



CITY OF YUBA CITY

NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL

Notice is hereby given that the Yuba City's City Council will conduct a Public Hearing to consider a development agreement associated with the below described project, **Sohal Ranch Subdivision**.

The project will be considered by the City Council on the following date and time:

<i>Date:</i>	Tuesday, October 17, 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: On September 27, 2023, the Yuba City Planning Commission contingently approved Tentative Subdivision Map (TSM) 22-02, Sohal Ranch, to subdivide an approximately 41.36-acre property into 179 single-family residential lots, a 2.63-acre park, a 0.11-acre parcel for a sewer lift station, as well as right-of-way dedication and half-width street improvements to George Washington Boulevard and Lincoln Road. A development agreement is proposed with a 15-year term and extension option, together with parkland dedication and payment of a per parcel neighborhood park fee.

The City Council of Yuba City will consider the proposed development agreement associated with the Sohal Ranch Subdivision Map.

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. 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 City Council 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 City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, 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.

