



YUBA COUNTY
ENTERPRISE
SOLUTIONS

QUARTERLY DEVELOPMENT UPDATE

Q4 | 2022

PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY



Yuba County Public Works
\$64 Million Infrastructure Investments
Between 2018 - 2022

Olivehurst



Before



After

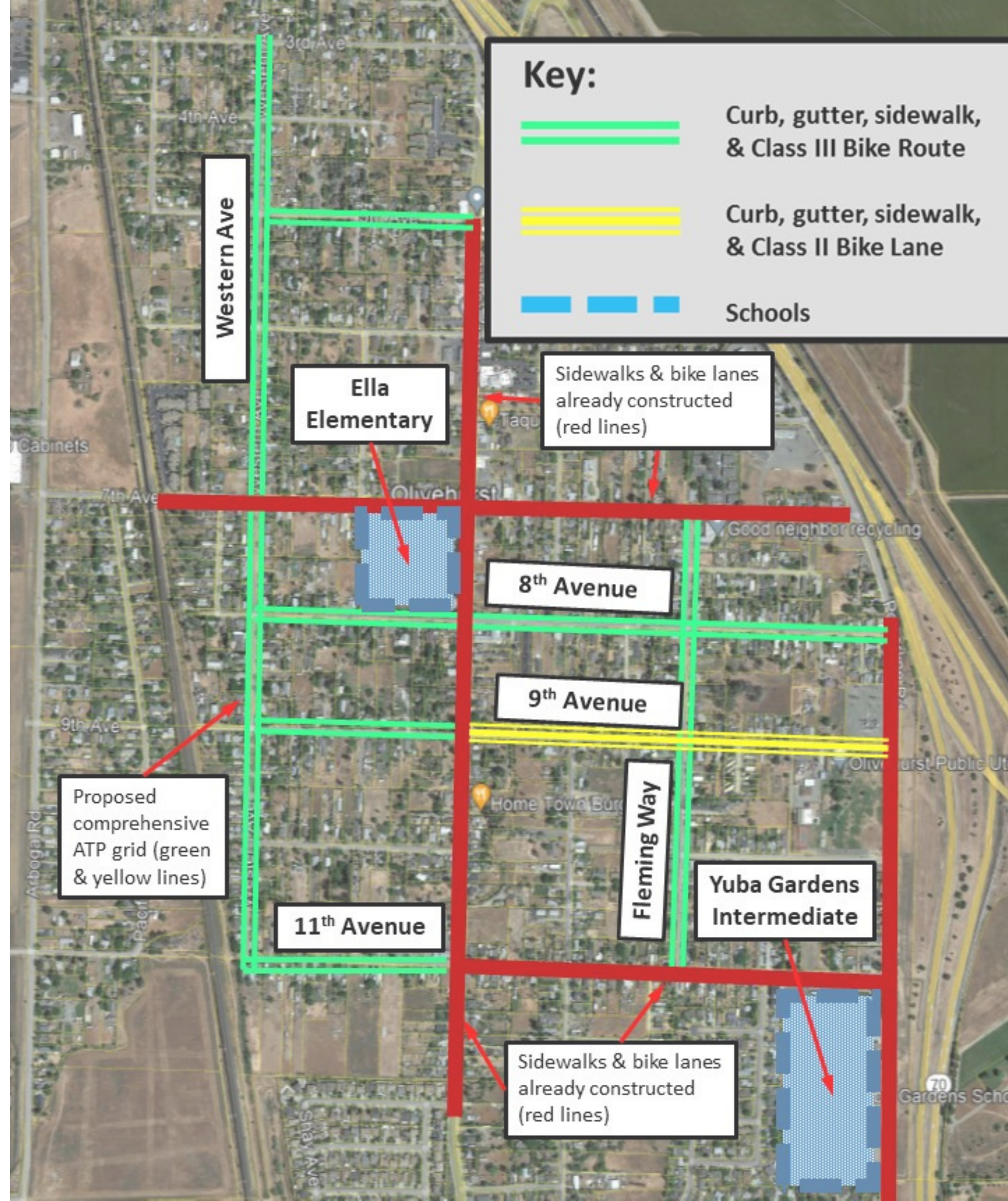
INFRASTRUCTURE INVESTMENTS

- Powerline Road, Complete Streets Project
- Olivehurst Avenue, Complete Streets Project
- 7th and 11th Avenues, Safe Routes to School
- McGowan Parkway, Safe Routes to School
(2022/2023 construction)

