

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 Planning and Zoning, the Yuba City Planning Commission will conduct a public hearing to consider a resolution approving three Use Permits (22-04, 22-05, and 22-06) for the Harter Marketplace restaurant drive-throughs and a fueling station.

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

<i>Date:</i>	Wednesday, July 26, 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 proposal includes three Use Permits (UP) located on four separate but adjoining properties consisting in total of 4.48 acres. The proposals within the previously approved Harter Marketplace Shopping Center and Harter Specific Plan. Each Use Permit is outlined below:

Use Permit 22-04: The proposed ARCO AM/PM market with fueling station and an associated carwash on an adjoining parcel. The AM/PM Market will be a 5,220 square foot single story retail store along with an eight dispenser, 16-vehicle fueling facility under a 6,000 square foot overhead canopy on a 1.36-acre parcel. Accompanying the convenience store and fueling station on an adjoining 0.70-acre parcel will be a 3,600 square foot car wash with 12 self-serve vacuum stations. Proposed hours of operation are 24 hours per day, seven days a week.

Use Permit 22-05: The proposed Raising Canes Chicken Fingers Restaurant will be located on a 0.75-acre parcel and will consist of a 2,691 square foot restaurant with an attached a 1,291 square foot outdoor covered patio. Seating will be provided for 60 people (16 indoor, 44 outdoor). The drive-up facility will consist of a dual aisle drive-through which will provide queuing for 23 vehicles. The drive-through also includes a 1,344 square foot canopy over the dual lane drive through for food ordering, and a 44 square foot canopy over the pay/pick-up window. There will be 36 parking spaces provided. Proposed hours of operation will be from 9:30 am to 3:30 am, seven days per week.

Use Permit 22-06: The proposed Dutch Bros Coffee will consist of a 950 square foot building with a single drive-up window served by dual queuing lanes that will accommodate 20 vehicles, as well as a walk-up pedestrian window. There will also be a 336 square foot outdoor seating area but no indoor dining. Proposed hours of operation are 24 hours per day, seven days a week.

Access into the proposed uses will be two ingress/egress driveways off of Harter Parkway and three ingress/egress driveways from Harter Marketplace Way. Internally all proposed uses will be connected via internal access driveways and reciprocal parking will be provided between all uses. Landscaping and parking lot lighting will be a unified design. All proposed uses will be provided with full City services.

Project Location: The adjoining properties are located at the northwest corner of State Route 20 (Colusa Highway) and Harter Parkway. The properties are essentially an island with streets on all four sides, bordered by State

Route 20 on the south, Harter Parkway on the east and Harter Marketplace Drive (formerly Colusa Frontage Road) along the north and west sides. All of the proposals consist of portions of Assessor's Parcel Number 62-310-016.

Environmental Review: Environmental Assessment 22-19 prepared for all three Use Permits is available online at www.yubacity.net/environmental for a 30-day review period beginning June 26, 2023 through July 26, 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 through the virtual meeting, 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 developmentservices@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.

Harter Marketplace Shopping Center

Location Map | UP 22-04, UP 22-05, UP 22-06, EA 22-19



Project Location

HARTER PKWY

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