

**The California Environmental Quality Act
(CEQA) Section 15162 Findings:**

Application: Conditional Use Permit #1200 – Environmental Review #15-07

Assessor Parcel Number or Location: Assessor's Parcel Number (APN): 060-030-039

Previous Initial Study/EIR Reference: This site was previously reviewed through Expanded Initial Study #04-02, resulting in a Mitigated Negative Declaration. The current proposal to construct a 216-unit apartment complex is consistent with the previous environmental review and the project remains in conformance with the City's *Merced Vision 2030 General Plan*. The apartment complex would be constructed in two phases with Phase One consisting of 150 units, and Phase Two consisting of 66 units.

Original Project Date: Expanded Initial Study #04-02, resulting in a Mitigated Negative Declaration, adopted by the Merced City Council on April 17, 2006.

Section A - Previous Studies

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|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Substantial changes are proposed in the project that will require major revisions of the previous project EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | ☐ | ☒ |

Comment/Finding: The proposed apartment complex is consistent with the previous environmental review. This site was identified in the previous environmental review for multi-family dwellings with a maximum of 280 dwelling units. Thus, this project remains consistent with the previous environmental review.

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| | Yes | No |
| 2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | ☐ | ☒ |

Comment/Finding: There have been no changes in the circumstances under which the project is undertaken that would require major revisions in the previous Mitigated Negative Declaration. There are no new significant environmental effects or substantial increases in the severity of previously identified environmental effects, and the area under consideration remains the same area previously evaluated.

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| | Yes | No |
| 3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, has been revealed? (If "Yes" is checked, go to Section "B" below) | ☐ | ☒ |

Comment/Finding: There is no new information of substantial importance that was not known and could not have been known with the reasonable diligence at the time the previous Mitigated Negative Declaration was adopted.

Section B - New Information

A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

Yes	No
	X

B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

Yes	No
	X

C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

Yes	No
	X

D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Yes	No
	X

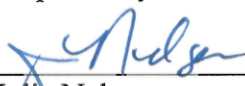
Comment/Finding: All previously identified mitigation measures will be enforced with this project including payment of Public Facility Impact Fees. Therefore, the resulting impacts are no greater than those previously analyzed and the previously imposed mitigation measures remain sufficient to address all impacts from this project.

On the basis of this evaluation, in accordance with the requirements of Section 15162 of the CEQA Guidelines:

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| X |
1. It is found that subsequent negative declaration will need to be prepared.
 2. It is found that an addendum Negative Declaration will need to be prepared.
 3. That a subsequent EIR will need to be prepared.
 4. No further documentation is required.

Date: April 29, 2015

Prepared By:



Julie Nelson,
Associate Planner