

# YUBA HERITAGE ESTATES

East Linda County of Yuba | 92 TENTATIVE MAP LOTS | Age Restricted Allowed and Modular Homes



ED BENOIT, CCIM  
Land / Investments  
CA DRE #00992841  
(916) 712-1048  
ebenoit@gallellire.com



GALLELLI REAL ESTATE  
(916) 784-2700  
[www.GallelliRE.com](http://www.GallelliRE.com)



## EXECUTIVE SUMMARY

Yuba Heritage Estates of Linda in Yuba County consist of 92 Approved

PROPERTY	LOTS:	# OF LOTS:	TYPICAL LOT SIZE:
	VILLAGE 1	60	45' x 70'
	VILLAGE II	32	45' x 79'
LOCATION	Yuba Heritage is located in Yuba County in Linda, Yuba Heritage is located 40 miles North of the city of Sacramento, 35 miles North of the city of Roseville.		
PRICING	\$2,760,000 / \$30,000 per Tentative map lot.		
FEES	Approximately \$46,331 for 1,500 SQ house.		
YUBA COMMUNITY COLLEGE	Walking distance from the college.		
BROKERAGE	Seller will pay 2.5% to the procuring broker		
COST ESTIMATE	Construction: \$58,100 per lot \$5,345,200		
	Land Cost: \$30,000 per lot \$2,760,000		
	Less bonds at 1.7% - \$1,736,000 total tax burden		
	Finish lot Cost \$69,230 per/lot \$6,369,200		
	<i>Seller is willing to negotiate finishing out the lots for the buyer.</i>		

**Yuba Heritage Estates is a 10.82 acre property with an approved tentative map for 92 Tentative Map. Typical lots are minimum of 45'x 70'.**







## PROPERTY INFORMATION

LOCATION	The property is located on North Beale Road in Linda, Ca
LAND USE	VACANT
APN'S	021-150-051
ZONING	RM (Medium Density Residential District)
DEVELOPMENT STATUS	Approved Tentative Map, good through May 2025
TAXES BONDS & ASSESSMENT	See Page 9 for Details. DPGF tax study 1/26/2021
SCHOOL SUMMARY	MARYSVILLE JOINT UNIFIED DISTRICT Elementary School - <i>Bible Baptist - (K 1st - 12th Grade)</i> High school - <i>Marysville High school</i> College - <i>Yuba Community College</i>
UTILITIES	Electricity - PG&E Water - LCWD Broadband Service - AT&T / COMCAST Gas - PG&E Sewer - LCWD Fastest Speed: (100 Mbps)
MUNICIPALITY	Yuba County

### Lot Requirements:

- Minimum lot width of 45 feet
- Minimum lot size of 3,150 square feet for interior lots
- Minimum lot size of 4,200 square feet for corner lots

