

Quarterly Development Update

Q4 • October-December • 2024

Community Development

Looking Back & A Preview of What's Ahead

Planning

- **2024:** Over 5,000 total lots in our housing pipeline
- **2025:** Begin General Plan & Plumas Lake Specific Plan update

Building

- **2024:** 400+ new homes built for the 6th year in a row! Wendy's opened in Linda after a 3-month permit process
- **2025:** Anticipate numerous commercial permits at Feather River Center & Plumas Commons

Public Works

- **2024:** Received \$3M to redesign the Lindhurst Ave. corridor
- **2025:** Full funding anticipated for the Plumas Lake interchange, estimated at \$45M!

Environmental Health

- **2024:** Grant received to clean up bio-material on Feather River Blvd
- **2025:** Permitting Grocery Outlet in Marysville

Finance & Administration

- **2024:** Implemented online payments enabling Sycamore Ranch guests to book online
- **2025:** Development customers will be able to pay for permits & projects online, improving user convenience

Planning - New Applications

CEQA

Broadband Infrastructure Program

- Environmental Impact Report (EIR)

Land Use Entitlements

Zoning Clearance

- Trachts Bakery, Smartsville
Cottage Food Bakery Home Occupation

Administrative Use Permit

- Licensed Residential Substance Use Facility, Browns Valley
Add additional (2) person capacity

Minor Use Permit

- Towing & Impound Facility, Hallwood

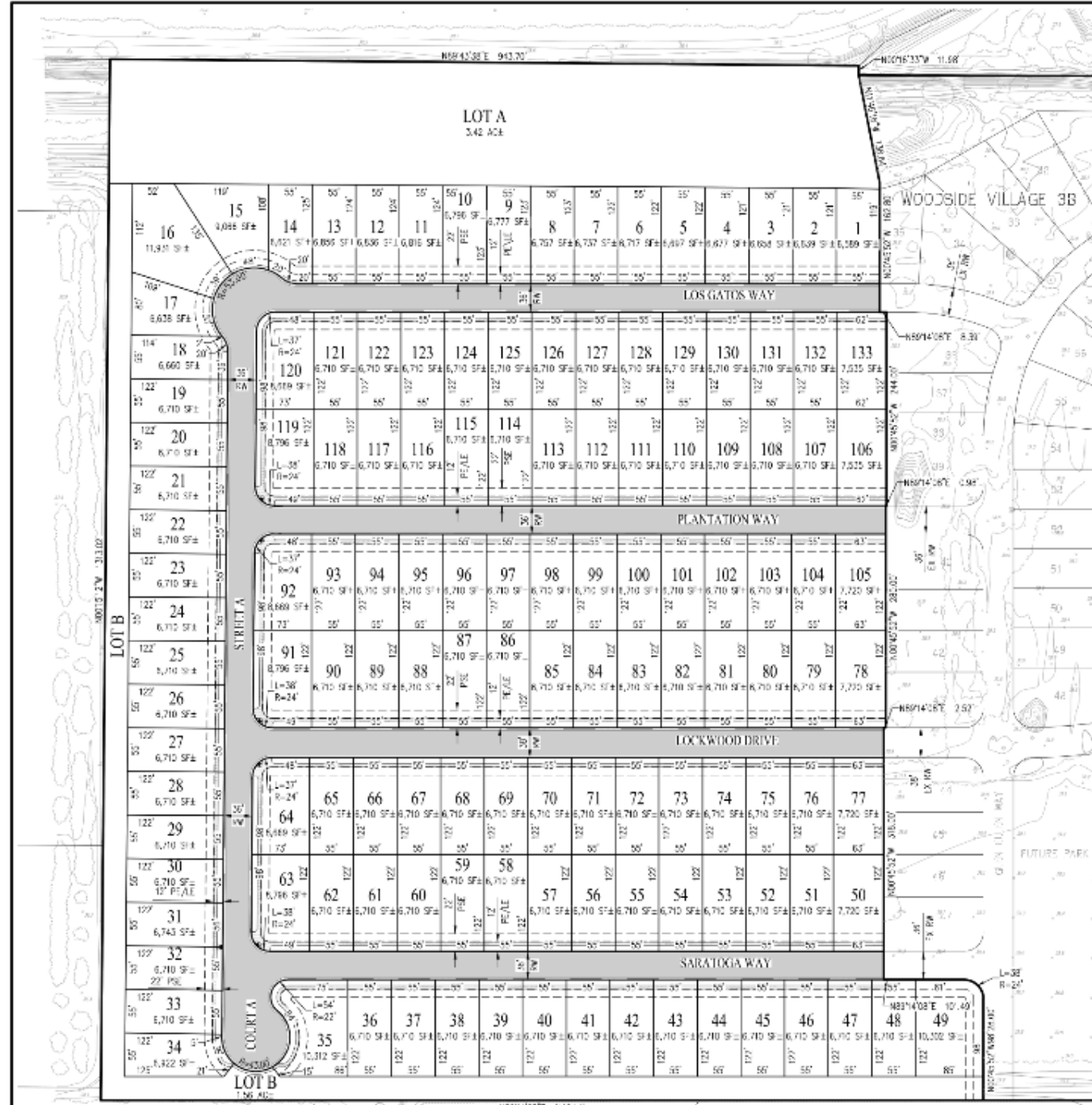
Maps

- 5 Final Parcel Map Applications
Residential lot splits, 4 or less lots
- Woodside Village 4 Tentative Subdivision Map
131 Single Family Residential Lots (attached)

