



Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

QUARTERLY DEVELOPMENT UPDATE

Q1 | 2022

PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY

PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

NEW USE PERMIT APPLICATIONS

Administrative Use Permits- 10

Mostly Ag power and new structures on undeveloped properties.



Conditional Use Permits - 4

RV Campground Expansion (*Attached*)
14566 Marysville Road, Camptonville

Truck Parking Facility (*Attached*)
3582 Rancho Road
Hwy 65 Corridor

Mobile Home Park Expansion
5853 Garden Ave., West Linda

Auto Sales Facility
2356 Erle Road, East Linda

MAP APPLICATIONS

TENATIVE SUBDIVISION MAPS

Feather Glen South (*Attached*)
328 Single Family Residential Units
1637 Arboga Road, N. Arboga

TENATIVE PARCEL MAPS

4-unit Residential Split
1640 Ninth Ave., Olivehurst

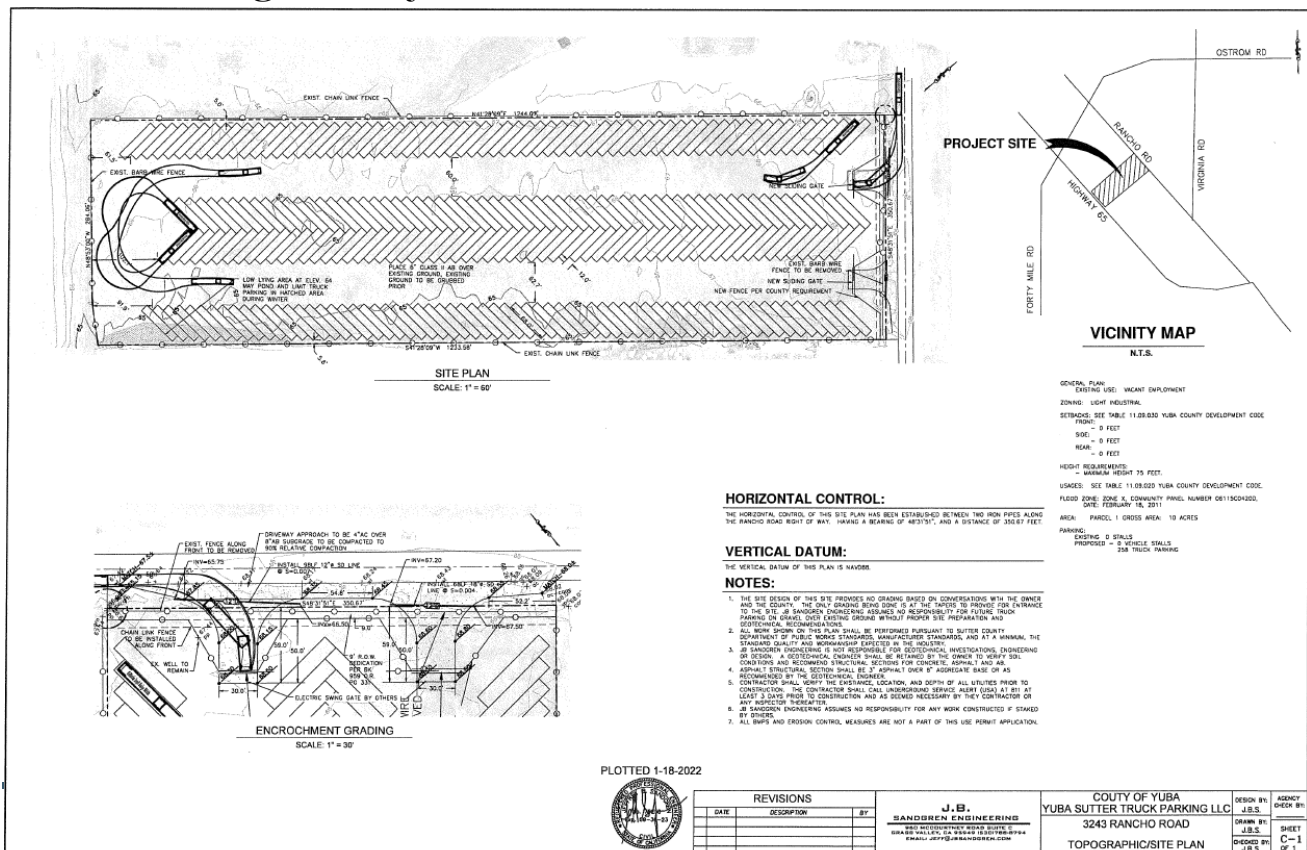
2-unit Residential Split
1378 Sharpe Ave., Linda

