

CITY OF YUBA CITY

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Notice is hereby given that the Yuba City Planning Commission will conduct a Public Hearing to consider a resolution approving General Plan Amendment 23-04 and Rezone 23-04 for the below described project at the following date and time:

Date:	Wednesday, October 28, 2026
Time:	6:00 p.m., or shortly thereafter
Location:	City Hall Council Chambers, 1201 Civic Center Blvd., Yuba City

Project Description: The request is to amend the General Plan and rezone three parcels consisting of 2.14 acres. The General Plan Amendment would redesignate the properties from Business, Technology and Light Industrial (BTLI) and Low-Density Residential (LDR) land use designations to a Regional Commercial (RC) designation. The Rezoning of the same property would be from a Light Industrial/Heavy Commercial (C-M) Zone District and Single-Family Residential (R-1) Zone District to the Regional Commercial Zone District combined with the X30 Combining Zone District (C-3 X30). The X30 Zone District will not permit development on the site until the nearby State Route 20/El Margarita Road intersection is improved to City and Caltrans standards. No specific development project is proposed at this time.

Project Location: SW corner of El Margarita Rd and South Colusa Frontage Rd, APN 63-010-015, -081, and -082.

Environmental Review: The Environmental Assessment for the Milner GPA & RZ (EA 23-12) 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 September 28, 2026, through October 28, 2026. 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 citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.