380 Inquiries



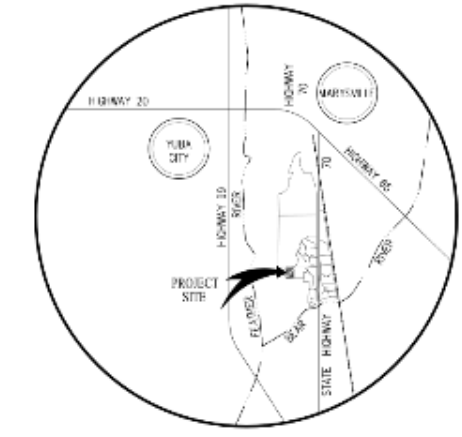
Woodside Village 4



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	TOP BACK OF CURB
---	---	FLDA LINE
---	---	EASEMENT
---	---	AC PAVEMENT
---	---	SEWALK

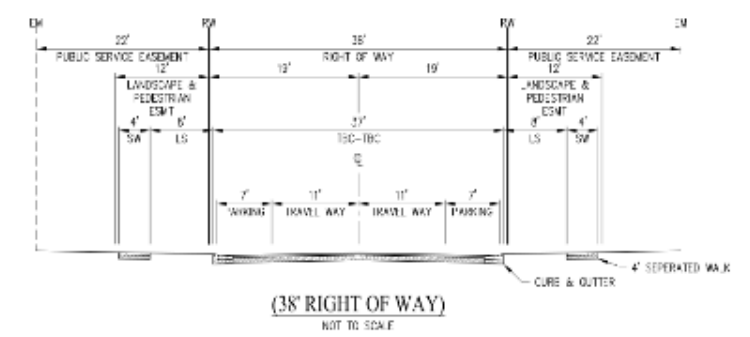
- GENERAL NOTES:**
1. OWNER/APPPLICANT: OREGON HOMES
CONTACT: STEPHAN CULIS
1410 ROCKY HOLE DR. SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 741-4600
 2. CIVIL ENGINEER: CARLSON, BARBER & O'BRIEN, INC.
CONTACT: JASON MOGAR
1410 BLUE BANKS DR. SUITE 110
ROSEVILLE, CA 95647
PHONE: (916) 866-0322
 3. SOILS ENGINEER: YOUNG & RUBICAM CONSULTING GROUP
CONTACT: MARTHA MCDONNELL
1224 BURNHAM COURT
EL DORADO HILLS, CA 95762
PHONE: (916) 233-0633
 4. LAND AREA SUMMARY: 28.88 AC TOTAL
LOT AREA: 21.26 AC
IN-TRACT STREETS AND EASEMENTS: 3.84 AC
LOT A - OPEN SPACE PARCEL: 3.42 AC
LOT B - OPEN SPACE PARCEL: 1.56 AC
 5. BENCHMARK: BENCH-MARK (50 FOUND STANDARD DED IN CONCRETE STAMPED "COMMISSION" IN CONCRETE BASE OF SIGNAL MOUNT ALONG W/PL. 1000' N. NORTH OF DEAR HORN) ELEVATION: 58.81 (NAVD 29) MARKS = NCV022 & 2.29
 6. ATN: 022-020-018
 7. GENERAL PLAN: SINGLE FAMILY RESIDENTIAL (SFR)
 8. ZONING: SINGLE FAMILY RESIDENTIAL (SFR)
 9. EXISTING USE: VACANT
 10. TOTAL NO. OF LOTS: 133
 11. MINIMUM LOT SIZE: 40X100'
 12. AVERAGE LOT SIZE: 50X122'
 13. MAXIMUM LOT SIZE: 30X185'
 14. RESIDENTIAL DENSITY: 4.5 DU/ACRE
 15. UTILITIES:
WATER: 0' P.U.D.
SEWER: 0' P.U.D.
STORM WATER: YUBA COUNTY/REGULATION STREET TR-4
GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRICITY: PG&E
FIBER: YUBA COUNTY PROPRIETARY SERVICE
CABLE: AT&T
 16. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
 17. FLOOD ZONE: ZONE X (1-ARND) - AREAS OF THE 0.2% ANNUAL CHANCE FLOOD AND AREAS OF THE ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS INDICATED BY LETTERS FROM THE ANNUAL CHANCE FLOOD ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED
 18. PROPOSED DRAINAGE AS SHOWN IS PRELIMINARY FINAL DRAINAGE IS SUBJECT TO FINAL DESIGN.
 19. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE. FINAL DESIGN SUBJECT TO UTILITY PROVIDER RECORD DRAWINGS.
 20. SERVICE OF AERIAL TELEPHONY IS SHOWN BY FLOWN IN OCTOBER 15, 2004, WITH A 1 FOOT CONDUIT INTERVAL.
 21. PARCELS:
DESIGNATION: LOT A, LOT B
DEDICATED TO: LOT 704, YUBA COUNTY
USE: OPEN SPACE, OPEN SPACE