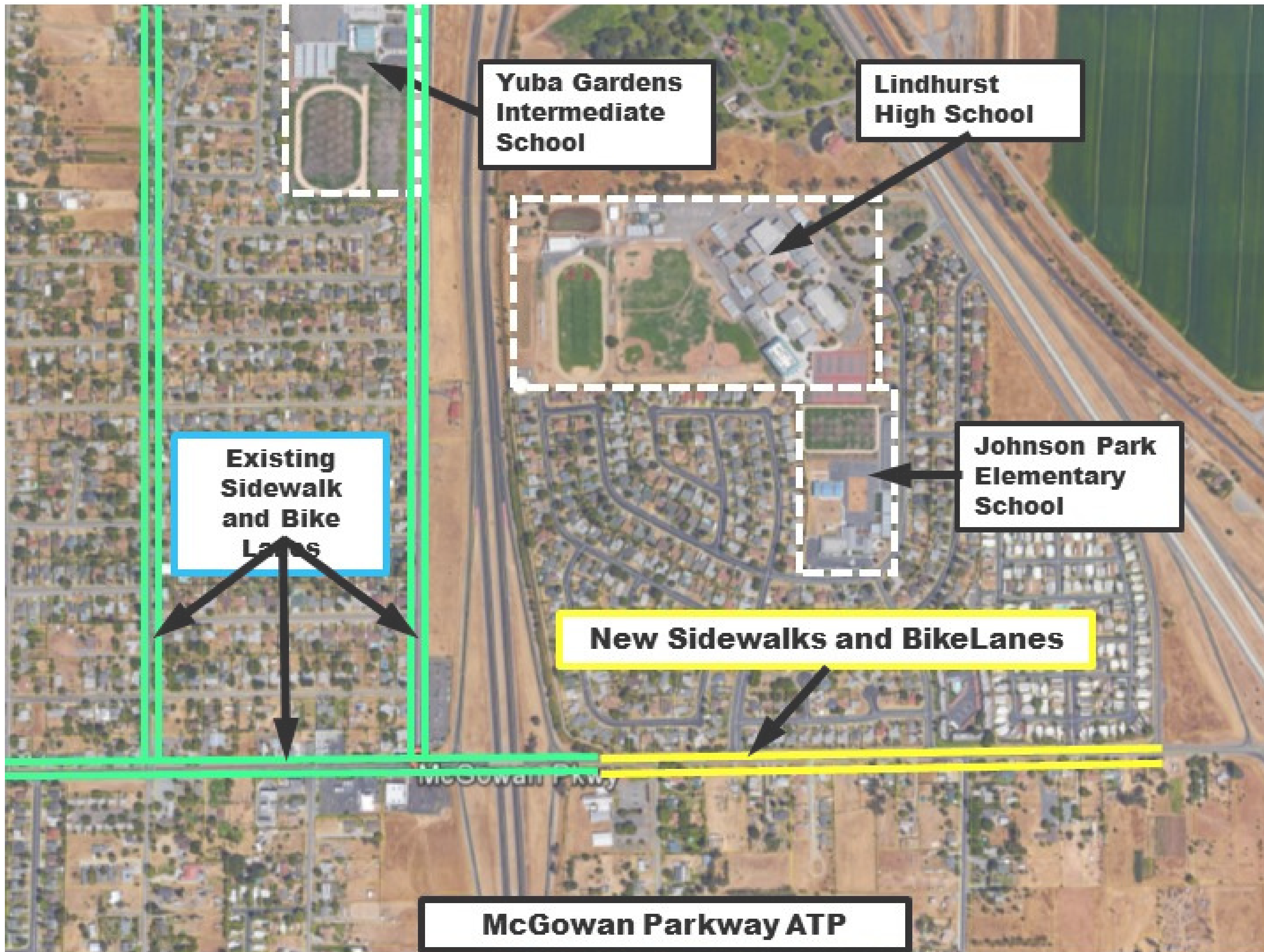
FUTURE PRIORITY PROJECTS

- 8th and 9th Avenues, Active Transportation Project
- Western Avenue, Active Transportation Project
- Fleming Way, Complete Streets Project

Qivert



Olivehurst



East Linda



Before



After

INFRASTRUCTURE INVESTMENTS

- North Beale Road, Phase I and II
- Rupert Avenue
- Feather River Blvd. & North Beale Rd., Drainage Project (2023 construction)
- Goldfields Parkway, Phase I

FUTURE PRIORITY PROJECTS

- North Beale Road & Lindhurst Avenue, from Erle Road to Hwy 70 on ramp, Complete Streets Project
- North Beale Road, Phase III, Complete Streets Project to Griffith Ave.
- Goldfields Parkway, Extension
- Linda & Dunning Avenues

East Linda



East Linda



West Linda



INFRASTRUCTURE INVESTMENTS

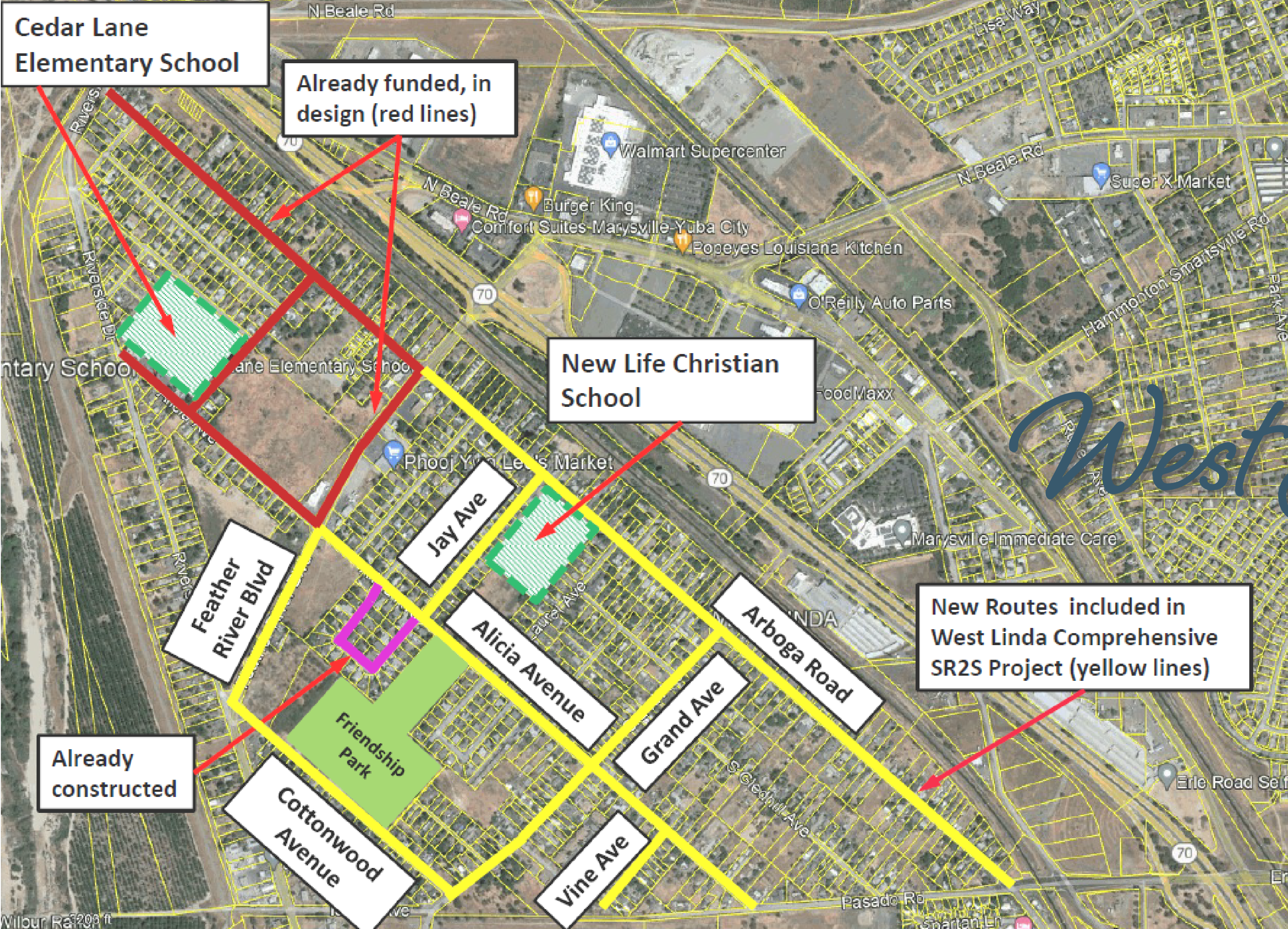
- Feather River Blvd., State of Good Repair (2023 construction)
- Cedar Lane & Alicia Avenue, Active Transportation Program (2023 construction)
- West Linda Multi-Use Drainage Basin (2023 construction)
- Garden Avenue, Safe Routes to School (2024 construction)

FUTURE PRIORITY PROJECTS

- Arboga Road, Alicia, Cottonwood, Grand, Jay & Vine Avenues, Active Transportation Projects (2023 in design)
- Friendship Park, Redevelopment

Grants

Fund Capital Improvements!



