

**NOTICE OF EXEMPTION**

**To:** \_\_\_\_\_ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**From: (Public Agency)**  
City of Merced  
678 West 18th St.  
Merced, CA 95340

X County Clerk  
County of Merced  
2222 M Street  
Merced, CA 95340

**Project Title:** Modification of the Bellevue Ranch Development Agreement

**Project Applicant:** Baxter Ranches LLC and Stonefield Home, Inc.

**Project Location (Specific):** The affected property consists of approximately 233 acres, generally located on the north and south sides of Cardella Road from Pacific Drive to Bellevue Road, west of M Street. Assessor's Parcel Numbers (APN) 224-300-002 through -013; 224-300-015; 230-010-012, 230-010-023; 224-220-001 through -007; 224-220-009; 224-220-011 through -023; 224-220-031; 224-220-047; 224-220-049; 224-220-051; 224-220-056 through -065; 224-230-001 through -054; 224-240-001 through -018; 224-250-001 through -030; 224-260-001 through -015; 224-270-001 through -019; 224-270-021 through -063; and 224-280-001 through -035.

**Project Location - City:** Merced

**Project Location - County:** Merced

**Description of Nature, Purpose, and Beneficiaries of Project:** The project involves extending the term of the Development Agreement for the remaining portions of Bellevue Ranch West from 25 years to 40 years, the original term of the agreement when approved in 1995.

**Name of Public Agency Approving Project:** City of Merced

**Name of Person or Agency Carrying Out Project:** City of Merced

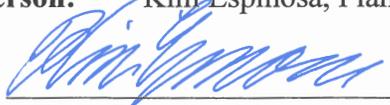
**Exempt Status:** (check one)

- 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: Section 15321, Class 21
- Statutory Exemptions. State Code Number: \_\_\_\_\_.
- General Rule (Sec. 15061 (b)(3))

**Reasons why Project is Exempt:** The proposed modification of a portion of the Development Agreement fits within the Class 21 Categorical Exemption, which includes actions by regulatory agencies to enforce a lease, permit, license, certificate, or other entitlement OR the enforcement of a law, general rule, standard, or objective administered by the regulatory agency. For the purposes of this Categorical Exemption, the Development Agreement (adopted by Ordinance) could be deemed a law, general rule, or standard adopted by the City as well as an entitlement to develop Bellevue Ranch West in a manner consistent with the Development Agreement.

**Lead Agency:** City of Merced

**Contact Person:** Kim Espinosa, Planning Manager **Area Code/Telephone:** (209) 385-6858

**Signature:**   
**Title:** Planning Manager

**Date:** June 12, 2020

X Signed by Lead Agency