

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: VTSM #1335 (Bellevue Ranch North Village 24) ERC #24-41

Project Applicant: Hostetler Investments, LLC, Property Owner

Project Location (Specific): West side of G Street, south of E. Old Lake Road

APN: 170-060-028

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Vesting Tentative Subdivision map to subdivide three parcels totaling approximately 17.9 acres into 55 single-family lots.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Hostetler Investments, 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: Section 15162
- ☐ Statutory Exemptions. State Code Number: _____.
- ☐ General Rule (Sec. 15061 (b)(3))
- ☒ X Criteria for Subsequent EIR or MND (Sec. 15162)

Reasons why Project is Exempt: This project site was reviewed as part of the Bellevue Ranch Master Development Plan (SCH #9212055). The project remains consistent with this review. Therefore no additional review is required.

Lead Agency: City of Merced

Contact Person: Francisco Mendoza-Gonzales **Area Code/Telephone:** (209) 385-6858

Signature: _____ **Date:** 2-25-25 **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

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

Application: Vesting Tentative Subdivision Map #1335 - Environmental Review#24-41

Assessor Parcel Number or Location: Assessor's Parcel Number (APN): 170-060-028.

Previous Initial Study/EIR Reference: This site was previously reviewed through Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055). The current proposal to construct a residential subdivision 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: The Environmental Impact Report was approved on May 15, 1995.

Section A - Previous Studies

- | Yes | No |
|-----|----------|
| | X |
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 project is consistent with the previous environmental review. No substantive changes are proposed. The total number of units being constructed is less than originally proposed.

- | Yes | No |
|-----|----------|
| | X |
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 EIR. 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.

- | Yes | No |
|-----|----------|
| | X |
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 pervious EIR was adopted.

Section B - New Information

	Yes	No
A)The project will have one or more significant effects not discussed in the previous EIR or negative declaration.	☐	☒

	Yes	No
B)Significant effects previously examined will be substantially more severe than shown in the previous EIR.	☐	☒

	Yes	No
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
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.	☐	☒

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:

- | | |
|-------------------------------------|--|
| ☐ | 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: 2/25/2025

Prepared By:



 Francisco Mendoza-Gonzalez,
 Senior Planner