



Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

**QUARTERLY
DEVELOPMENT
UPDATE**

Q3 | 2022

**PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY**



Linda, CA

Over 40 existing businesses in commercial corridor +
4,039 within 5 miles*

Feather River Center: +/- 320,000 Sq'

Demo Spring/Summer 2022

*Data report by Esri - source Data Axle



COMMERCIAL REDEVELOPMENT

PRIVATE INVESTMENTS

- Costco Wholesale & Fuel Station
August 2022 - Building Permit Submitted
Estimated Completion Spring/Summer 2023
- Future Retail, Hospitality, Food Service

YUBA COUNTY PUBLIC INVESTMENTS

Letter of Commitment - May, 2022

- Complete Street Improvements
- Drainage Infrastructure
- Business Façade Grant Program
- CDBG Application - Code Enforcement +
Public Works Clean Up

PLANNING

ZONING | LAND USE | DEVELOPMENT CODE

NEW USE PERMIT APPLICATIONS

Administrative Use Permits

Car Wash Facility
1418 N Beale Rd; East Linda

Planned Sign Permit Program

Electronic Billboard Sign Permit
5140 Lindhurst Avenue; Olivehurst

Conditional Use Permits

RV Storage Facility
2556 Rosser Road; Arboga

Preschool Facility
4449 Olivehurst Ave; Olivehurst

Campground
Rockdale Trail and Hwy 20;
Smartsville

MAP APPLICATIONS

TENATIVE SUBDIVISION MAPS

Ardmore Village - 8 SFR units
14th Street and Ardmore
Avenue; Olivehurst

Lucero - 5 SFR units
10654 Texas Hill Road; Dobbins

TENATIVE PARCEL MAPS

2- unit industrial split
3516 Rancho Road; Wheatland

2- unit residential split
1984 Sunrise Avenue; East
Linda

2- unit agricultural split
8235 Camp Far West Road;
Camp Far West

REVIEW APPROVALS

DEVELOPMENT REVIEW COMMITTEE

- Approved CEQA for Yuba Roadside Fuel Treatment Project
- 4-unit residential split – 13447 Country Road 270; Oregon House
- 3-unit residential split, Affordable Housing Apartment Complex Algodon Road and River Oaks Boulevard; Plumas Lake
- 4-unit residential split – 1640 Ninth Avenue; Olivehurst
- Single room-occupancy facility (15 residential units) – 5638 North Gledhill Avenue; Olivehurst

PLANNING COMMISSION

- Feather Glen South (328 single family residential units) – Plumas Arboga Road and Arboga Road; Plumas Lake (*Attached*)
- Sharp Outdoor Event Venue (100 guest occupancy limit) – 9858 Frenchtown Dobbins Road; Oregon House (*Attached*)
- Yuba Sutter Truck Parking (231 truck parking stalls) – 3582 Rancho Road; Wheatland (*Attached*)