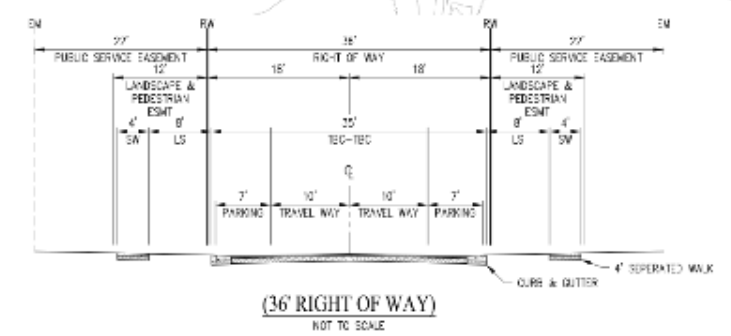
VICINITY MAP
NO SCALE

ABBREVIATIONS

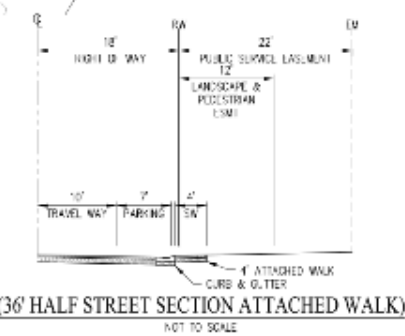
CL	CENTERLINE
EM	EASEMENT
LS	LANDSCAPE
PELE	PEDESTRIAN EASEMENT/ LANDSCAPE EASEMENT
PSE	PUBLIC SUPPORT EASEMENT
R	RADIUS
SW	30-FT 0" WAY
S'	SQUARE FEET
SW	SEWALK
TBC	TOP BACK OF CURB



(38' RIGHT OF WAY)
NOT TO SCALE

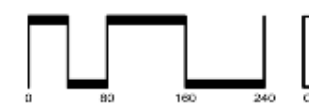


(36' RIGHT OF WAY)
NOT TO SCALE



(36' HALF STREET SECTION ATTACHED WALK)
NOT TO SCALE

SITE PLAN
TENTATIVE MAP
WOODSIDE VILLAGE 4
YUBA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: NOVEMBER 2024



SAN RAMON • (925) 896-0322
ROSEVILLE • (916) 788-4458
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SHEET NO.
1
OF 4 SHEETS



Planning - Approved Projects

Land Use

Homebase Businesses

- **Wild Flour Baking Company** - 2317 Jones Bar Ct, Plumas Lake
Cottage Food Bakery
- **The Cookie Shop** - 1706 Deborah Ln, Linda
Cottage Food Bakery
- **El Comalaso** - 1575 Exeter Ct, Plumas Lake
Cottage Food Tortilla Maker

Conditional Use Permit

- **Amendment for Recology Landfill** - Ostrom Rd, Wheatland
Establish new borrow pit and processing area for liquid waste solidification
- **Verizon Cell Tower** - Indiana School Rd, Dobbins

Design Review

- **Wheeler Ranch Subdivision**, Ella Ave, Arboga -
Developer: Richmond American Homes
- **Woodside Village IV**, Lockwood Dr. Plumas Lake -
Developer: Cresleigh Homes
- **Rio del Oro Villages 17-20** (modification) Plumas Lake -
Developer: Lennar Homes

