



AGENDA

WEDNESDAY, JANUARY 24, 2024

**REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY**

6:00 P.M. – REGULAR MEETING

CHAIRPERSON	• Jackie Sillman
VICE CHAIRPERSON	• Stacy Brookman
COMMISSIONER	• James Nore
COMMISSIONER	• Rupinder Johl Sandhu
COMMISSIONER	• Justine Gill
COMMISSIONER	• Bhavin Singh Dale
COMMISSIONER	• Karri Campbell (Sutter Co. Rep)

**1201 Civic Center Blvd
Yuba City, CA 95993**

Wheelchair Accessible

*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](http://yubacity.net/ADA%20&%20Accessibility%20Resources%20page). 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.*

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Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Emailed comments sent to developmentsservices@yubacity.net at least 24 hours before the meeting will be distributed to the Planning Commission prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Call to Order

Roll Call:

_____ Chairperson Sillman
_____ Vice Chairperson Brookman
_____ Commissioner Nore
_____ Commissioner Sandhu
_____ Commissioner Gill
_____ Commissioner Dale
_____ Commissioner Campbell (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Planning Commission Business

3. Election of 2024 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

4. Agenda Modifications

Approval of Minutes

5. Minutes from December 13, 2023

Business Items

6. Tentative Subdivision Map (TSM) 23-02: West Railroad Village and an associated Development Agreement (DA) located on the west side of Railroad Avenue approximately 200 feet south of the intersection of Railroad Avenue and Bogue Road.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 23-07 by adopting a mitigated negative declaration, subject to the proposed Conditions of Approval and Mitigation Measures, and contingently approving TSM 23-02, West Railroad Village Subdivision, creating 21 duplex-residential lots and six single-family residential lots on approximately 4.8 acres, located on the west side of Railroad Avenue approximately 200 feet south of the intersection of Railroad Avenue and Bogue Road. Assessor's Parcel Number 055-240-002; and
 - C. Adopt a Resolution of the Planning Commission of Yuba City recommending the City Council of the City of Yuba City adopt a Resolution adopting Environmental Assessment 23-07 that resulted in a determination of a mitigated negative declaration for Tentative Subdivision Map (TSM) 23-02 West Railroad Village, and approving an Uncodified Ordinance for a Development Agreement for TSM 23-02, on approximately 4.8 acres, located on the west side of Railroad Avenue approximately 200 feet south of Bogue Road; Assessor's Parcel Number 055-240-002.

7. Consideration of a first amendment to the Newkom Ranch Development Agreement within the Bogue-Stewart Master Plan area.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution of the Yuba City Planning Commission recommending to the City Council that it determine the environmental impacts, if any, resulting from the First Amendment to the Newkom Ranch Development Agreement were fully assessed in the EIR (SCH #2017012009) certified by the City Council on December 17, 2019 and that no additional environmental review is necessary; and, that it approve an Uncodified Ordinance for the first amendment to the Newkom Ranch Development Agreement by and between the City of Yuba City and Newkom Ranch LLC, Hust Brothers, Inc. and Cal Sierra LP; located within a portion of the Bogue-Stewart Master Plan area; Assessor's Parcels 55-240-011, 55-240-013, 55-240-012, 55-240-015, 55-240-017, 55-240-016, 55-240-018, 55-240-005.

Miscellaneous Items

8. Future Agenda Items

9. Development Services Director Report

10. Report of Actions of the Yuba City Planning Commission/Sutter County Update

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$902.34, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.