FINAL MAP APPROVALS

- Plumas Ranch Village 6 (Cresleigh Homes) – 71 Single Family Residential Units

TENTATIVE SUBDIVISION TRACT MAP
TSTM 22-0001 (FEATHER GLEN SOUTH)
 COUNTY OF YUBA, CALIFORNIA
 JANUARY 14, 2022

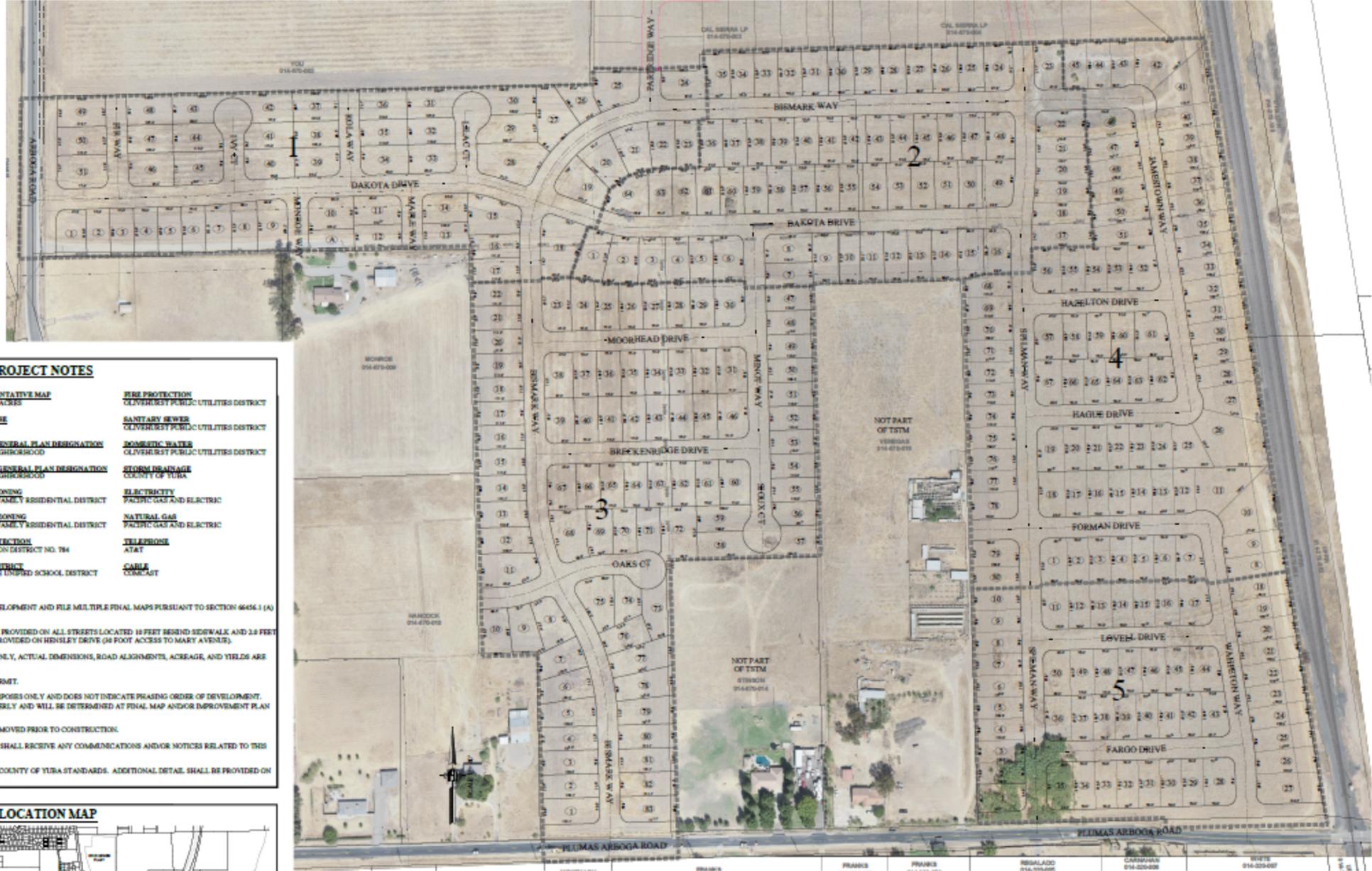
SURVEYOR'S STATEMENT:
 I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NCS-185611-PR01 DATED AUGUST 31, 2021.



SEAN MENARD, P.E., F.L.S. 8997

COUNTY OF YUBA APPROVAL:
 THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-001 APPROVING TENTATIVE TRACT MAP NO. 22-0001 DURING THE PLANNING COMMISSION MEETING ON _____, 2022.

COUNTY OF YUBA DATE _____



PROJECT NOTES

OWNER WALTON GLOBAL HOLDINGS, LLC 886 N. GADNEY CENTER DRIVE, ST 345 SCOTTSDALE, AR 85258 CONTACT: PRICE NOBLE PHONE: (480) 488-2098	AREA OF TENTATIVE MAP 57.87685 ACRES	FIRE PROTECTION OLIVERHIST PUBLIC UTILITIES DISTRICT
APPLICANT WALTON GLOBAL HOLDINGS, LLC 886 N. GADNEY CENTER DRIVE, ST 345 SCOTTSDALE, AR 85258 CONTACT: PRICE NOBLE PHONE: (480) 488-2098	EXISTING USE VACANT	SANITARY SEWER OLIVERHIST PUBLIC UTILITIES DISTRICT
ENGINEER/SURVEYOR MHN INCORPORATED 126 E STREET, P.O. BOX 8 MARYSVILLE, CA 95961 CONTACT: SEAN MENARD, P.E., F.L.S. PHONE: (530) 742-6448	EXISTING GENERAL PLAN DESIGNATION VALLEY NEIGHBORHOOD	DOMESTIC WATER OLIVERHIST PUBLIC UTILITIES DISTRICT
ADDRESS/Parcel No. APN 014-478-085 APN 014-478-086	PROPOSED GENERAL PLAN DESIGNATION VALLEY NEIGHBORHOOD	STORM DRAINAGE COUNTY OF YUBA
GENERAL NOTES	EXISTING ZONING R2-SINGLE FAMILY RESIDENTIAL DISTRICT	ELECTRICITY PULMAS GAS AND ELECTRIC
	PROPOSED ZONING R2-SINGLE FAMILY RESIDENTIAL DISTRICT	NATURAL GAS PULMAS GAS AND ELECTRIC
	FIRE PROTECTION SCLAMATION DISTRICT NO. 784	TELEPHONE AT&T
	SCHOOL DISTRICT MARYSVILLE UNIFIED SCHOOL DISTRICT	CABLE COCOA-CAT

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66406.1 (4) OF THE SUBDIVISION MAP ACT.
- A 124 FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON ALL STREETS LOCATED 10 FEET BEHIND SIDEWALK AND 18 FEET LOCATED UNDER SIDEWALK. NO PUB SHALL BE PROVIDED ON HENSLEY DRIVE (24 FOOT ACCESS TO MARY AVENUE).
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.