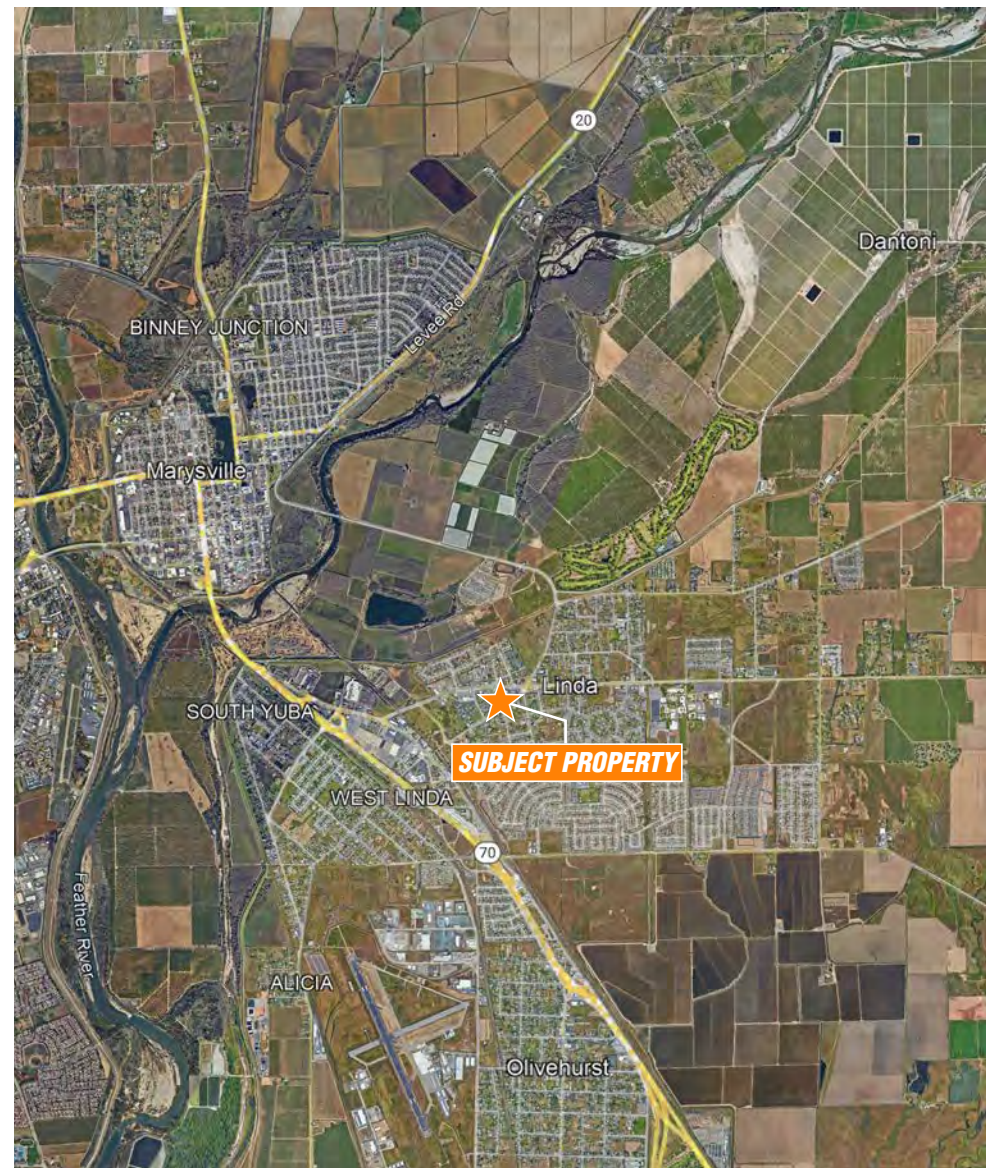
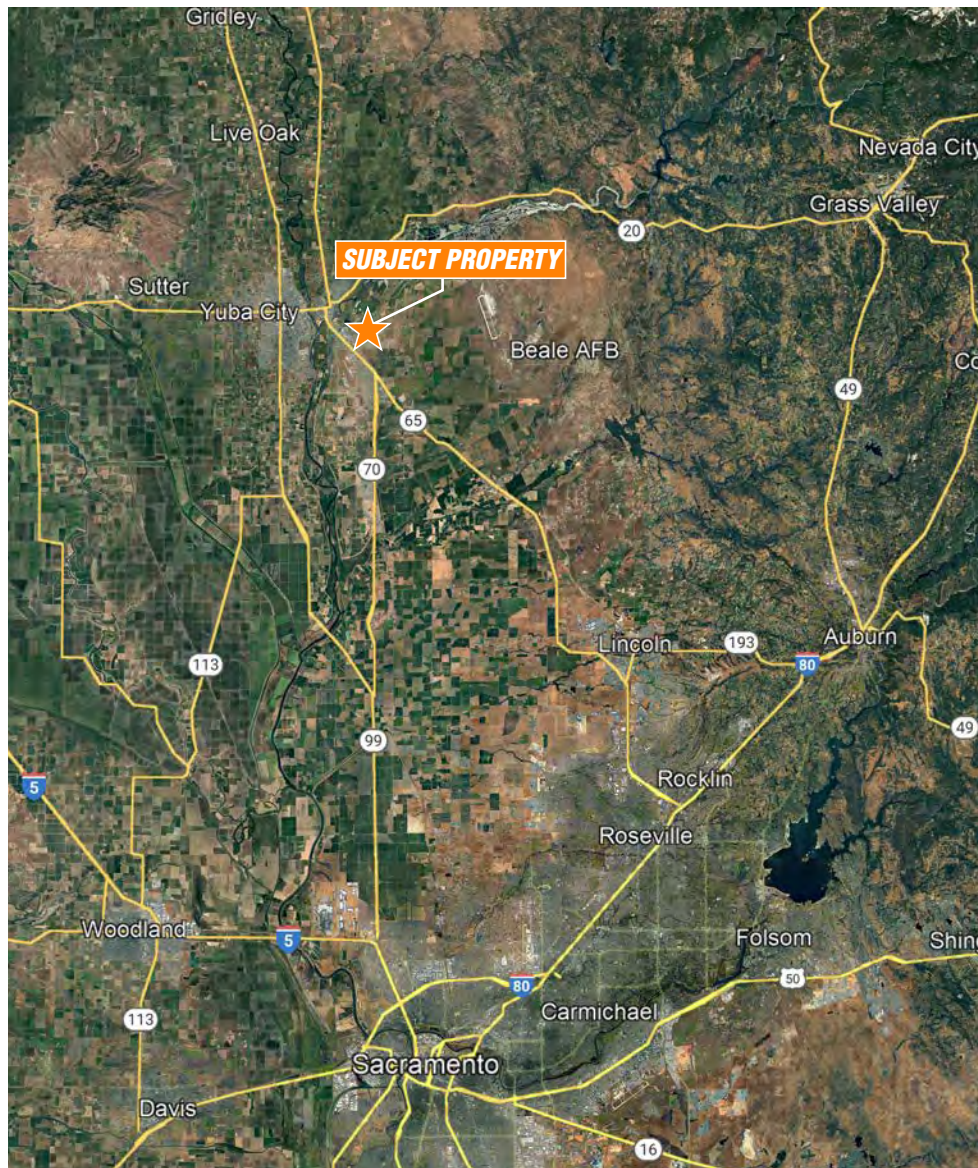
### Setback Requirements:

