

Quarterly Development Update

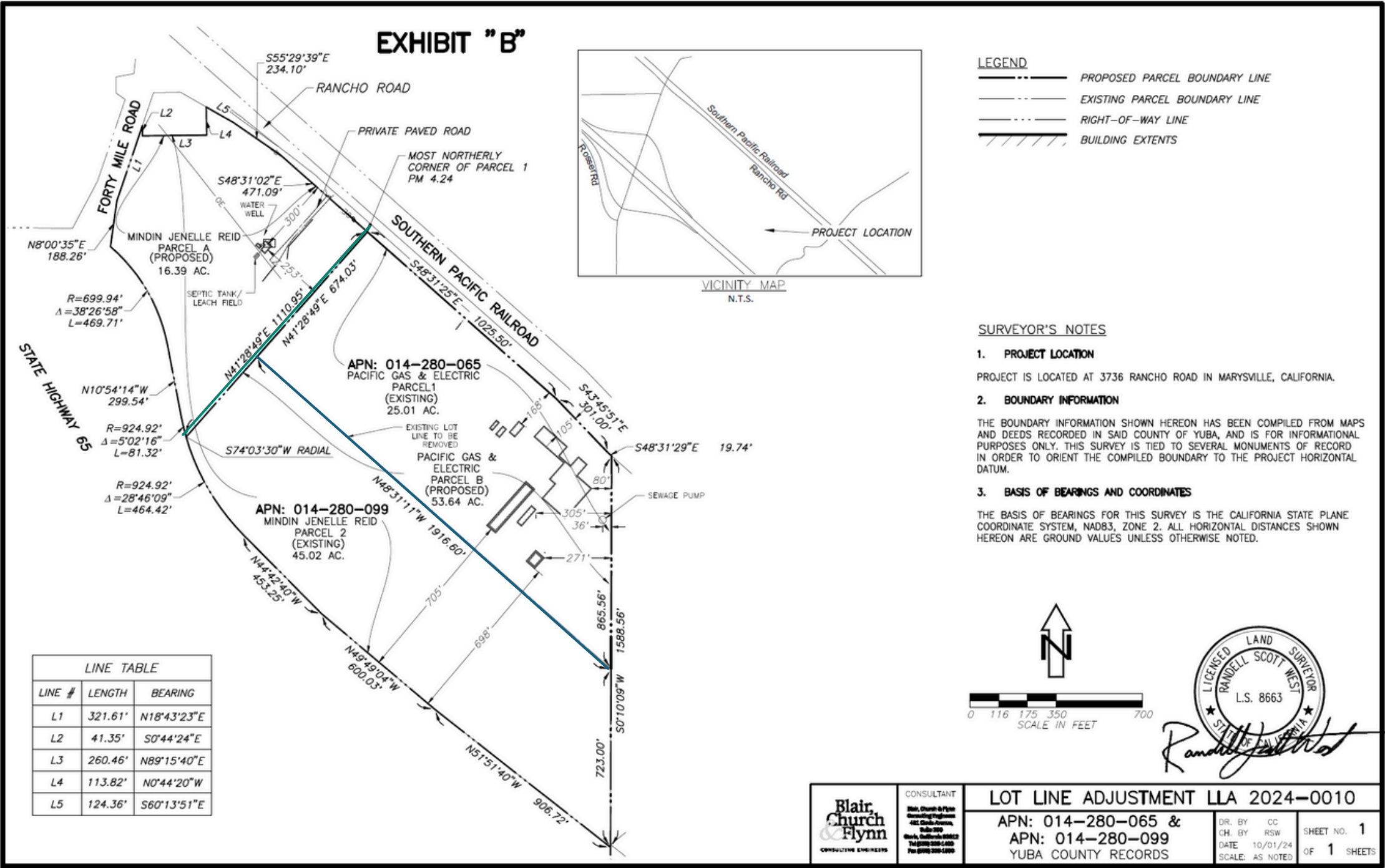
July 1st, 2024 – September 30th, 2024

New Applications

Land Use Entitlements

- Conditional Use Permits
 - Truck & Trailer Repair, GS Bains. 5073 Arboga Road, Olivehurst.
Rezone & Tentative Map
- Residential Estate to Single Family Residential, TSTM-24-0004 East Side Estates. 5733 Griffith Ave, Linda.
Lot Line Adjustments
- Adjust parcel lines between current PG&E facilities and neighbouring property. 3854 Rancho Road, Olivehurst.
- Merge multiple parcels at current Erle Road Storage. 5600 Lindhurst Ave, Linda.

PG&E Facilities



Approved Projects

Land Use

- Homebase Businesses
 - Plank & Steel. Engraving & laser shop. 2432 Plumas Arboga Road, Arboga.
 - AK Ranch Kitchen. Cottage bakery. 12559 Lilac Way, Loma Rica.
 - 4Esco Boutique. Cottage bakery. 1707 Rainham Court, Plumas Lake.
 - Homemade by MamaMac. 509 Blackford Court, Wheatland.
 - Lui Saelee. Cottage bakery. 1216 Potomac Way, Plumas Lake.
 - Little Pieces of Joy. Cottage bakery. 8482 Santos Dumont Way, Brownsville.
- Conditional Use Permit
 - Wonder Woods Early Education. 1087 Tiburon Way, Plumas Lake.
- Parcel Maps
 - O'Reilly Auto Parts. Tentative Parcel Map. 1992 McGowan Parkway, Olivehurst
- Design Review
 - Northpoint Subdivision, Master Design Review for Lennar

