

SEP 06 2022

**NOTICE OF EXEMPTION**

DONNA HILLEGASS, Clerk  
BY BRIDGETTE EVANS  
Deputy Clerk

**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

or

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

**SUBJECT: Filing of Notice of Exemption**

**PROJECT TITLE/CASE NO.: TPM 2022-0008 (River Oaks)**

**PROJECT LOCATION - SPECIFIC AND COMMUNITY:**

The project site is located at the northeast corner of Algodon Road and River Oaks Boulevard, approximately 0.4 miles north of Plumas Lake Boulevard and approximately 0.12 miles west of HWY 70, in the community of Plumas Lake, identified as Assessor's Parcel Number 016-040-105-000

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**

The applicant is requesting to create three high-density residential parcels from a 9.04 acre property located at the northeast corner of Algodon Road and River Oaks Boulevard in the community of Plumas Lake (APN: 016-040-105). The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as Plumas Lake Specific Plan (PLSP), with an underlying zone of High Density Residential "HDR". Parcel 1 is proposed to be 4.68 acres in size, Parcel 2 is proposed to be 3.75 acres in size, and Parcel 3 is proposed to be 0.61 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:**

AMG & Associates, LLC  
Attn: Alexis Gevorgian  
430 East State Street, Suite 100  
Eagle, ID 83616  
(208) 908-4873

**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 three parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via River Oaks Blvd and Algodon Rd; OPUD will provide water and wastewater services; 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 9 acre project site is relatively flat and contains no habitat for protected biological resources. 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**

9/6/2022

2022FG-00037



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 - 09062022 - 37
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY YUBA COUNTY COMMUNITY DEVELOP SVCS	LEAD AGENCY EMAIL	DATE 09/06/2022
COUNTY/STATE AGENCY OF FILING YUBA	DOCUMENT NUMBER 2022FG-00037	

PROJECT TITLE  
TPM 2022-0008 (RIVER OAKS)

PROJECT APPLICANT NAME AMG & ASSOCIATES, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (208) 908-4873
PROJECT APPLICANT ADDRESS 430 EAST STATE STREET, SUITE 100	CITY EAGLE	STATE ID
		ZIP CODE 83616

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		\$ _____ <b>\$50.00</b>
<input type="checkbox"/> Other      0.00		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$ \_\_\_\_\_ **\$50.00**

SIGNATURE <i>x Bridgette Evans</i>	AGENCY OF FILING PRINTED NAME AND TITLE Bridgette Evans      Deputy
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