\$27M investment

**CURBS, GUTTERS
& SIDEWALKS**

West Linda

**New Routes included in
West Linda Comprehensive
SR2S Project (yellow lines)**

**California Transportation
Commission (CTC)**

Approves \$22M

**Yuba Water Agency
Provides \$5M
local match**

PUBLIC WORKS

INFRASTRUCTURE | PERMITS | CAPITAL IMPROVEMENTS

2023 CONSTRUCTION

- Spring Valley Road & Iowa City Road, Bridge Replacement
- Public Works Corporation Yards
- Climate Change Vulnerability Analysis (Planning Document)
- Updated Traffic Counts and Traffic Models (Planning Document)

IN DESIGN

- Hammonton Smartsville Road, Shoulder Widening
- Bridges - Los Verjeles, Waldo Road & Ellis Road
- Plumas Lake Interchange, Phase II
- South Beale Road Interchange & East Wheatland Expressway

OTHER GRANT APPLICATIONS

- Loma Rica Road, State of Good Repair
- South Beale Road, State of Good Repair

THIS SLIDE CONTAINS ONLY PROJECTS NOT ALREADY FEATURED IN OLIVEHURST, EAST LINDA AND WEST LINDA.

PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

NEW APPLICATIONS

ADMINISTRATIVE USE PERMITS

- 2 Accessory Structures on Vacant Parcel, Oregon House
- Off Grid Solar Permit, Wheatland
- (3) Agricultural Power

DESIGN REVIEW

- Cresleigh Meadows, Administrative approval of 4 additional plans - 835 Rutherford Way, Plumas Lake

CONDITIONAL USE PERMITS

- Expansion of Existing Motor Sports Park - 831 North Beale Road, Linda
- Cemetery Expansion - 12585 Rices Crossing Road, Oregon House

TENATIVE SUBDIVISION MAPS

- Fernwood Village (86 half plex units and 3 single family residential units) - Grove Avenue and Gold Street, Linda

TENATIVE PARCEL MAPS

- 2 unit agricultural industrial split - 3774 Feather River Boulevard, Arboga
- 3 unit residential split - 6223 Mapes Way, Linda

REVIEW APPROVALS

DEVELOPMENT REVIEW COMMITTEE

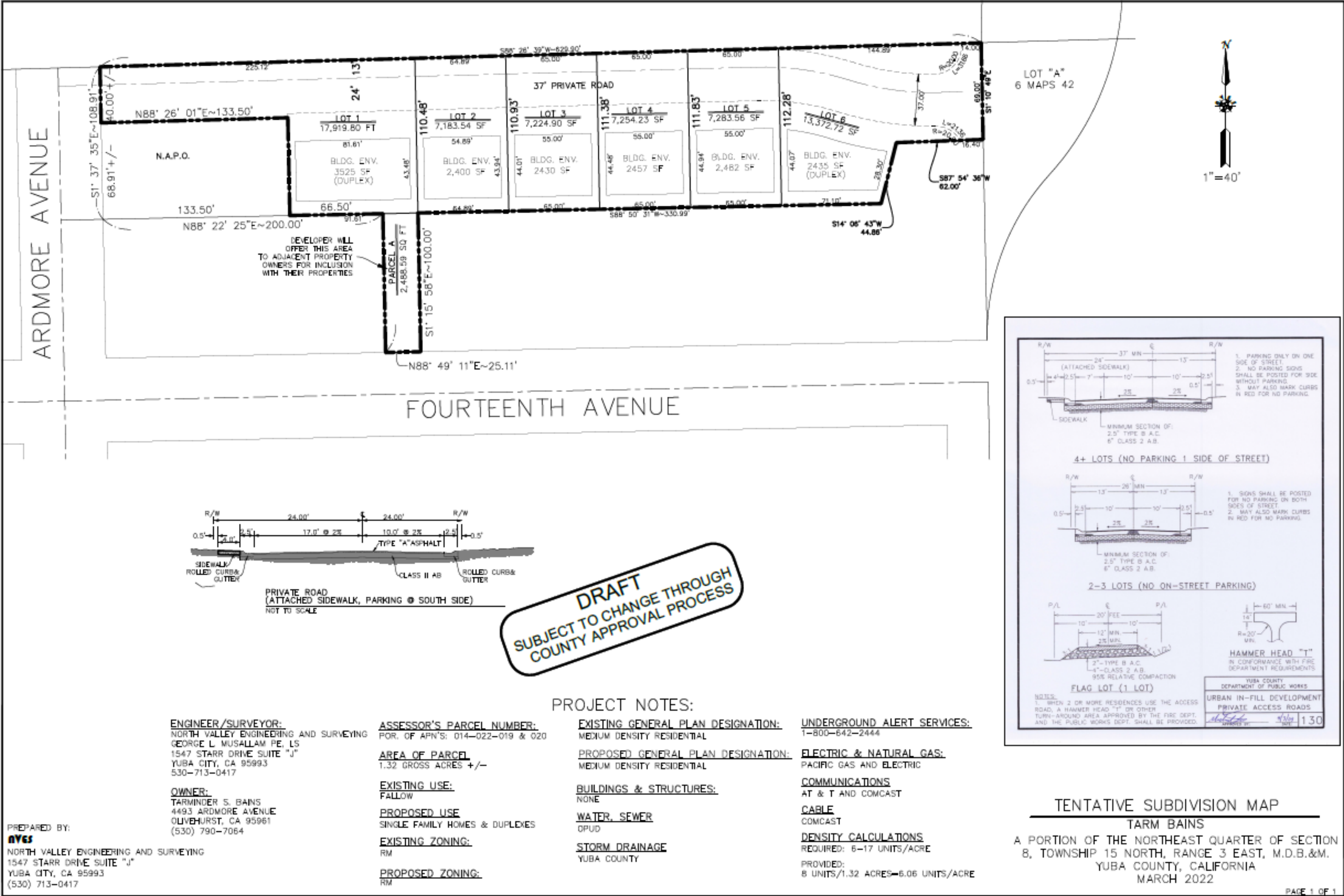
- 2 unit residential split – 8311 Intanko Lane, Camp Far West
- 2 unit industrial split – 3516 Rancho Road, Wheatland