4-unit Residential Split
3958 Hwy 20, Browns Valley

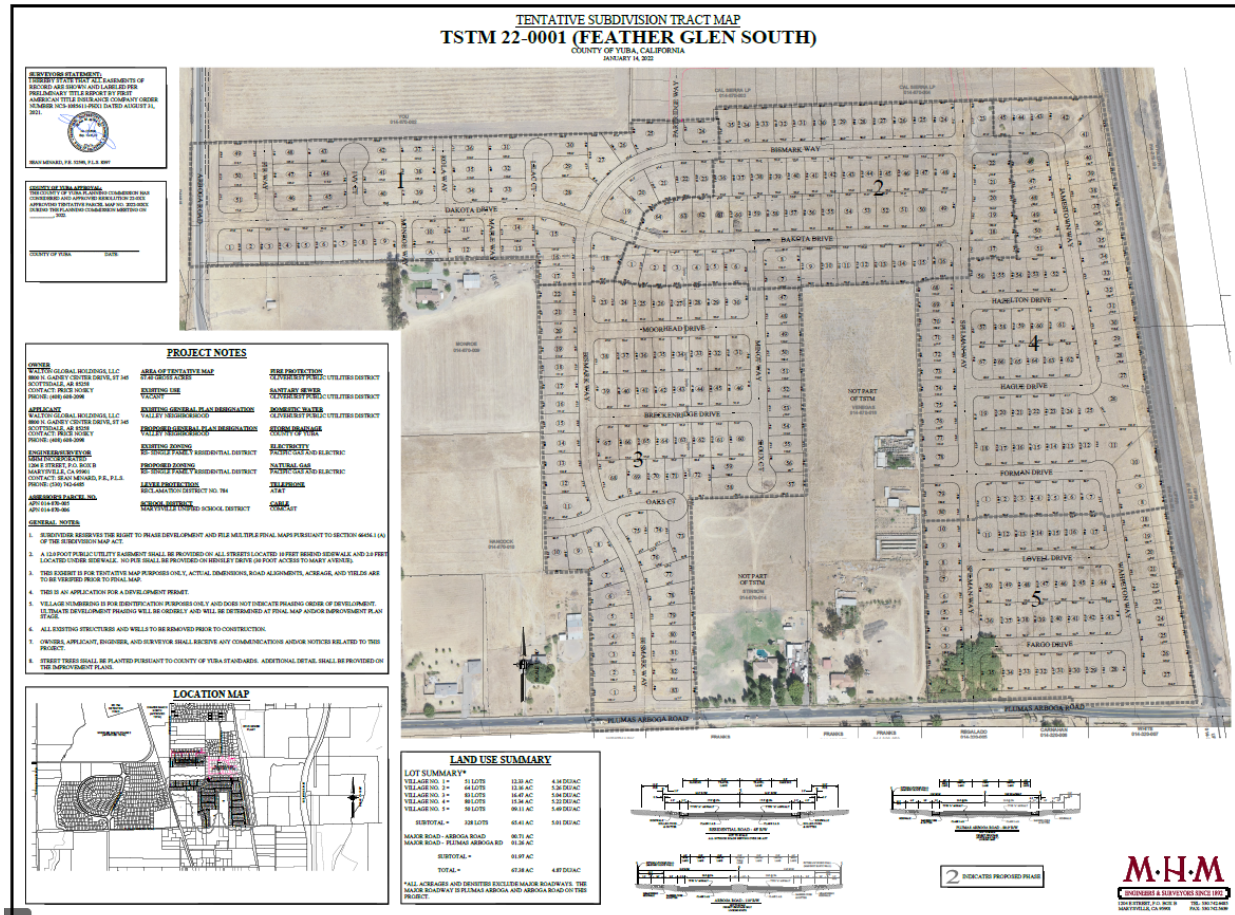
RV Campground Expansion



Truck Parking Facility



Feather Glen South



REVIEW APPROVALS

DEVELOPMENT REVIEW COMMITTEE

- West Linda Drainage Facility - Approved CEQA; part of first drainage project in West Linda
- Benzeen Auto Parts - Vehicle dismantling, auto parts sales and relocation of corporate offices at 4601 Bernice Ave., Olivehurst
- Solar and Battery Energy Generation Facility at 2000 Plumas-Arboga Road, Plumas Lake
- 4-unit residential split at 4277 Ardmore Avenue, Olivehurst

PLANNING COMMISSION

- Alberta Ranch Estates (57-unit Single Family Residential) at 6142 Alberta Ave., Linda *(Attached)*
- 60' tall retail sign for future commercial retail center at 5548 Edgewater Circle, East Linda *(Attached)*
- Ostrom Ranch - 117 Single Family Residential Units at 3978 Mary Ave., Olivehurst *(Attached)*

BOARD OF SUPERVISORS

- Goldfields Ranch - 499 Single Family Residential Units | 2.5 Acre Commercial 4 Acre Park
2434 Beale Hwy., East Linda *(Attached)*

FINAL MAP APPROVALS

- 3 unit Residential Split
5103 Canal Street, Olivehurst
- 3-unit Residential Split
1822 Linda Ave., Linda



CDBG HOUSING

OWNER OCCUPIED REHABILITATION

Scope: Assisting income qualified home owners with home improvements.

Total Funding: \$ 1.7M

Individual Grants: up to \$15,000 grants; up to \$40,000 loans.

Residents Served: 70+ Homes

Expected Start Date: June 2022

HOME BUYER ASSISTANCE

Scope: Assisting income qualified home buyers with down payment and escrow costs.

