIDERED AND APPROVED RESOLUTION 24-00X APPROVING TENTATIVE PARCEL MAP NO. 2023-0014 DURING THE DEVELOPMENT REVIEW COMMITTEE MEETING MEETING ON _____, 2024.

COUNTY OF YUBA DATE _____



2 INDICATES PROPOSED PHASE



M.H.M.
 ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
 MARYSVILLE, CA 95901 TEL: 530.742.6483
 FAX: 530.742.5639

APPROVED PROJECTS

ZONING | LAND USE | DEVELOPMENT CODE

LAND AND USE PERMITS

Admin Use

- Agriculture Use Power (2)
- Blue Ruby Farm, Three Bedroom Ag Homestay.
6251 Marysville Rd, Loma Rica

Design Review

- Rio Del Oro Subdivision, Master Design Review for Lennar Homes
- Leak Subdivision, Master Design Review for Richmond American Homes

TENATIVE MAPS

- (3) Lot Residential Split, Rollin Hills Rd, Marysville
- (4) Lot Residential Split. Montclair Ave, Linda
- (2) Lot Residential Split. Texas Hill Rd, Dobbins

FINAL RECORDED MAPS

Subdivision Maps

- 68 Single Family Units, Rio del Oro Village 17, Plumas Lake (attachment)
- 45 Single Family Units, Rio del Oro Village 19, Plumas Lake (attachment)

Yes



Blue Ruby Farm

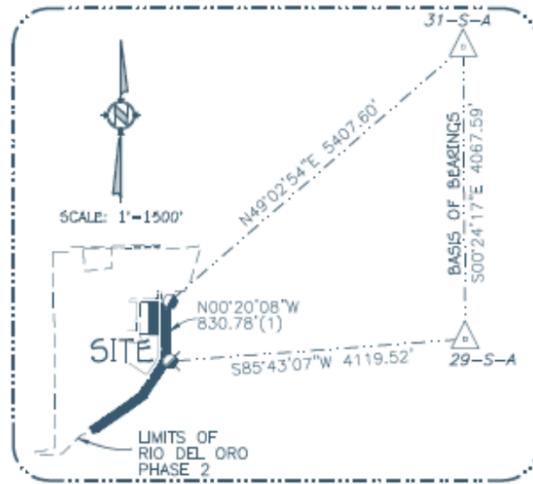
A Northern California Farmstay



“ Paul and Stephanie searched across Northern California for the perfect place to bring their vision for business, land conservation, and education to life!

They found no place as friendly, transparent and helpful as Yuba County.





BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TRACT MAP IS SOUTH 00°24'17" EAST BETWEEN FOUND CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTS 31-S-A AND 29-S-A AS SHOWN ON RECORD OF SURVEY 2002-12 FILED BY THE YUBA COUNTY RECORDER IN BOOK 74 OF MAPS, AT PAGE 14.