PLANNING COMMISSION

- Ardmore Village: 2 duplex residential units and 4 single family residential units – 14th Street and Ardmore Avenue, Olivehurst (Attached)
- Linda Commons: Recommended Board approve, 134 residential units and Planned Unit Development Rezone – 1687 Hammonton Smartsville Road, Linda (Attached)
- Billboard Sign Permit – 5140 Lindhurst Avenue, Olivehurst (Attached)

FINAL MAPS RECORDED

- Woodside Village 3A (Cresleigh Homes)- 15.08 acres located in Plumas Lake, off of River Oaks Blvd & Lockwood Drive. 144 single family units. (Attached)
- North Dantoni Ranch (LGI)- 32.59 acres located in Linda, off of Hammonton Smartsville Road & Dantoni Road. 227 single family units. (Attached)



OWNER
LINDA COMMONS, LLC
1845 DEL PASO BLVD.
SACRAMENTO, CA 95815
CONTACT: ALLEN WARGEN
PHONE: (916) 929-4482

APPLICANT
NEW FAIR DEVELOPMENT
1845 DEL PASO BLVD.
SACRAMENTO, CA 95815
CONTACT: CHARLES TWANA
PHONE: (916) 929-4482

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

ASSessor'S PARCEL NO.
APN 021-080-012

PROJECT NOTES

AREA OF TENTATIVE MAP
18.96 GROSS ACRES

EXISTING USE
VACANT

EXISTING GENERAL PLAN DESIGNATION
VALLEY NEIGHBORHOOD

PROPOSED GENERAL PLAN DESIGNATION
VALLEY NEIGHBORHOOD

EXISTING ZONING
RM-MEDIUM DENSITY RESIDENTIAL DISTRICT

PROPOSED ZONING
RM-MEDIUM DENSITY RESIDENTIAL DISTRICT

LEVEE PROTECTION
RECLAMATION DISTRICT NO. 784

SCHOOL DISTRICT
MARYSVILLE UNIFIED SCHOOL DISTRICT

FIRE PROTECTION
LINDA FIRE PROTECTION DISTRICT

SANITARY SEWER
LINDA COUNTY WATER DISTRICT

DOMESTIC WATER
LINDA COUNTY WATER DISTRICT

STORM DRAINAGE
COUNTY OF YUBA

ELECTRICITY
PACIFIC GAS AND ELECTRIC

NATURAL GAS
PACIFIC GAS AND ELECTRIC

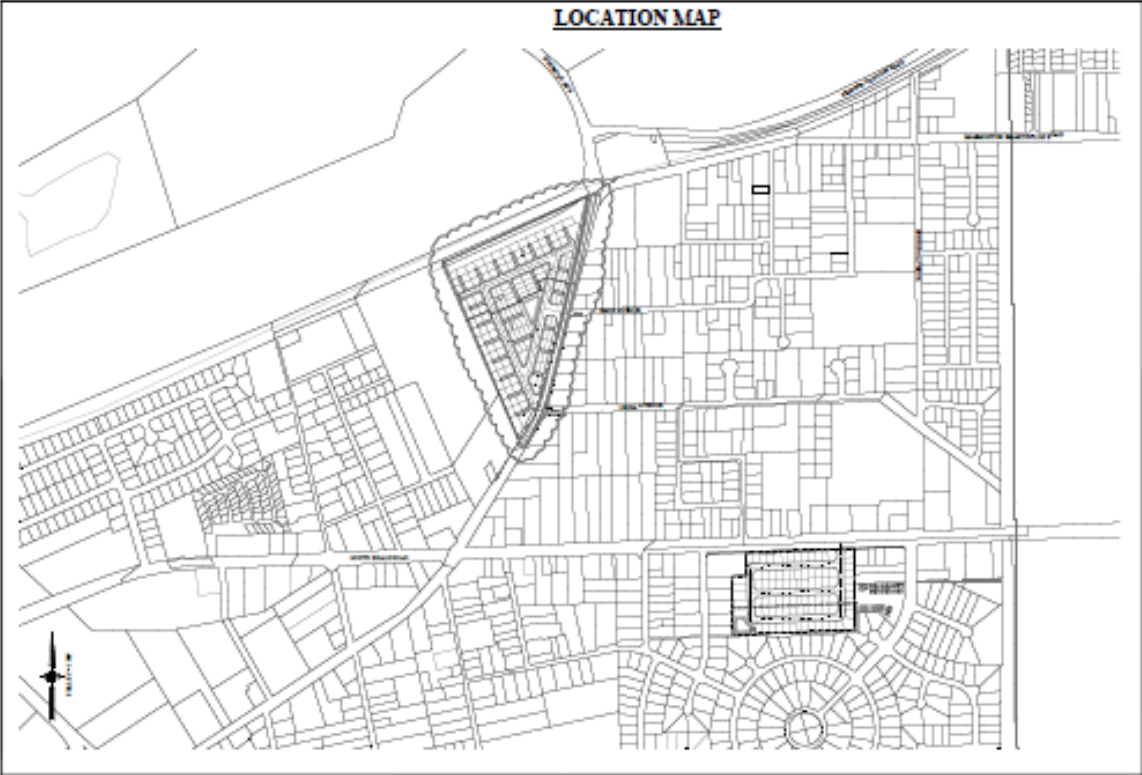
TELEPHONE
AT&T

CABLE
COMCAST

SURVEYOR'S STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY ORANGE COAST TITLE COMPANY RECORD NUMBER 2129047 AND ORDER NUMBER 186-225717-42 DATED JULY 13, 2021.

COUNTY OF YUBA APPROVAL:
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 21-00X APPROVING TENTATIVE SUBDIVISION TRACT MAP NO. 2021-0012 DURING THE PLANNING COMMISSION MEETING ON _____, 2022.

COUNTY OF YUBA _____ DATE: _____



LEGAL DESCRIPTION:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YUBA, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
LOTS 4 AND 5, AS SHOWN UPON THE MAP ENTITLED, "SUBDIVISION OF TRACT NO. 13 OF YUBA GARDENS", ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, IN BOOK 3 OF MAPS, PAGE 5.
EXCEPTING THEREFROM ANY PORTION THEREOF THAT LIES WITHIN THE BOUNDARIES OF A STRIP OF LAND CONVEYED TO THE COUNTY OF YUBA, BY DEED DATED FEBRUARY 24, 1975 AND RECORDED FEBRUARY 25, 1975 IN BOOK 25 OF DEEDS, PAGE 22.
ASSessor'S PARCEL NUMBER (APN) 021-080-012

LAND USE SUMMARY			
LOT SUMMARY*			
VILLAGE NO. 1 =	65 LOTS	96.99 AC	9.36 DE/AC
VILLAGE NO. 2 =	69 LOTS	97.15 AC	9.45 DE/AC
SUBTOTAL =	134 LOTS	194.14 AC	9.48 DE/AC
RAMMONTON SMARTSVILLE ROAD			
LOT A - PARK		62.42 AC	
LOT B - RD TRAVEL SPACE		81.65 AC	
LOT C - OPEN SPACE		62.62 AC	
LOT D - OPEN SPACE		86.08 AC	
SUBTOTAL =		292.77 AC	
TOTAL =		486.91 AC	

*ALL ACRES AND DENSITIES EXCLUDE MAJOR ROADWAYS.
RAMMONTON SMARTSVILLE ROAD IS THE MAJOR ROADWAY.