### BUILDING SET BACKS

- Front or Side Corner
  - » Detached sidewalk: 10 feet from edge of sidewalk
  - » Attached sidewalk: 15 feet from edge of sidewalk
  - » No sidewalk: 15 ft from edge of ultimate right of way
- Side: 5 feet
- Rear: 10 feet



## REGIONAL / LOCAL MAP



*The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.*

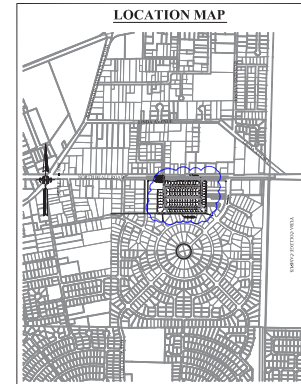


# TENTATIVE MAP

## TENTATIVE SUBDIVISION TRACT MAP 2019-003

# YUBA HERITAGE ESTATES

YUBA COUNTY, CALIFORNIA  
SEPTEMBER 19, 2019



### PROJECT NOTES

<b>OWNER</b> NORTH BEALE LLC 533 GIBSON DRIVE, #200 ROSEVILLE, CA 95678 ATTN: CHRIS ROBLES PHONE: (916) 759-4940	<b>EXISTING USE</b> VACANT	<b>FIRE PROTECTION</b> LINDA COUNTY FIRE DISTRICT
<b>APPLICANT</b> NORTH BEALE LLC 533 GIBSON DRIVE, #200 ROSEVILLE, CA 95678 ATTN: CHRIS ROBLES PHONE: (916) 759-4940	<b>EXISTING GENERAL PLAN DESIGNATION</b> VALLEY NEIGHBORHOOD	<b>LAW ENFORCEMENT</b> COUNTY OF YUBA
<b>ENGINEER/SURVEYOR</b> M.H.M. INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD PHONE: (530) 742-6485	<b>PROPOSED GENERAL PLAN DESIGNATION</b> VALLEY NEIGHBORHOOD	<b>SANITARY SEWER</b> LINDA COUNTY WATER DISTRICT
<b>ASSESSOR'S PARCEL NO.</b> 021-154-017	<b>EXISTING ZONING</b> RM - MEDIUM DENSITY RESIDENTIAL DISTRICT	<b>DOMESTIC WATER</b> LINDA COUNTY WATER DISTRICT
<b>AREA OF TENTATIVE MAP</b> 10.82 GROSS ACRES	<b>PROPOSED ZONING</b> RM - MEDIUM DENSITY RESIDENTIAL DISTRICT	<b>STORM DRAINAGE</b> COUNTY OF YUBA
	<b>LEVEE PROTECTION</b> RECLAMATION DISTRICT NO. 784	<b>ELECTRICITY</b> PACIFIC GAS AND ELECTRIC
	<b>ELEMENTARY SCHOOL DISTRICT</b> MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT	<b>NATURAL GAS</b> PACIFIC GAS AND ELECTRIC
	<b>HIGH SCHOOL DISTRICT</b> MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT	<b>COMMUNICATION</b> AT&T AND COMCAST
		<b>CABLE</b> COMCAST

### GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 6646.1 (A) OF THE SUBDIVISION MAP ACT.
- A 10.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT SIDEWALK TO ALL PUBLIC RIGHT OF WAYS EXCEPT ADJACENT TO CUL-DE-SAC. THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
- 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 ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- ALL SEPTIC TANKS SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.
- ADDITIONAL EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRES FOR LOT DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN, MAY BE ADDED PRIOR TO EACH FINAL MAP BASED ON THIS TENTATIVE MAP.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

### LAND USE SUMMARY

<b>LOT SUMMARY**</b>			
VILLAGE NO. 1	60 UNITS	6.88 AC	8.72 DU/AC
VILLAGE NO. 2	32 UNITS	3.81 AC	8.40 DU/AC
<b>SUBTOTAL - (RESIDENTIAL)</b>	<b>92 UNITS</b>	<b>10.69 AC</b>	<b>8.61 DU/AC</b>
<b>MAJOR ROADS**</b>		0.13 AC	
<b>SUBTOTAL - (NON-RESIDENTIAL)</b>		0.13 AC	
<b>TOTAL =</b>		<b>10.82 AC</b>	<b>8.83 DU/AC</b>

\*\*ALL ACREAGES AND DENSITIES EXCLUDE ARTERIAL AND COLLECTOR STREETS.  
\*\*INCLUDES EXISTING ROW ON NORTH BEALE ROAD. THIS IS THE ADDITIONAL ROW.

### LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 4 EAST, MOUNT Diablo BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION THEREOF, LYING WITHIN THE BOUNDARIES OF THE WIGET TRACT, AS SHOWN ON THE MAP THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, IN BOOK 43 OF MAPS, PAGE 16.

ALSO EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN DEED EXECUTED BY MARIO BRUSASCHETTI, ET UX, TO THE COUNTY OF YUBA, DATED NOVEMBER 4, 1969, AND RECORDED NOVEMBER 5, 1969 IN BOOK 49 OF OFFICIAL RECORDS, PAGE 538.

ALSO EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN DEED EXECUTED BY MARY ANITA ROSBERRY, ET AL, TO JIMMY B. THOMPSON, ET UX DATED SEPTEMBER 30, 1987, AND RECORDED OCTOBER 13, 1987 IN BOOK 92 OF OFFICIAL RECORDS, PAGE 273.

APN 021-154-015-000

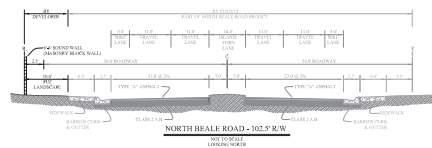
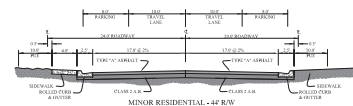
**COUNTY OF YUBA APPROVAL:**  
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 18-XXV APPROVING TENTATIVE PARCEL MAP NO. 2019-003X DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2019.

COUNTY OF YUBA DATE: \_\_\_\_\_

**SURVEYORS STATEMENT:**  
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY OLD REPUBLIC TITLE COMPANY ORDER NUMBER 212109063-ER DATED SEPTEMBER 27, 2018

SEAN MINARD, P.E. 52593, P.L.S. 8397

2 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL





**TRI Commercial**  
**Yuba Heritage Estates - Yuba County**  
**Baseline Annual Special Taxes and Assessments**  
**1/26/2021**

