



Yes to Yuba

YUBA COUNTY CALIFORNIA

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



Yes
TO YUBA
COUNTY




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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?

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.

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!



<http://>

YestoYuba.com/news



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.

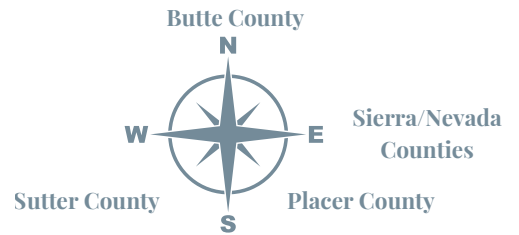


MELANIE MARQUEZ

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

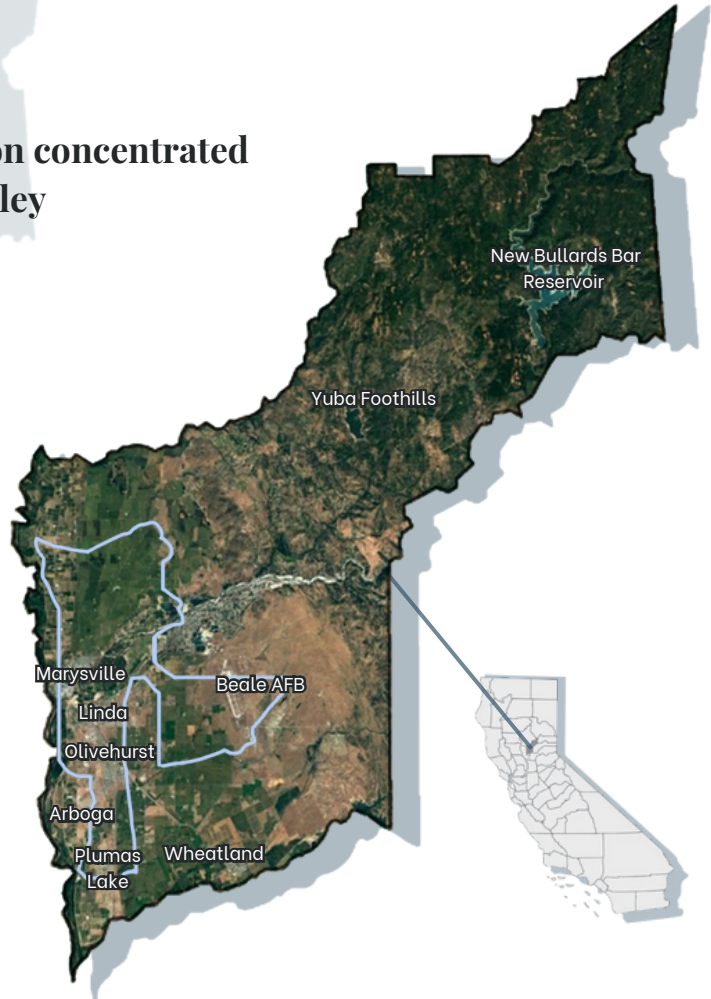


Population concentrated
in the Valley



Total population of
85,972

Anticipated growth over the next
5 years: 91,600 (7%)

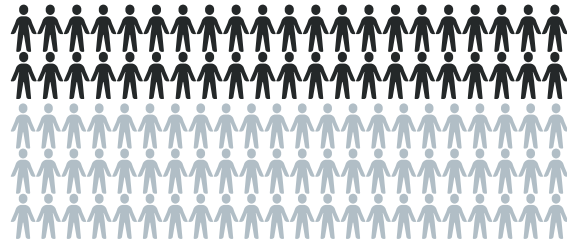


VALLEY GROWTH BOUNDARY ADOPTED 2011 GENERAL PLAN

- 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

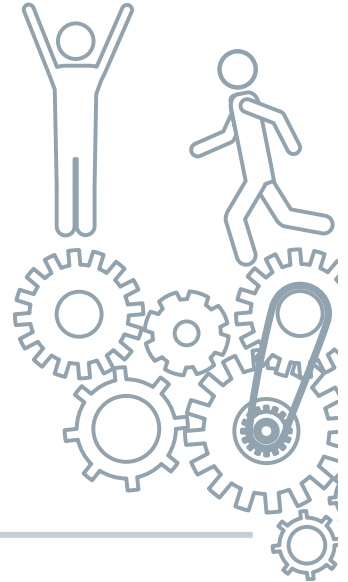


DEMOGRAPHICS YUBA COUNTY



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



Median Age: 33

Median household income: \$70,400

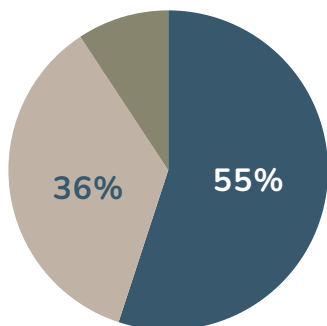
Employable workforce: 40% of the population is within the prime working age (25-54)