NOTES

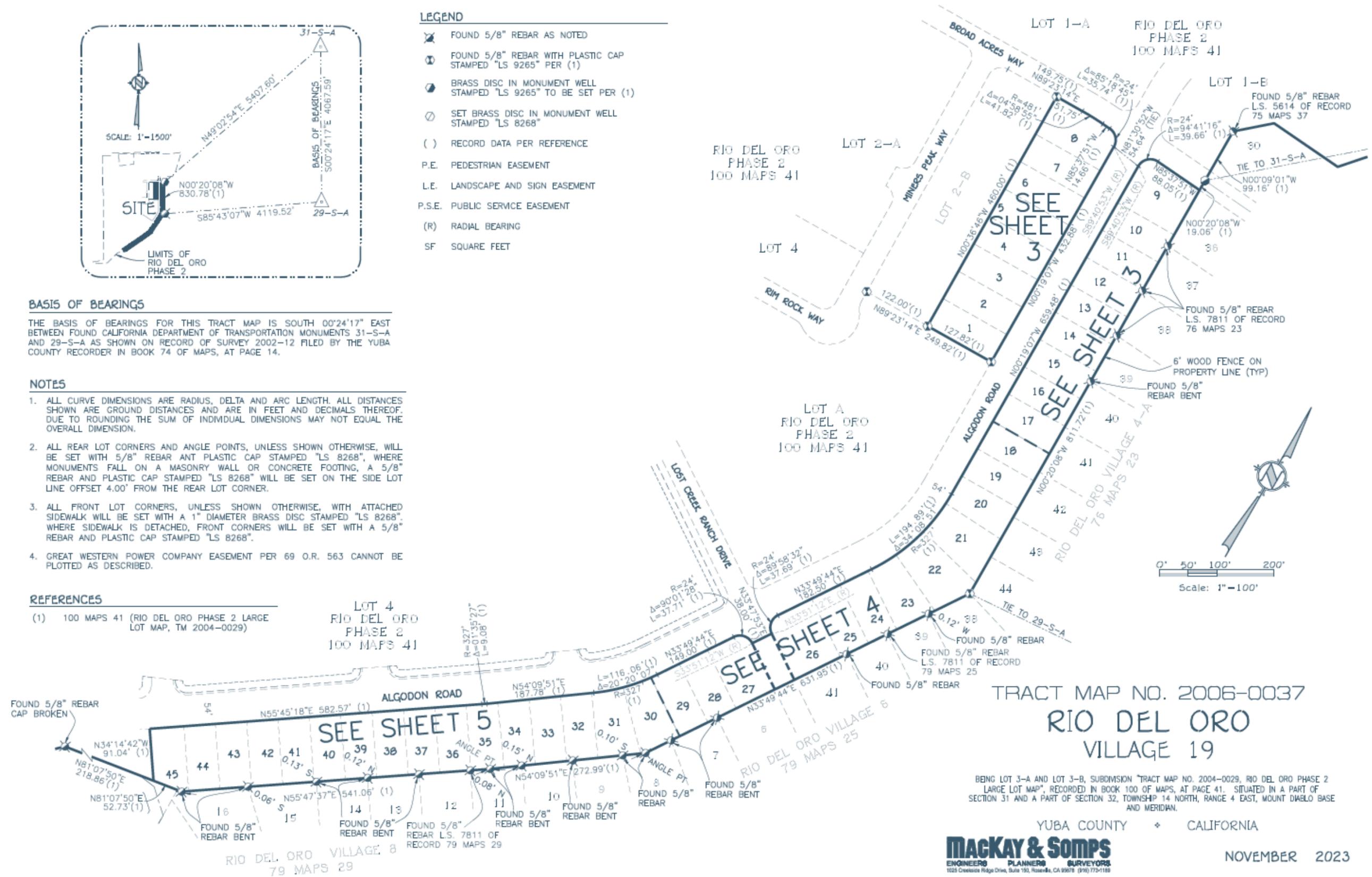
1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. ALL REAR LOT CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, WILL BE SET WITH 5/8" REBAR ANT PLASTIC CAP STAMPED "LS 8268", WHERE MONUMENTS FALL ON A MASONRY WALL OR CONCRETE FOOTING, A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE OFFSET 4.00' FROM THE REAR LOT CORNER.
3. ALL FRONT LOT CORNERS, UNLESS SHOWN OTHERWISE, WITH ATTACHED SIDEWALK WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 8268". WHERE SIDEWALK IS DETACHED, FRONT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268".
4. GREAT WESTERN POWER COMPANY EASEMENT PER 69 O.R. 563 CANNOT BE PLOTTED AS DESCRIBED.

REFERENCES

- (1) 100 MAPS 41 (RIO DEL ORO PHASE 2 LARGE LOT MAP, TM 2004-0029)