<b>Plan [1]</b>	<b>Plan 1</b>	<b>Plan 2</b>	<b>Plan 3</b>	<b>Total/Wtd. Avg.</b>
Units [1]	30	31	31	92
Average Assessed Value [1]	\$ 325,000	\$ 360,000	\$ 395,000	\$ 360,380
<b><u>Ad-Valorem Property Taxes [2]</u></b>	<b>Rate</b>			
General Property Tax	1.000000%	\$ 3,250	\$ 3,600	\$ 3,950
MJUSD GO Refunding Bond 2014	0.049025%	\$ 159	\$ 176	\$ 194
MJUSD GO Refunding Bond 2016	0.053433%	\$ 174	\$ 192	\$ 211
MJUSD GO Bond 2008 Series 2018	0.004952%	\$ 16	\$ 18	\$ 20
YCCD GO Bond 2006 A	0.007960%	\$ 26	\$ 29	\$ 31
YCCD GO Bond 2006 B	0.006899%	\$ 22	\$ 25	\$ 27
YCCD GO Bond 2006 C	0.001876%	\$ 6	\$ 7	\$ 7
YCCD GO Bond Series D	0.003024%	\$ 10	\$ 11	\$ 12
YCCD GO Bond 2016 Series A	0.011153%	\$ 36	\$ 40	\$ 44
<b>Total Ad-Valorem Property Taxes</b>	<b>1.1383%</b>	<b>\$ 3,700</b>	<b>\$ 4,098</b>	<b>\$ 4,496</b>
<b><u>Special Taxes and Assessments</u></b>				
Reclamation District 784 [3]		\$ 52	\$ 52	\$ 52
Linda Street Light District [4]		\$ 12	\$ 12	\$ 12
Gledhill Landscaping and Lightning District [5]		\$ 13	\$ 13	\$ 13
CSA #70 Law Enforcement [6]		\$ 181	\$ 181	\$ 181
CSA #52 (Zone C) [7]		\$ 470	\$ 470	\$ 470
<b>Total Special Taxes and Assessments</b>		<b>\$ 728</b>	<b>\$ 728</b>	<b>\$ 728</b>
<b>Total Tax Burden</b>		<b>\$ 4,427</b>	<b>\$ 4,826</b>	<b>\$ 5,224</b>
<b>Tax Burden as % of Assessed Value</b>		<b>1.36%</b>	<b>1.34%</b>	<b>1.32%</b>

Footnotes:

[1] Average unit square footage and assessed value based on information provided by the Developer.

[2] The FY 2020-21 ad-valorem tax rates are based on information from the County's Treasurer Tax Collector for Tax Rate Area 064-307.

[3] RD 784 assessment are based on neighboring tax bills for comparable single family homes.

[4] Per Judy Zirion of Yuba County, the 2020-21 assessment is \$12.00 per single family home.

[5] Per Judy Zirion of Yuba County, the 2020-21 assessment is \$13.20 per single family home.

[6] Per Judy Zirion of Yuba County, the 2020-21 assessment is \$180.52. The annual assessment escalates annually by CPI, but not more than 2%.

[7] Per Judy Zirion of Yuba County, the 2020-21 assessment is \$470.12. The annual assessment escalates annually by CPI, but not more than 2%.



# DPFG TAX STUDY

TBI Commercial  
Yuba Heritage Estates (Yuba County)  
1.70% Total Tax Rate - 4.50% Interest Rate - BOLD Capacity Analysis and Estimated Annual Assessment Payment  
January 25, 2021

LAND USE INFORMATION			TOTAL TAX RATE ANALYSIS						BOLD FINANCING ANALYSIS	
Plan	Units	Estimated Base Price	Ad Valorem Tax Rate	Other Fixed Charges, Assessment and Special Taxes	Proposed Tax per Unit	Total Tax per Unit	Total Tax Rate	Total Proposed Revenues		
			1.1383%							
Plan 1	30	\$ 325,000	\$ 3,700	\$ 728	\$ 1,100	\$ 5,527	1.70%	\$ 33,000	Total Proposed Annual Revenue	\$ 119,800
Plan 2	31	\$ 360,000	\$ 4,098	\$ 728	\$ 1,300	\$ 6,126	1.70%	\$ 40,300	Less Priority Admin	111,641
Plan 3	31	\$ 395,000	\$ 4,496	\$ 728	\$ 1,500	\$ 6,724	1.70%	\$ 46,500	Gross Bond Amount	
Total	92	\$ 360,380	\$ 4,102	\$ 728	\$ 1,302	\$ 6,132	1.70%	\$ 119,800	(4.50% Interest, 30 Year Term, 29 Year Amortization)	2,055,000
									Reserve Fund (125% of Avg. Annual Debt Service)	(167,921)
									Capitalized Interest (6 months)	(46,228)
									Underwriter Discount @ 1.5%:	(30,825)
									Cost of Issuance	(73,980)
									Net Construction Proceeds	\$ 1,736,045
									Net Construction Proceeds (Per Unit)	\$ 18,870

TBI Commercial  
Yuba Heritage Estates (Yuba County)  
1.75% Total Tax Rate - 4.50% Interest Rate - BOLD Capacity Analysis and Estimated Annual Assessment Payment  
January 25, 2021

