

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 Rezone 22-07 and Tentative Subdivision Map 22-08, Thiara Estates Subdivision.

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

<i>Date:</i>	Wednesday, March 22, 2023
<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 Rezone 22-07 and Tentative Subdivision Map 22-08, Thiara Estates Subdivision, will divide an 8.19-acre property into 34 single-family residential lots and rezone to remove the existing X20 Zone District overlay, which requires additional requirements on future development.

Project Location: The property is located on the west side of Tuly Parkway across from the terminus of Bradley Estates Drive and also borders the east side of Elmer Road. The Assessor's Parcel Numbers are 17-066-003, -005, and -021.

Environmental Review: The Environmental Assessment for Thiara Estates is available online at www.yubacity.net/environmental for a 20-day review period beginning March 2, 2023 through March 22, 2023. 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.

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

The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. 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 help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or (TTY: 530-822-4732), so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.

Thiara Estates Location Map