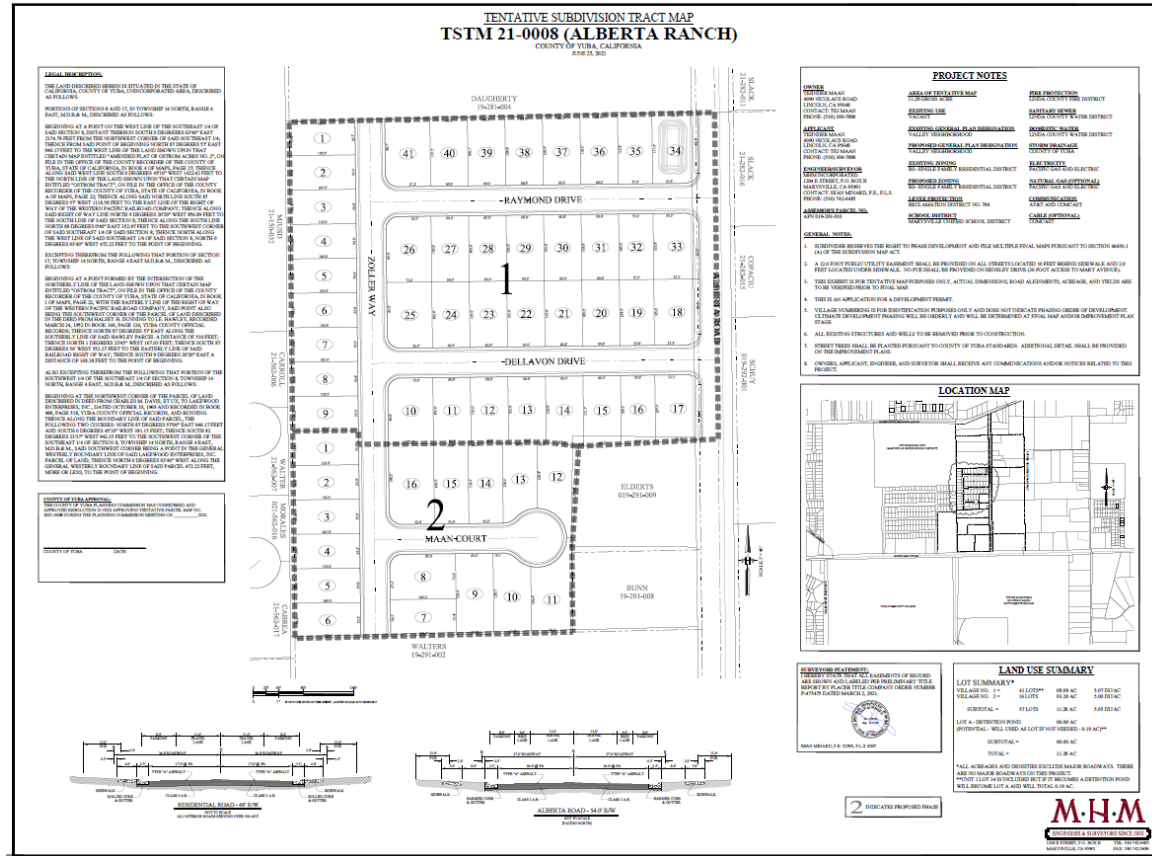
Total Funding: \$ 720,000

Individual Loan: Up to \$40,000

Residents Served: 20-25 Homes

Expected Start Date: June 2022

Alberta Estates



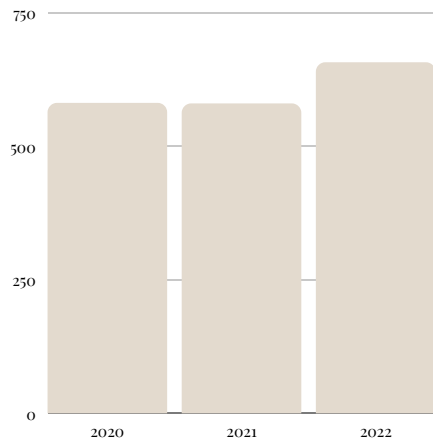
Retail Sign



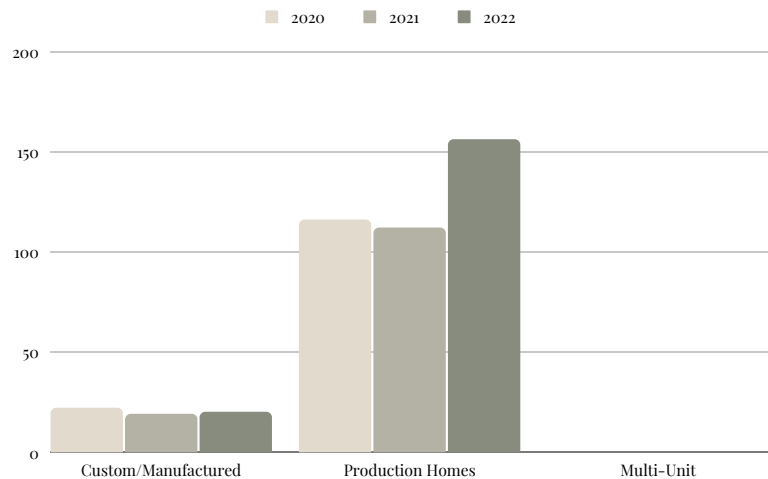
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

BUILDING PERMITS ISSUED - ALL PERMIT TYPES First Quarter (Q1)



RESIDENTIAL PERMITS ISSUED First Quarter (Q1)



COMMERCIAL BUILDING PERMITS UNDER REVIEW

Medical / Mental Health Facility
Yuba County Sheriff's Dept.
215 5th Street, Marysville

Remodeled Waiting Room
Ampla Health
4941 Olivehurst Ave., Olivehurst

Change of Owner/Occupancy
Wilkey Construction
4816 Skyway Dr., Olivehurst

3 Mini Storage Buildings
Erle Road Self Storage
5600 Lindhurst Ave., Linda

Wheatland Community Center
Spenceville Road, Wheatland

Interior Remodel
Yuba County Library
303 2nd St., Marysville

BUILDING

COMMERCIAL BUILDING PERMITS ISSUED

Maintenance Shop Building
Yuba County Public Works Corp Yard
4667 Skyway Dr., Olivehurst