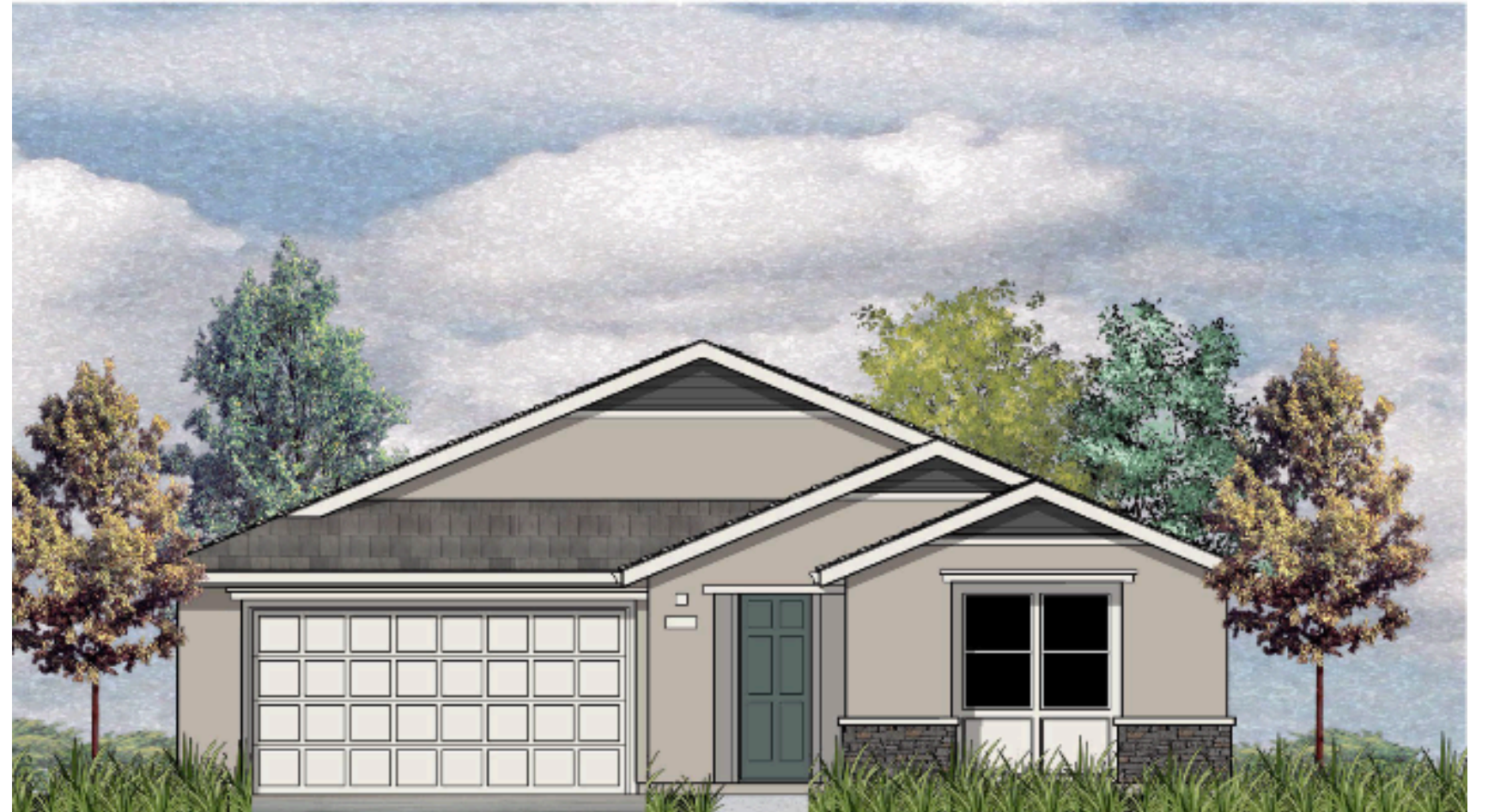
CEQA

- Olivehurst Roadway Climate Resiliency Draft IS/MND
- Ellis Rd Bridge Replacement Project Draft IS/MND
- NOE for PWs Loma Rica Culvert Replacement Project
- NOE Yuba County Library Renovations

Wheeler Ranch Design Review

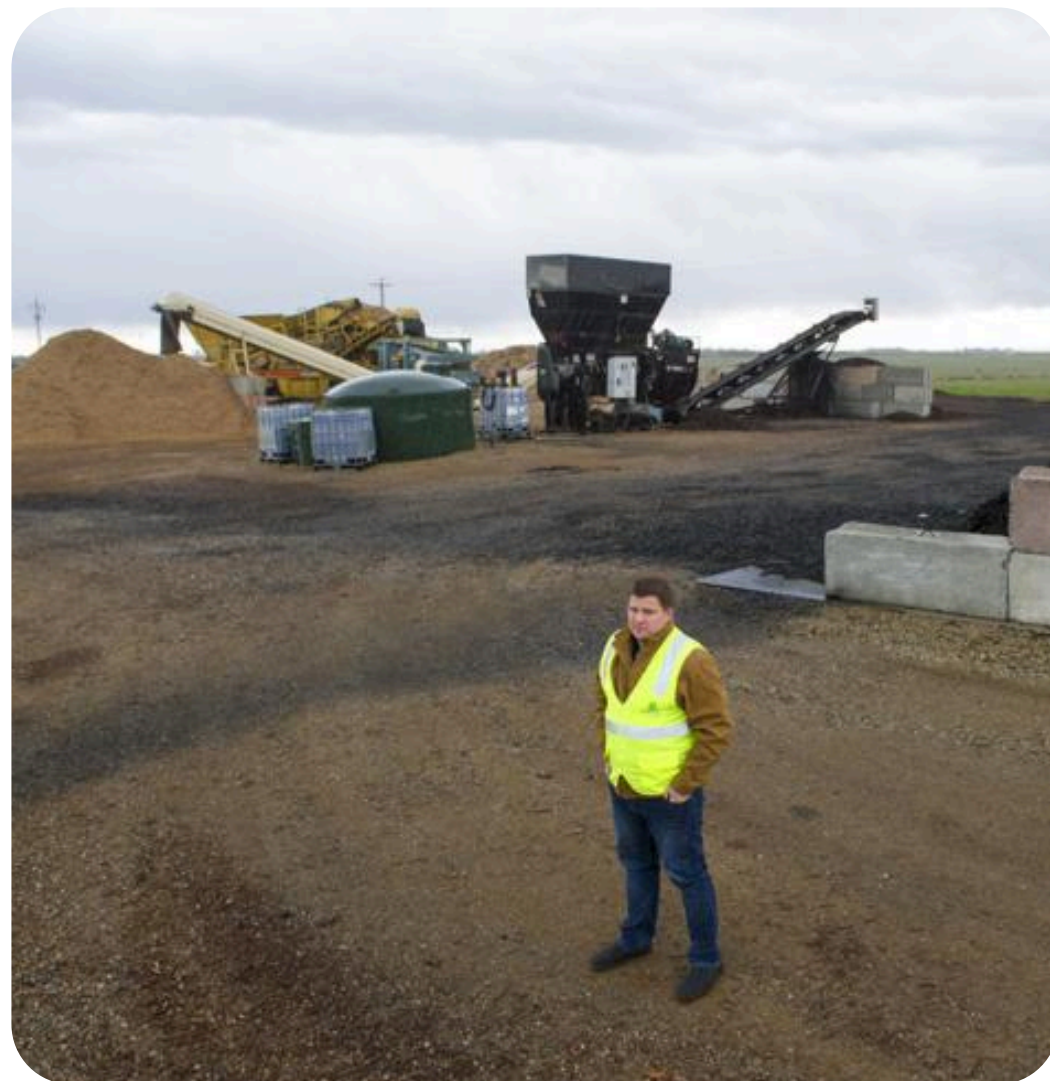


Woodside Village IV Design Review



G2 Energy

AT RECOLOGY LANDFILL



“G2 Energy has been operating our renewable energy business in Yuba County since 2009.