LAND USE INFORMATION			TOTAL TAX RATE ANALYSIS						BOLD FINANCING ANALYSIS	
Plan	Units	Estimated Base Price	Ad Valorem Tax Rate	Other Fixed Charges, Assessment and Special Taxes	Proposed Tax per Unit	Total Tax per Unit	Total Tax Rate	Total Proposed Revenues		
			1.1383%							
Plan 1	30	\$ 325,000	\$ 3,700	\$ 728	\$ 1,250	\$ 5,677	1.75%	\$ 37,500	Total Proposed Annual Revenue	\$ 135,925
Plan 2	31	\$ 360,000	\$ 4,098	\$ 728	\$ 1,475	\$ 6,301	1.75%	\$ 45,725	Less Priority Admin	127,766
Plan 3	31	\$ 395,000	\$ 4,496	\$ 728	\$ 1,700	\$ 6,924	1.75%	\$ 52,700	Gross Bond Amount	
Total	92	\$ 360,380	\$ 4,102	\$ 728	\$ 1,477	\$ 6,308	1.75%	\$ 135,925	(4.50% Interest, 30 Year Term, 29 Year Amortization)	2,365,000
									Reserve Fund (125% of Avg. Annual Debt Service)	(192,921)
									Capitalized Interest (6 months)	(53,193)
									Underwriter Discount @ 1.5%:	(35,475)
									Cost of Issuance	(85,140)
									Net Construction Proceeds	\$ 1,998,272
									Net Construction Proceeds (Per Unit)	\$ 21,720

TBI Commercial  
Yuba Heritage Estates (Yuba County)  
1.80% Total Tax Rate - 4.50% Interest Rate - BOLD Capacity Analysis and Estimated Annual Assessment Payment  
January 25, 2021

LAND USE INFORMATION			TOTAL TAX RATE ANALYSIS						BOLD FINANCING ANALYSIS	
Plan	Units	Estimated Base Price	Ad Valorem Tax Rate	Other Fixed Charges, Assessment and Special Taxes	Proposed Tax per Unit	Total Tax per Unit	Total Tax Rate	Total Proposed Revenues		
			1.1383%							
Plan 1	30	\$ 325,000	\$ 3,700	\$ 728	\$ 1,410	\$ 5,837	1.80%	\$ 42,300	Total Proposed Annual Revenue	\$ 152,350
Plan 2	31	\$ 360,000	\$ 4,098	\$ 728	\$ 1,650	\$ 6,476	1.80%	\$ 51,150	Less Priority Admin	144,191
Plan 3	31	\$ 395,000	\$ 4,496	\$ 728	\$ 1,900	\$ 7,124	1.80%	\$ 58,900	Gross Bond Amount	
Total	92	\$ 360,380	\$ 4,102	\$ 728	\$ 1,656	\$ 6,486	1.80%	\$ 152,350	(4.50% Interest, 30 Year Term, 29 Year Amortization)	2,670,000
									Reserve Fund (125% of Avg. Annual Debt Service)	(217,791)
									Capitalized Interest (6 months)	(60,048)
									Underwriter Discount @ 1.5%:	(40,050)
									Cost of Issuance	(96,120)
									Net Construction Proceeds	\$ 2,255,991
									Net Construction Proceeds (Per Unit)	\$ 24,522



# BUILDING AND IMPACT FEES

## COUNTY OF YUBA BUILDING AND IMPACT FEE ANALYSIS EAST LINDA AREA - BULTER RANCH - COUNTY DRAINAGE

Estimated Fees: To Build 1,500 sf/\$210,000 home or a 2,000 sq. ft./\$280,000 home - Assume 4 units/ac

Note: All fees listed based on rates as of 7-1-2020 unless noted otherwise and are subject to change

Yuba County - East Linda Specific Plan				
Permit Fee Type	Amount - 1500 SF	Amount - 2000 SF	Entity	Comment
Building Permit Fee	\$2,205.00	\$2,352.00	Yuba County	Based on Production Home (does not include the a one time \$1,176 for production)
Plan Check Fee	441.00	441.00	Yuba County	Based on Production Home
Seismic (SMIP) Fee	27.30	36.40	Yuba County	.00013 x home valuation
GIS/Technology Fee	138.23	142.94	Yuba County	Based on 3% of Permit Fee
Code Enforcement Support Fee	92.15	95.29	Yuba County	Based on 2% of Permit Fee
Green Building Fee			Yuba County	part of Building Permit
Mech. Permit				n/a
Electrical Permit				n/a
Plumbing Permit				n/a
Business License				n/a
Air Quality Fee				n/a
Fire Department Plan Review	661.50	661.50	Linda Fire	
Fire Sprinkler Plan Review and Inspection Fee	567.50	567.50	Yuba County	Building Department
Photovoltaic Review Fee	220.50	220.50	Yuba County	Building Department
Planning Department Plan Review	147.00	147.00	Yuba County	Planning Department - 1 hour + hourly
Engineering Plan Review	110.25	110.25	Yuba County	Public Works
SWPPP Review Fee	110.25	110.25	Yuba County	Public Works
CDSA Support Fee	229.77	239.66	Yuba County	6% of County Fees
Environmental Health Fee	0.00	0.00	Yuba County	Environmental Health Department
Building Administration Fee + BSC Fee	117.25	118.25	Yuba County	Building Department (\$110.25 + \$8.00)
Encroachment Permit (Public Works)	220.50	220.50	Yuba County	Public Works
Drainage Review Fee	250.00	250.00	RD 784	
<b>Subtotal (Permit Fees):</b>	<b>\$5,538.19</b>	<b>\$5,713.05</b>		

