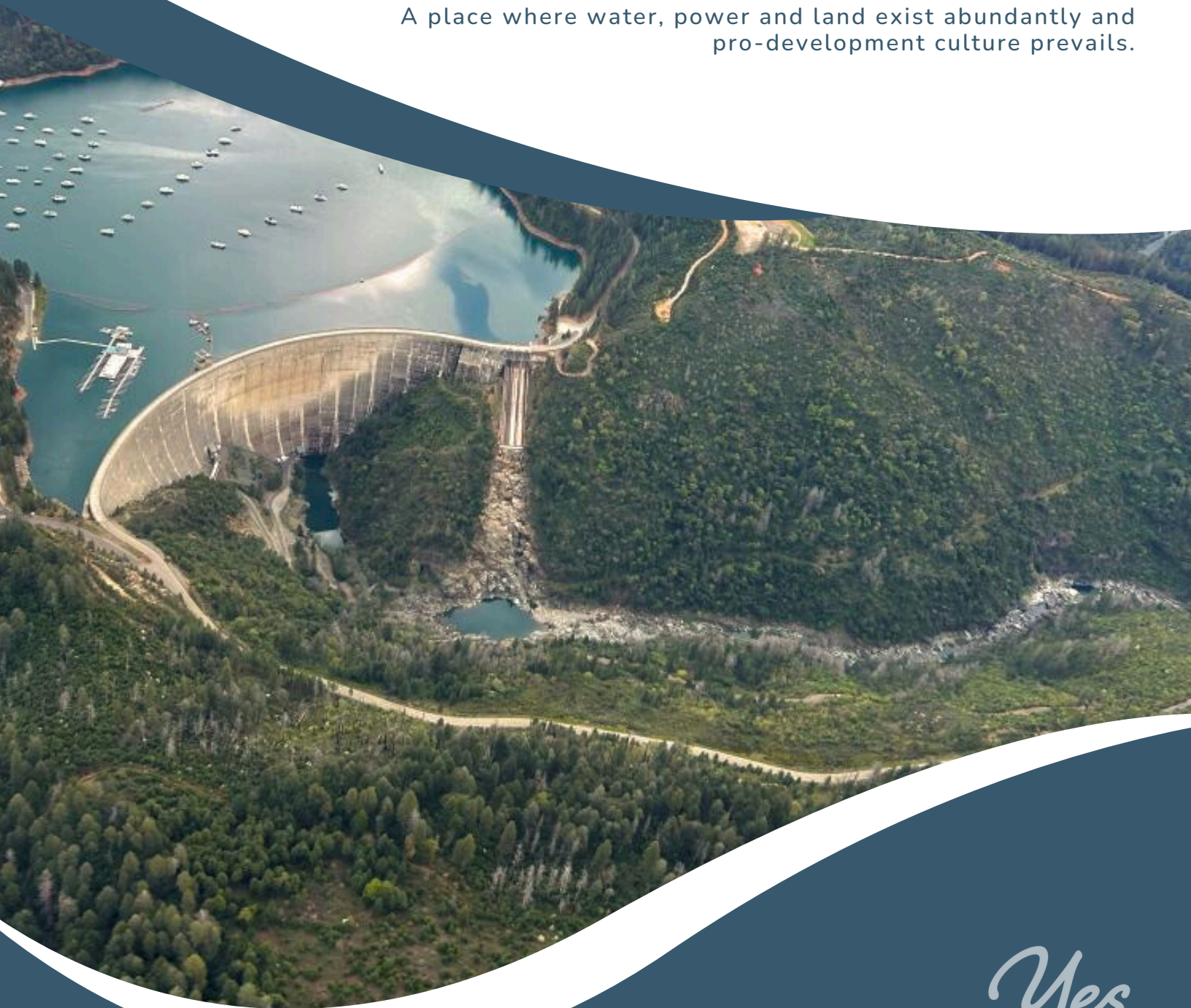




Yes to Yuba County

YUBA COUNTY CALIFORNIA

A place where water, power and land exist abundantly and pro-development culture prevails.