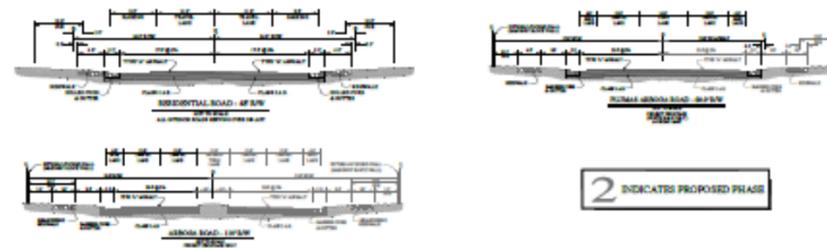
LOCATION MAP



LAND USE SUMMARY

LOT SUMMARY*		
VILLAGE NO. 1 =	51 LOTS	12.39 AC
VILLAGE NO. 2 =	64 LOTS	12.36 AC
VILLAGE NO. 3 =	82 LOTS	16.47 AC
VILLAGE NO. 4 =	80 LOTS	15.34 AC
VILLAGE NO. 5 =	30 LOTS	09.11 AC
SUBTOTAL =	328 LOTS	65.41 AC
MAJOR ROAD - ARBOGA ROAD		06.71 AC
MAJOR ROAD - PULMAS ARBOGA RD		01.26 AC
SUBTOTAL =		01.97 AC
TOTAL =		67.38 AC

*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADWAYS. THE MAJOR ROADWAY IS PULMAS ARBOGA AND ARBOGA ROAD ON THIS PROJECT.