Prior to map recordation

Prior to Building Permit Application

Prior to Building Permit Issuance

Due at permit or final inspection

Yuba County - East Linda Specific Plan				
Impact Fee Type	Amount - 1500 SF	Amount - 2000 SF	Entity	Comment
Levee Impact Fee	\$2,235.75	\$2,235.75	TRLIA	Based on \$8,943/ac, 4 du/ac
Drainage Impact Fee	1,678.59	1,678.59	Yuba County	Based on \$1,670.26/unit
Quimby Parkland In lieu Fee	338.00	338.00	Yuba County	Based on \$25k/ac parkland
Water Connection Fee (Distribution) (1")	5,835.00	5,835.00	LCWD	LCWD does not have 2 fees
Water Connection Fee (Treatment)	0.00	0.00	LCWD	part of combined fee
Water Meter (1 Inch Meter)	500.00	500.00	LCWD	estimate - actual cost not found
Sewer Connection Fee (Distribution)	9,482.00	9,482.00	LCWD	LCWD does not have 2 fees
West Yuba City Sewer Trunk (Distribution)	0.00	0.00		n/a
Sewer Connection Fee (Treatment)	0.00	0.00	LCWD	part of combined fee
School Impact Fee - Elementary	6,120.00	8,160.00	MJUSD	Based on \$4.08/sf (Marysville)
School Impact Fee - HS				n/a
Fire Impact Fee	2,520.00	3,360.00	LFPD	Based on \$1.68/sf
Park Impact Fee				n/a
Traffic Impact Fee	2,907.00	2,907.00	Yuba County	Based on County Traffic Fee
Regional Bypass Project	2,907.00	2,907.00	Yuba County	South Yuba Transportation (SYTIA)
Development Impact Fee - City				n/a
Development Impact Fee -County	6,270.00	8,360.00	Yuba County	
<b>Subtotal (Impact Fees):</b>	<b>\$40,793.34</b>	<b>\$45,763.34</b>		
<b>Total (Permit and Impact Fees):</b>	<b>\$46,331.53</b>	<b>\$51,476.39</b>		





## CALIFORNIA TOPS 39.8 MILLION RESIDENTS AT NEW YEAR PER NEW STATE DEMOGRAPHIC REPORT

FOR IMMEDIATE RELEASE:  
May 1, 2020

**CONTACT:** Doug Kuczynski/Walter Schwarm/John Boyne  
(916) 323-4086  
H.D. Palmer  
(916) 323-0648

**SACRAMENTO—** California added 87,494 residents to bring the state's estimated total population to 39,782,870 people as of January 1<sup>st</sup>, 2020, according to new population estimates and housing data released today by the California Department of Finance.

The report contains preliminary year over year January 2020 and revised January 2019 population data for California cities, counties, and the state. These estimates are based on information through January 1, 2020, and do not include adjustments for potential effects of the COVID-19 pandemic. Key findings include:

- California's population grew by only 0.2 percent, continuing a historically slow growth trend since the Great Recession.
- Growth remains strong in the interior counties of the Central Valley and the Inland Empire, while remaining modest in the Bay Area, and slowing to near zero and even negative in most of the coastal counties.
- Los Angeles County, the state's most populous county, has now lost population the last two years, dropping 0.3 percent in 2018 and 0.1 percent in 2019. Rural counties in the mountain regions of the state and counties impacted by wildfires experienced the most population loss.
- Seven counties had growth rates over 1.0 percent. These counties include: Glenn (2.5 percent), Yuba (2.0 percent), Placer (2.0 percent), El Dorado (1.7 percent), San Benito (1.4 percent), San Joaquin (1.1 percent), and Kern (1.0 percent). San Benito County was the notable Bay Area exception gaining over 1.0 percent due to increased housing construction.
- Changes in population rankings for cities reinforce the movement towards inland counties; Modesto is now the 17th largest city passing Santa Clarita. Elk Grove is now the 27th largest city passing Rancho Cucamonga, Garden Grove, and Santa Rosa. Roseville is now the 40th largest city passing Pasadena.
- For population growth from housing production not related to wildfires, the top five cities include: Colma (14.1 percent) in San Mateo County, Calimesa (5.7 percent) in Riverside County, Lathrop (5.6 percent) in San Joaquin County, Wasco (5.5 percent) in Kern County, and Rio Vista (4.1 percent) in Solano County.
- California's statewide housing growth, as measured by net unit growth in completed housing units for 2019, was 94,662 units making 2019 the first time the state has added more housing units than people. Total housing in California reached 14,329,863 units, a 0.7 -percent increase.



## LINDA / MARYSVILLE SCHOOLS

### EDGEWATER ELEMENTARY SCHOOL:

5715 Oakwood Dr, Marysville, CA 95901

DISTANCE FROM YUBA HERITAGE

- .8 - 1.0 miles or 3 - 4 minutes (on Average)

### LINDA ELEMENTARY SCHOOL:

6180 Dunning Ave, Marysville, CA 95901

DISTANCE FROM YUBA HERITAGE

- 1.6 - 1.7 miles or 5 - 6 minutes (on Average)

### BIBLE BAPTIST SCHOOL (TK-12TH GRADE):

2787 N Beale Rd, Marysville, CA 95901

DISTANCE FROM YUBA HERITAGE

- 1.8 miles or 3 minutes (on Average)

### MARYSVILLE HIGH SCHOOL:

12 18th St, Marysville, CA 95901

DISTANCE FROM YUBA HERITAGE

- 3.7 - 4.3 miles or 7 - 11 minutes (on Average)

### YUBA COMMUNITY COLLEGE:

2088 North Beale Road Marysville, CA

DISTANCE FROM YUBA HERITAGE

- .6 miles or 2 minutes (on Average)



## DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
<b>POPULATION</b>			
2010 TOTAL POPULATION	13,114	21,930	40,535
2024 TOTAL POPULATION	13,848	23,467	42,718
2029 TOTAL POPULATION	14,697	25,115	45,379
2024 - 2029 % POPULATION CHANGE	6.13%	7.02%	6.23%

	1-MILE	2-MILE	3-MILE
<b>HOUSEHOLD INCOME</b>			
2024 HOUSEHOLD INCOME: AVERAGE	\$74,069	\$72,034	\$66,519
2024 HOUSEHOLD INCOME: MEDIAN	\$64,588	\$60,949	\$52,942
2024 PER CAPITA INCOME	\$22,683	\$22,233	\$22,014
<b>HOUSEHOLDS</b>			
2010 PER CAPITA INCOME	4,089	6,770	13,150
2024 PER CAPITA INCOME	4,272	7,154	13,680
2029 PER CAPITA INCOME	4,440	7,487	14,185



## LINDA PARKS

### NATURAL RESOURCES YUBA COUNTY

Natural Resources Yuba County is known for the abundance of natural beauty in its forests, rivers and hills. Portions of the county are within the Plumas and Tahoe National Forests. The Yuba River, the Feather River, and the major and minor tributaries provide excellent salmon habitat and are popular for fishing and drifting. The banks of the Yuba, particularly in the gold field areas, are very attractive for additional recreational uses. The rivers, lakes, and reservoirs also provide boating, swimming, and other water sport opportunities.



### PEACH TREE GOLF AND COUNTRY CLUB

For 60 years, Peach Tree Golf & Country Club has been the premier home of golf, fine dining and special events throughout the greater Yuba-Sutter Community & Northern California Region. With 18 holes of championship golf, a retail golf shop, golf education programs, casual and fine dining, a relaxing pool and a calendar full of member events and activities for the whole family.





## FOR MORE INFORMATION PLEASE CONTACT

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**ED BENOIT, CCIM**

Land / Investments  
CA DRE #00992841  
(916) 712-1048  
ebenoit@gallellire.com

**GALLELLI REAL ESTATE**

3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
916-784-2700  
GallelliRE.com



**GALLELLI**  
REAL ESTATE

Gary B. Gallelli, Broker  
CA DRE #00811881

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