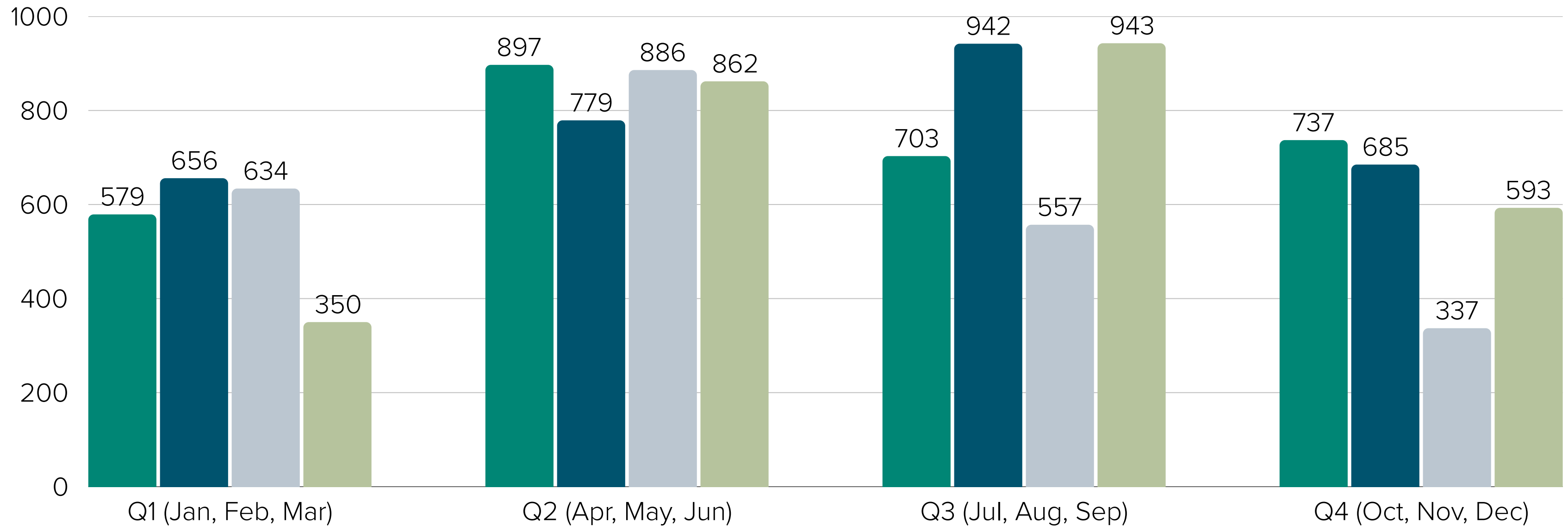
From the first applications for licensing and permits until today, we have had a singularly pleasant experience with the people serving Yuba County.

At every juncture, this County has endeavored to interpret and apply rules and regulations fairly and with uncommon common sense.

I don't know of any other agency in California that works as hard as the folks at Yuba County to be fair and reasonable in an effort to support industry and commerce as they do.”

