

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Sutter
433 Second Street
Yuba City, CA 95991

From: (Public Agency): City of Yuba City
1201 Civic Center Blvd
Yuba City, CA 95993

(Address)

FILED
MAR 27 2025

Project Title: Use Permit 24-07 Two Buildings with Drive-throughs

Project Applicant: Scott Gibson

BOARD OF SUPERVISORS
DONNA M. JOHNSTON
Clerk of the Board
By Scott Gibson Deputy

Project Location - Specific:

At the corner of Bridge Street and Shasta Street, APN: 052-324-024, -027 and -028.

Project Location - City: Yuba City Project Location - County: Sutter County

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is proposing a 5,300± square foot building with a drive-through (Building 2) comprising a 2,300 square foot coffee shop (Starbucks) and 3,000 square feet of retail space. Additionally, a 3,600± square foot quick-serve restaurant with a drive-through (Building 4) is proposed.

Name of Public Agency Approving Project: City of Yuba City

Name of Person or Agency Carrying Out Project: Scott Gibson

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 and section number: Infill Development Section 15332
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Community Commercial designation within which this property is located provides for all types of commercial uses. Drive-throughs are permitted use with an approved Use Permit in the C-2 district. The site is located within city limits on a 1.68-acre parcel. The site is currently vacant with a hotel to the south of the development. There is no value for endangered, rare or threatened species. There are no anticipated significant effects relating to traffic, noise, air quality or water quality. Traffic resulting from the proposed use is consistent with the General Plan designation. The anticipated noise is considered to be consistent with the General Plan. All city services, including water, sewer, storm-water drainage, and public services are available to this site.

Lead Agency
Contact Person: Doug Libby Area Code/Telephone/Extension: 530-822-3231

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

Signature: [Signature] Date: 3/27/25 Title: Deputy Director of Development Services

• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 51 — 03/27/2025 — 20
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Yuba City	LEAD AGENCY EMAIL	DATE 03/27/2025
COUNTY/STATE AGENCY OF FILING Sutter	DOCUMENT NUMBER	

PROJECT TITLE

Use Permit 24-07 Two Buildings with Drive-throughs

PROJECT APPLICANT NAME Scott Gibson	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 822-3231
PROJECT APPLICANT ADDRESS c/o City of Yuba City, 1201 Civic Center Blvd.	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) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <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 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | 0.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X <i>Gina Graham</i>	AGENCY OF FILING PRINTED NAME AND TITLE Gina Graham, Assistant Clerk of the Board
--	--