Yes
TO YUBA



RACHEL DOWNS

YOUR DEVELOPMENT CONCIERGE

Yuba County is my home and helping you succeed is my passion. On behalf of Yuba County, “thank you” for choosing to do business here. How can we help?

You will find a tremendous pro-development culture in Yuba County, and exceptional responsiveness. The following pages showcase development opportunities within our community.

Let’s build something great together!

Our “Yes to Yuba” initiative is dedicated to **Connecting** you to essential information and people, sharing what’s **Developing** in Yuba County, and **Navigating** through governmental processes.

Our mission is to understand your goals and help you thrive, while supporting growth and development throughout Yuba County.



<http://>

YesToYuba.com/news



Yes TO YUBA COUNTY

Community Development



RACHEL DOWNS

BUSINESS ENGAGEMENT MANAGER

Your personal development liaison! Rachel is your go-to contact and will work hand-in-hand with you to start up a new business or expand your location in Yuba County.



MIKE LEE

COMMUNITY DEVELOPMENT AND SERVICES AGENCY DIRECTOR

Mike leads all Community Development departments that review and approve your projects, setting the tone for our team's innovative "Yes to Yuba" culture.



KEVIN PERKINS

COMMUNITY DEVELOPMENT AND SERVICES AGENCY ASSISTANT DIRECTOR

As a seasoned Land Use Planner, Kevin's creative problem-solving ability and personable nature makes navigating California's development regulations a breeze!



JEREMY STRANG

BUILDING DEPARTMENT MANAGER

Whether you're building a new HQ office or expanding a local machine shop, our Building Department is committed to reviewing your project as quickly as possible!



CLARK PICKELL

ENVIRONMENTAL HEALTH DIRECTOR

From taco shops to underground fuel tanks and industrial hazardous waste, Clark's team helps keep our community safe and reliable.



SAM BUNTON

PUBLIC WORKS DIRECTOR

Quality asphalt and functioning storm drains are fundamental to the success of your business! We're investing millions into Yuba County's infrastructure.

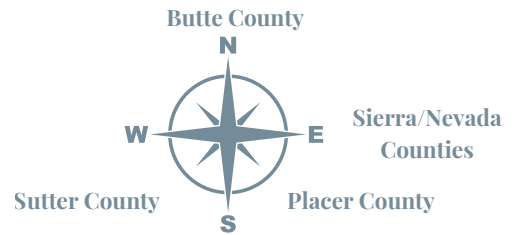


MELANIE MARQUEZ

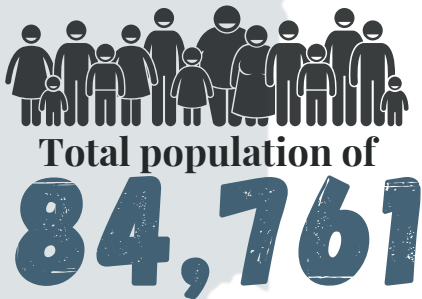
FINANCIAL MANAGER

Bringing quality customer service to a government office near you, Melanie's team is waiting to welcome you into our office!