MARK BARTEAUX, G2 ENERGY, OSTROM RD

Building - All Permits Issued

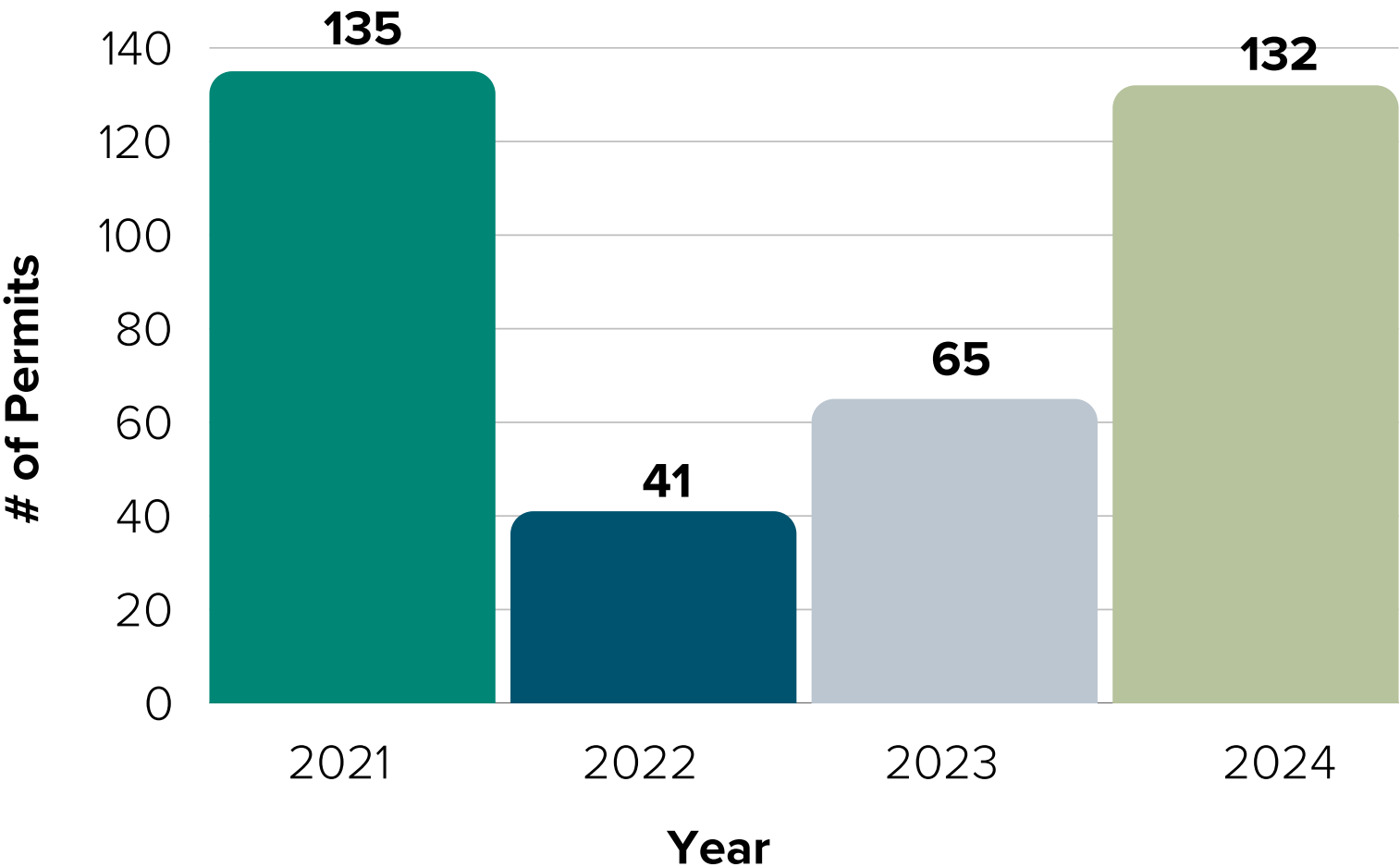


2021 2022 2023 2024

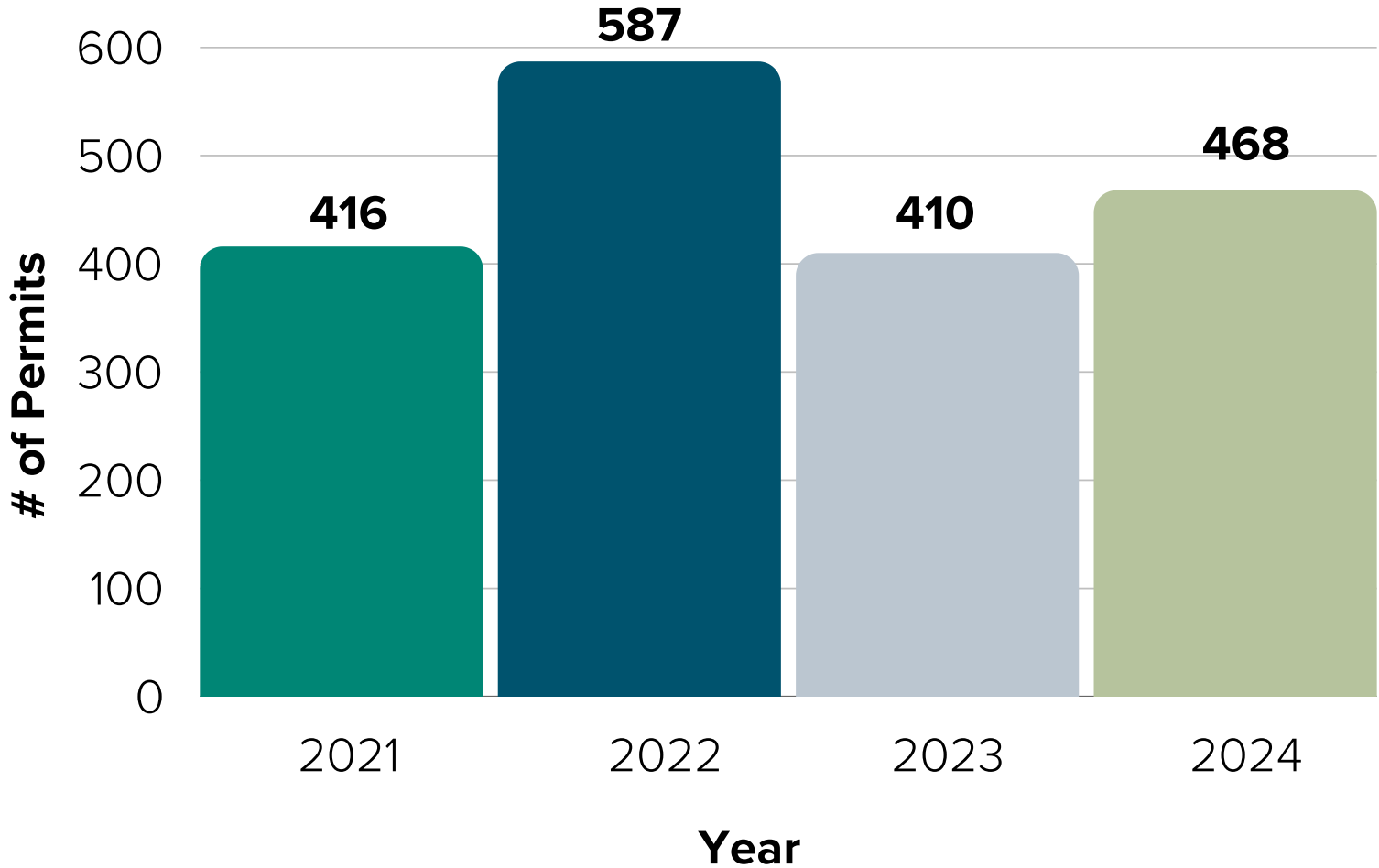
Building - Residential Permits

Production Home Permits

Issued in Q4



Final Occupancy



Building - Commercial Permits

In Review

- **Panda Express**, North Beale Commons Shopping Center, Linda - New Restaurant
- **Pizza Hut**, Plumas Lake - Sign
- **The UPS Store**, Linda - Sign
- **Country Market**, Hallwood - Building Improvements
- **Landmark Stone**, Olivehurst - Storage Structures
- **Mount Hope Bible Camp**, Challenge - New Bath and Shower Building
- **CTU Precast**, Hammonton Smartsville Rd- New Steel Storage Building

