

CITY OF YUBA CITY

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Notice is hereby given that pursuant to Section 8-5.7202 of the Yuba City Municipal Code, the Yuba City Planning Commission will conduct a public hearing to consider a resolution recommending to the City Council approval of General Plan Amendment (GPA) 22-06, Rezoning (RZ) 22-08, and Tentative Parcel Map (TPM) 22-04 titled Spirit Drive Parcel Map.

The project will be considered by the Yuba City Planning Commission on the following date and time:

<i>Date:</i>	Wednesday, December 14, 2022
<i>Time:</i>	6:00 p.m., or shortly thereafter
<i>Location:</i>	City Hall Council Chambers 1201 Civic Center Blvd., Yuba City

Project Description: The GPA will redesignate 8.0 acres from Office and Office Park land use designation to a Regional Commercial designation. The RZ will rezone the same property from an Office Commercial Zone District combined with the X₁₉ Zone District to a General Commercial Zone District. The X Zone District was originally intended to require various nearby street intersection improvements but has since been superseded by other standards. TPM 22-04 will divide a 19.99-acre parcel into two – 4-acre parcels (the same 8 acres as the GPA & RZ) and a 11.99-acre parcel for which the general plan and rezoning is not proposed to be amended. No actual development project is proposed at this time.

Project Location: The property is located on at the southeast corner of State Route 20 and El Margarita Road. Assessor's Parcel Number 063-010-141.

Environmental Review: Environmental Assessment (EA) 22-15 for the GPA, RZ and TPM is available online at www.yubacity.net/environmental for a 30-day review period beginning November 14, 2022 through December 14, 2022. Written comments for the project with respect to the EA or related items may be submitted to the Planning Division before the public hearing or at the public hearing, until the close of the public hearing.

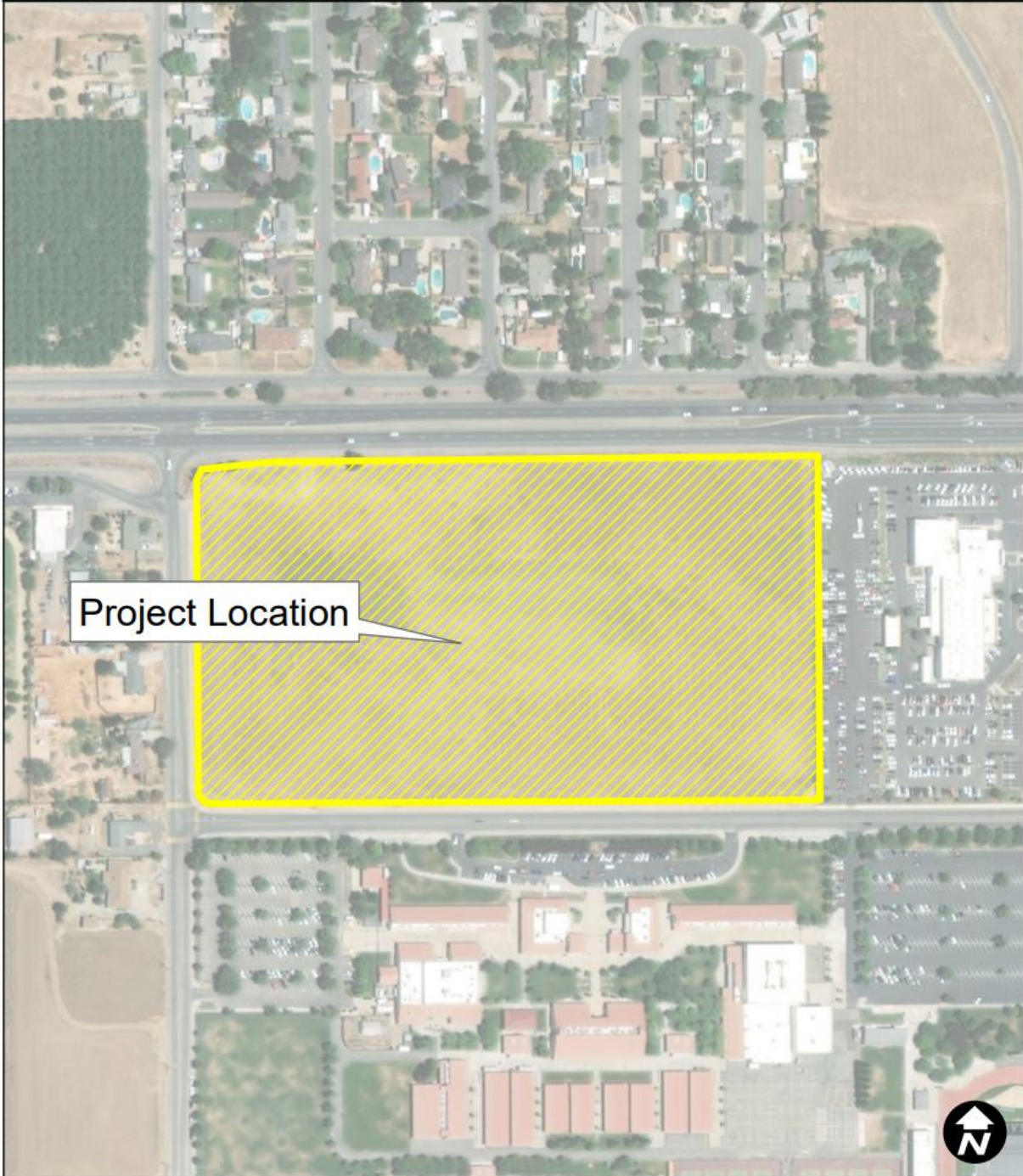
All interested parties are invited to attend the public hearing and express their opinions. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

For additional information, please contact the Planning Division at developmentsservices@yubacity.net.

If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to assist you. Please contact City offices at (530) 822-4817 at least 72 hours in advance so such aids or services can be arranged. City Hall TTY: (530) 822-4732.

Spirit Drive Parcel Map | Location Map

GPA 22-06, RZ 22-08, PM 22-04, EA 22-15



Project Location

