

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 the below described project, **Sohal Ranch Subdivision**.

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

<i>Date:</i>	Wednesday, September 27, 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: Tentative Subdivision Map (TSM) 22-02, Sohal Ranch, proposes to subdivide an approximately 41.36-acre property into 179 single-family residential lots, which will include a 2.63-acre park, a 0.11-acre parcel for a sewer lift station, as well as right-of-way dedications and half street improvements for both George Washington Boulevard and Lincoln Road. The project includes a Development Agreement with a term of 15 year, plus an option for another five years if approved by the City Council, in exchange for the dedication of park land and payment of an additional per parcel fee for future neighborhood parks.

Project Location: The property is located at the southeast corner of Lincoln Road and George Washington Boulevard. The Assessor’s Parcel Numbers are 65-010-005 and 65-010-006.

Environmental Review: The California Environmental Quality Act Environmental Assessment (EA) 22-06 prepared for the project is a Mitigated Negative Declaration. The EA is available online at www.yubacity.net/environmental for a 20-day review period beginning September 8, 2023 through September 27, 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.

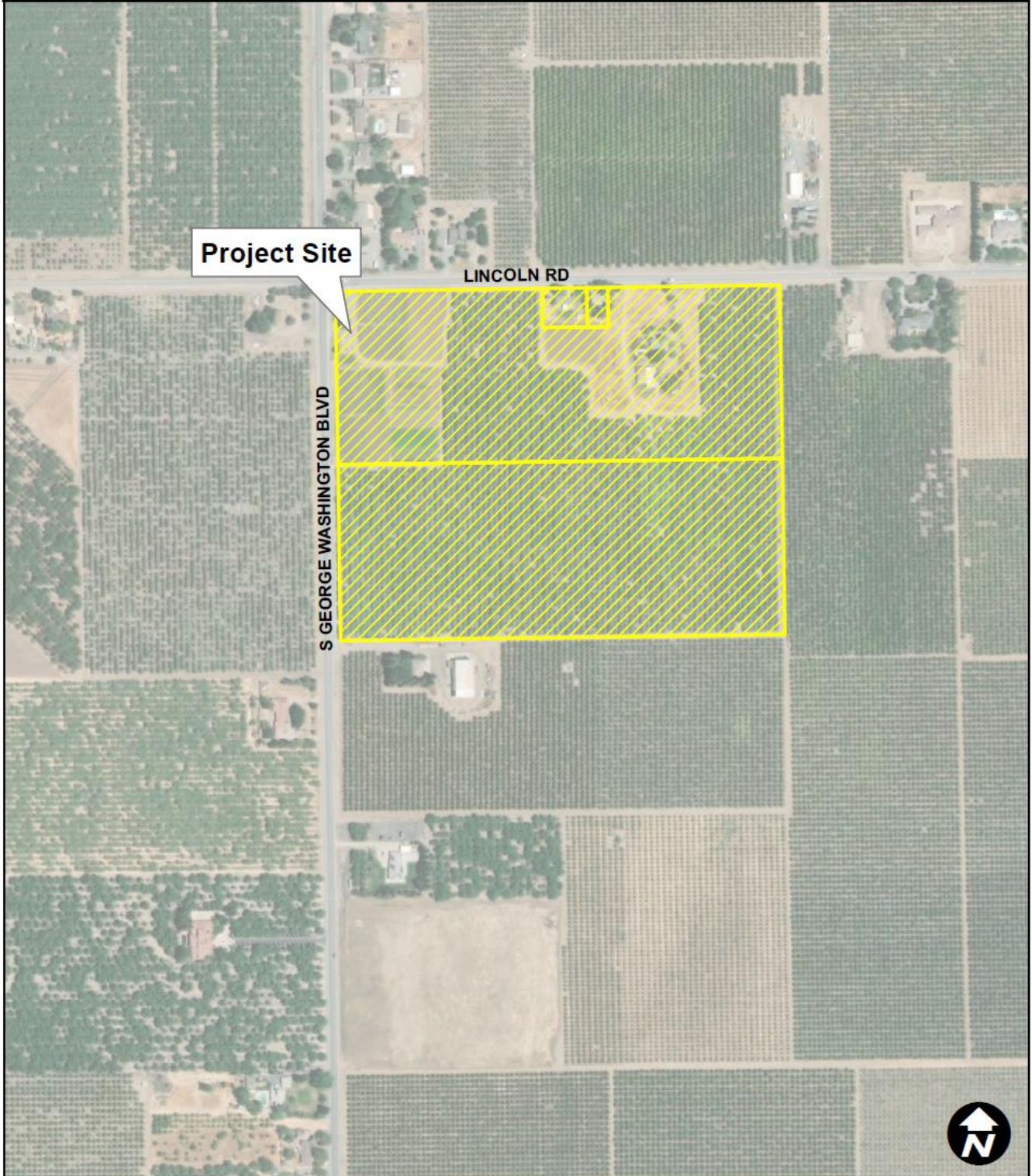
For additional information, please contact the Planning Division at developmentsservices@yubacity.net.

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.

Tentative Subdivision Map (SM 22-02)

Location Map - Sohal Ranch

EA 22-06



Project Site

LINCOLN RD

S GEORGE WASHINGTON BLVD

