

OROVILLE RESIDENTIAL & COMMERCIAL PROJECT LIST

Updated 6-10-2025

Single Family Residential Subdivision Projects

Name of Development	Developer	Number of dwelling units	Project Type	Location	Status
Vista Del Oro	Crowne Communities	71 units	Market Rate	Larkin & SR162 West N1: Thermalito	Construction complete in Summer 2022
Village at Ruddy Creek	---	97 units	Market Rate	18 th St & Feather Ave N1: Thermalito	City Approve. Awaiting developer. TSM Extended to 12-17-25
Linkside Place II	Generation Communities	56 units	Market Rate	SR162 West & Christian Ave N1: Thermalito	City Approved TSM. Final Map Under Review. TSM Extended to 6-10-27
Acacia Estates	Individual developers	14 units	Market Rate	Acacia Ave & Hawley Trail N6: Canyon Highlands	City Approved. Active Construction one at a time
Feather Ranch Subdivision	MD3 Investments	172 units	Market Rate	Adjacent to Calle Vista subdivision @ 20 th & Feather Ave. N1: Thermalito	City Approve September 19, 2023. Awaiting development
Grand Acres	Trish Hopps	25 units	Market Rate	2151 Grand Ave (Grand & 21 st St) N1: Thermalito	City Approve August 24, 2023

Total: 435 single family units

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Multi-Family Residential Projects

Name of Development	Developer	Number of dwelling units	Project Type	Location	Status
Riverbend Family Apartments	AMG & Associates	72 units	Affordable Family	Table Mountain Blvd & Nelson Ave N2: Table Mountain	City Approve. Construction Completed & Occupied
Riverbend Family Apartments Phase 2	AMG & Associates	48 units	Affordable Family	Table Mountain Blvd & Nelson Ave N2: Table Mountain	City Approve. Construction Completed & Occupied
Table Mountain Apartments Phase 1	K2 Development Companies	47 units	Affordable Family	122 Mono Ave (APN: 031-051-060 & -015) N2: Table Mountain	City Approve. Construction Completed & Occupied
Table Mountain Apartments Phase 2	K2 Development Companies	48 units	Affordable Family	122 Mono Ave (APN: 031-051-060 & -015) N2: Table Mountain	City approved. Construction Completed & Occupied
Olive Ranch Apartments Phase 1	K2 Development Companies	81 units	Affordable Family	SW Corner of Table Mountain Blvd & Grand Ave N2: Table Mountain	City Approve. Construction Completed & Occupied
Olive Ranch Apartments Phase 2	K2 Development Companies	80 units	Affordable Family	SW Corner of Table Mountain Blvd & Grand Ave N2: Table Mountain	City Approve. Construction Completed & Occupied
Olive Ranch Apartments Phase 3	K2 Development Companies	51 units	Affordable Senior	SW Corner of Table Mountain Blvd & Grand Ave N2: Table Mountain	City Approve. Construction Completed & Occupied

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Name of Development	Developer	Number of dwelling units	Project Type	Location	Status
Prospect View	AMG & Associates	40 units	Permanent Supportive Housing	Nelson Ave (APN: 031-150-079) N2: Table Mountain	City Approve Construction Completed & Occupied
Nelson Pointe	AMG & Associates	72 units	Affordable Family	Nelson Ave (APNs: 031-150-059 & - 118) N2: Table Mountain	City approved.
Base Camp Village II	Base Camp Village, Inc	12 units	Market Rate	86 Mono Ave (APN: 031-051-027) N2: Table Mountain	City Approve.
AMG Mitchell Ave	AMG & Associates	36 units	Affordable Senior	Mitchell Ave (APN: 035-240-044) N7: Downtown	City Approve. Construction Completed & Occupied
AMG Mitchell Ave Phase 2	AMG & Associates	35 units	Affordable Senior	Mitchell Ave (APN: 035-240-043) N7: Downtown	City Approve. Construction Completed & Occupied
Oroville Veterans Village, Phase 1	Veterans Housing Development Corporation	12-unit townhomes	CalVet Home Loan	711 Montgomery Street. Between 6 th and 7 th Ave N7: Downtown	City Approve. Map extended to 2026
Oroville Veterans Village, Mitchell Corp Yard	Veterans Housing Development Corporation	64 units	Affordable Veterans Housing	Mitchell Ave. Behind the City Corporation Yard N7: Downtown	Applicant designing and planning project. Parcel rezoned for the project.
Sierra Heights Apartments	Willow Partners	40 units	Affordable Senior	Executive Parkway & Hillview Ridge N9: Foothills	Construction Completed & occupied August 2021