LEGEND

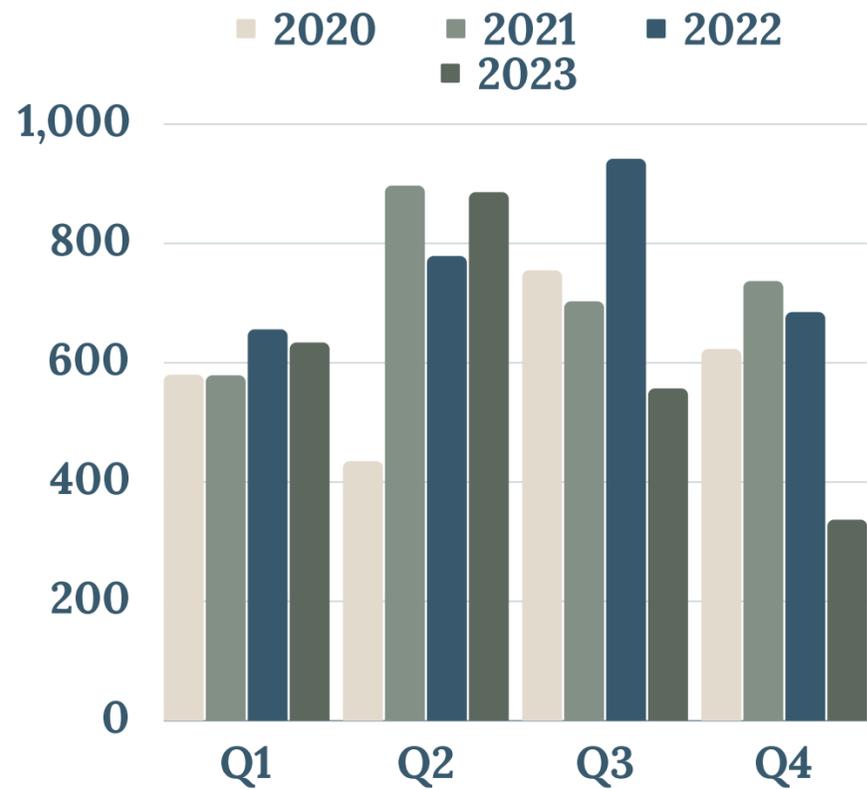
- ✕ FOUND 5/8" REBAR AS NOTED
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" PER (1)
- BRASS DISC IN MONUMENT WELL STAMPED "LS 9265" TO BE SET PER (1)
- ⊙ SET BRASS DISC IN MONUMENT WELL STAMPED "LS 8268"
- () RECORD DATA PER REFERENCE
- P.E. PEDESTRIAN EASEMENT
- L.E. LANDSCAPE AND SIGN EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- SF SQUARE FEET



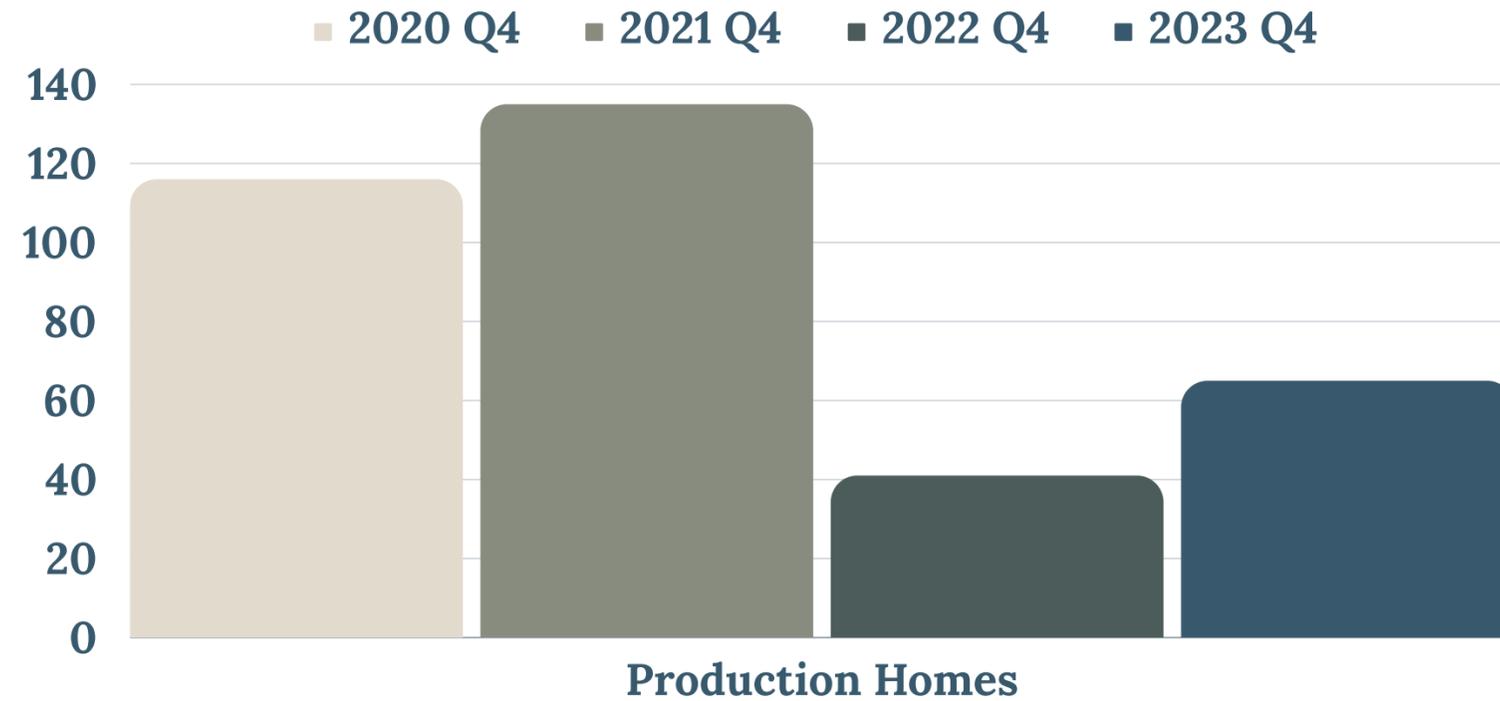
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

