

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Merced
Address: 2222 M St.
Merced, CA 95340

From:

Public Agency: City of Merced
Address: 678 W. 18th St.
Merced, CA 95340

Contact: Julie Nelson
Phone: 209-385-6967

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

FILED
MAY 4 PM 3:30
MERCED COUNTY CLERK
OFFICE OF PLANNING AND RESEARCH

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: General Plan Amendment #22-02, Zone Change #430

Project Applicant: Visionary Home Builders of CA, Inc.

Project Location (include county): City of Merced, Merced County

Project Description:

General Plan Amendment and Zone Change (Environmental Review #22-14) to change the General Plan designation from Thoroughfare Commercial (CT) to High-Medium Density (HMD) Residential and the to change the Zoning from Thoroughfare Commercial (C-T) to Medium Density Residential (R-3-1.5) to allow the construction of a 108-unit apartment complex on approximately 4.59 acres of land located on the east side of Parsons Avenue, south of Yosemite Parkway (1808 Parsons Ave).

This is to advise that the City of Merced has approved the above
(Lead Agency or Responsible Agency)

described project on May 2, 2022 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Merced Planning Department, 678 W. 18th Street, Merced, CA 95340

Signature (Public Agency): [Signature] Title: Planning Manager

Date: May 3, 2022 Date Received for filing at OPR: _____