DECEMBER 2024

QUARTERLY UPDATE

Development Services & Public Works

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You Can with Yuba City
(530) 822-5195

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Housing
(530) 822-4700

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(530) 822-4629

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(530) 822-4626

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Code Enforcement
(530) 822-4703



DEVELOPMENT HIGHLIGHTS.

As we continue to grow and evolve, collaboration between Public Works, Building, Planning, Economic Development, and Code Enforcement remains key to our progress. This quarterly update provides a snapshot of the important developments and efforts within these divisions from October to December 2024.

Check out past updates at www.yubacity.net.

SCAN ME



You Can! ECONOMIC DEVELOPMENT

Quarterly Update

WHAT IS ECONOMIC DEVELOPMENT?

Economic development is the process of improving Yuba City's economic well-being. It involves supporting businesses and enhancing infrastructure to boost the local economy and improve residents' quality of life.

- Strategic Planning & Infrastructure
- Business Retention & Expansion
- Attraction & Marketing
- Workforce and Small Business Development
- Community Engagement

FREE RESOURCES.

A variety of free resources are available to help you engage in the community and economic development process, as well as support the growth and success of your business.

- You Can Team - City Staff Support
- Monthly SBDC Office Hours
- Quarterly Shop Talk Sessions
- Development 101 Series
- Permit Planner

Email us at **youcan@yubacity.net** with any questions you may have!

Why Communities Invest in Economic Development



Source: caled.org


Picture: Gauche Aquatic Park (GAP)

You Can! ECONOMIC DEVELOPMENT

Quarterly Update

QUALITY OF LIFE.

The recent upgrades to local parks, including new, state-of-the-art equipment at Bogue Road Park, illustrates the commitment to improving quality of life for Yuba City residents. These enhancements create safer, more enjoyable spaces for residents of all ages, supporting health, recreation, and community connection.

Patriot Park is next in line to receive new playground equipment in 2025 as a part of the CDBG program.


New Playground Equipment - Bogue Road Park

CDBG

Community Development Block Grant

Frequently Asked Questions

What is CDBG?

CDBG is a federal program that provides funding to local governments for projects that improve communities, such as housing, infrastructure, and public services.

Who Can Apply?

Local non-profits, community organizations, and public agencies serving low to moderate income residents are eligible to apply.

How Much Funding is Available?

Funding amounts vary annually based on federal allocations and local priorities.

When Can I Apply?

Applications will be available January 2025. Visit **www.yubacity.net/cdbg** or scan the QR code below for additional details and eligibility requirements.

