

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

2222 M St

Merced, CA 95340

From: (Public Agency): City of Merced

678 W. 18th Street

Merced, CA 95340

(Address)

Project Title: VTSM #1330 (Environmental Review #24-04)

Project Applicant: Benchmark Engineering for Baxter Ranches, LLC, and Stonefield Home, Inc.

Project Location - Specific:

Southwest corner of M Street and Bellevue Road

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose and Beneficiaries of Project:

Vesting Tentative Subdivision Map to subdivide approximately 35 acres into 215 single-family lots.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Benchmark Engineering for Baxter Ranches, LLC, and Stonefield Home, Inc.

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: 15183
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is consistent with the General Plan and Zoning Designations for the site. Along with the Bellevue Ranch Master Development Plan. There are no significant changes to the project that would create impacts that were not evaluated as part of the General Plan EIR.

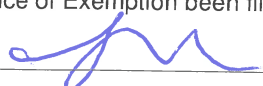
Lead Agency

Contact Person: Francisco Mendoza

Area Code/Telephone/Extension: 209-385-6929

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:  Date: 04/17/2024 Title: Senior Planner

▪ 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: _____

Revised 2011

ATTACHMENT L

**The California Environmental Quality Act
(CEQA) Section 15183 Findings:**

Application: Vesting Tentative Subdivision Map #1330 **Environmental Review** #24-04

Location: Southwest corner of M Street and Bellevue Road

-Assessor's Parcel Number: APN: 224-300-005, 224-300-010, 224-300-011, and 224-300-012

General Plan Designation: Low Medium Density Residential (LMD) **Zoning:** Planned Development P-D #42

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

The *Merced Vision 2030 General Plan* and its associated EIR (SCH# 2008071069) were certified in January 2012. The document comprehensively examined the potential environmental impacts that may occur as a result of build-out of the 28,576-acre Merced SUDP/SOI. For those significant environmental impacts (Loss of Agricultural Soils and Air Quality) for which no mitigation measures were available, the City adopted a Statement of Overriding Considerations (City Council Resolution #2011-63). This document herein incorporates by reference the *Merced Vision 2030 General Plan*, the *General Plan Program EIR* (SCH# 2008071069), and Resolution #2011-63.

The following findings are made in compliance with CEQA Section 15183 – Project consistent with a Community Plan or Zoning.

In approving a project meeting the requirements of CEQA Section 15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Is the project consistent with the General Plan and Zoning designations for the site (including density for residential developments)? Yes X No

If yes, please explain below. If no, the project does not qualify for this exemption.

Comment/Finding:

As indicated above, the General Plan designation for this site is Low Medium Density (LMD) Residential which allows 5.5 to 12 dwelling units per acre (within BRMDP area). The proposed tentative map would provide 6.14 units/acre (net) which is consistent with the General Plan.

The site is zoned Planned Development (P-D) #42 and has a residential land use designation. The project site is part of the Bellevue Ranch West Master Development Plan. The proposed tentative map is consistent with the master development plan and the zoning for the site.

2. Are there any impacts that weren't evaluated in the General Plan EIR that are peculiar to the project or the parcel on which the project would be located? Yes No X

If yes, an initial study or detailed analysis is necessary to determine if specific impacts will need to be mitigated.

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

All potential impacts from this development were evaluated with the General Plan EIR. The site is consistent with the General Plan, Bellevue Ranch West Master Development Plan, and zoning and has no unique features that were not evaluated with the General Plan EIR.

3. Are there project specific impacts which the General Plan EIR failed to analyze as significant effects.
Yes _____ No X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required.

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

The proposed tentative map would not result in any additional impacts that were not evaluated with the General Plan EIR.

4. Is there substantial new information which would result in more severe impacts than anticipated by the General Plan EIR?
Yes _____ No X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required.

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

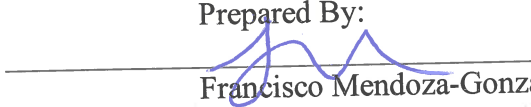
There is no new information as a result of the proposed tentative map that would result in more severe impacts. This tentative map is consistent with the General Plan density and circulation element and the land use designation for Planned Development (P-D) #42. All potential impacts were evaluated with the General Plan EIR.

On the basis of this evaluation, in accordance with the requirements of Section 15183 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: 4/17/2024

Prepared By:


Francisco Mendoza-Gonzalez,
Senior Planner

Prepare a notice of exemption using CEQA section 15183 based on this analysis.