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 recommending to the City Council approval of **General Plan Amendment 25-01, Rezoning 25-01, Tentative Subdivision Map 25-01, Development Agreement, and Planned Development 21, The Ridge Estates.**

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

Date:	Wednesday, September 24, 2025
Time:	6:00 p.m., or shortly thereafter
Location:	City Hall Council Chambers, 1201 Civic Center Blvd., Yuba City

Project Description: The project includes the following entitlements:

- General Plan Amendment 25-01 to re-designate 4.18 acres from Office & Office Park to Medium Density Residential.
- Rezone 25-01 to re-designate the property from Office Commercial (C-O) and Multiple-Family Residential (R-3) X24 to Multiple-Family Residence District (R-3).
- Tentative Subdivision Map 25-01 to subdivide the property into 141 single-family lots.
- Planned Development 21 to modify the R-3 District development standards.
- Consideration of a Development Agreement to extend approval of the Tentative Subdivision Map to 10 years.

Project Location: The property is located on the west side of El Margarita Road approximately 0.35 miles south of SR 20 at 658 El Margarita Rd (Assessor's Parcel Numbers 63-010-136 and -137).

Environmental Review: The Environmental Assessment for the Ridge Estates Subdivision (EA 25-01) prepared for this project is a Mitigated Negative Declaration and is available online at www.yubacity.net/environmental for a 30-day review period beginning August 26, 2025, through September 24, 2025. Written comments for the project with respect to the EA 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 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 mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.