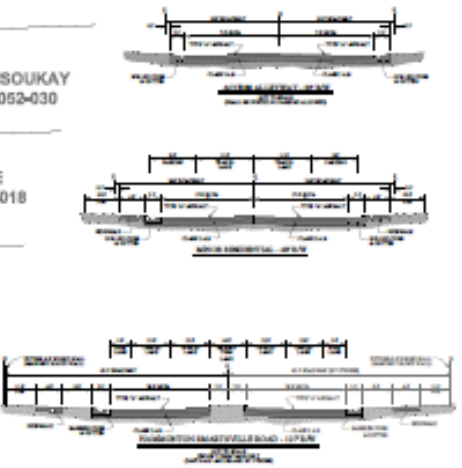
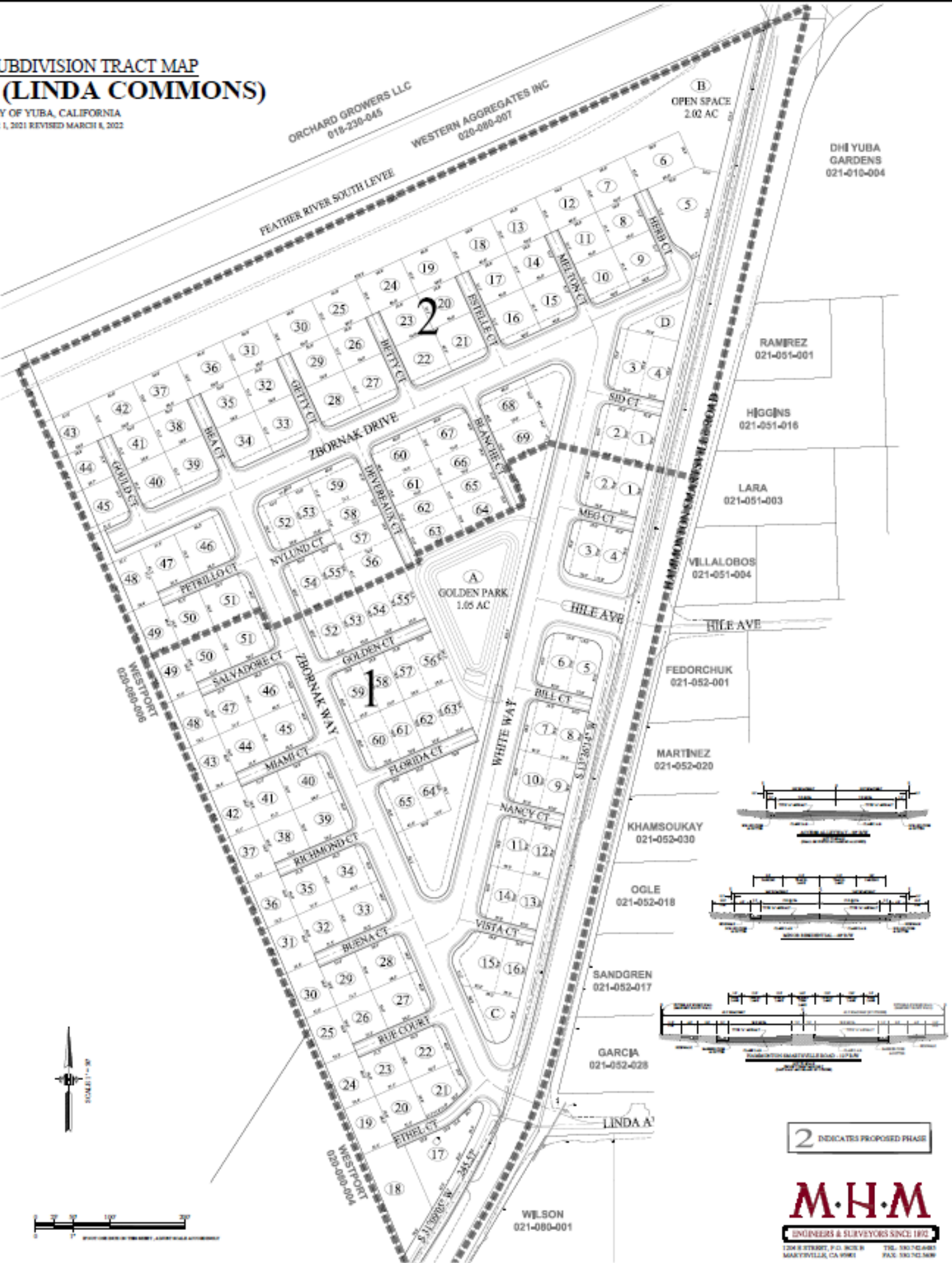
TENTATIVE SUBDIVISION TRACT MAP
TSTM 21-0012 (LINDA COMMONS)

COUNTY OF YUBA, CALIFORNIA
OCTOBER 1, 2021 REVISED MARCH 8, 2022



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COUNTY OF YUBA _____ DATE: _____



2 INDICATES PROPOSED PHASE



EXISTING CONDITIONS



California Region

CALIFORNIA CONTRACTOR LICENSE NO. 0001000

SACRAMENTO

4119 S Market Court #10

Sacramento, CA 95834

(800) 578-0189

© YESCO LLC. This drawing was created in order to illustrate the proposed project. The project does not constitute a contract. The project is subject to the terms and conditions of the contract. The project is subject to the terms and conditions of the contract. The project is subject to the terms and conditions of the contract.