Prime-Age Labor Force Participation Rate: 75.5%

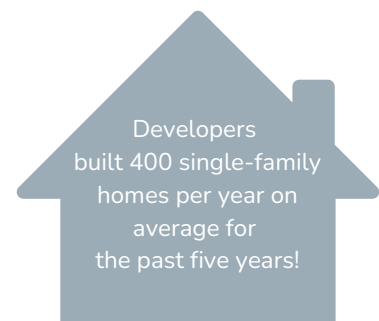
Veterans Labor Force Participation Rate: 71.2%

Poverty level: 3.4% decrease since 2019

Yuba County Housing Stock



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



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



4.11 ACRES



18 FT
CEILING HEIGHT



6 DOCK DOORS
2 LOADING
DOCKS



30 MINUTES
SACRAMENTO
AIRPORT



3 PHASE
122.5 KVA
480 VOLT



3/4 " WATER LINE
4" WASTE WATER



LOCATED ON STAA
ROUTE



45 MINUTES PORT OF
WEST SACRAMENTO



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
acervantes@c21selectgroup.com



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
acervantes@c21selectgroup.com



530-635-4233



About the Property

Located just west of the Yuba County Airport, this large existing building is an ideal location for manufacturing, fabrication and assembly.

General Industrial Zone



**4638 Skyway Dr.
Olivehurst, CA 95961**

Property Features



30,000 SQFT
SHOP
3,000+ SQFT
OFFICE



10 ACRES



AMPLE POWER
AVAILABLE



LOCATED ON
STAA ROUTE



45 MINUTES PORT OF
WEST SACRAMENTO



LOCATED WITHIN
SBA DESIGNATED
ZONE



AIRPORT SAFETY
ZONE 6 (LEAST
RESTRICTIVE)



30 MINUTES
SACRAMENTO
AIRPORT



Todd Retzlaff
toddretzloff@gmail.com



(530) 682-6094



About the Property

Yuba Sutter Truck Parking is the premier truck parking facility in Yuba County. Recent improvements to this property total over \$1.3 million.

Property Features



229 TOTAL
PARKING SPOTS



WELL LIT PARKING
LOT



10 ACRES



45 MINUTES PORT OF
WEST SACRAMENTO

General Industrial Zone



\$6.66 PER
FOOT



FULLY FENCED WITH
CARD LOCK ACCESS



3582 Rancho Rd.
Wheatland, CA 95692



LOCATED ON
STAA ROUTE



30 MINUTES
SACRAMENTO
AIRPORT

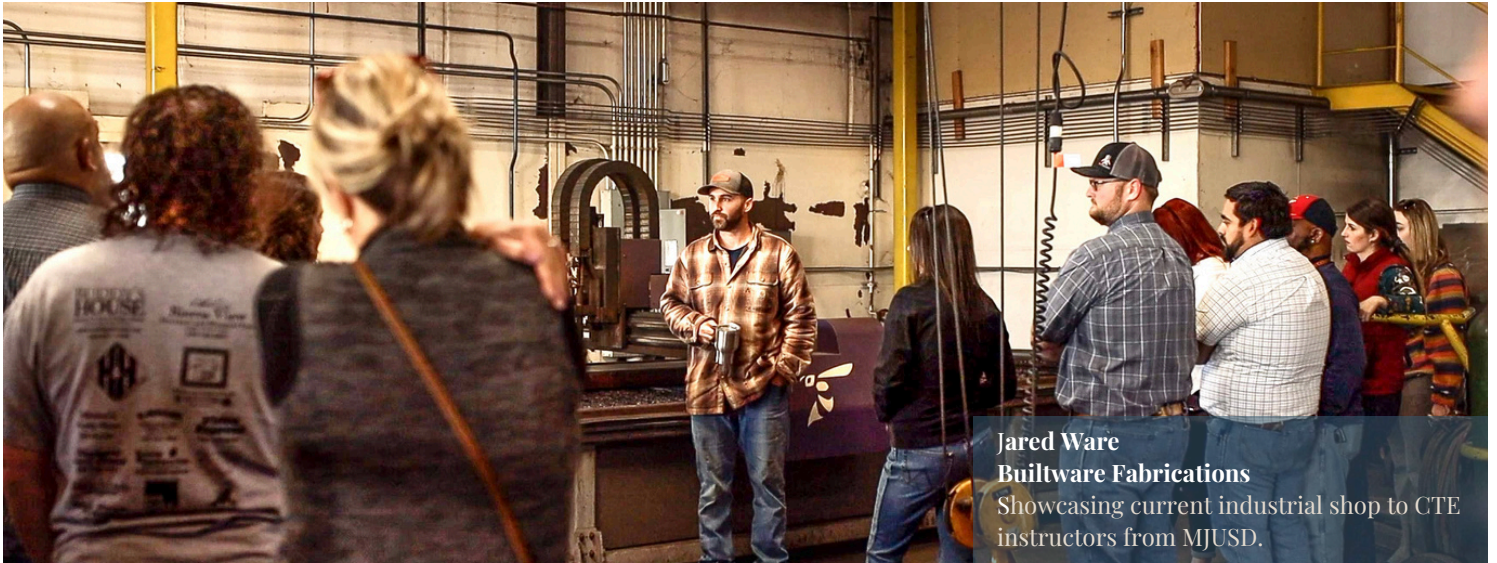


Derek Sandgren
derek@helmre.com



(530) 844-0505

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.

