

JUN 02 2022

NOTICE OF EXEMPTION

TO: X Office of Planning Research
P.O. Box 3044, Rm. 212
Sacramento, CA 95812

FROM:

Lead Agency:
COUNTY OF YUBA
Community Development & Services Agency
915 8th Street, Suite 123
Marysville, CA 95901

DONNA HILLEGASS, Clerk
BY NELIDA WILLIAMS
Deputy Clerk

or

X County Clerk, County of Yuba
915 8th Street
Marysville, CA 95901

SUBJECT: Filing of Notice of Exemption

PROJECT TITLE/CASE NO.: TPM 2021-0014 (ARO Developments)

PROJECT LOCATION - SPECIFIC AND COMMUNITY:

The project site is located at 4529 Arboga Road, approximately 0.50 miles north of McGowan Pkwy, in the community of Olivehurst, identified as Assessor's Parcel Number 013-300-017-000.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The applicant is requesting to create five industrial parcels from a 20.116 acre property located at 4529 Arboga Road in the community of Olivehurst (APN: 013-300-017). The 2030 General Plan designates the land use as Valley Neighborhood and the zoning as "IL" Light Industrial. Parcels 1 and 3 are proposed to be 3.5± acres in size, Parcels 2 and 4 are proposed to be 3.66± acres in size, and Parcel 5 is proposed to be ±5.5 acres in size.

NAME OF PUBLIC AGENCY/CONTACT PERSON/TELEPHONE #: County of Yuba CDSA, Ciara Fisher, (530) 749-5470

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

ARO Developments, LLC
Attn: Rehan Rana
990 Klamath Lane, Suite 5
Yuba City, CA 95993
(530) 443-3009

EXEMPT STATUS:

X Categorical Exemption: Sec. 15315 (Minor Land Division)

REASONS WHY PROJECT IS EXEMPT:

The proposed project meets all the requirements of Sections 15315. The project is the creation of five parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Arboga Road; OPUD will provide water and wastewater services upon annexation; PG&E will provide gas and electrical services; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent. The 20 acre project site is relatively flat and contains no habitat for protected biological resources. Parcel 5 of the proposed project is mainly located within Flood zone A and has been conditioned by RD-784 and the Yuba County Public Works Department to safely build on the proposed industrial parcels. For this reason, any potential impacts for drainage will be addressed at time of development.

CONTACT PERSON: Ciara Fisher **TELEPHONE NO.:** 530-749-5470

SIGNATURE

Ciara Fisher

TITLE

Planner III

DATE RECEIVED FOR FILING

6/2/2022

2022FG-00028



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 58 - 06022022 - 28
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY YUBA COUNTY COMMUNITY DEVELOP SVCS	LEAD AGENCY EMAIL	DATE 06/02/2022
COUNTY/STATE AGENCY OF FILING YUBA	DOCUMENT NUMBER 2022FG-00028	

PROJECT TITLE
TPM 2021-0014 (ARO DEVELOPMENTS)

PROJECT APPLICANT NAME ARO DEVELOPMENTS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 443-3009
PROJECT APPLICANT ADDRESS ATTN: REHAN RANA	CITY YUBA CITY	STATE CA
		ZIP CODE 95993

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other 0.00		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Nelida Williams Deputy
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