PROJECT NAME (LOCATION)

NAVJIT KAHLOH 14X48
FULL COLOR DIGITAL
DISPLAY AND STRUCTURE

Navjit Kahlon
5140 Lindhurst Ave.
Marysville, CA 95901

DESIGN NUMBER:

ART OPY-38265
SOY-112173 R4 (P)
JOB#: 178 734

ACCOUNT EXECUTIVE:

Scott Zuleit

DESIGNER: DATE:

R. Tucker 03/10/21

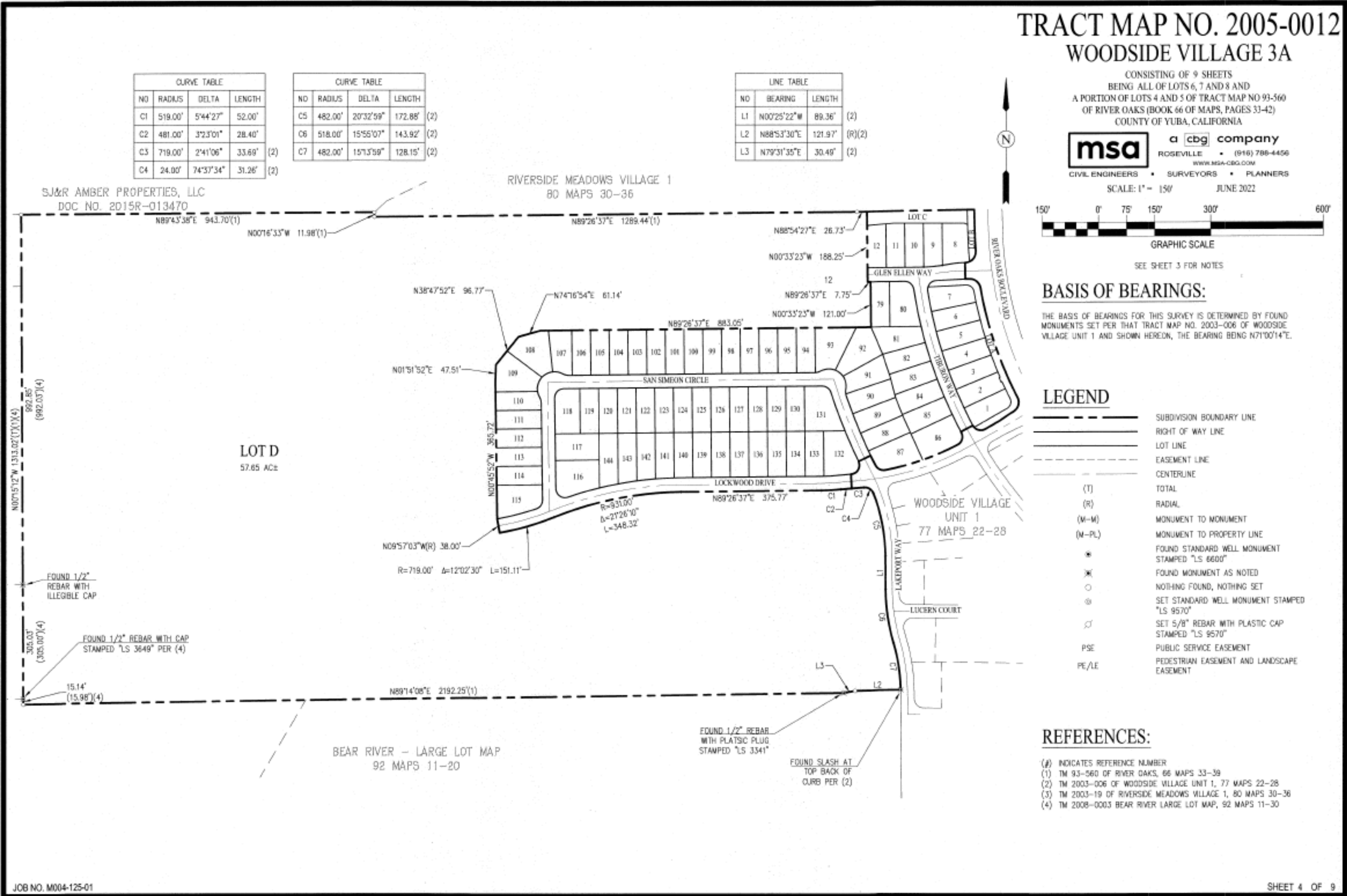
REVISIONS:

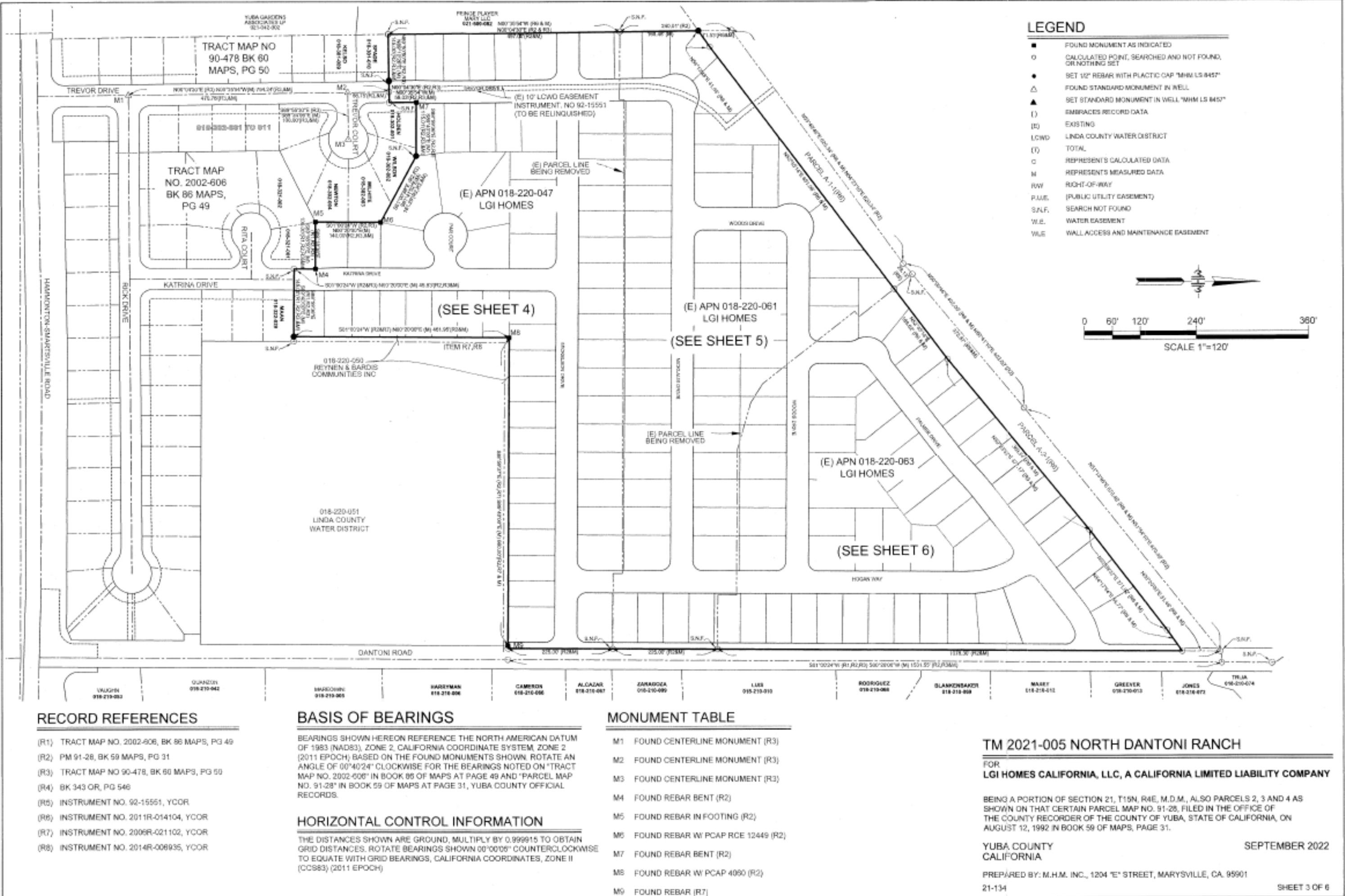
DESIGNER	DATE
▲ R. TUCKER	6/15/2022
▲ R. TUCKER	7/14/2022
▲ R. TUCKER	10/04/2022
▲ KERRY	12/14/2022