Conditional Use Permit: *Wonder Woods Early Education*

- Applicant owns an in-home daycare business in Plumas Lake. Licensing requirements limit facility to 14 children.
- A standalone facility allows up to 30 students.
- New location will add capacity of an additional 16 children!
- Innovation project concept:
 - Worked with Cresleigh Homes
 - Purchased model home plans
 - Appealing community amenity



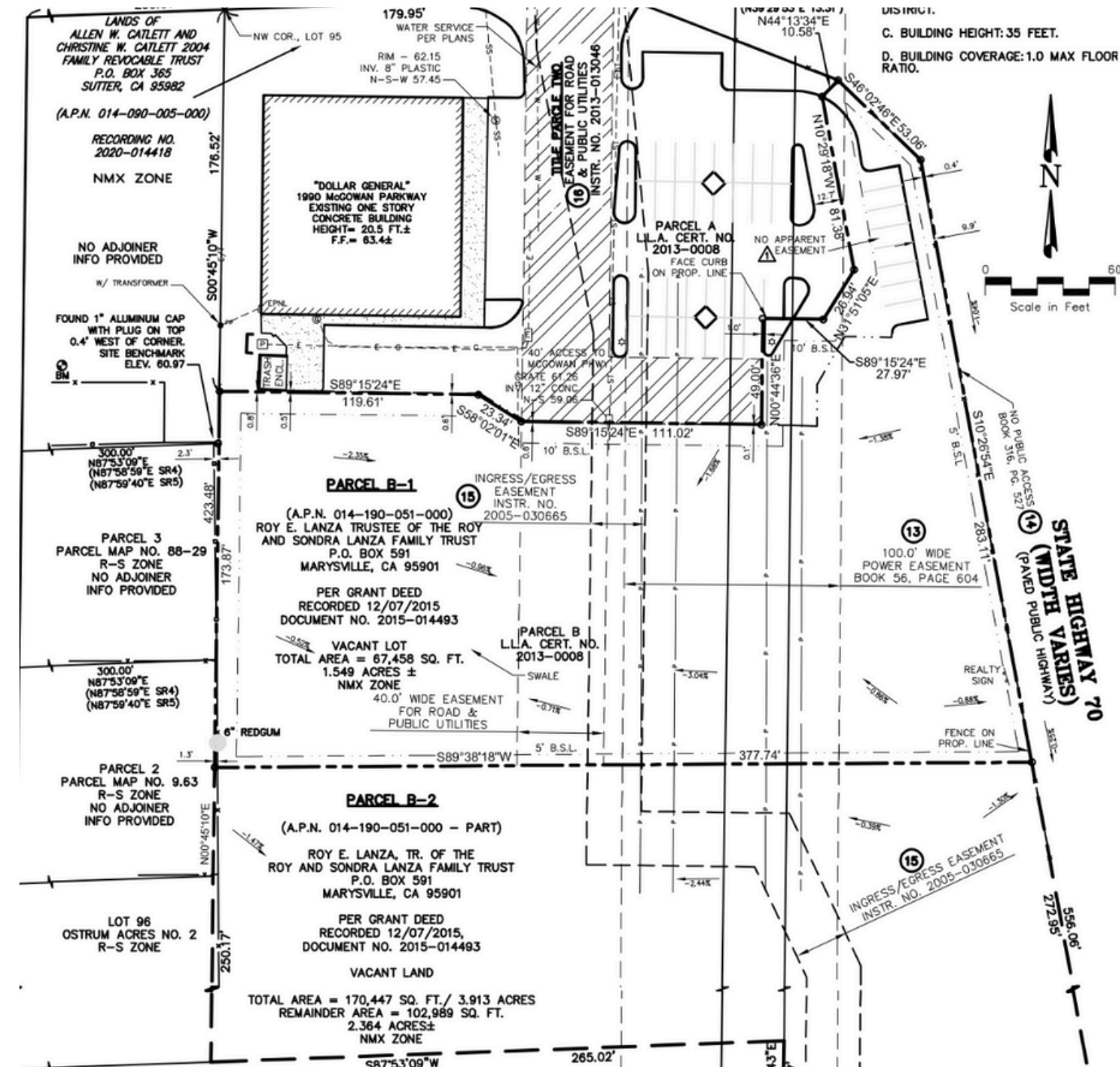
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Tentative Parcel Map O'Reilly Auto Parts

- Located south of existing Dollar General.
- Parcel map will allow O'Reilly to purchase property from current owner.
- Building permits currently under review.
- Construction anticipated 2025.