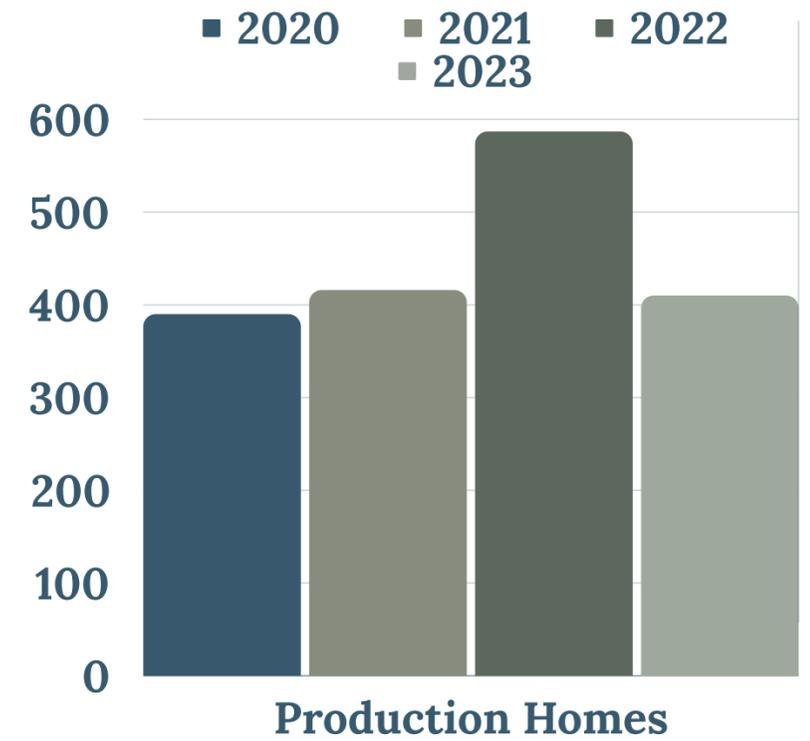
BUILDING PERMITS ISSUED - ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS ISSUED QUARTER COMPARISON



