

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: Density Bonus #22-01

Project Applicant: Visionary Home Buildings of California, Inc.

Project Location (Specific): 1808 Parsons Avenue **APN:** 061-390-027

Project Location - City: Merced **Project Location - County:** Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Adoption of a Regulatory Agreement in association with a Density Bonus to allow a 108-unit affordable housing project to be constructed.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Justin Llata
Visionary Home Builders of California, 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. Section Number: 15061(b)(3)
- Statutory Exemptions. State Code Number: _____.
- General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: The adoption of the regulatory agreement is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because it can be seen with certainty that the imposition of affordable housing requirements on the project as required under the State Density Bonus Law (Government Code Section 65915, et seq.) will not have a significant effect on the physical environment, and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

Lead Agency: City of Merced

Contact Person: Julie Nelson, Senior Planner **Area Code/Telephone:**(209) 385-6858

Signature:  **Date:** 3/2/2022 **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