

# Notice of Availability

**City of Marysville  
Draft EIR for 2050 General Plan and Downtown Specific Plan  
Notice Dated September 27<sup>th</sup>, 2024**

**Comment Period September 27<sup>th</sup>, 2024 to November 12<sup>th</sup>, 2024**

**NOTICE IS HEREBY GIVEN** that the City of Marysville, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse Number 2023020168) for the below referenced 2050 General Plan, Downtown Specific Plan, and Zoning Code Update (also referred to as “the project” or “the proposed project”). The Draft EIR analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). The City of Marysville has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice that the Draft EIR is now available for review from **September 27<sup>th</sup>, 2024 to November 12<sup>th</sup>, 2024**.

**NOTICE IS HEREBY GIVEN** that the City of Planning and Historic Preservation Commission will hold a public hearing to receive input on the Draft EIR at its meeting on **Wednesday, October 23, 2024, 6 p.m.**, Council Chambers, City Hall, 526 C Street, Marysville, California. The meeting can be viewed and participated in virtually by going to: <https://us02web.zoom.us/j/85616590090> or by calling in: 1-669-900-9128 and entering webinar ID 85616590090#.

**PROJECT LOCATION:** Marysville is located in the Sacramento Valley and is the county seat of Yuba County. The City is situated just north of the confluence of the Feather River to the west and the Yuba River to the east. State Highways 20 and 70 bisect the City. Marysville outside its ring levee, is surrounded by agricultural and open space uses to the north, east, and south, and is located east of Yuba City.

**PROJECT DESCRIPTION:** The 2050 General Plan provides the basis for the City’s regulation of the overall amount, character, and location of development, as well as economic development, fiscal sustainability, preservation and natural resource conservation, transportation, safety, public facilities and services, and housing. The General Plan communicates the City’s position on important community planning issues in the form of policy statements, and identifies actions required to implement General Plan policies. The General Plan: identifies reinvestment opportunity areas and guidance for development; promotes economic development and fiscal sustainability; identifies additional housing opportunities so that workers can live proximate to their employment; identifies transportation access improvements and improvements for bicycle and pedestrian safety; addresses how to protect, enhance, and maintain desired aspects of community character and the local quality of life; serves as the basis for City regulatory actions and investments; and provides direction for the City and other service providers to plan for services, facilities, infrastructure, and environmental mitigation.

The City of Marysville received a grant through the Sacramento Area Council of Governments (SACOG) Regional Early Action Planning (REAP) Grant to prepare a specific plan in an area designated as “Green Means Go.” A Specific Plan is a planning document that implements the goals and policies of the General Plan. Specific Plans contain detailed development standards and implementation measures to which future projects located within a certain geographic area must adhere. Specific plans identify the public investments required to serve future development and a financing strategy to implement such investments. The Downtown Specific Plan is intended to encourage reinvestment, economic development, and a more vibrant Downtown area. The Specific Plan anticipates a pedestrian- and bicycle-friendly environment with a mix of shops, restaurants, services, entertainment, cultural uses, and housing in well-maintained historic buildings and new, primarily multi-story buildings. The Specific Plan allows a wide range of uses, including “horizontal” (same site) and “vertical” (same building) mixed-use developments.

The City of Marysville’s Zoning Code is in Title 18 of the City’s Municipal Code. The stated purpose of the Zoning Code is to regulate the highest and best use of buildings, structures, and land in a manner consistent with the General Plan. The Zoning Code revisions are required to implement the 2050 General Plan, the City’s Housing Element and consistency with recent state law.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR has identified the environmental issue areas listed below as having potentially significant environmental impacts. Those resources indicated with an asterisk (\*) have been identified as having significant and unavoidable impacts.

- Air Quality\*
- Biological Resources
- Cultural Resources and Tribal Cultural Resources\*
- Greenhouse Gases and Energy\*
- Noise and Vibration\*
- Cumulative Air Quality\*
- Cumulative Cultural Resources and Tribal Cultural Resources\*
- Cumulative Noise and Vibration\*

Seven sites in City limits are listed on the Hazardous Waste and Substances Sites List, as set forth in Government Code Section 65962.5.

**PUBLIC REVIEW:** A public review period for the Draft EIR will commence on **September 27th, 2024** and end at 5:00 P.M. on **November 12th, 2024**, for interested individuals and public agencies to submit written comments on the document.

Written comments on the Draft EIR must be submitted to the mailing address or email address listed below:

Kathy Pease, AICP, Planning Consultant  
City of Marysville  
Community Development Department  
P.O. Box 150  
Marysville, CA 95901

Comments may also be sent by email to Kathy Pease, AICP [kpease@masfirm.com](mailto:kpease@masfirm.com). For more information please call (530) 749-3902 during normal business hours at City Hall

Copies of the Public Review Draft 2050 General Plan, Downtown Specific Plan and Zoning Code Update, the Draft EIR, and documents incorporated by reference are available at City Hall at the address listed above and on the City of Marysville's website:

<https://www.marysville.ca.us/general-plan-update>.