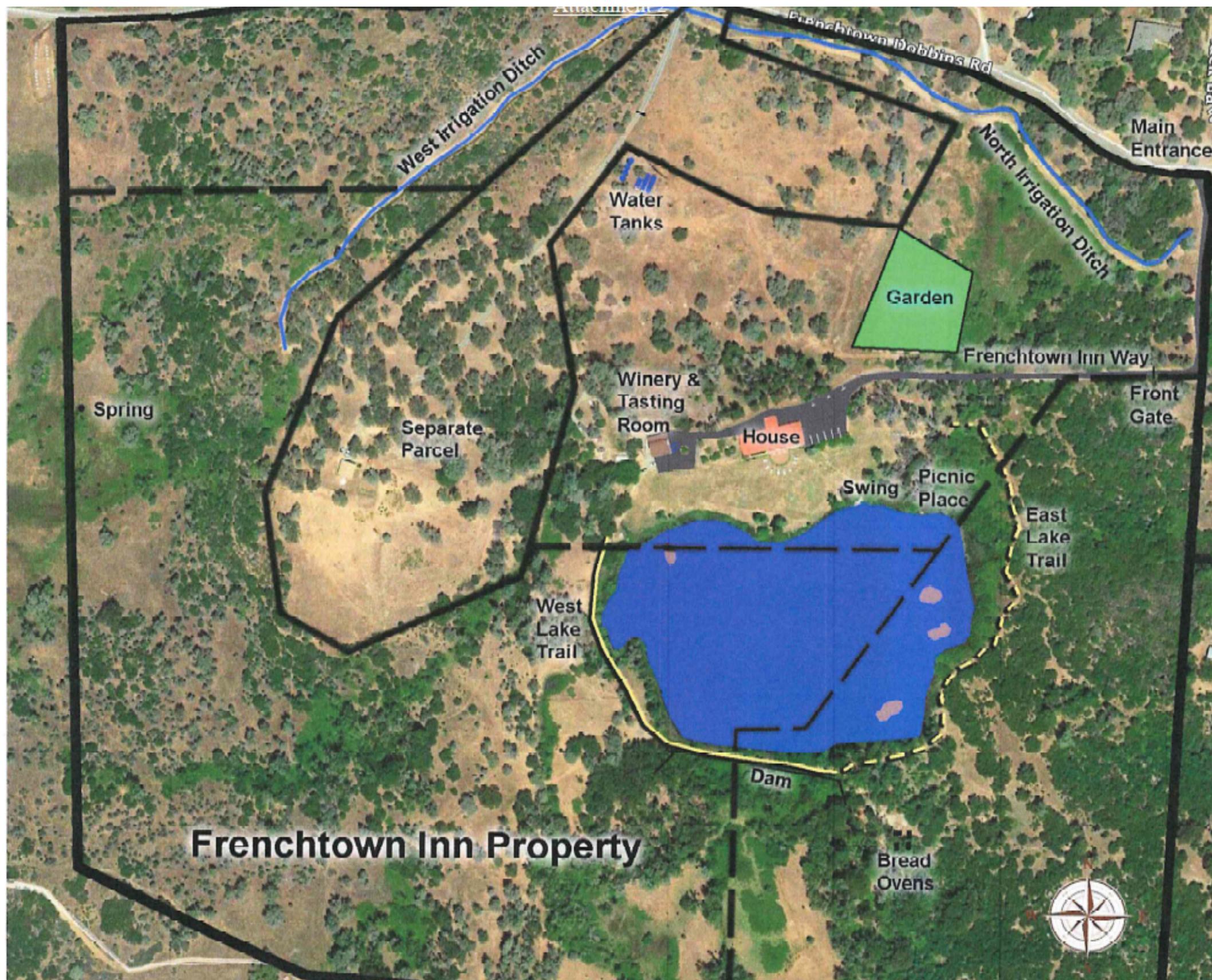


2 INDICATES PROPOSED PHASE

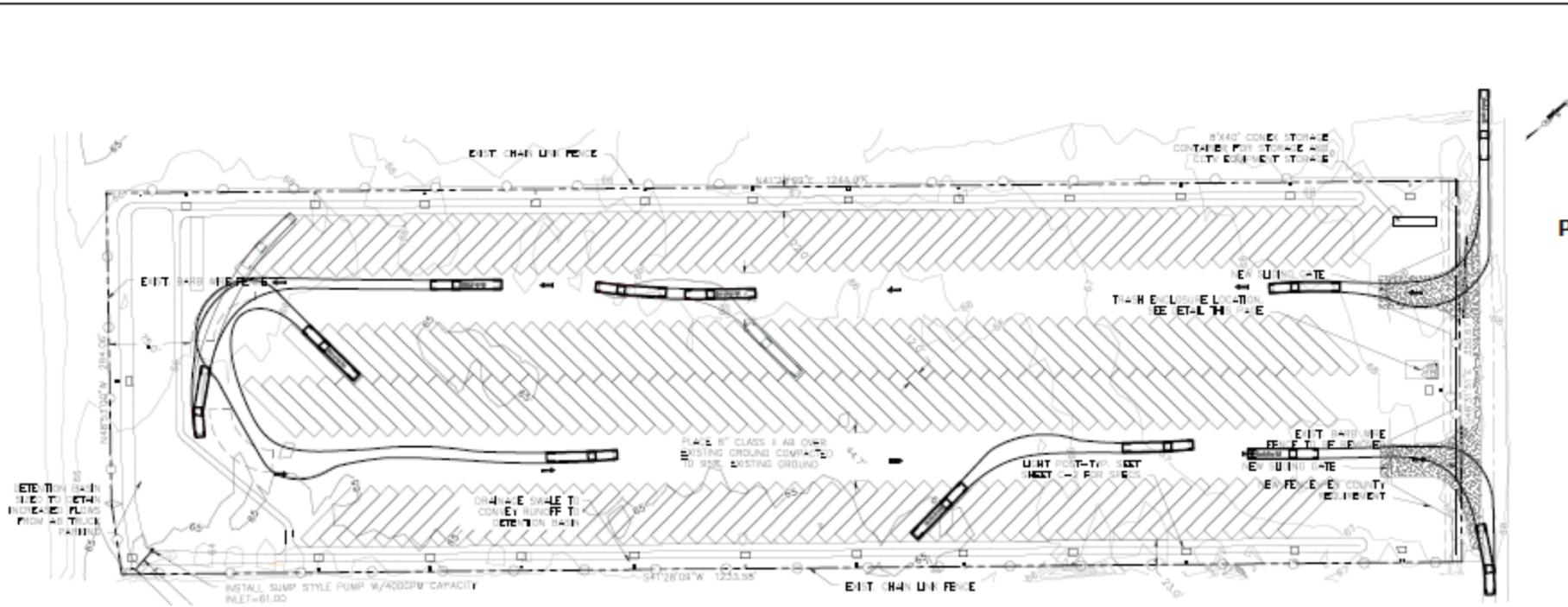


1204 E STREET, P.O. BOX 8
 MARYSVILLE, CA 95961
 TEL: 530-742-6448
 FAX: 530-742-5368

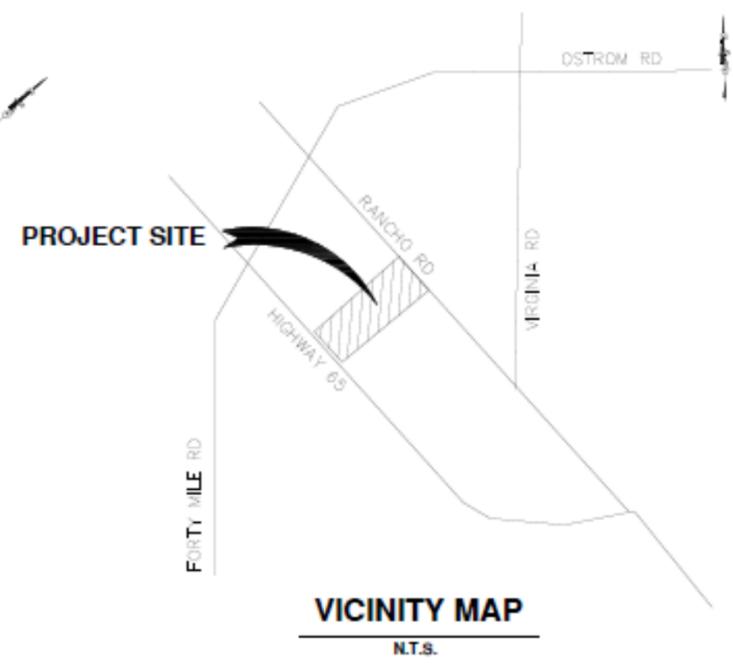
Sharp Event Center



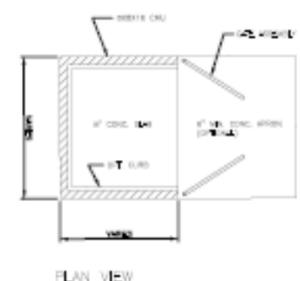
Yuba Sutter Truck Parking



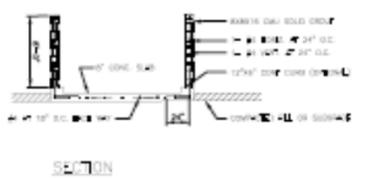
SITE PLAN
SCALE: 1" = 60'



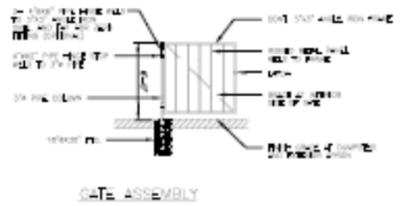
VICINITY MAP
N.T.S.



PLAN VIEW

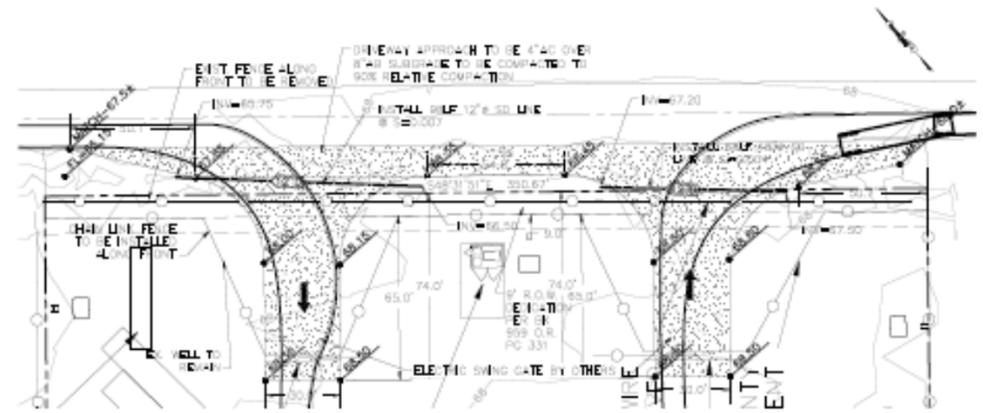


SECTION



GATE ASSEMBLY

A TYPICAL DUMPSTER ENCLOSURE
NO SCALE



ENCROACHMENT GRADING
SCALE: 1" = 30'

INDEX:

- 0101 TOPOGRAPHIC/SITE PLAN
- 0102 GRADING PLAN
- 0103 FINISH PLAN

EXISTING USE: VACANT EMPLOYMENT
ZONING: LIGHT INDUSTRIAL
SETBACKS: SEE TABLE 11.09.030 YUBA COUNTY DEVELOPMENT CODE
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET
HEIGHT REQUIREMENTS:
- MAXIMUM HEIGHT 25 FEET
USAGES: SEE TABLE 11.09.020 YUBA COUNTY DEVELOPMENT CODE
FLOOD ZONE: ZONE X, COMMUNITY PARCEL NUMBER 0615004200, DATE FEBRUARY 18, 2011
AREA: PARCEL 1 GROSS AREA: 10 ACRES
PARKING:
EXISTING: 0 STALLS
PROPOSED: 231 TRUCK PARKING

HORIZONTAL CONTROL:

THE HORIZONTAL CONTROL OF THIS SITE PLAN HAS BEEN ESTABLISHED BETWEEN TWO PROPERTY LINES ALONG THE RANCHO ROAD FRONT IF ANY, BEING A BEARING OF 48°31'51" AND A DISTANCE OF 300.67 FEET

VERTICAL DATUM:

THE VERTICAL DATUM OF THIS PLAN IS NAVD83.