Notes: This is a conceptual drawing of a proposed project. It is not intended to be used as a final design or construction document. The project is subject to the terms and conditions of the contract. The project is subject to the terms and conditions of the contract. The project is subject to the terms and conditions of the contract.

SH-11

DSN-1.1

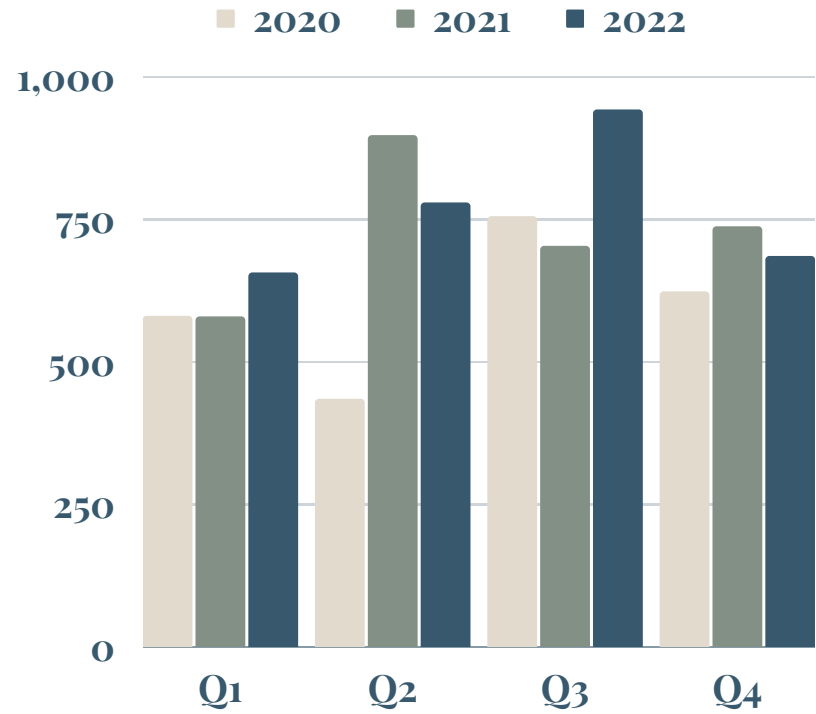




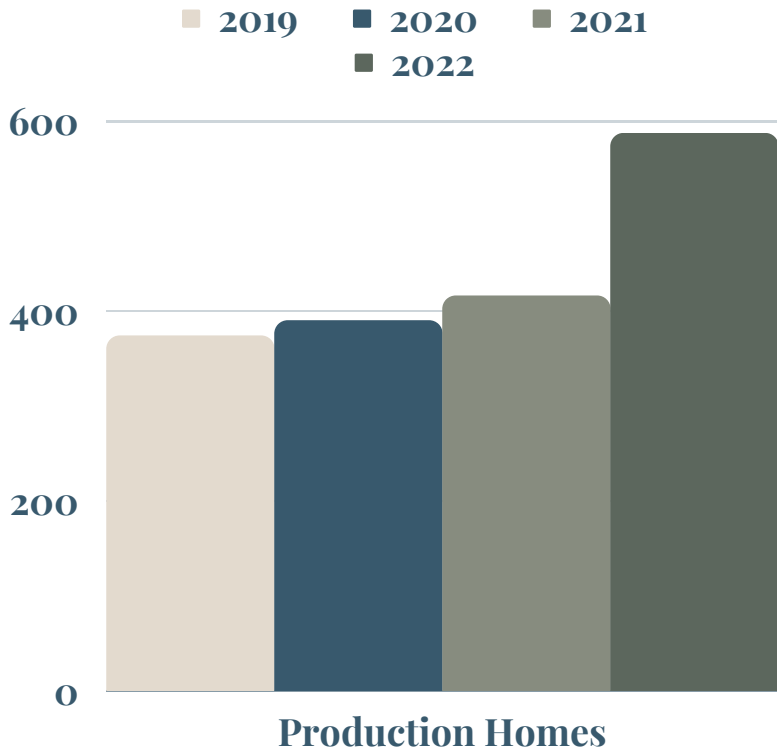
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