SCAN ME

yubacity.net/cdbg

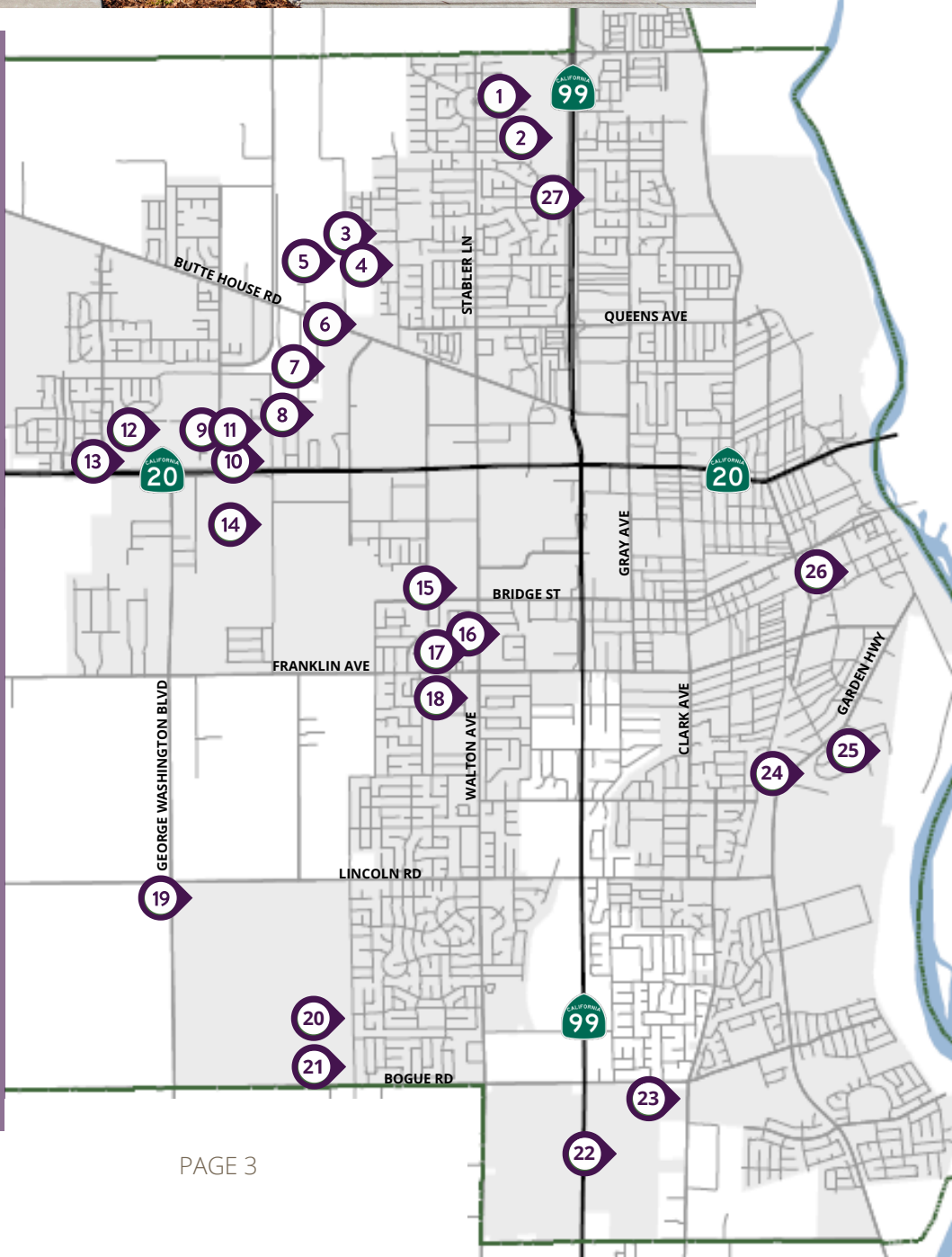

Picture: Henson Ranch Subdivision

HOUSING

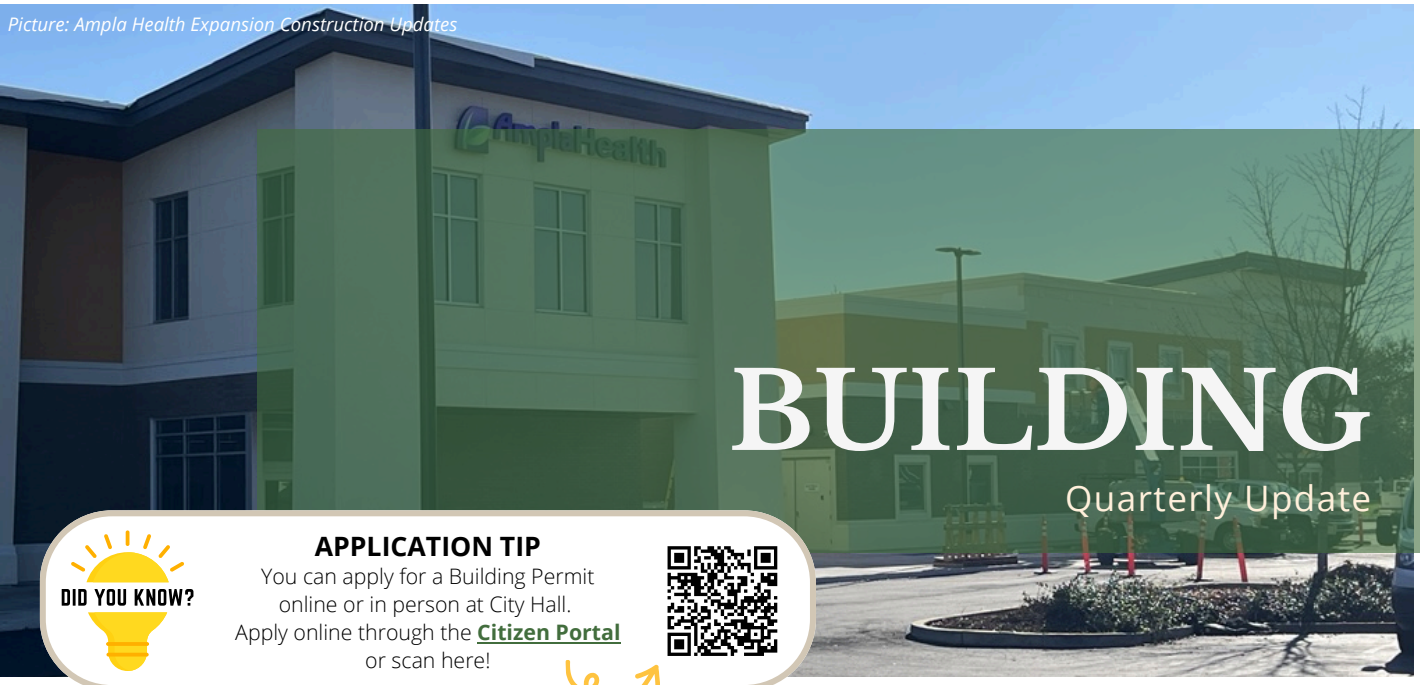
Quarterly Update

PROJECTS IN PROCESS:

1. **Johnson Ranch** (82 units)
2. **Butte Vista Estates** (37 units)
3. **Domain 3** (13 units)
4. **Thiara Estates** (34 units)
5. **Elmer West** (55 units)
6. **Elmer Subdivision** (35 units)
7. **Harter North** (73 units)
8. **Harter South** (77 units)
9. **Henson Ranch** (96 units)
10. **Brownstone Estates** (54 units)
11. **Gorsi Subdivision** (5 units)
12. **Dunn Ranch** (68 units)
13. **Faith Court** (17 units)
14. **Dean Ranch** (388 Senior units)
15. **Bains - Bridge** (26 units)
16. **Merriment Village** (218 units)
17. **West Walton Village** (72 units)
18. **Tranquility Harbor** (29 units)
19. **Sohal Ranch** (179 units)
20. **Chima Ranch** (82 units)
21. **West Sanborn Estates** (95 units)
22. **Newkom Ranch South** (234 units)
23. **West Railroad Estates** (48 units)
24. **Garden Grove** (50 Senior units)
25. **Richland Village** (133 units)
26. **B Street Apartments** (12 units)
27. **East Onstott** (93 Senior units)



*Email **youcan@yubacity.net** for the most up to date info on development!



