

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

**Application:** Zone Change #428, Tentative Subdivision Map #1313, and Minor Use Permit #21-09 – Environmental Review #21-39

**Assessor Parcel Number or Location:** Assessor’s Parcel Number (APN): 031-183-039/-040/-041/-042

**Previous Initial Study/EIR Reference:** This site was previously reviewed through Initial Study Environmental Review #21-04. The current proposal to construct a single-family subdivision (16 lots) is consistent with the previous environmental review and the project remains in conformance with the City’s *Merced Vision 2030 General Plan*.

**Original Project Date:** Initial Study Environmental Review #21-04, resulting in a Negative Declaration, adopted by the Merced City Council in July 19, 2021.

**Section A - Previous Studies**

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** The proposed single-family subdivision (16 lots) are consistent with the previous environmental review. This site was identified in the previous environmental review for a Medium-High Density Residential development which allows a density between 12 and 24 dwelling units per acre. This proposal contains a density of approximately 18 dwelling units per acre. Residential density of this scale do not exceed the density allowed for Medium-High Density Residential designations, thus, the project remains consistent with the previous environmental review.

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** There have been no changes in the circumstances under which the project is undertaken that would require major revisions in the previous 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.

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 3. New information of substantial importance that was not known and could not have been know 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) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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 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.   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Yes</td> <td style="padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px; text-align: center;"> </td> <td style="padding: 2px; text-align: center;">X</td> </tr> </table> | Yes | No |  | X |
| Yes   | No   |     |    |  |   |
|   | X  |     |    |  |   |
| B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.  | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Yes</td> <td style="padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px; text-align: center;"> </td> <td style="padding: 2px; text-align: center;">X</td> </tr> </table> | Yes | No |  | X |
| 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.           | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Yes</td> <td style="padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px; text-align: center;"> </td> <td style="padding: 2px; text-align: center;">X</td> </tr> </table> | Yes | No |  | X |
| 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. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Yes</td> <td style="padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px; text-align: center;"> </td> <td style="padding: 2px; text-align: center;">X</td> </tr> </table> | Yes | No |  | X |
| Yes   | No   |     |    |  |   |
|   | X  |     |    |  |   |

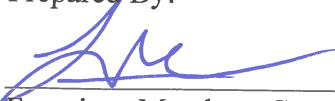
**Comment/Finding:** All previously identified mitigation measures will be enforced with this project including payment of Public Facility Impact Fees. Therefore, the resulting impacts are no greater than those previously analyzed.

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

- |   |  |
|---|--|
|   | 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.                             |
| X | 4. No further documentation is required.                                       |

Date: November 16, 2021

Prepared By:

  
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 Francisco Mendoza-Gonzalez,  
 Associate Planner