Storage Building
Shoei Foods
1900 Feather River Blvd., Olivehurst

Maintenance Shop Building
Yuba County Public Works Corp Yard
5390 Fruitland Rd., Loma Rica

Change of Tenant
Iconic Beauty
615 First Street, Wheatland

Remodel Laundry Facility
Woodleaf Camp
11359 La Porte Rd., Challenge

COMMERCIAL BUILDING PERMITS FINALED

Change of Owner/Tenant
El Charrito's | Mi Ranchito Restaurant
11416 Loma Rica Road

Restaurant Conversion
Clover Leaf Cafe
13623 Rices Crossing Rd., Oregon House

New Addition
Pizza Round Up
11086 Loma Rica Rd., Loma Rica

Change of Tenant w/ Office Improvement
Far West Forest Products
1334 Melody Rd., Olivehurst

Tenant Improvement
Pena Tax Service / Gill Property Development
5782 Feather River Blvd., West Linda

UNDER CONSTRUCTION

CEDAR LANE AFFORDABLE HOUSING

Regional Housing Authority | Pacific West Builders



ENVIRONMENTAL HEALTH

PUBLIC WATER | SEPTIC | PERMITTING OPERATIONS

PROJECTS

Partnership between Yuba County and Olivehurst Public Utility District (OPUD) to study areas lacking water & waste water service, reducing service "islands" near existing infrastructure.

Technical Assistance Funding: \$500,000 Water | \$500,000 Waste Water
California Water Board, RCAC Prop 1

OPUD anticipates making application for \$60M+ construction funding, if public outreach is positively received by residents.



PUBLIC WORKS

INFRASTRUCTURE | PERMITS | CAPITAL IMPROVEMENTS

UNDER CONSTRUCTION

- North Beale Road Complete Streets Project, Phase II
- Public Works Corporation Yards
- Climate Change Vulnerability Analysis (Planning document only)
- Updated Traffic Counts and Traffic Models (Planning document only)

RECENTLY COMPLETED

- Eleventh Avenue – Safe Routes to School Project
- Ostrom Road Rehabilitation Project
- Wiget Avenue Drainage Improvements
- Erle Road Rehabilitation Project
- Rice's Crossing Road Bridge Replacement

PROJECTS IN DESIGN

- Cedar Lane & Alicia Ave. – Safe Routes to School Project
- Garden Avenue – Safe Routes to School Project
- Hammonton-Smartsville Road Shoulder Widening, Overlay and Doolittle Gate Intersection Improvements
- North Beale Road – High Friction Surface Treatment
- Plumas Lake Interchange – Phase II
- West Linda Multi-Use Drainage Basin
- Goldfields Parkway Extension
- Bridge Projects – Iowa City, Spring Valley Road, Los Verjeles, Waldo Road, Ellis Road
- 2022 Overlays – 12.2 Miles
- 2022 CSA Resurfacing Project – 415,000 sq. yards of slurry seal.

UPCOMING PROJECTS

- 2022 Grants Announced Summer/Fall
- Over 20+ applications submitted for various projects



AIRPORT

AVIATION | INFRASTRUCTURE | INDUSTRY

CAPITAL IMPROVEMENT PROJECTS

Taxiway Expansion -

\$1,813,067 Total project budget

\$1,450,454 EDA Funded

\$362,613 County Funded

Construction expected to begin no later than July, 2022

PROJECTS

Airport and FAA partnership - Due to safety concerns ultralight operations have been temporarily halted at Yuba County Airport. Working with several FAA teams to find a safe and reasonable accommodation for ultralights to resume activity at the airport.

Airport Pavement Management Plan - A first-step in assessing airport infrastructure needs, establishes foundation for future investment and projects.

DEVELOPMENT | LAND LEASES

Dakota Investments -

2.5 acres on Melody Road | 10,000 sq ft new building | shipping & receiving distribution center | 25+ jobs.

Coca Cola Building -

Contract amendment under legal review | County ownership anticipated (earliest) May 2022.

Animal Control -

Expanded footprint | Airport land-lease/MOU update forthcoming.

Monument Signage & Landscaping -

Improvements at Arboga/Melody & Arboga/Skyway.

71%

Operational Aircraft Occupying Leased Hangars