

**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:** Density Bonus #21-01  
**Project Applicant:** UP Holdings, LLC  
**Project Location (Specific):** 3015 Park Avenue

**APN:** 007-350-018

**Project Location - City:** Merced **Project Location - County:** Merced

**Description of Nature, Purpose, and Beneficiaries of Project:**

Adoption of a Regulatory Agreement in association with a Density Bonus to allow a 65-unit permanent supportive housing unit and 1 manager’s unit to be constructed.

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

**Name of Person or Agency Carrying Out Project:** Ryan Wilson on behalf of  
UP Holdings, LLC

**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. Section Number: 15061 (b)(3)
- Statutory Exemptions. State Code Number: \_\_\_\_\_.
- General Rule (Sec. 15061 (b)(3))

**Reasons why Project is Exempt:** The adoption of the regulatory agreement is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because it can be seen with certainty that the imposition of affordable housing requirements on the project as required under the State Density Bonus Law (Government Code Section 65915, et seq.) will not have a significant effect on the physical environment, and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

**Lead Agency:** City of Merced

**Contact Person:** Julie Nelson, Senior Planner **Area Code/Telephone:**(209) 385-6858

**Signature:**  **Date:** 12/16/21 **Title:** Senior Planner

X  Signed by Lead Agency **Date Received for Filing at OPR:** \_\_\_\_\_  
(If applicable)

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