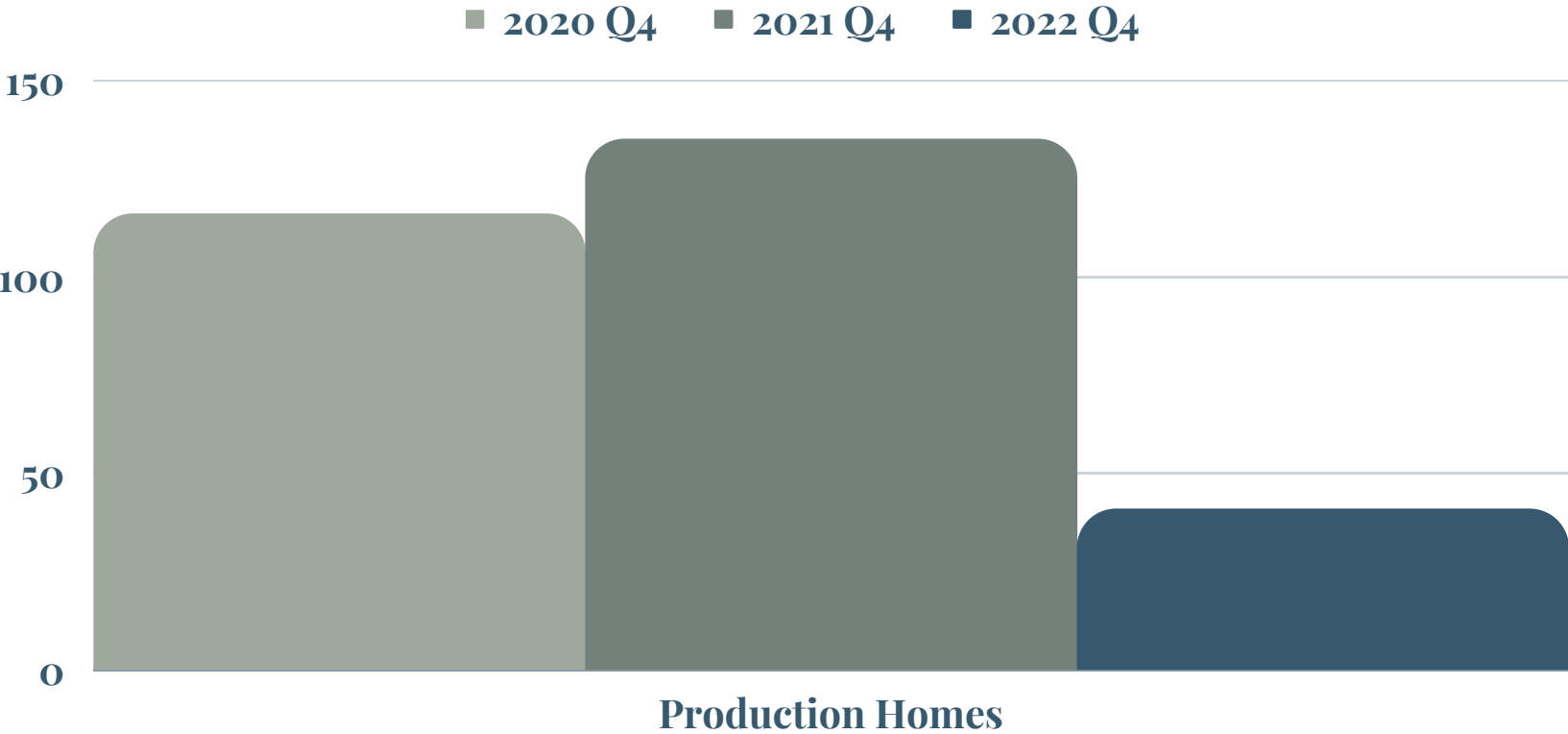
BUILDING PERMITS ISSUED -
ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS -
FINAL OCCUPANY YEAR OVER YEAR



PRODUCTION HOME PERMITS ISSUED
Quarter Comparison



BUILDING PERMITS

COMMERCIAL BUILDING PERMITS UNDER REVIEW

Red Hill Storage
Hwy 65, Wheatland

Yuba Truck Parking Facilities
Rancho Road, Olivehurst

USA Auto Sales, Expansion
North Beale Road, Linda

Olivehurst Moose Lodge, Remodel &
Fire Repair
Beverly Drive, Olivehurst

COMMERCIAL BUILDING PERMITS ISSUED

Plumas Lake Self Storage, Expansion
Plumas Arboga Road, Plumas Lake

Olivehurst Fire Department, Expansion
9th Avenue, Olivehurst

River Oaks Affordable Housing, Community Room
River Oaks, Plumas Lake

Mario's Pharmacy, Change of Tenant and Minor Improvement
Olivehurst Avenue, Olivehurst

Rehab of Gas Station
North Beale Road at Hammonton Smartsville, Linda

COMMERCIAL BUILDING PERMITS FINALED

Ampla Health, Remodel
Olivehurst Avenue, Olivehurst

Olivehurst Fire Department,
Expansion
9th Avenue, Olivehurst

ARCO AM/PM Fuel Station
River Oaks Blvd., Plumas Lake

HOUSING DEVELOPMENT

CEDAR LANE AFFORDABLE HOUSING

Regional Housing Authority | Pacific West Builders



ENVIRONMENTAL HEALTH

PUBLIC WATER | SEPTIC | PERMITTING OPERATIONS



Food Incubator

A 4-Week training program to finalize your product and take it to market



Food Incubator

A 4-Week training program to finalize your product and take it to market

Are you looking to start your own food business? Maybe it's Artisan Food, a Home-based Cottage Food Operation, or a Catering business. Perhaps you want to learn skills to develop a Food Truck or Restaurant menu. This four-week incubator is for you! Gain the tools to perfect your product, define distribution channels, and have personalized support from industry-experienced chefs.

Location: Flavors - Culinary Kitchen,
Yuba College, Building 300, 2088 North Beale Road
Marysville, CA 95901

Program dates: March 4, 11, 18 & 15

Program limited to 15 participants.

Apply by February 15th: bit.ly/FoodINCSignup



Reasonable Accommodations for persons with disabilities will be made if requested at least 72 hours in advance. **Contact Amy Linsley: 916-655-2100 or info@sacramentovalleysbdc.org**



Funded in part through a cooperative agreement with the US Small Business Administration (SBA). Funded in part through a grant with the California Governor's Office of Business and Economic Development (GO-Biz). All opinions, conclusions, or recommendations expressed are those of the author(s) and do not necessarily reflect the views of the SBA, Go-Biz, or Cal Poly Humboldt sponsored programs.



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AIRPORT

AVIATION | INFRASTRUCTURE | INDUSTRY

PROJECTS

Airport and FAA partnership - The FAA began a project to repair/replace the Instrument Landing System (equipment maintained by the FAA), which is estimated to cost approximately \$3,000,000 (fully funded by the FAA) and should last until the end of January 2023. The end result will be a completely brand new ILS system that should provide another 25 years of operational service.

Moratorium regarding safety concerns of ultralight operations - 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.

Maintenance -
Solar Panel Cleaning
Tree removal and pruning along Sky Harbor Dr.

DEVELOPMENT | LAND LEASES

Airport Restaurant Building - Vacated Dec, 2022. Building condition is a concern moving forward.

Food Truck Park - Successful test period from Oct-Dec, and was very well supported by the community! It is currently closed for winter with an anticipated re-open date of 3/1/23. Site developer is working with County on plans/lease details for a permanent location to open summer 2023.