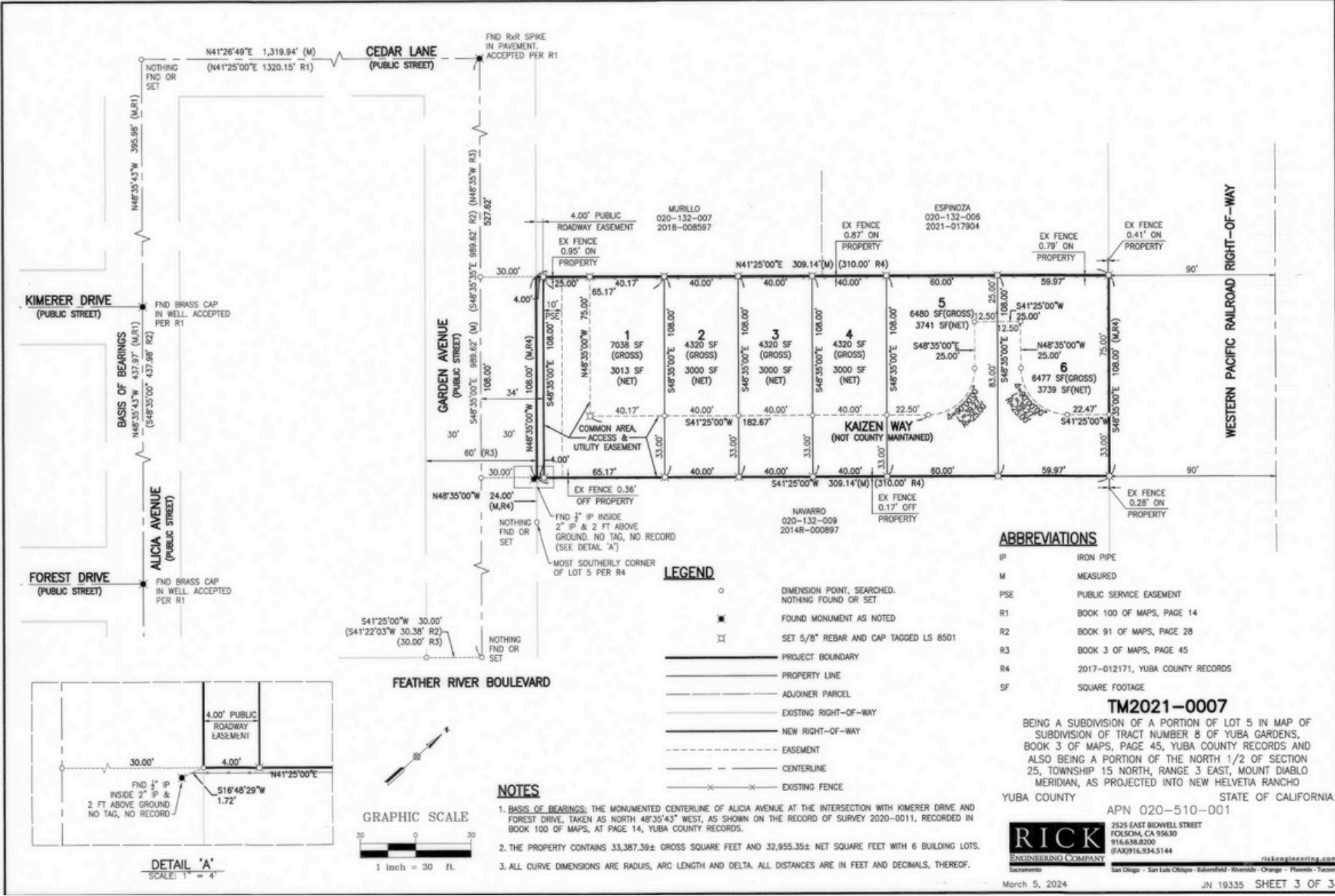
Design Review: *North Point Subdivision*



- Final planned subdivision east of Highway 70 in Plumas Lake.
 - Phase I = 115 lots
 - Phase II = 97 lots