NOTES:

1. THE USE DESIGN OF THIS SITE WILL MAINTAIN THE NATURAL GRADE PATTERNS. A DETENTION BASIN WILL BE PROVIDED TO STORE RUNOFF FROM THE PAVING AREA. THE DETENTION TANKS HAVE BEEN DESIGNED WITH GRADES AS SHOWN. ENGINEERING IS COMING A RETENTION REPORT AT THE DRAWING STAGE TO ENSURE SOILS ARE SUFFICIENT FOR THE PROPOSED PAVING.
2. ALL SOIL WORK ON THIS PLAN SHALL BE PERFORMED PURSUANT TO YUBA COUNTY DEVELOPMENT CODE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COUNTY ENGINEER. THE STANDARD QUALITY AND WORKMANSHIP EXPECTED IN THE INDUSTRY.
3. J.B. SANDREX ENGINEERING IS NOT RESPONSIBLE FOR VERTICAL INVESTITIONS, ENGINEERING OR DESIGN. A RETENTION ENGINEER SHALL BE RETIRED BY THE OWNER TO VERIFY SOIL CONDITIONS AND RECORDS. THE TOTAL DETENTION FOR CONCRETE AND RALLY AND ALL ASHALL STRUCTURAL DESIGN SHALL BE A MINIMUM OF 48 HOURS OVER 6" WAGRATE BASE OR AS REQUIRED BY THE RETENTION ENGINEER.
4. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN RECORDS BEFORE ANY UTILITY AT LEAST 10 DAYS PRIOR TO CONSTRUCTION AND AS DEEMED NECESSARY BY THE CONTRACTOR OR ANY AGENCIES TO THE EFFECT.
5. J.B. SANDREX ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY WORK CONSTRUCTED IF STATED BY OTHERS.
6. ALL TRIPS AND EROSION CONTROL MEASURES ARE NOT A PART OF THE USE PERMIT APPLICATION. PARKING STIPES SHALL BE CLEARLY MARKED AND VISIBLE.

PLOTTED 9-12-2022
FOR PLAN REVIEW



REVISIONS		
DATE	DESCRIPTION	BY

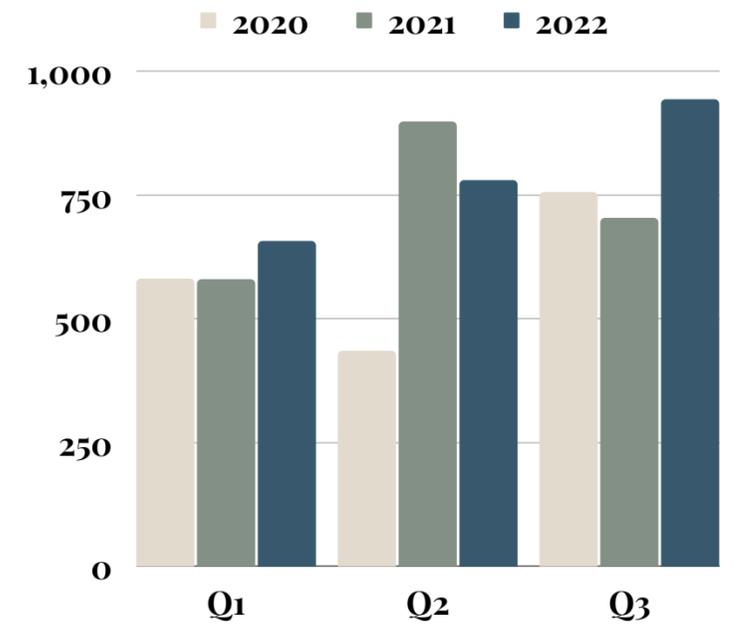
J.B. SANDREX ENGINEERING
940 MCCOURTNEY ROAD SUITE C
GRASS VALLEY, CA 95945 (530) 268-8774
EMAIL: JEFF@JBSANDREX.COM

COUNTY OF YUBA YUBA SUTTER TRUCK PARKING LLC		DESIGN BY: J.B.S.	AGENCY CHECK BY:
3582 RANCHO ROAD		DRAWN BY: J.B.S.	SHEET C-1
TOPOGRAPHIC/SITE PLAN		CHECKED BY: J.B.S.	OF 3