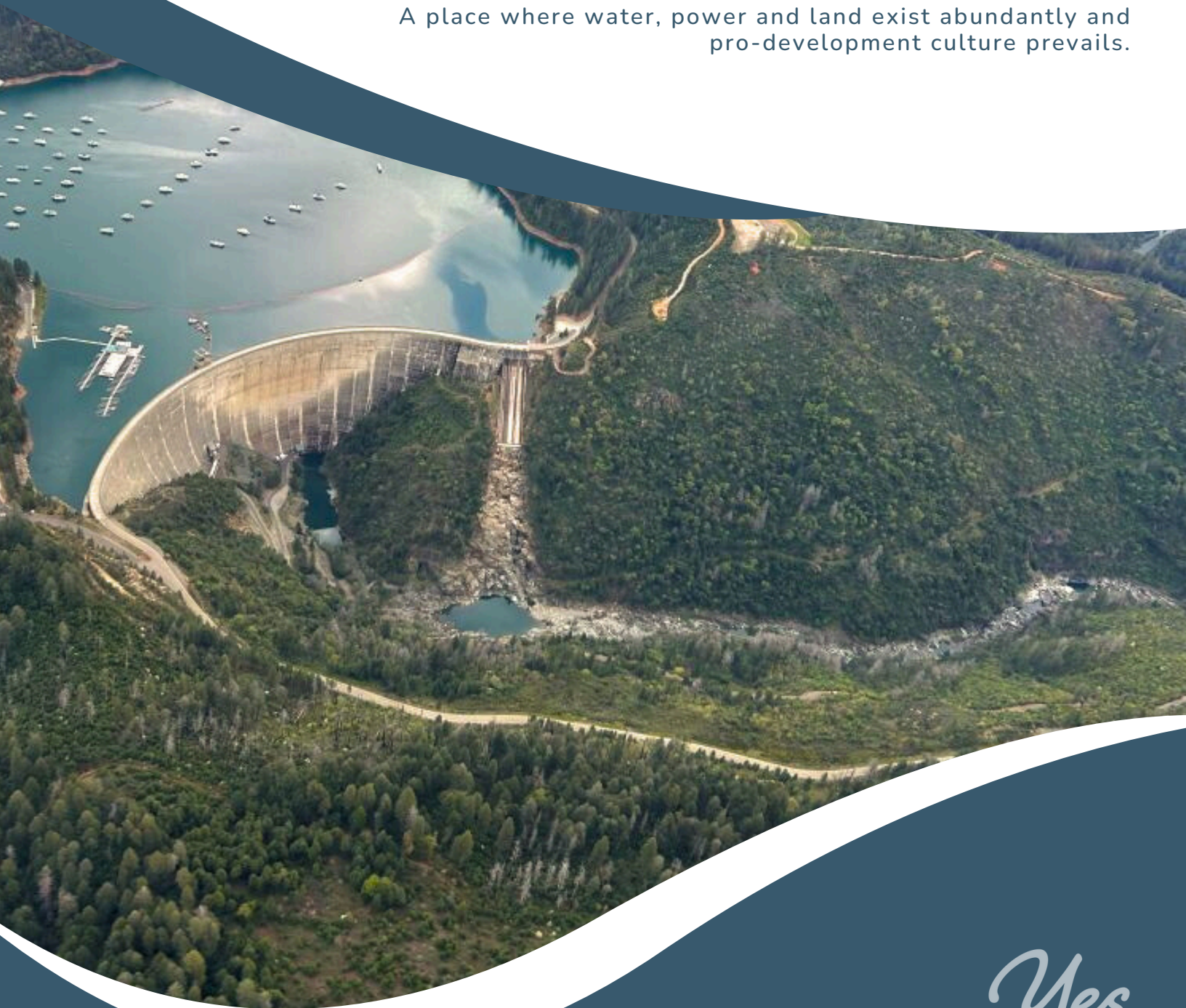
10 years later, their 8,000 sq. ft. off Skyway Dr. is at max capacity. Poised for expansion, Builtware Fabrications worked hand-in-hand with Yuba County to find an ideal property, subdivide the right acreage, and are developing plans for a new 32,000 sq. ft. long-term business location.



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DEVELOP WITH US.

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