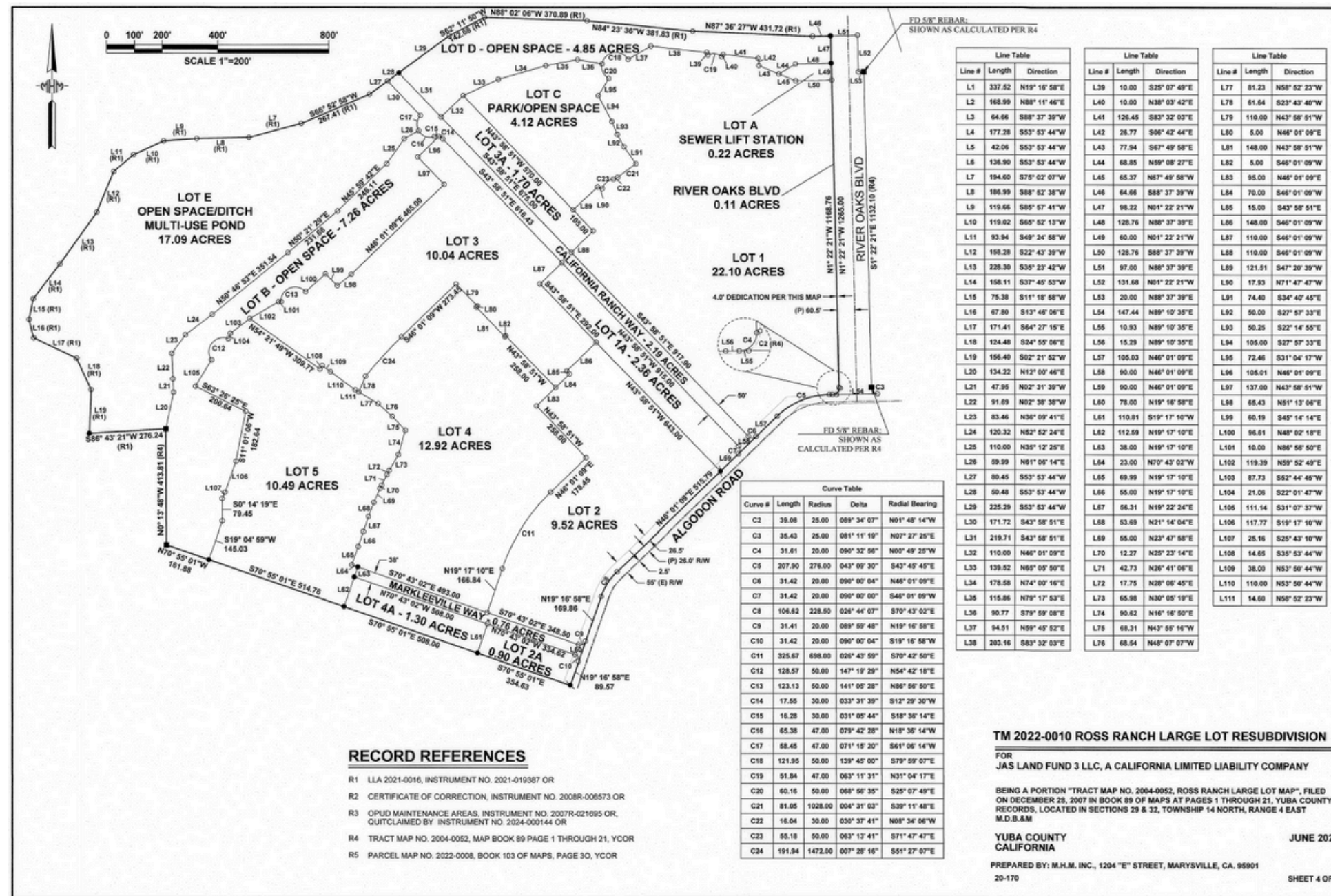
Recorded Map: Garden Subdivision

- 5841 Garden Ave., West Linda.
- 6 Lots



Recorded Map: *Ross Ranch*

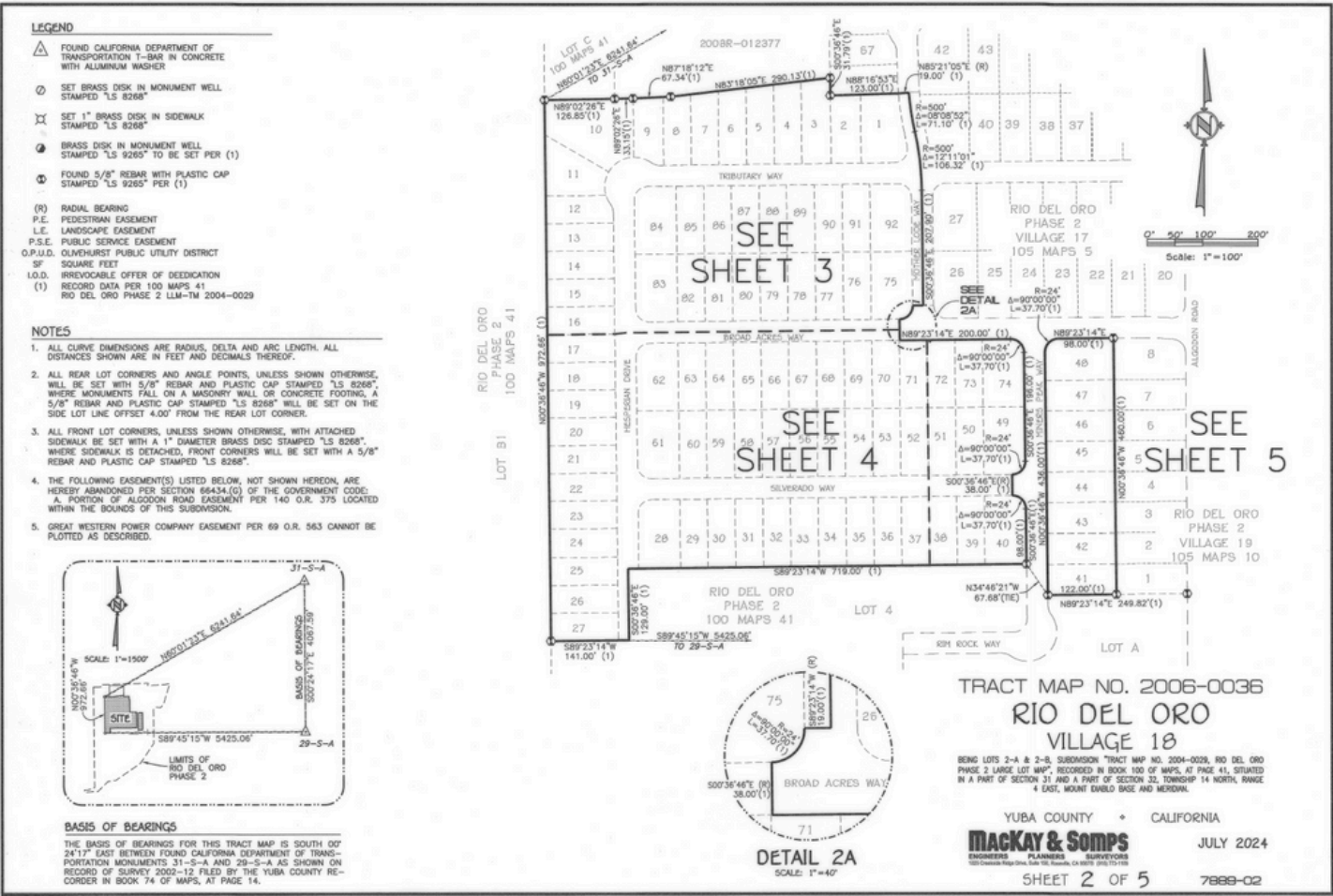
