

APR 05 2024

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-23-0014 (North Beale Commons)

PROJECT LOCATION - SPECIFIC AND COMMUNITY:

The property is located northwest of the North Beale Road and Lindhurst Ave intersection in the community of Linda (APN: 020-020-086).

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The Applicant requests to subdivide a 4.92 acre parcel into four parcels for future commercial development purposes. Parcel 1 is proposed to be 1.10 acres in size, Parcel 2 is proposed to be 0.34 acres in size, Parcel 3 is proposed to be 1.25 acres in size, and Parcel 4 is proposed to be 2.09 acres in size. The property has a General Plan and Zoning designation of Commercial Mixed Use (CMX).

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

Ramin Bihala
1307 Franklin Road
Yuba City, CA 95993
(530) 308-5343

EXEMPT STATUS:

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

REASONS WHY PROJECT IS EXEMPT: This project is exempt from CEQA under Section 15315 (Minor Land Division), as the proposed project will create four parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via North Beale Road; LCWD will provide water and wastewater services and 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 4.92 acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources. The project has been conditioned by RD-784 and the Yuba County Public Works Department to safely build on the proposed commercial parcels. For this reason, any potential impacts for drainage will be addressed at time of development.

CONTACT PERSON: Ciara Fisher

TELEPHONE NO.: 530-749-5463

SIGNATURE

Ciara Fisher

TITLE

Planner III

DATE RECEIVED FOR FILING

4/5/2024

