

NOTICE OF EXEMPTION

FROM:

APR 05 2024

TO: X Office of Planning Research

P.O. Box 3044, Rm. 212 Sacramento, CA 95812 Lead Agency: County Of Yuba DONNA HILLEGASS, Clerk
BY NELIDA WILLIAMS

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-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

IGNATURE TITLE DATE RECEIVED FOR FILING
Planner III 4/5/2024

	i	RECEIPT NUM	BER:
		58 - 0405202	
		STATE CLEAR	INGHOUSE NUMBER (If applicable)
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY			
LEAD AGENCY	LEAD AGENCY EMAIL		DATE
YUBA COUNTY COMMUNITY DEVELOP SVCS	= -		04/05/2024
COUNTY/STATE AGENCY OF FILING		-	DOCUMENT NUMBER
YUBA			2024FG-00017
PROJECT TITLE			-L
TPM-23-0014 (NORTH BEALE COMMONS)			
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PROJECT APPLICANT NAME PROJECT APPLICANT EMAIL		AIL	PHONE NUMBER
BIHALA RAMIN			(530) 308-5343
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1307 FRANKLIN ROAD	YUBA CITY	CA	95993
PROJECT APPLICANT (Check appropriate box)			
X Local Public Agency School District	Other Special District	State A	gency Private Entity
CHECK ADDITION E FEES.			
CHECK APPLICABLE FEES:	•	4 0E4 0E	
☐ Environmental Impact Report (EIR)			
☐ Mitigated/Negative Declaration (MND)(ND) \$2,916.75			
☐ Certified Regulatory Program (CRP) document - payment du	ae directly to CDFW \$	1,377.25 \$	
☐ CDFW No Effect Determination (attach)			
Fee previously paid (attach previously issued cash receipt or	opy)		
☐ Water Right Application or Petition Fee (State Water Resour	ces Control Board only)	\$850.00 \$	
		\$	\$50.00
☐ Other 0.00		\$	
PAYMENT METHOD:			
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL RE	CEIVED \$	\$50.00
SIGNATURE	ENCY OF FILING PRINTED NA	ME AND TITLE	
x (Mayo)	Nelida Williams Deputy		