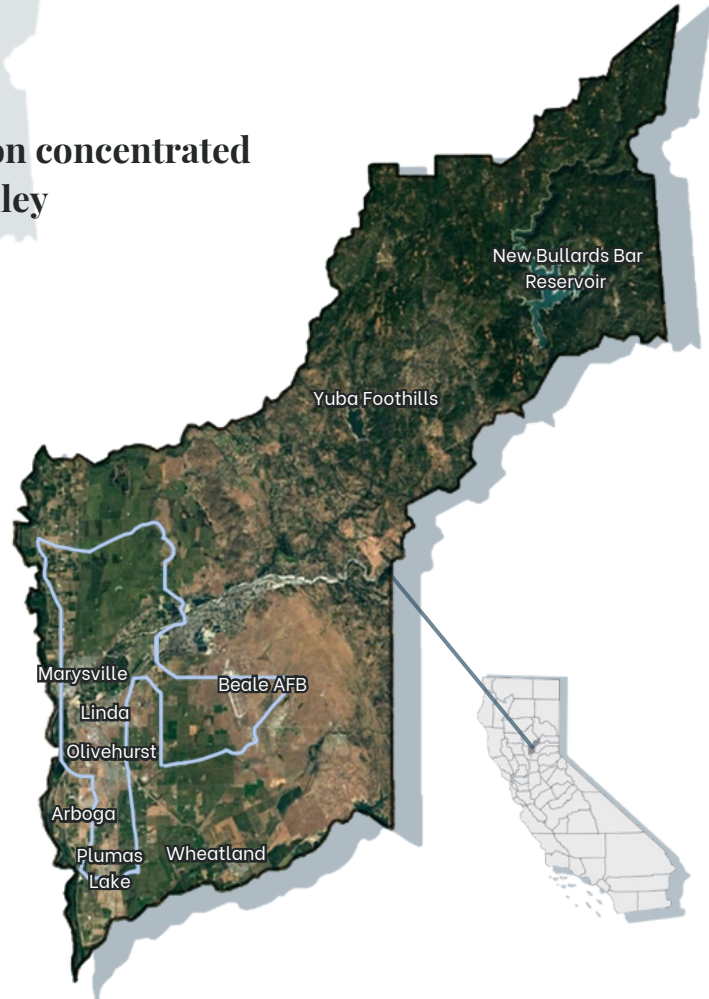
STRATEGIC GROWTH YUBA COUNTY



Population concentrated
in the Valley



Total population of
84,761

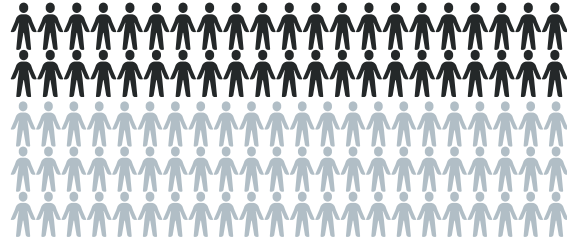


VALLEY GROWTH BOUNDARY ADOPTED 2011 GENERAL PLAN

- Concentrates urban infrastructure
- Reduces pressure to develop prime agricultural land
- Supports strong agricultural economy
- Shapes land use, infrastructure and business growth in Yuba County
- Enhances sustainable development

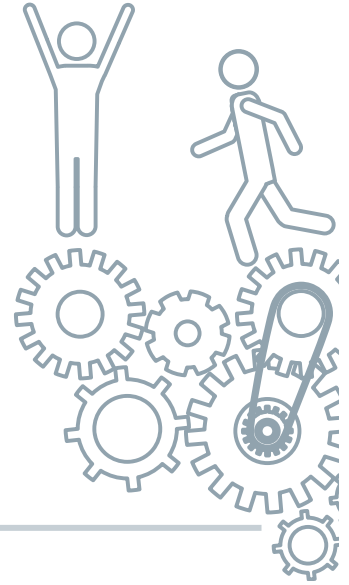


DEMOGRAPHICS YUBA COUNTY

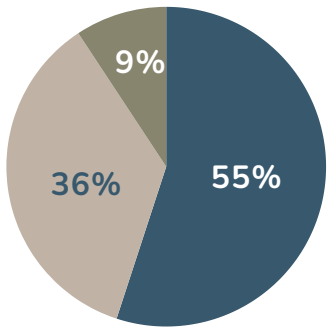


Labor Force Stats & Projections

2	Labor Force - 38,900	2	Labor Force - 42,542
0	Employed - 34,600	0	Employed - 37,063
2	In Armed Forces - 2,079	2	In Armed Forces - 2,934
3	Unemployed - 2,292	8	Unemployed - 2,545



Yuba County Housing Stock



Occupied - Owner	17,108
Occupied - Renter	11,099
Vacant	2,883

2023 Median Age: 34

AGE RANGE	POPULATION	PERCENTAGE
0-19	23,496	28
20-29	12,490	15
30-39	13,491	16
40-49	10,272	12
50-59	9,120	11
60-64	4,754	6
65+	11,138	13

Source: GIS Planning, Retrieved June 2024 (<https://data.chooseyubasutter.com/demographics.html>)



COMPETITIVE ADVANTAGE YUBA COUNTY

POWER

Generating 4 times
the demand of
existing development.

