**City of Yuba City**

**Notice of public Hearing and Intent to Adopt a Mitigated Negative Declaration**

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 special public hearing to consider a resolution conditionally approving Tentative Subdivision Map (TSM) 23-01, West Walton Village, and recommending to the City Council approval of Rezoning Planned Development18 (PD18).

The project will be considered by the Yuba City Planning Commission on the following date and time:

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| *Date:*  *Time:*  *Location:* | Wednesday, May 31, 2023  6:00 p.m., or shortly thereafter  City Hall Council Chambers, 1201 Civic Center Blvd., Yuba City |

***Project Description:***  Tentative Subdivision Map 23-01, West Walton Village, proposes to subdivide a vacant 9.16-acre parcel into 66 half-plex lots (a half-plex is a duplex with a property line dividing the two attached residences) and six single-family residences, for a total of 72 new residences. The proposed RZ PD18 will rezone the same 9.16 acres from a Two-Family Residential (R-2) Zone District to the PD18 Zone District. The PD18 zoning is necessary because the existing Two-Family Residential Zone District is designed with lot sizes for duplexes as compared to this proposal, which provides for dividing the two attached residences. The half-plexes facilitate individual ownership of each residence. The appearance and impacts of a half-plex is the same as a duplex. The site was previously a mobilehome park.

***Project Location:***The property is located on the west side of Walton Avenue approximately 670 feet north of Franklin Road. Assessor’s Parcel Number (APN) 58-020-001.

***Environmental Review:*** The Environmental Assessment 23-02 for West Walton Village (EA 23-02) is available online at [www.yubacity.net/environmental](http://www.yubacity.net/environmental) for a 20-day review period beginning May 11, 2023 through May 31, 2023. 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](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. Please visit [yubacity.net ADA & Accessibility Resources page](https://www.yubacity.net/cms/One.aspx?portalId=239258&pageId=1955634). 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.