

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 resolutions contingently approving Tentative Subdivision Map (TSM) 23-02, West Railroad Village, and recommending to the City Council approval of an accompanying Development Agreement.

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

<i>Date:</i>	Wednesday, January 24, 2024
<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: TSM 23-02, West Railroad Village, is within the Bogue-Stewart Master Plan (BSMP) area. The subdivision will divide 4.8-acres into 21 duplex lots and six single-family lots, for a total of 48 new residences. The project will be provided full City services. A development agreement is proposed to extend the life of the approved tentative subdivision to 10 years with possible extension. In return the developer will pay a supplemental neighborhood park fee. The property is currently utilized as an orchard.

Project Location: The property is located on the west side of Railroad Avenue approximately 200 feet south of Bogue Road. Assessor's Parcel Number (APN) 055-240-002.

Environmental Review: As the proposed West Walton Village Subdivision is within the Bogue-Stewart Master Plan (BSMP), for which the Environmental Impact Report (EIR), was prepared and adopted by the City Council in 2019. The EIR determined the environmental impacts and the levels of those impacts that would likely occur from the development of this 741-acre plan area. Even though this proposed 4.8-acre project is a small part of the BSMP area, the environmental document prepared for this project (which is based on the BSMP EIR) determined that this project will not significantly increase those impacts beyond what the EIR determined. The environmental document also carries forward the relevant BSMP EIR mitigation measures that are proposed to be applied to this project and determines whether any further mitigation measures are necessary. The environmental assessment is available for review beginning on January 4, 2024. The BSMP and the BSMP EIR is available online at www.yubacity.net/environmental.

Written comments for the proposal may be submitted to the City's 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.

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.