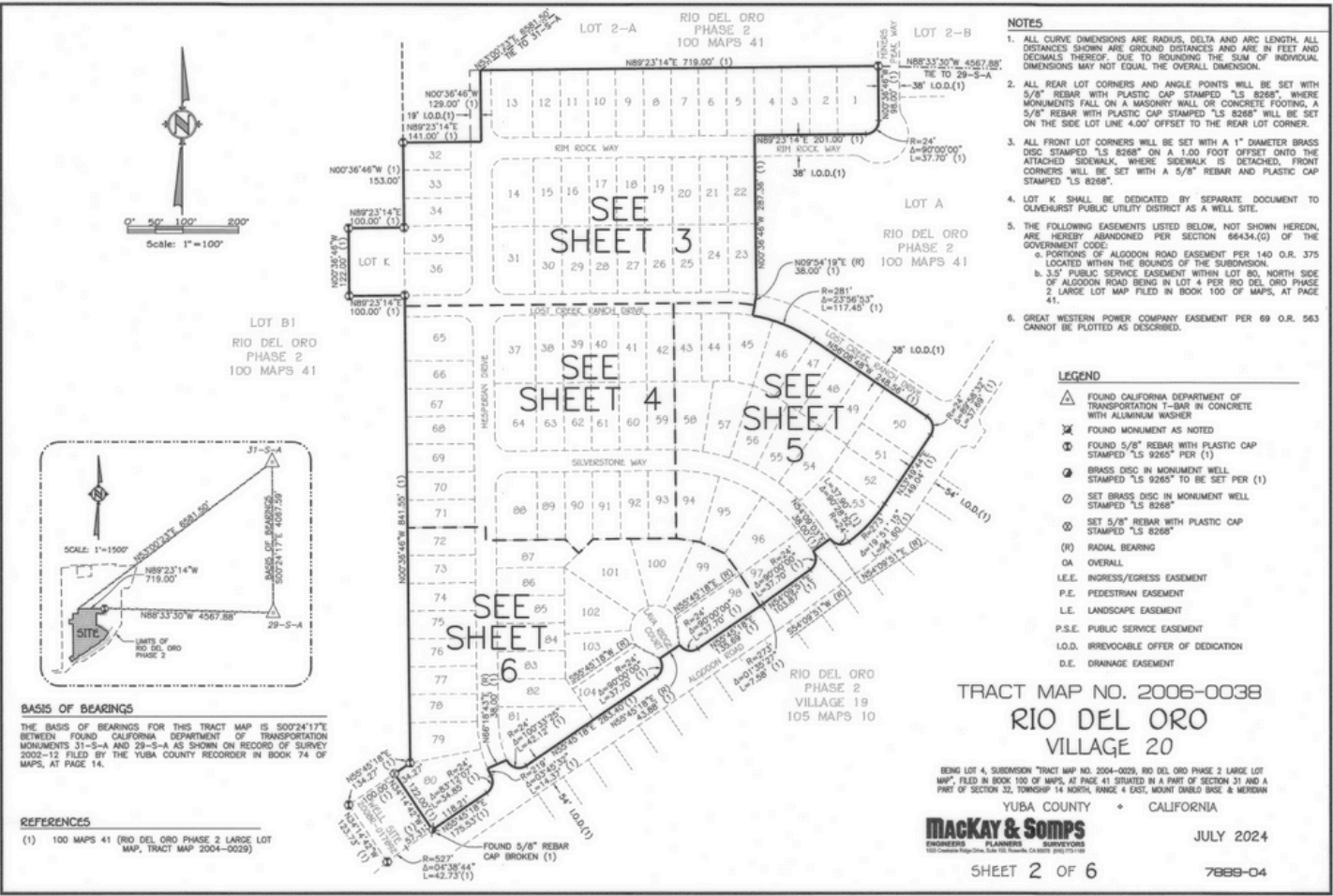
- Large Lot Map
- 1813 Algodon Rd., Plumas Lake



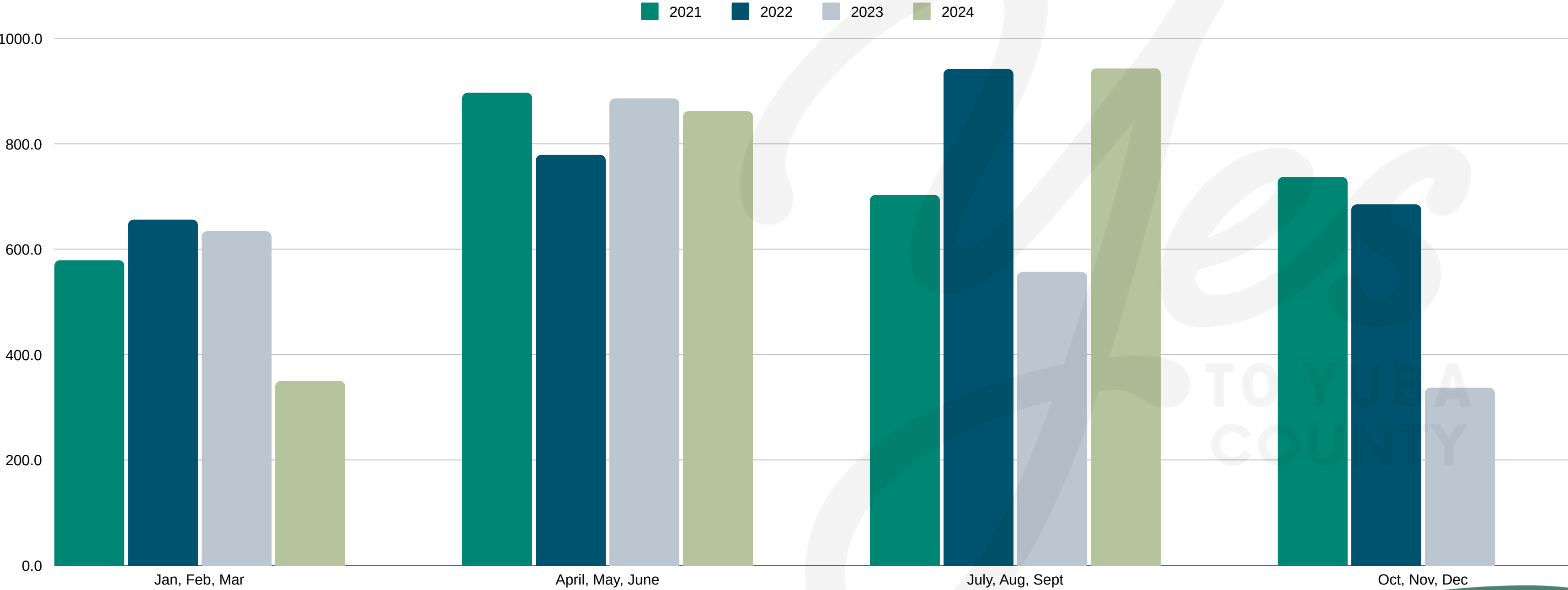
Recorded Maps: Rio Del Oro Village 18 & 20