WATER

Clean. Ample.
Protected. Valued.

LAND

Strategic growth
connected by
infrastructure.

A Northern California community to
grow and thrive.



About the Property

Connected via taxiway to the Yuba County Airport!

The County of Yuba owns this ideal real estate asset, available for lease - terms negotiable.

General Industrial Zone



4593 Skyway Dr.
Olivehurst, CA 95961

Property Features



5 ACRES



LOCATED ON STAA ROUTE



45 MINUTES PORT OF WEST SACRAMENTO



45 MINUTES SACRAMENTO AIRPORT



DEDICATED TAXI-WAY



Yuba County
Development
Code



jkopping@co.yuba.ca.us



530-682-1073












About the Property

The County of Yuba owns this industrial asset, located just north of the regional airport. Available for lease - terms negotiable.

General Industrial Zone

 **1431 Melody Road**
Olivehurst, CA 95961

Property Features

-  25,600 SQFT
-  3 PHASE
122.5 KVA
480 VOLT
-  4.11 ACRES
-  3/4 " WATER LINE
4" WASTE WATER
-  18 FT
CEILING HEIGHT
-  LOCATED ON STAA
ROUTE
-  6 DOCK DOORS
2 LOADING
DOCKS
-  45 MINUTES PORT OF
WEST SACRAMENTO
-  30 MINUTES
SACRAMENTO
AIRPORT



jkopping@co.yuba.ca.us



530-682-1073



About the Property

Bare land, adjacent to the entrance of the Yuba County Airport.

Easy to access Hwy 70, 20, 65 and 99.


Light Industrial Zone


 **4947 Arboga Road
Olivehurst, CA 95961**


Property Features

 16.16 ACRES

 ADJACENT TO PROPERTY

 LOCATED ON STAA ROUTE

 45 MINUTES PORT OF WEST SACRAMENTO

 30 MINUTES SACRAMENTO AIRPORT



Coldwell Banker Commercial
Greg Quilty
gregquilty@outlook.com



530-632-8634



About the Property

Located close to Hwy 70 and 65. Site is completely leveled with approved 5 parcel Tentative Parcel Map.

Light Industrial Zone

 **4529 Arboga Rd**
Olivehurst, CA 95961

Property Features



20 ACRES



ADJACENT TO PROPERTY



LOCATED ON STAA ROUTE



45 MINUTES PORT OF WEST SACRAMENTO



30 MINUTES SACRAMENTO AIRPORT



HELM PROPERTIES
Jeffrey Helm
jeff@helmre.com



530-329-8336
EXT. 401




About the Property

Located directly across from Yuba Sutter Aviation, the longest operating west coast aviation repair business, the site is an ideal location for complimentary industries.


General Industrial Zone

 **4856 Skyway Dr
Olivehurst, CA 95961**


Property Features

 3.2+/- ACRES

 ADJACENT TO PROPERTY

 LOCATED ON STAA ROUTE

 45 MINUTES PORT OF WEST SACRAMENTO

 30 MINUTES SACRAMENTO AIRPORT



Century 21 Real Estate
Avery Cervantes
530-635-4233



530-635-4233



About the Property

Located along Hwy 65, in the Rancho Road Industrial Corridor, adjacent to Yuba County's future Employment Village.


Site is adjacent to the Toyota Amphitheatre and Hard Rock Hotel & Casino.