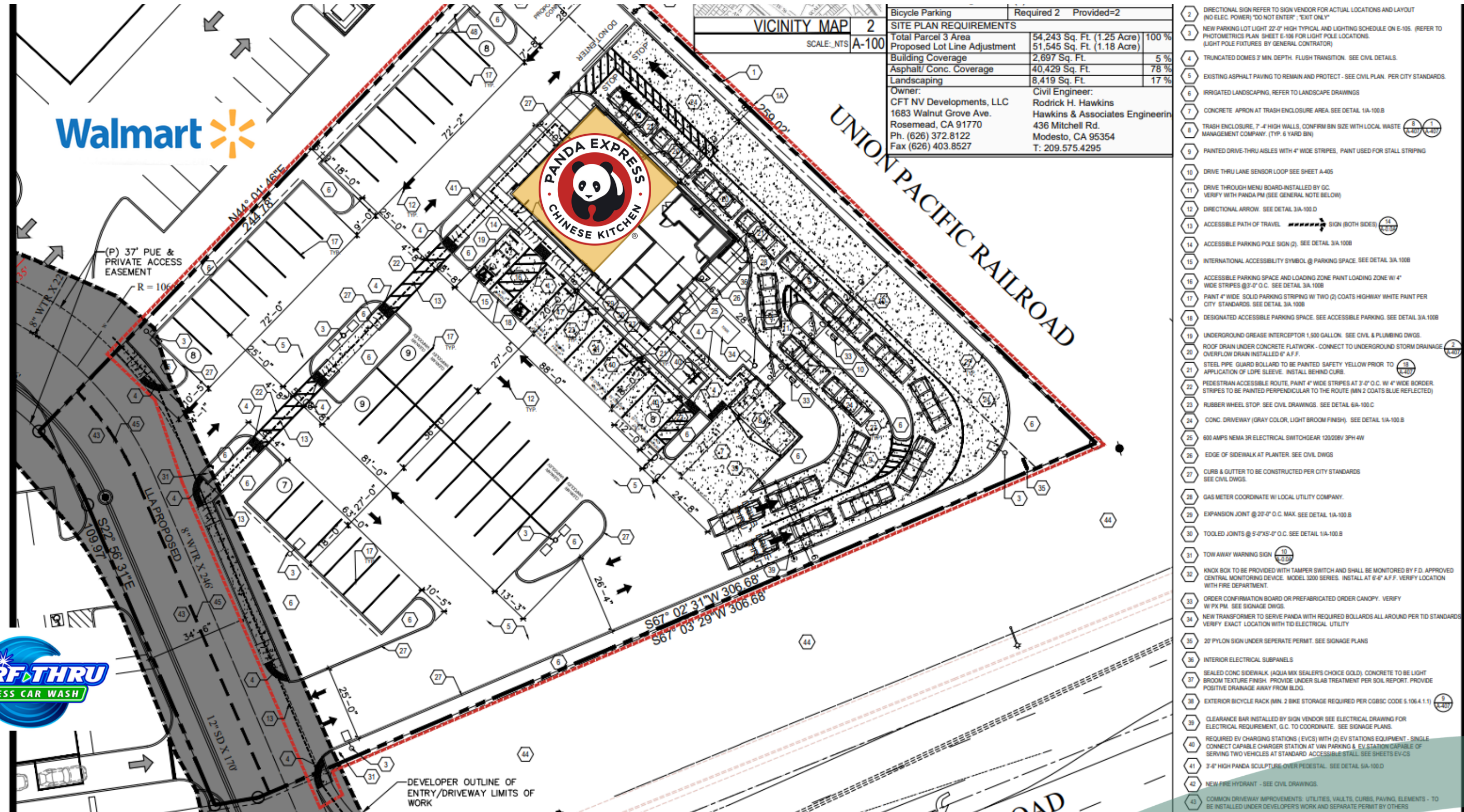
Issued

- **Gold Eagle Market**, Loma Rica - Equipment Improvements
- **Loma Rica Store**, Loma Rica - Building Improvements
- **Digital Billboard Sign**, Wheatland

Completed

- **Auto Repair** (5003 Hwy 20), Browns Valley - Change of Tenant
- **Las Islitas Restaurant**, Linda - Change of Business Owner
- **Tire Shop** (5830 Lindhurst Ave), Linda - Change of Tenant

