

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)

Project Title: TPM 26-01 Live Oak Industrial Park

Project Applicant: Aztec Real Estates and Developers

Project Location - Specific:
2826 Live Oak Blvd (APN: 51-630-052)

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

Description of Nature, Purpose and Beneficiaries of Project:

The parcel map seeks to divide 5.6 acres into four parcels. Proposed Parcel 1 (2.14 acres) and Parcel 2 (2.14 acres) are each developed with an existing business with several industrial structures. Parcel 3 (0.06 acres) contains a telecommunications tower with associated ground equipment. Parcel 4 (1.11 acres) is undeveloped with no development proposed at this time.

Name of Public Agency Approving Project: City of Yuba City Planning Commission

Name of Person or Agency Carrying Out Project: John Ochipinti

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: 15315, Minor Land Divisions
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

- Division of four or fewer parcels in conformance with the General plan and zoning
- no variances or exceptions are required
- all services and access to the proposed parcels to local standards are available
- the parcel was not involved in a division of a larger parcel within the previous two years
- parcel does not have an average slope greater than 20 percent

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:  Date: 4/23/2026 Title: 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: _____