PRODUCTION HOME PERMITS - FINAL OCCUPANY YEAR OVER YEAR



Yes

BUILDING PERMITS

COMMERCIAL BUILDING PERMITS UNDER REVIEW

Erle Road Storage – Expansion
5600 Lindhurst Ave. Linda

Jamba Juice – New Sign
831 Chalice Creek, Plumas Lake

Jamba Juice & Pizza Hut – Tenant Improvement
831 Chalice Creek, Plumas Lake

Clover Leaf Market – Trash Enclosure
5780 Feather River Blvd, West Linda

COMMERCIAL BUILDING PERMITS ISSUED

Gen II Glass – Tenant Improvement
4529 Skyway Dr, Olivehurst

O’ Rielly Auto Parts – New Construction
2001 McGowan Pkwy, Olivehurst

Redhill Storage – New Sign
2723 Oakley Ln, Wheatland

Walmart – Tenant Improvement
1131 North Beale Rd, Linda

Pack and Post Center – Awning Repair
937 North Beale Rd, Linda

GEN II GLASS

AIRPORT INDUSTRIAL PARK



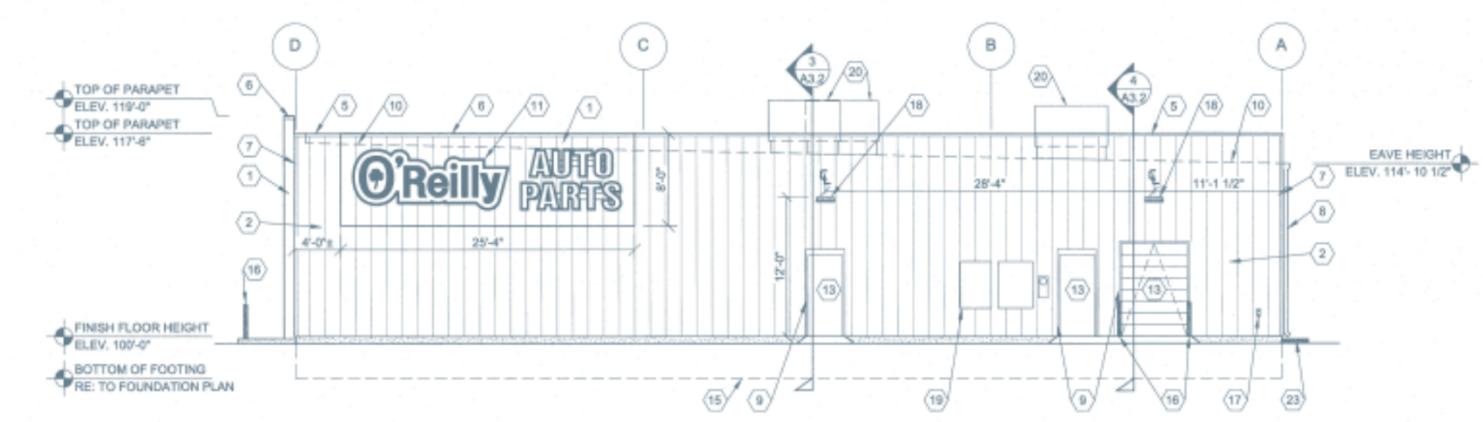
\$250,000

**ESTIMATED CAPITAL
INVESTMENT**

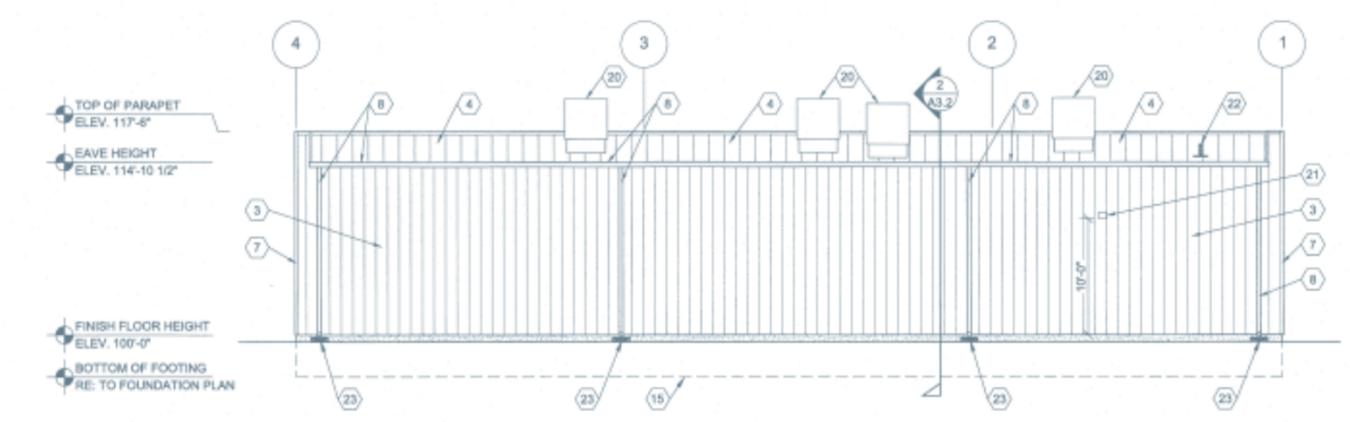
Yes



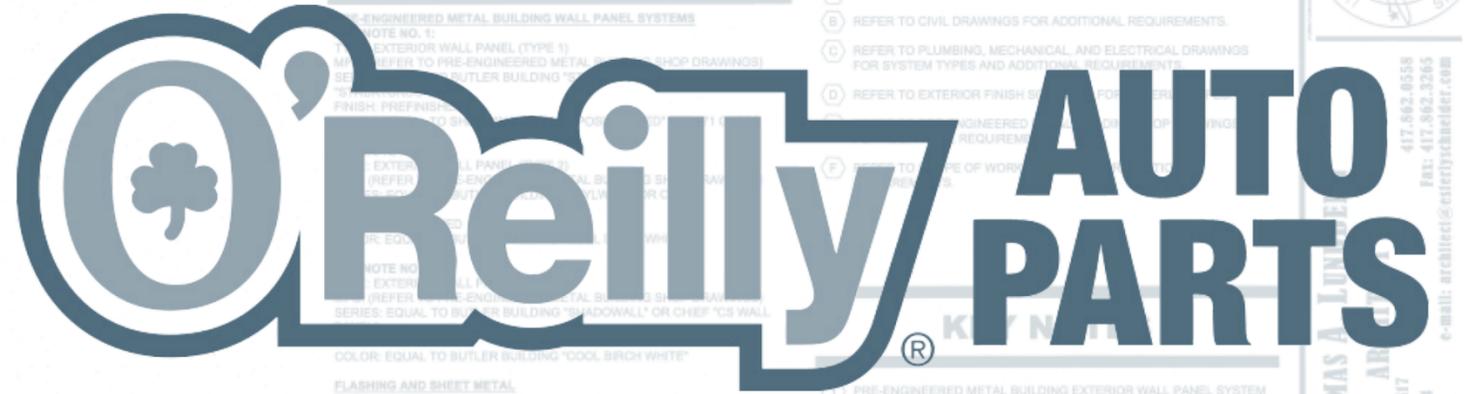
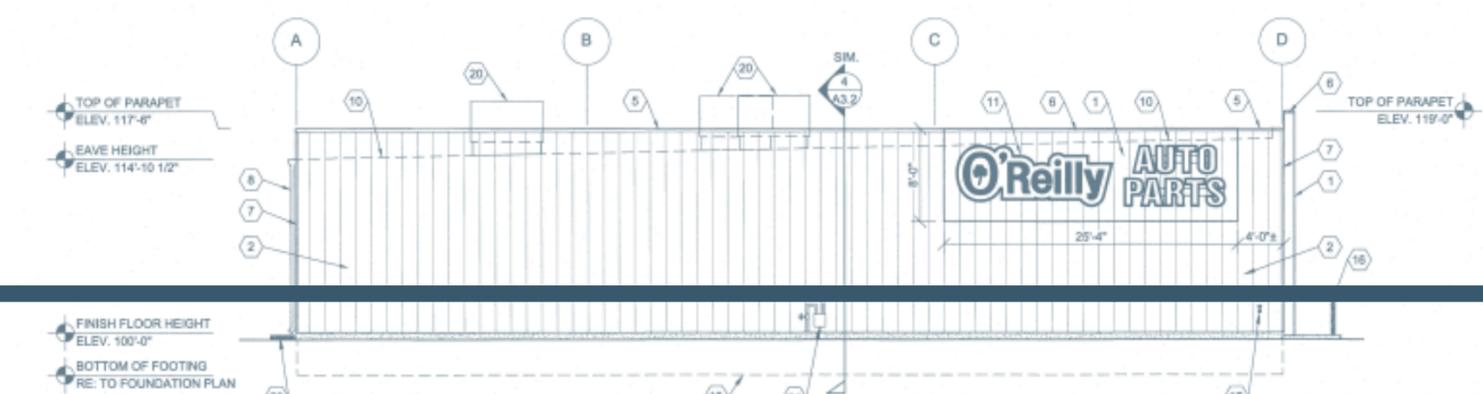
1 EAST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