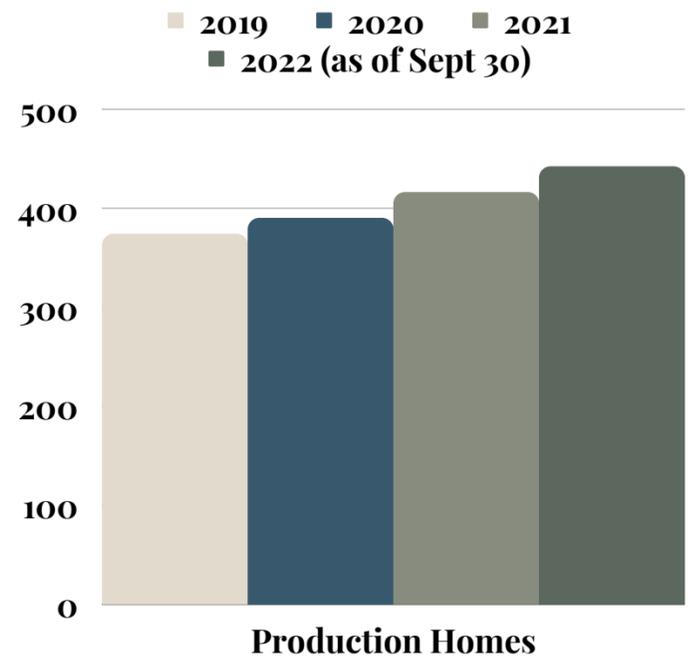
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

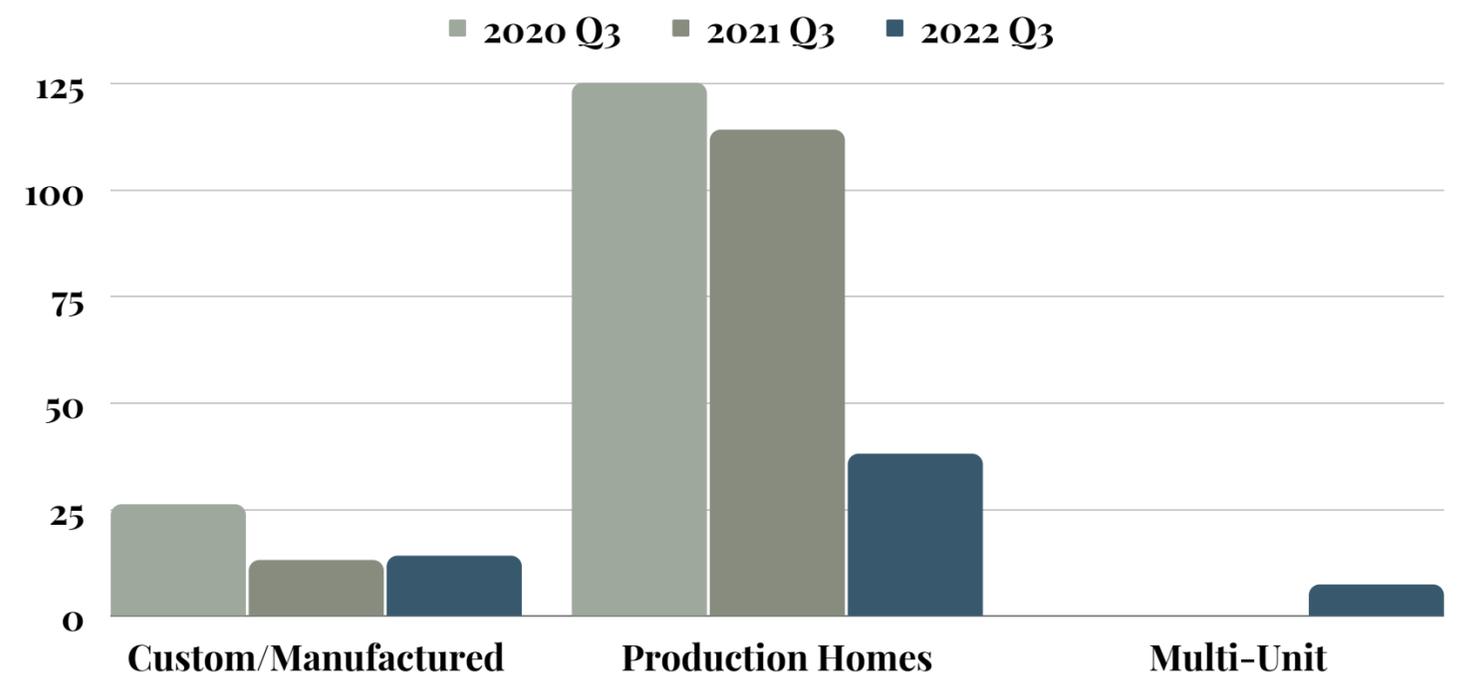
BUILDING PERMITS ISSUED - ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS - FINAL OCCUPANY YEAR OVER YEAR



RESIDENTIAL PERMITS ISSUED Quarter Comparison



BUILDING PERMITS

COMMERCIAL BUILDING PERMITS UNDER REVIEW

Retail Warehouse & Fuel Station
Costco Wholesale, Linda

Metal Building Addition
Teichert, Marysville

New Mini Storage Facility
Oakley Lane, Wheatland

River Oaks Affordable Housing &
Recreation Center
River Oaks, Plumas Lake

Car Wash, Jamba Juice, Pizza Hut, &
Tesla Charging Station
Chalice Creek, Plumas Lake

