

**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, the Yuba City Planning Commission will conduct a public hearing to consider a resolution recommending to the City Council approval of Rezone 24-05, Planned Development 20, Environmental Assessment 24-05, and Tentative Subdivision Map 24-05, Elmer West Subdivision (Project).

The project will be considered by the Yuba City Planning Commission on 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 proposed project will divide a 10.13-acre property into 55 single-family residential lots and rezone to remove the existing X20 Zone District overlay, which requires additional requirements on future development. The Planned Development modifies existing R-1 standards as required in the Municipal Code.

**Project Location:** The property is located on the west side of Elmer Avenue (APN 017-065-008).

**Environmental Review:** The Environmental Assessment for Elmer West is available online at [www.yubacity.net/environmental](http://www.yubacity.net/environmental) for a 20-day review period beginning September 5, 2025 through September 24, 2025. 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 [developmentservices@yubacity.net](mailto: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](mailto:cityclerk@yubacity.net) or [citymanager@yubacity.net](mailto:citymanager@yubacity.net) or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.