



# City of Oroville

## COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

### NOTICE OF EXEMPTION

**TO** Butte County Clerk **FROM** City of Oroville  
:  
155 Nelson Avenue :  
Oroville, CA 95965 1735 Montgomery Street  
Oroville, CA 95965

Project Title: Minor Use Permit (UP) 24-01 for "Nelson Pointe Apartments," a Proposed 72-Unit Affordable Multifamily Apartment Complex Requesting a Residential Density Bonus (APNs 031-150-059 & -118)

Project Location – Specific: APNs 031-150-059 and 031-150-119

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: AMG & Associates are proposing to construct a 72-unit affordable multifamily apartment complex on two existing parcels with a gross acreage of approximately 3.89 acres on the south side of Nelson Avenue (APNs: 031-150-059 & -118). The project includes five apartment buildings totaling 63,540 sq. ft. Each unit will be furnished with refrigerators, in-unit laundry, exhaust fans, and ranges with ovens and will include either an outdoor patio or balcony with storage space. The project applicant is requesting a Residential Density Bonus in accordance with Oroville Municipal Code (OMC) Chapter 17.24 to exceed the maximum allowed development density under the Medium Density Residential (MDR) land use designation. In addition, the project applicant is requesting a reduced parking ratio and increased maximum building height.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Jacob Soroudi, AMG & Associates

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  
 Categorical Exemption: State type & section number:  
• General Rule Exemption; Title 14, CCR, §15061(b)(3)  
• In-Fill Development Projects, Title 14, CCR, §15332  
 Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

General Rule Exemption; Title 14, CCR, §15061(b)(3)

A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It has been determined that there is no possibility that the project will have a significant effect on the environment. The proposed use will be subject to comply with all applicable City, County, State, Federal, and other local agencies as applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

In-Fill Development Projects, Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no value as habitat, will not result in any significant effects, and can be adequately served by all required utilities. The project is a permitted use in a R-2 zone, subject to a use permit for the residential density bonus request.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Lead Agency Contact Person: Connor Musler

Telephone: (530) 538-2430

Signature: W. J. [Signature]

Date: 3-1-2024

- Signed by Lead Agency  
 Signed by Applicant