Picture: Ampla Health Expansion Construction Updates

BUILDING

Quarterly Update

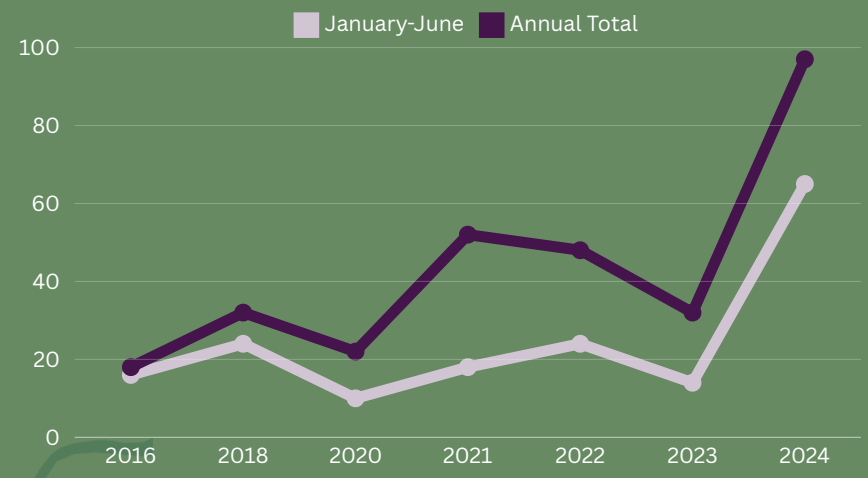
DID YOU KNOW?

APPLICATION TIP

You can apply for a Building Permit online or in person at City Hall. Apply online through the **Citizen Portal** or scan here!

ANNUAL HOUSING STATS.

New Single Family Home - Permits Issued



2,323 **Total Building Permits Issued in 2024**

COMMERCIAL DEVELOPMENT.

New commercial shopping center on the northwest corner of State Route 20 and Harter Parkway.

- Raising Cane's and Dutch Bros - OPEN
- ARCO am/pm Permit Issued



ARCO am/pm Gas Station



Raising Cane's

RESIDENTIAL DEVELOPMENT.

Yuba City's housing market continues to grow, with **97 new single-family home** permits issued this year, nearly doubling the five-year average. **Accessory Dwelling Unit** (ADU) development is progressing, with new ADU resources coming soon to support homeowners.


ADU Development | Henson Ranch Subdivision | Johnson Ranch Subdivision | Harter Estates Subdivision



Picture: Dean Ranch Proposed Senior Housing Development

PLANNING

Quarterly Update

DID YOU KNOW?

APPLICATION TIP

Planning Entitlement applications are now accepted digitally! Applications and exhibits can be submitted to the Planning Department on a USB Drive.

ENTITLEMENTS UNDER REVIEW.

Dean Ranch: Proposal to develop a 23.4-acre mixed use master plan development that proposes to create approximately 69,100 square feet of commercial space and 388 senior housing units at varying levels of care. The proposal is located at the southwest corner of El Margarita Road and Spirit Way.

Feather River Mills Redevelopment: Proposal to develop a Circle K gas station, carwash, two drive thru restaurants, and two additional commercial buildings north of the Holiday Inn Express off of Bridge Street and Shasta Street.

GENERAL PLAN 2040

The General Plan serves as a guiding framework for the City's growth and development in the future. The General Plan 2040 update is a refresh of the 2004 plan and includes revised mapping. Building on this update, staff will be working on a Zoning Code Update.

Projected Timeline:

General Plan 2040
Planning Commission
December 2024

General Plan 2040
City Council
January 2025

Zoning Code
Revisions Initiated
Fall 2025

RECENTLY APPROVED ENTITLEMENTS.



Sutter County Superintendent of Schools Training Center: Rezone to remove X19 overlay district and development plan to construct a two story 38,000 square feet career training facility, with classrooms, conference rooms, and administrative offices.

Brownstone Estates: Subdivide 7.8 acres into 54 single family residential lots on North Colusa Frontage Road, south of Henson Ranch. The previous application for the construction of apartments has been withdrawn by the developer.

FEDERAL GRANT.

Grant of **$750,000** received from Sacramento Area Council of Governments (SACOG). Scope includes:

- SR 20 Bike / Ped Crossing Feasibility Study
- Objective Design Standards
- Central City Specific Plan Update



Pictures: Harter North Construction - D.R. Horton

PUBLIC WORKS

Quarterly Update

DID YOU KNOW?

What is F.O.G.?

Fats, Oils and Grease (F.O.G.) can become a problem if they are not disposed of properly. Click here or scan the QR code to learn more!

INFRASTRUCTURE PROJECTS.

