

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: Merced

From: (Public Agency): City of Merced
678 W. 18th Street
Merced, CA 95340
(Address)

Project Title: General Plan Amendment #25-0001 and Zone Change #25-0002, and Env. Review #25-0006.

Project Applicant: Initiated by Stonefield Inc., on behalf of TRS Enterprises, Inc., property owner.

Project Location - Specific:

A five (5) acre portion of APN 061-710-001 located south of E. Childs Ave., approx. 780 feet east of the intersection of E. Childs Ave. and Coffee St.

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project:

The General Plan Amendment would amend the General Plan Land Use designation from Neighborhood Commercial to Low Density Residential and change the Zoning designation from Neighborhood Commercial (C-N) to R-1-5 on a five (5) acre portion of (APN) 061-710-001. The General Plan Amendment and Zone Change would allow for the development of twenty-seven (27) single-family lots, previously approved for this site, by Tentative Subdivision Map #1263 ("Crossing at River Oaks").

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Stonefield Inc., on behalf of TRS Enterprises, Inc., property owner.

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 15061 (b)(3) Common Sense Exemption
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project consists of a General Plan amendment from Neighborhood Commercial to Low Density Residential and a Zone change from Neighborhood Commercial (C-N) to R-1-5 to allow for the development of twenty-seven (27) single-family lots on a five (5) acre portion of (APN) 061-710-001 located south of E. Childs Ave., approx. 780 feet east of the intersection of E. Childs Ave. and Coffee Street.

Staff has determined that the project is covered by the "common sense" exemption that CEQA applies only to projects that have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is not possibility that the activity in question may have a significant effect on the environment the activity is not subject to CEQA.

The project does not have the potential to cause significant effect on the environment for the

following reasons:

- 1) The project site is previously disturbed land, with no value as habitat for any endangered, rare, or threatened species.
- 2) The project site can be adequately served by all required utilities and public services.
- 3) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- 4) The project site is not more than five (5) acres and will be surrounded by Low and Medium Density residential uses.

**Lead Agency**

**Contact Person:** Diana Lowrance

**Area Code/Telephone/Extension:** 209-388-7125

**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:** *Diana Lowrance*    **Date:** 3/21/25    **Title:** Deputy Director

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: \_\_\_\_\_