Panda Express



- 2 DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER) "DO NOT ENTER", "EXIT ONLY"
- 3 NEW PARKING LOT LIGHT 22'-0" HIGH TYPICAL AND LIGHTING SCHEDULE ON E-105. (REFER TO PHOTOMETRICS PLAN SHEET E-106 FOR LIGHT POLE LOCATIONS. (LIGHT POLE FIXTURES BY GENERAL CONTRACTOR)
- 4 TRUNCATED DOME 3" MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
- 5 EXISTING ASPHALT PAVING TO REMAIN AND PROTECT - SEE CIVIL PLAN. PER CITY STANDARDS.
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 CONCRETE APRON AT TRASH ENCLOSURE AREA. SEE DETAIL 1A-100.B
- 8 TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFORM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
- 9 PAINTED DRIVE-THRU AISLES WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
- 10 DRIVE THRU LANE SENSOR LOOP SEE SHEET A-405
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM (SEE GENERAL NOTE BELOW)
- 12 DIRECTIONAL ARROW. SEE DETAIL 3A-100.D
- 13 ACCESSIBLE PATH OF TRAVEL. SIGN (BOTH SIDES)
- 14 ACCESSIBLE PARKING POLE SIGN (2). SEE DETAIL 3A.100B
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE. SEE DETAIL 3A.100B
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C. SEE DETAIL 3A.100B
- 17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY STANDARDS. SEE DETAIL 3A.100B
- 18 DESIGNATED ACCESSIBLE PARKING SPACE. SEE ACCESSIBLE PARKING. SEE DETAIL 3A.100B
- 19 UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE CIVIL & PLUMBING DWGS.
- 20 ROOF DRAIN UNDER CONCRETE FLATWORK - CONNECT TO UNDERGROUND STORM DRAINAGE. OVERFLOW DRAIN INSTALLED 6" A.F.F.
- 21 STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LOPE SLEEVE. INSTALL BEHIND CURB.
- 22 PEDESTRIAN ACCESSIBLE ROUTE. PAINT 4" WIDE STRIPES AT 3'-0" O.C. W/ 4" WIDE BORDER STRIPES TO BE PAINTED PERPENDICULAR TO THE ROUTE. (MIN 2 COATS BLUE REFLECTED)
- 23 RUBBER WHEEL STOP. SEE CIVIL DRAWINGS. SEE DETAIL 6A-100.C
- 24 CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH). SEE DETAIL 1A-100.B
- 25 600 AMP NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
- 26 EDGE OF SIDEWALK AT PLANTER. SEE CIVIL DWGS
- 27 CURB & GUTTER TO BE CONSTRUCTED PER CITY STANDARDS SEE CIVIL DWGS.
- 28 GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
- 29 EXPANSION JOINT @ 20'-0" O.C. MAX. SEE DETAIL 1A-100.B
- 30 TOOLED JOINTS @ 9'-0" O.C. SEE DETAIL 1A-100.B
- 31 TOW AWAY WARNING SIGN
- 32 KNOX BOX TO BE PROVIDED WITH TAMPER SWITCH AND SHALL BE MONITORED BY F.D. APPROVED CENTRAL MONITORING DEVICE. MODEL 3200 SERIES. INSTALL AT 6'-6" A.F.F. VERIFY LOCATION WITH FIRE DEPARTMENT.
- 33 ORDER CONFIRMATION BOARD OR PREFABRICATED ORDER CANOPY. VERIFY W/ PX PM. SEE SIGNAGE DWGS.
- 34 NEW TRANSFORMER TO SERVE PANDA WITH REQUIRED BOLLARDS ALL AROUND PER TID STANDARDS VERIFY EXACT LOCATION WITH TID ELECTRICAL UTILITY
- 35 27' PYLON SIGN UNDER SEPARATE PERMIT. SEE SIGNAGE PLANS
- 36 INTERIOR ELECTRICAL SUBPANELS
- 37 SEALED CONC. SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- 38 EXTERIOR BICYCLE RACK (MIN. 2 BIKE STORAGE REQUIRED PER CGSBS CODE 5.106.4.1.1)
- 39 CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, O.C. TO COORDINATE. SEE SIGNAGE PLANS.
- 40 REQUIRED EV CHARGING STATIONS (EVCS) WITH (2) EV STATIONS EQUIPMENT - SINGLE CONNECT CAPABLE CHARGER STATION AT 100' PARKING & EV STATION CAPABLE OF SERVING TWO VEHICLES AT STANDARD ACCESSIBLE BAY. SEE SHEETS EV-C5
- 41 3'-4" HIGH PANDA SCULPTURE OVER PEDESTAL. SEE DETAIL 6A-100.D
- 42 NEW FIRE HYDRANT - SEE CIVIL DRAWINGS.
- 43 COMMON DRIVEWAY IMPROVEMENTS: UTILITIES, VAULTS, CURBS, PAVING, ELEMENTS - TO BE INSTALLED UNDER DEVELOPER'S WORK AND SEPARATE PERMIT BY OTHERS

Public Works

Recent Projects & Upcoming Plans

Recently Completed

- East Side Interceptor
- Star Bend Boat Ramp Sediment Removal

2025 Construction

- Los Verjeles Bridge Replacement
- Doolittle Gate Curve Correction Project
- Garden Ave: Safe Routes to School
- Feather River Blvd (Arboga to Alicia): State of Good Repair
- North Beale Rd, Phase III

In Design

- Friendship Park Redevelopment
- West Linda Active Transportation
- Olivehurst Active Transportation
- Lindhurst Ave: Complete Streets
- Hammonton Smartsville Rd: Shoulder Widening
- Plumas Lake Blvd. Interchange

Garden Ave, Linda



Yuba County Airport

Recently Completed

- Updated Airport Capital Improvement Plan. Submitted design application for Runway 14-32 AC improvements
- Vegetation management work for infield & runway
- Hangar repairs & maintenance

Upcoming Projects

- Airport engineer site visit to proposed ultralight activity area, expected to be the final step before opening to the public



Questions?

Yes
TO YUBA
COUNTY