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Sierra Heights Apartments Phase 2	Willow Partners	48 units	Affordable Senior	Executive Parkway & Hillview Ridge N9: Foothills	City Approve. Construction Completed & Occupied
Sierra Heights Aparments Phase 3	Willow Partners	40 units	Affordable Senior	400 Hillview Ridge N9: Foothills	City Approve. Occupied
Lincoln Affordable	Richman Group	122 units	61 affordable family + 61 affordable senior	Near Southwest Corner of Lincoln Blvd and Wyandotte Ave (APN: 035-040-056) C1: Oroville Dam/Olive Highway	City Approved. Family units occupied. Senior units under construction
Gold Creek Commons Mixed use	RCM Investments, LLC	211 Residential condos + 106,000 s.f. commercial	211 Market Rate	Lincoln Street north of Oro Dam Blvd. (APN 013-160-054) C1: Oroville Dam/Olive Highway	Application approved, applicant is working out how to meet conditions.
The Grove Luxury Apartments	Chuck Tatreau Construction, Inc.	174-unit gated luxury apartment complex	Market Rate	The end of Tuscan Drive (APN 031-110-042) N2: Table Mountain	City Approve Building plans under review

Total: 1,328 multi-family units, not all built

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Commercial Projects

Name of Development	Developer	Square Footage	Location	Status
Oroville Hospital	Sundt/Modern Building Joint Venture	158,900 sq ft (5-story)	2767 Olive Hwy (APN: 013-260-081) C1: Oroville Dam/Olive Highway	City Approve. Active Construction
Starbucks 2	KDC Construction / Coastal Star Partners, LLC	2,225 sq ft	3004 Olive Hwy (APNs: 013-300-075 & -087) C1: Oroville Dam/Olive Highway	Construction Completed and occupied in 2022
Maverik Fueling Station	Sierra View / Maverik, Inc.	6,000 sq ft	350 Oro Dam Blvd E (APN: 035-030-108) C1: Oroville Dam/Olive Highway	Construction Completed October 2021. Open for business
Hampton Inn and Suites	Lenzi Incorporated	55,253 sq ft (4 story)	2355 Feather River Blvd (APN: 035-030-099) C1: Oroville Dam/Olive Highway	City Approve. Construction Completed & Occupied
Arby's	Kang Foods	2,233 sq ft	680 Oro Dam Blvd E (APN: 035-260-084) C1: Oroville Dam/Olive Highway	Construction Completed August 2022
Dutch Bros Coffee	Dutch Bros, LLC;	950 sq ft	2366 Feather River Blvd (APN: 035-030-110) C1: Oroville Dam/Olive Highway	Construction Completed March 2023
Tractor Supply	The Sobel Company, Inc.	24,807 sq ft + 17,367 sq ft outdoor display area	West side of Feather River Blvd near Cal Oak Rd C3: Feather River Blvd South	City Approve Construction Completed & Occupied

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Name of Development	Developer	Square Footage	Location	Status
Sierra Pacific	Sierra Pacific Industries	9,600 s.f. truck shop building	3025 S. 5 th Avenue D2: South Oroville Industrial Area	Construction Completed & Occupied in 2022
Dialysis Clinic expansion	DCI Dialysis	1,700 s.f. expansion	3012 Olive Highway C1: Oroville Dam/Olive Highway	Approved July 2022. Awaiting construction.
Stream Charter School Expansion	Stream Charter School	20,312 s.f. expansion gymnasium and classrooms	455 Oro Dam Blvd C1: Oroville Dam/Olive Highway	Construction Completed & Occupied
COMP Pros Multi-Tenant Commercial Building	COMP Pros	9,984 s.f. multitenant building	2175 Feather River Blvd (APN 035-240-030) C1: Oroville Dam/Olive Highway	Approved October 2022
North State Food Bank Expansion	Community Action Agency of Butte County	7,800 offices and processing	2640 S 5 th Avenue D2: South Oroville Industrial Area	Use Permit Approved. Under construction
Former Ford Dealership	Mark Mendez	Various, reuse of existing buildings	1726 thru 1790 Montgomery Street D1: Downtown Business District	Incremental reuse of former Ford dealership buildings in phases.
Currier Square Pad A	-	4,000 sf multitenant building	2355 Myers Street C1: Oroville Dam/Olive Highway	City Approve Spec building completed, awaiting a tenant.
Surf Thru Car Wash	Orlando Ramirez, Surf Thru	3,365 s.f. car wash building and 660 s.f. pay station	2298 Feather River Blvd (APN 035-030-109) C1: Oroville Dam/Olive Highway	City Approve Use Permit February 2023. Under construction
Starbucks 3	Lally Commercial building	1,800 s.f.	2040 3 rd Street	City approved. Construction Completed & Occupied

Total: 432,956 square feet (incl Gold Creek Commons)