COMMERCIAL BUILDING PERMITS ISSUED

New 13,472 SQ' Medical/Mental
Health Facility
Yuba County Jail, Marysville

Remodel & Office Expansion
Nordic Industries, Olivehurst

Wall Sign & Monument Reface
Cricket Store, Linda

Interior Office Remodel
Harmony Health, Linda

Change of Tenant
Izzy's Mexican Restaurant, Linda

COMMERCIAL BUILDING PERMITS FINALED

New LED Monument Sign -
Sinclair Gas Station, Browns Valley

DEMO (2) Existing Structures
North Beale Road, Linda

CONSTRUCTION

CEDAR LANE AFFORDABLE HOUSING

Regional Housing Authority | Pacific West Builders



CONSTRUCTION

YUBA COUNTY AIRPORT - TAXIWAY EXPANSION

\$1,813,067 Total Project Budget | \$1,450,454 EDA

Funded | \$362,613 County Funded



ENVIRONMENTAL HEALTH

PUBLIC WATER | SEPTIC | PERMITTING OPERATIONS

WELL AND SEPTIC TRANSITION TO DISTRICT MAINTAINED INFRASTRUCTURE

Yuba County and Olivehurst Public Utility District (OPUD) working to improve water & waste water service to reduce service "islands" near existing infrastructure.

Project Area:

- Historic Olivehurst
- Butterfly Lane
- Arboga Region

PHASE 1 (Complete): Technical Assistance Funding *California Water Board, RCAC Prop 1*

PHASE 2: (Current) Engineering and Planning. Grant application submitted Q3 2022.

PHASE 3: (Future) Construction. OPUD anticipates making application for construction funding, **up to \$185,000 per home** for water and sewer connections, with no out of pocket cost for property owners.

Proposed Water and Sewer Infrastructure Expansion Project



PUBLIC WORKS

INFRASTRUCTURE | PERMITS | CAPITAL IMPROVEMENTS

CURRENTLY UNDER CONSTRUCTION

- McGowan Parkway Active Transportation
- Feather River Blvd. & North Beale Rd. Drainage Project
- Iowa City Road Bridge Replacement
- 2022 Overlays - 12.2 Miles
- Public Works Corporation Yards
- Climate Change Vulnerability Analysis (Planning document only)
- Updated Traffic Counts and Traffic Models (Planning document only)

PROJECTS IN DESIGN

- Cedar Lane & Alicia Ave. - Active Transportation Program
- Garden Avenue - Safe Routes to School Project
- Hammonton-Smartsville Road Shoulder Widening
- Feather River Blvd. State of Good Repair
- North Beale Road - High Friction Surface Treatment
- Plumas Lake Interchange - Phase II
- West Linda Multi-Use Drainage Basin
- Goldfields Parkway Extension
- Bridge Projects - Spring Valley Road, Los Verjeles, Waldo Road, Ellis Road

RECENTLY COMPLETED

- North Beale Road Complete Streets Project, Phase II
- Camptonville Emergency Storm Drain Project



MCGOWAN PARKWAY
OCTOBER 2022

AIRPORT

AVIATION | INFRASTRUCTURE | INDUSTRY

CAPITAL IMPROVEMENT PROJECTS

Taxiway Expansion - COMPLETE
\$1,782,592.97 Total project budget
\$1,405,168.77 EDA Funded
\$377,424.19 County Funded

PROJECTS

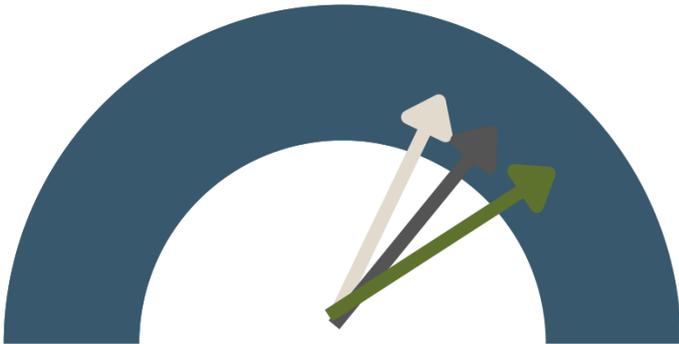
Airport and FAA partnership - Moratorium regarding safety concerns of ultralight operations continues. Management continues to work with FAA to determine if a safe and reasonable accommodation can be made.

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.

DEVELOPMENT | LAND LEASES

Coca Cola Building - County ownership finalized.

Food Truck Pod - Food trailers and potential site developer will explore proof of concept to create an outdoor food park, serving pilots, nearby industrial park employees, and the public at the Yuba County Airport.



Operational Aircraft	Q1 71%
Occupying Leased Hangars	Q2 79%
	Q3 83%