

CITY OF YUBA CITY

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Notice is hereby given that pursuant to the Yuba City Municipal Code, the Yuba City Planning Commission will conduct a Public Hearing to consider a Resolution recommending the City Council approval of **General Plan Amendment 24-03, Tentative Subdivision Map 24-04, and Planned Development 19, Brownstone Estates.**

The project will be considered at the following date and time:

<i>Date:</i>	Wednesday, November 13, 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: The project includes the following entitlements:

- General Plan Amendment 24-03 to re-designate 7.84 acres from Office and Office Park to Low Density Residential, to align with the current zoning, One-Family Residence District (R-1).
- Tentative Subdivision Map 24-04 to subdivide the property into 54 single-family residential lots.
- Planned Development 19 to modify the R-1 District development standards.

Project Location: The property is located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road. Assessor's Parcel Numbers 62-082-019, -020, and -021.

Environmental Review: The California Environmental Quality Act Environmental Assessment 24-10 prepared for the project is a Mitigated Negative Declaration and is available online at www.yubacity.net/environmental for a 20-day review period beginning October 25, 2024, through November 13, 2024. 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.