Light Industrial Zone


 **4856 Skyway Dr**
Olivehurst, CA 95961

Property Features

 108.28
ACRES

 LOCATED ON STAA
ROUTE

 45 MINUTES PORT OF
WEST SACRAMENTO

 30 MINUTES
SACRAMENTO
AIRPORT

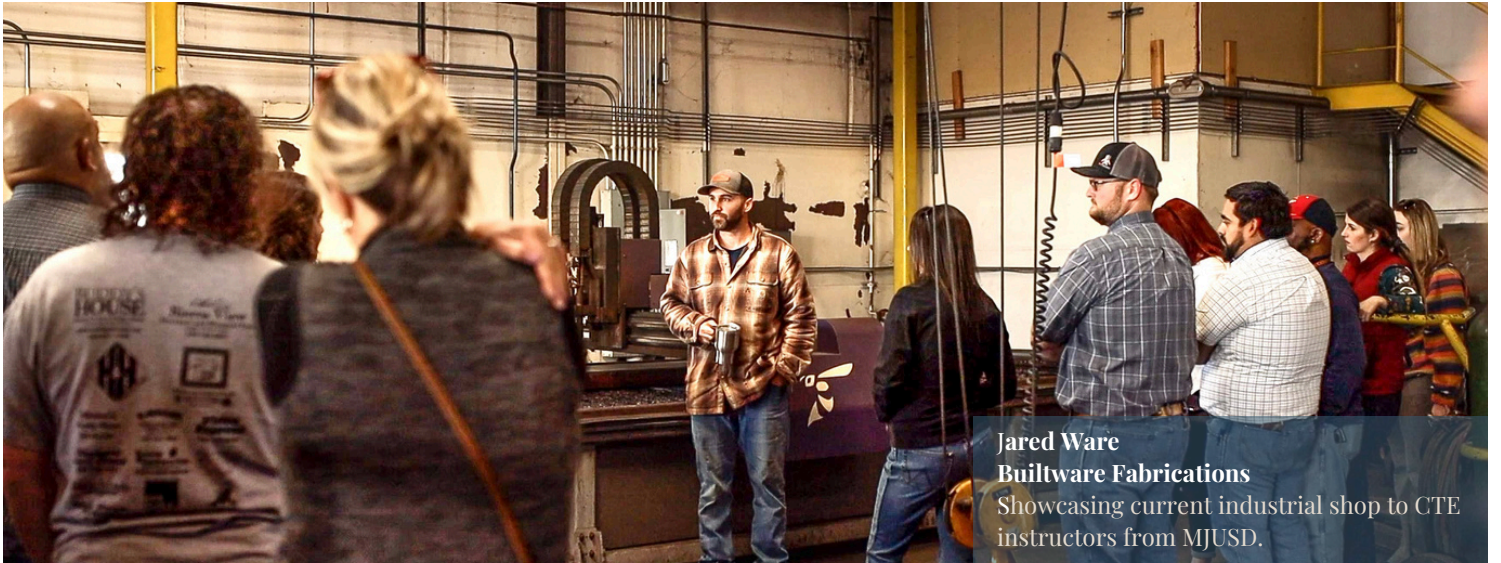


Century 21 Real Estate
Avery Cervantes
530-635-4233



530-635-4233

BUILDING A FUTURE IN YUBA COUNTY



Jared Ware
Builtware Fabrications
Showcasing current industrial shop to CTE instructors from MJUSD.

American Wood Fibers

Since 1966, AWF has been family owned and operated, building a reputation as the industry leader in wood shavings, wood flour, and pet bedding products.

In 2023, AWF was awarded \$1.7 MILLION by CAL FIRE to install a “wood flour” system that will increase consumption of mill residuals, ultimately returning bio-material to the forest floor. This major investment will expand AWF Olivehurst location, west of the Yuba County Airport.

Benzeen Auto

Upsizing from 2 acres in Rancho Cordova to 45 acres in Yuba County, off Hwy 65, Benzeen Auto has risen to the County’s top 50 sales tax generating businesses.

While this dismantler’s primary customers remain mechanic and body shops, their business-to-consumer sales extend nationwide for high-demand auto parts.

After relocating numerous company executives and hiring 50+ locals, Benzeen Auto has solidified their company HQ in Yuba County.

Builtware Fabrications

Jared and Aubree Ware started their business in a nearby County, and when red-tape choked their expansion, they looked toward Yuba County.

