To: Office of Planning and Research P.O. Box 3044, Room 113	From: (Public Agency):
Sacramento, CA 95812-3044	
County of	(Address)
County of:	(Address)
Project Title:	
Project Applicant:	
Project Location - Specific:	
Project Location - City:	Project Location - County:
Description of Nature, Purpose and Beneficia	
Name of Bullio Assess Assessing Business	
	uiont:
	ject:
Exempt Status: (check one): Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b	* * *
☐ Emergency Project (Sec. 21080(b)(4	
☑ Categorical Exemption. State type a☑ Statutory Exemptions. State code no	umber:
Reasons why project is exempt:	
Lead Agency Contact Person:	Area Cada/Talanhana/Extansian
	Area Code/Telephone/Extension:
If filed by applicant: 1. Attach certified document of exemptio	n finding.
	by the public agency approving the project? Yes No
Signature: 4 Uson	Date: Title:
Signed by Lead Agency Sign	and by Applicant
Authority cited: Sections 21083 and 21110, Public Res Reference: Sections 21108, 21152, and 21152.1, Publ	

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

Location: South of Winder Avenue, 650 feet east of G Street

General Plan Designation: Village Residential (VR) Zoning: Planned Development P-D #58

Environmental Review #23-10

Application: Site Plan Review #518

Assessor's Parcel Number: APN: 259-130-045

con wh	ate CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are insistent with the development density established by a Community Plan, General Plan, or Zoning for such an environmental impact report (EIR) has been certified "shall not require additional environmental view, except as might be necessary to examine whether there are project-specific significant effects such are peculiar to the project or its site."
res (Loade her	the Merced Vision 2030 General Plan and its associated EIR (SCH# 2008071069) were certified in January 12. The document comprehensively examined the potential environmental impacts that may occur as a full of build-out of the 28,576-acre Merced SUDP/SOI. For those significant environmental impacts costs of Agricultural Soils and Air Quality) for which no mitigation measures were available, the City copted a Statement of Overriding Considerations (City Council Resolution #2011-63). This document rein incorporates by reference the Merced Vision 2030 General Plan, the General Plan Program EIR CH# 2008071069), and Resolution #2011-63.
	ne following findings are made in compliance with CEQA Section 15183 – Project consistent with a sommunity Plan or Zoning.
exa	approving a project meeting the requirements of CEQA Section 15183, a public agency shall limit its amination of environmental effects to those which the agency determines, in an initial study or other alysis:
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: The General Plan designation for this site is Village Residential (VR) which allows 7 to 30 dwelling units per acre, with an average of 10 units per acre. The proposed Site Plan Review which would modify VTSM #1319 adds one additional lot and would maintain the previous density of 11 units/acre which is consistent with the General Plan.
	The site is zoned Planned Development (P-D) #58 and has a residential land use designation. The proposed Site Plan Review is consistent with the zoning and establishes the design standards for this development. The Site Plan Review would also review the architecture for the development.
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.

The California Environmental Quality Act (CEQA)
Section 15183 Findings
Page 2

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

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

 \dot{n} Are there project specific impacts which the General Plan EIR failed to analyze as significant effects

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

If no, continue with CEQA Section 15183 Exemption

Comment/Finding:

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

4. Is there substantial new information which would result in more severe impacts than anticipated by the General Plan EIR?

Yes_____ No_X_

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

If no, continue with CEQA Section 15183 Exemption

Comment/Finding:

severe impacts. The proposed changes to the tentative map and design standards are consistent with the D) #58. All potential impacts were evaluated with the General Plan EIR. There is no new information as a result of the proposed Site Plan Review that would result in more General Plan density and circulation element and the land use designation for Planned Development (P-

On the basis of this evaluation, in accordance with the requirements of Section 15183 of the CEQA

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Date: 4/3/23 Prepared By:

Julie Nelson, Senior Planner

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