Village 20 | 104 Lots
Silverstone Way, Plumas Lake

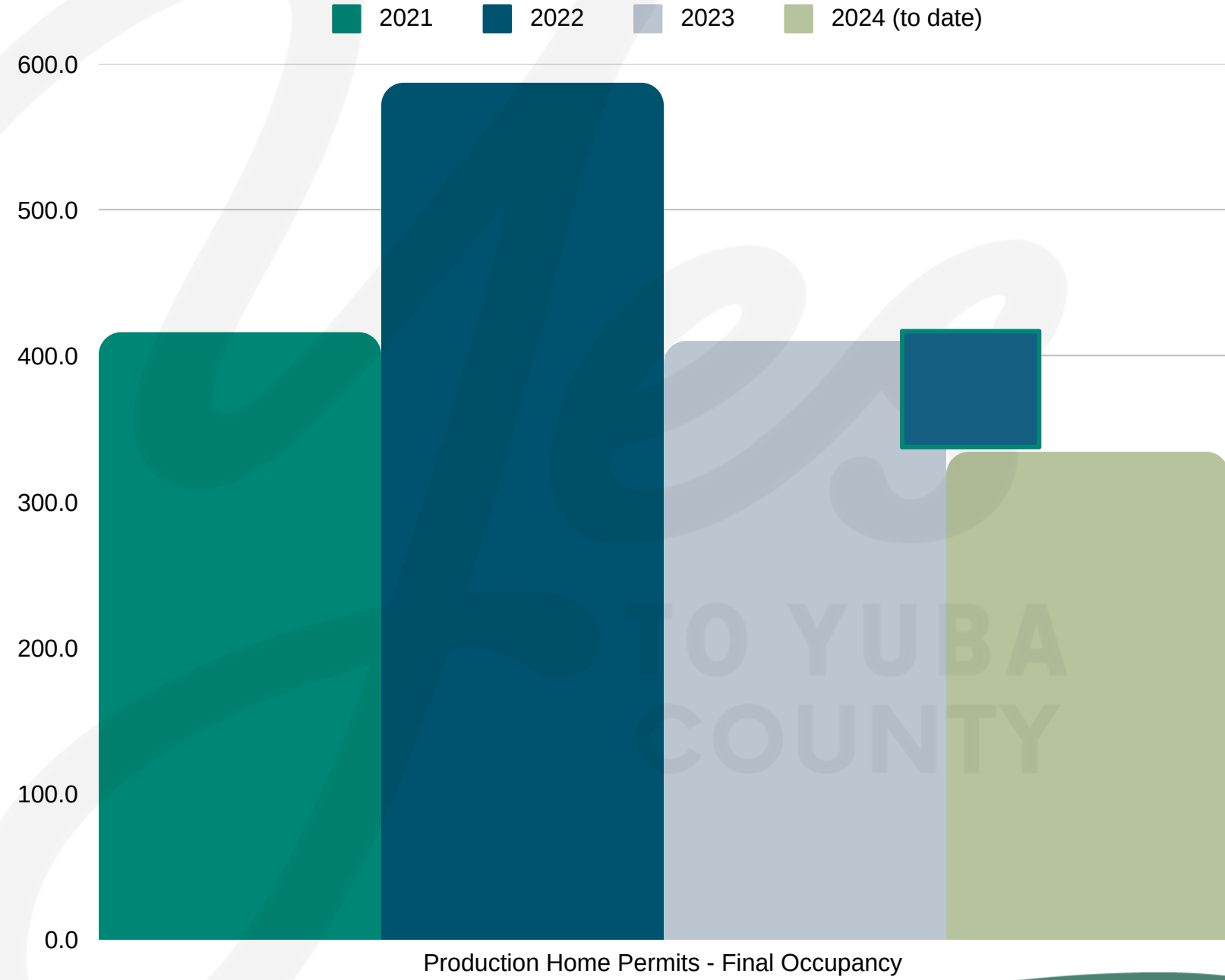
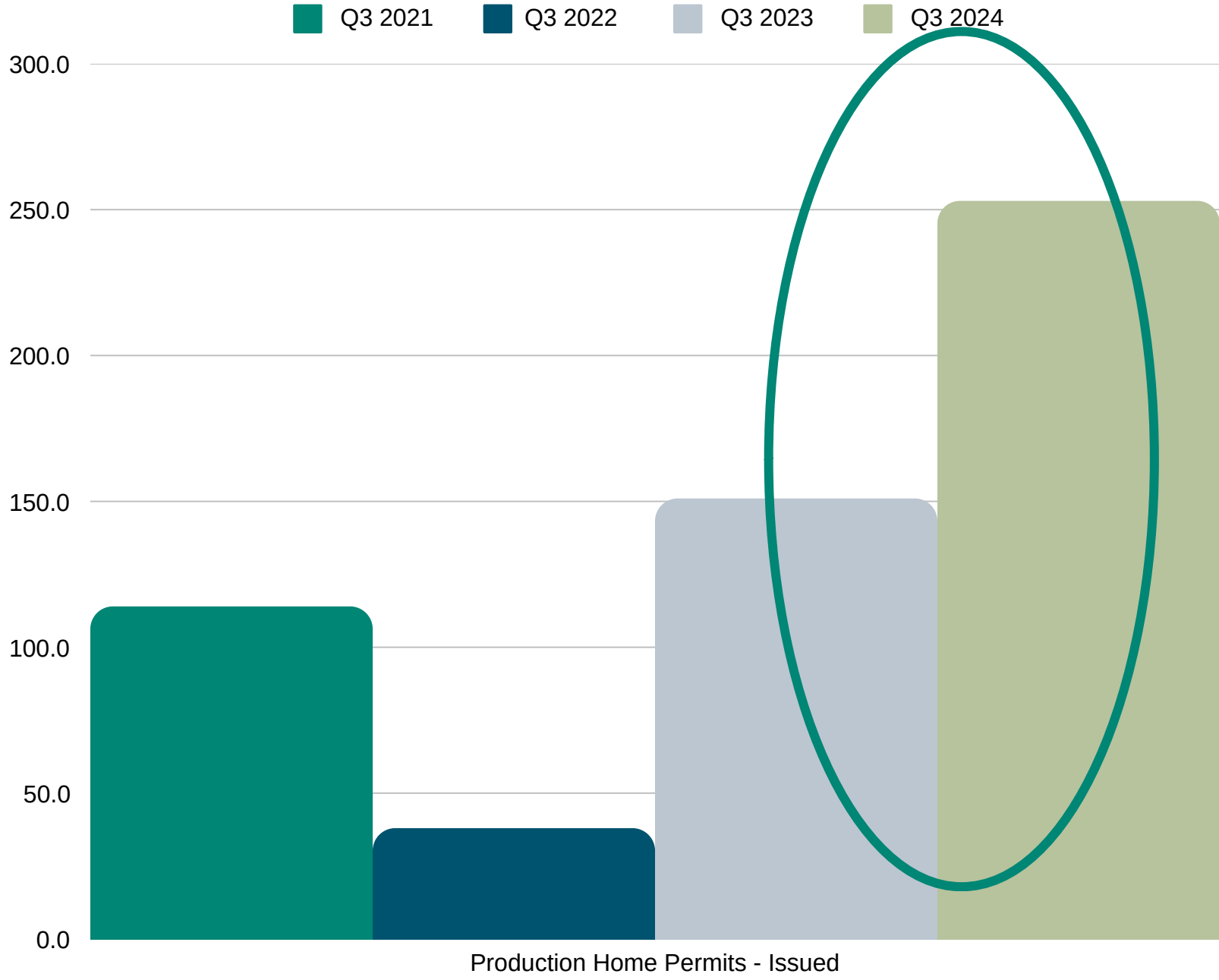
Village 18 | 74 Lots
Broad Acres Way, Plumas Lake



Building Permit Trends



Building Permit Trends - Residential



Commercial Building Permits

- In Review

- Shop & Save, Loma Rica – Change of owner & interior repair
- Power Up Nutrition, Olivehurst – New business location & renovation
- Yuba Feather Communities Services, Brownsville – Public restrooms
- 200 D. Street, Wheatland – Change of restaurant tenant and interior repairs

- Issued

- Bishops Pumpkin Farm, Wheatland – Cookie Factory expansion, new slushy drink building
- Richards Grassfed Beef, Oregon House – Cold storage building
- BK Valves, Olivehurst – New business location & office renovation
- Rio Hotel, Linda – Repair fire damage
- The Box Commissary Kitchen, Linda – new business location & renovation
- Builders First Source, Olivehurst – Change of owner

Public Works

Recently Completed
East Side Interceptor
Star Bend Boat Ramp, sediment removal
2024 Construction
Los Verjeles Bridge Reconstruction
Doolittle Gate Curve Correction Project
Garden Ave, Safe Routes to School
In Design
Friendship Park, redevelopment
West Linda, active transportation project
Olivehurst, active transportation project
Lindhurst Ave., complete streets project
North Beale Road, Phase III



Yuba County Airport



- **Property Leases**
 - 1430 Melody Road (prev. Coca Cola building) is nearly executed. Will replenish \$150,000 in revenue annually for the (2) year short-term.
- **Capital Improvements**
 - Monument signs – est. completion early 2025.
- **Community Engagement**
 - 75th Anniversary fly-in was a success!
 - Staff continuing to grow community awareness and interest in Airport.