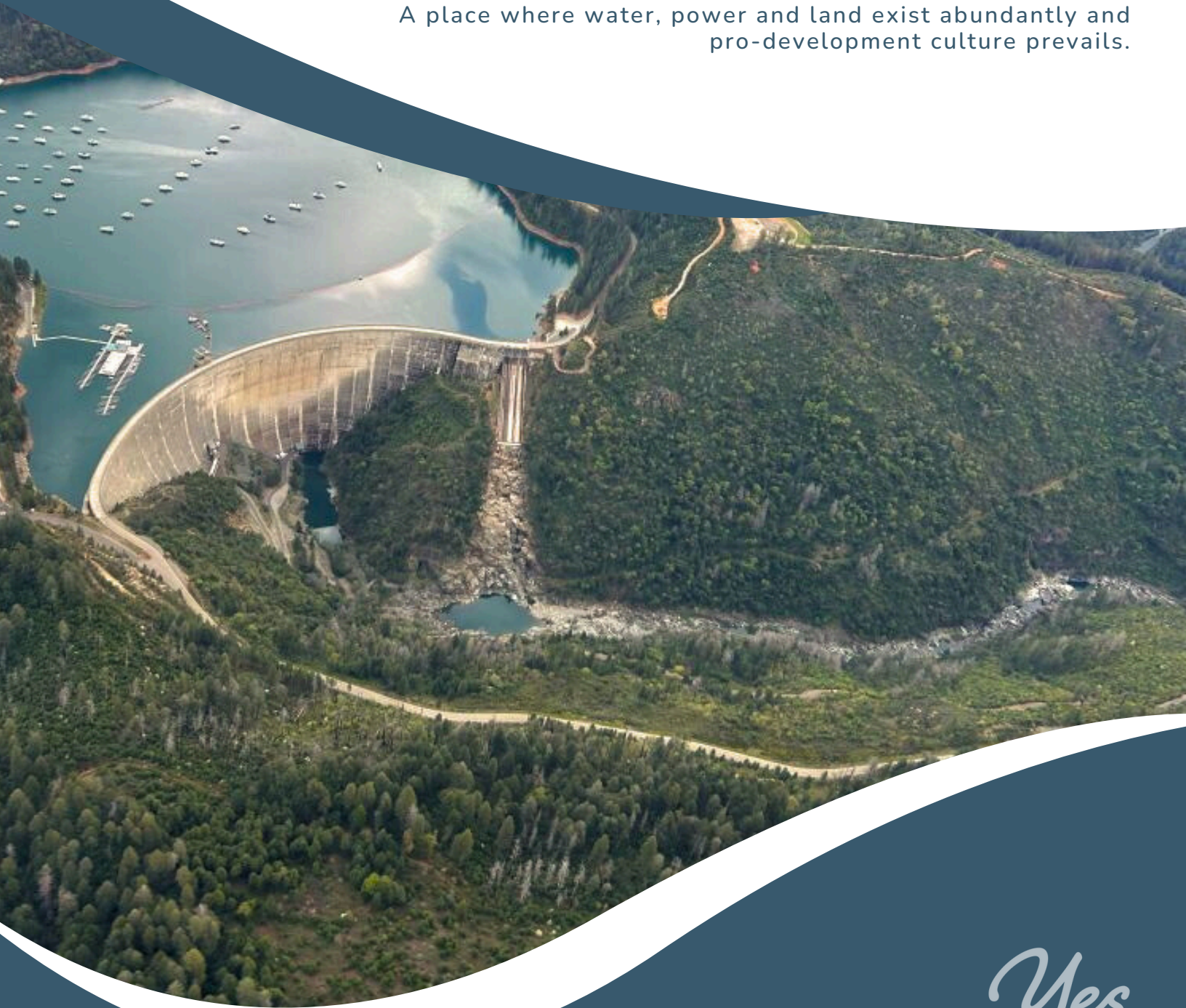
10 years later, their 8,000 sq. ft. off Skyway Dr. is at max capacity. Poised for expansion, Builtware Fabrications worked hand-in-hand with Yuba County to find an ideal property, subdivide the right acreage, and are developing plans for a new 32,000 sq. ft. long-term business location.



Yes to Yuba County

DEVELOP WITH US.

A place where water, power and land exist abundantly and pro-development culture prevails.



Yes
TO YUBA
COUNTY