



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 **Planned Development 15, Tentative Subdivision Map 22-07 and a Development Agreement for Chima Ranch.**

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 proposed project will subdivide 14.86 acres into 82 single-family residential lots with two lots being of sufficient size to provide for the construction of an accessory dwelling unit on each parcel. The proposed project has an overall residential density of 6.3 residences per gross acre on that portion of the project located north of the extension of Pebble Beach Drive, and 5.75 residences per gross acre on that portion of the project located south of the extension of Pebble Beach Drive. A Planned Development is proposed to modify certain One-Family Residential and Two-Family Residential development standards in an effort to increase project densities. This project also includes consideration of a Development Agreement to extend the approval of the Tentative Subdivision Map to 10 years, with a provision to request an additional five years.

Project Location: The 14.86-acre parcel is located in the southwest portion of the City along the west side of Sanborn Road and immediately west of the intersection of Pebble Beach Drive and Sanborn Road. Assessor's Parcel Numbers 65-020-009 and 65-020-010.

Environmental Review: Environmental Assessment for Chima Ranch is available online at www.yubacity.net/environmental for a 20-day review period beginning November 24, 2022 through December 14, 2022.

Written comments for the project with respect to the Environmental Assessment 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.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation. You can register at www.zoom.us with the Meeting ID: 813 1030 6226.

For additional information, please contact the Planning Division via email at developmentservices@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.