Yuba County Library Renovations

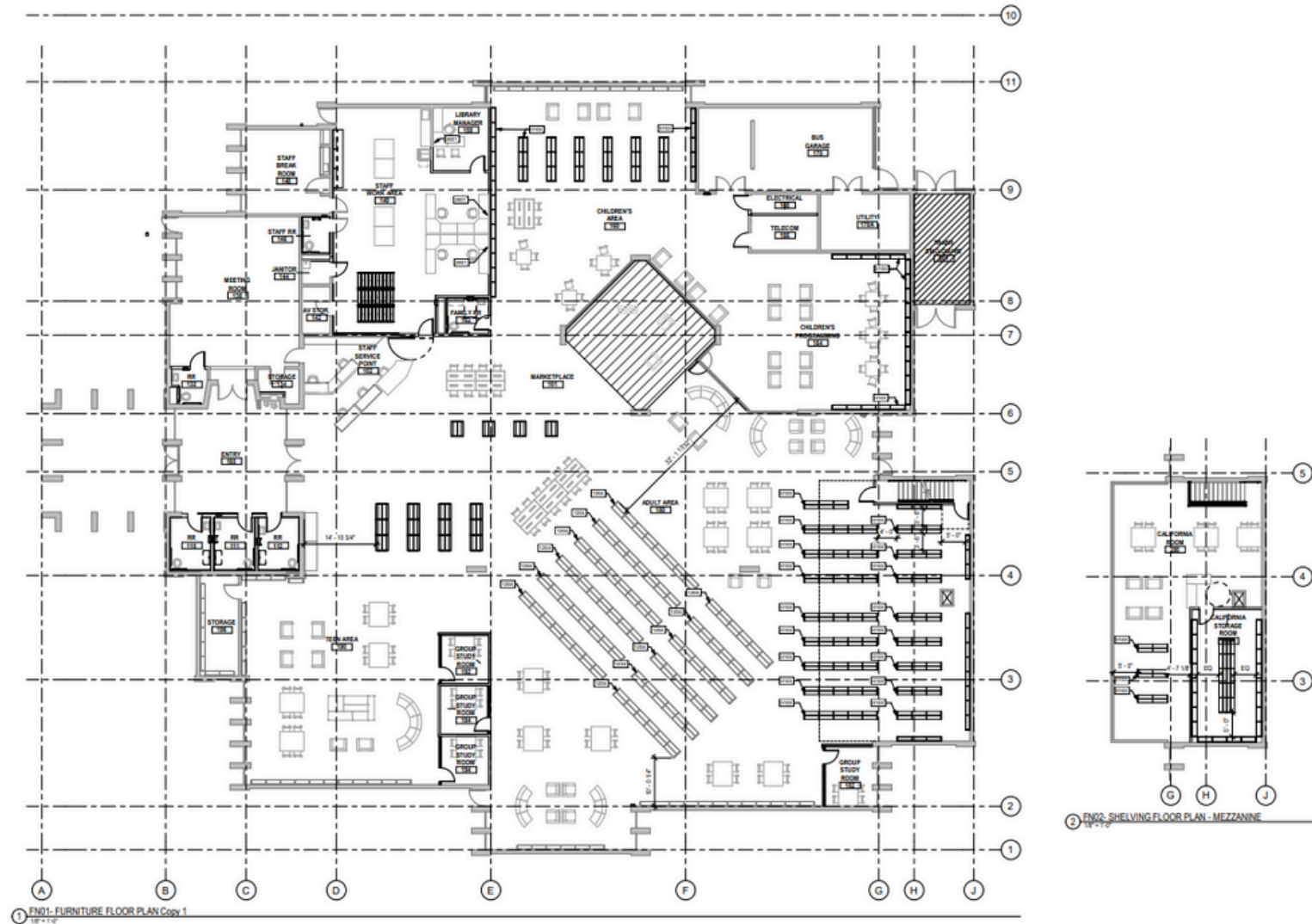
- Project Overview

- Funding Source – CA State Library, *Building Forward Library Infrastructure Grant*
- Award - \$6,088,440
- Timeline –
 - Construction contract pending approval.
 - Low bid received \$3.2M
 - Staff is pursuing additional scope to utilize \$2M in unused grant funds, to include HVAC replacement, tween room, replace windows, replace security system.
 - Construction begins est. December 2024
 - Reopening est. early 2026

- Public Access

- The Library building will close to the public 10/15/24.
- Library staff and services will be available at various County facilities during this time.
 - Programs for school-age children, teens and adults at Government Center, Marysville.
 - Story time with 0-5-year children at Health & Human Services Building, Linda.

Yuba County Library Renovations



Yuba County Library Programs

- The library offered 330 programs (on-site) and 8 programs (off-site) with a total attendance of 4,561.
- Programs offered were targeted at parents & babies, preschoolers, school-aged children, teens, and adults.
- Programs included First 5 Story Times, Baby Bounce, Scavenger Hunts, Wind Down Wednesdays, LEGO Clubs, Barbie Playgroups, Hot Wheels playgroups, Bring Your Own Book Clubs, Digital Literacy Classes, Story Time at the Pumpkin Patch, Community Helper Story Time, and many more.
- A total of 170 programs were offered for 0 – 5-year-olds with an attendance of 1,161.
- Over 950 people attended the annual parking lot events - The End of the Summer Reading Program Party, Halloween in the Parking Lot, and Winter Walk-thru.

Questions?