Bogue Road Wastewater Extension: Bids have been received for the installation of a new sewer pump station and pipelines in Bogue Road between State Route 99 and Railroad Avenue. This project will serve the Bogue Stewart Master Plan area. Construction is planned for Spring 2025. Following the sewer improvements, Bogue Road will be widened to four lanes east of State Route 99.

Second Groundwater Well: The new well installed at the Water Treatment Plant produces 2,700 gallons of water per minute, which equals approximately *4 million gallons per day!* It improves the City's drought resiliency by being able to provide more than 10% of the City's production capacity.



Groundwater Well Pump

Walton Avenue Improvements: Finalizing design phase for roadway, pedestrian, and bicycle improvements along Walton Avenue.

Plumas Street Project: Grant funded project including the following - water tower painting and lighting (completed), plaza and gateway arch, Center Street lighting, and Plumas Street murals. Construction planned for Summer 2025.

STORM RESPONSE.

Throughout the winter season, the Public Works team remains committed to diligently maintaining the integrity and functionality of our City.

- **Before the Storm:** Project adjustments and system checks (increased leaf response, storm water ponds and pumps)
- **During the Storm:** 24/7 response to maintenance and water management needs
- **After the Storm:** Repairs and cleanup



Need Sandbags? Residents can coordinate to obtain sandbags 24 hours a day at 1185 Market Street. Be prepared - bring your own shovel!



Picture: Sutter Theater - Plumas Street

CODE ENFORCEMENT

Quarterly Update

DID YOU KNOW?

SUBMIT A CODE VIOLATION ONLINE

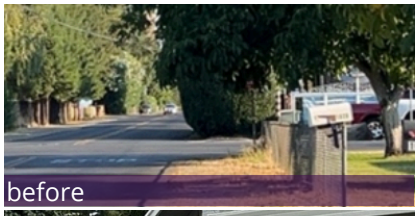
Submitting **online** or through the YC311 Mobile App streamlines the enforcement process.

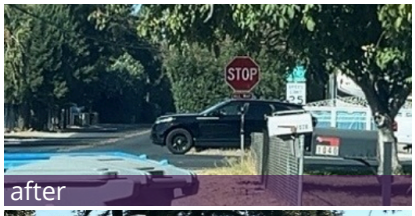
1,023 Total Notifications Received in 2024

Resulting in **530** Confirmed Violations

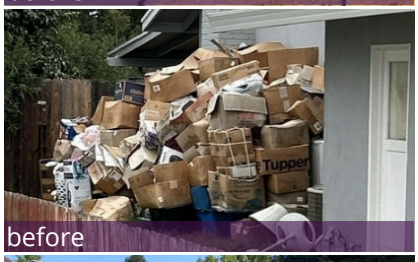
CODE ENFORCEMENT PRIORITIES.

Code Enforcement focuses on maintaining community safety. Priorities include addressing health and safety hazards, reducing blight, and enhancing the overall quality of life in the city.


before



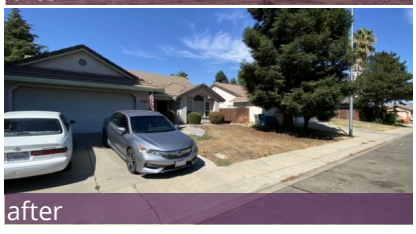
after



before


after


before


after

2024 HIGHLIGHTS.

In 2024, Code Enforcement made significant strides in improving community safety and cleanliness through proactive enforcement, special projects, and collaborative efforts with local partners.

- Implemented a Special Assessment to add unpaid 2022-2023 citations to 2024 property taxes
- Adopted new RV/Boat/Trailer Ordinance
- Facilitated a major clean-up along the Feather River
- Illegal vendor enforcement (including after hours)
- Removal of illegal signs
- City-wide debris removal and clean-up
- Shopping cart removal
- Responding to daily notifications

CONTACT US.

If you have any questions about the projects outlined in this update, or if you would like to receive future updates in your inbox, please email **youcan@yubacity.net**.