New location in Olivehurst!

- 1 PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 1)
- 2 PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 2)
- 3 PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 3)
- 4 PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM
- 5 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE (AT TYPE 2 AND TYPE 3 WALL PANELS)
- 6 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE (AT TYPE 1 WALL PANELS)
- 7 PRE-ENGINEERED METAL BUILDING SHEET METAL WALL PANEL TRIM
- 8 PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM
- 9 PRE-ENGINEERED METAL BUILDING SHEET METAL DOOR TRIM
- 10 LINE OF ROOF BEYOND WITH 1/4"-12" SLOPE MINIMUM
- 11 SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET S02.1
- 12 BUILDING ADDRESS NUMBERS IN 8" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING
- 13 EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES
- 14 EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES
- 15 APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS
- 16 STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS
- 17 HOSE BIB, REFER TO PLUMBING DRAWINGS
- 18 LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- 19 ELECTRIC METER AND BOX, REFER TO ELECTRICAL PLANS
- 20 MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS
- 21 MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING
- 22 PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11A4.2
- 23 CONCRETE FLASH BLOOD AT GUTTER DOWNSPOUT
- 24 GAS VENT, REFER TO PLUMBING DRAWINGS

\$1.6 MILLION
ESTIMATED CAPITAL INVESTMENT

Yes

PROJECT:
NEW O'REILLY AUTO PARTS STORE
MCGOWAN PARKWAY
OLIVEHURST, CA #1

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

THOMAS A. LUTHE
ARCHITECT
1739 East Sun Valley Blvd #17
Springfield, Missouri 65804
417.862.8558
417.862.3265
FAX: 417.862.3265
E-MAIL: architect@electricarchitect.com

DATE:
11-24-23

PUBLIC WORKS

INFRASTRUCTURE | ENCROACHMENT | TRANSPORTATION

CURRENTLY UNDER CONSTRUCTION

Linda

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

Bridge Replacements

- Spring Valley Road

SPRING 2024 CONSTRUCTION

Linda

- Garden Avenue, Safe Routes to School
- Pendola Extension Road Rehab Project
- Los Verjeles Rd. Bridge Replacement
- Plumas Lake Bike Path from Bear River Levee to Feather River Blvd.

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

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

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

- Waldo Road & Ellis Road

Other Projects:

- Loma Rica Road & South Beale Road, State of Good Repair
- Bicycle and Pedestrian Mobility Plan
- Master Drainage Plan

\$48 MILLION

DRAINAGE & ROAD IMPROVEMENTS FOR OLIVEHURST!



26,000 FT
OF NEW STORM DRAINS



52,000 FT
OF NEW SIDEWALKS



52,000 FT
OF NEW BIKE LANES



13 ROADS

Yes

YUBA COUNTY AIRPORT

INFRASTRUCTURE | AVIATION | INDUSTRY

Industrial Real Estate:

- Executed lease with Haanah Company, INC. a high volume composite manufacturing company.
- The County has prioritized aviation related, tax generating, and job creating businesses to locate in available real estate assets. Actively negotiating on 3 additional 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.

Community Engagement:

The Yuba County Airport has increased engagement in local events and parades to raise community awareness of this valuable public asset in Olivehurst.

