

**Notice of Exemption**

**Form D**

**To** Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

**From:** *(Public Agency)* City of Los Banos  
520 J Street  
Los Banos, CA 93635

County Clerk  
County of Merced  
2222 M Street  
Merced, CA 95340

**Project Title** Love in an Elevator, LLC Tentative Parcel Map #2021-03

**Project Location - Specific** North east corner of Overland Ave. and Mercey Springs Rd., APN 424-120-024

**Project Location - City** Los Banos **Project Location - County** Merced

**Description of Nature, Purpose, and Beneficiaries of Project** Tentative Parcel Map #2021-03 will consist of the division of one (1) 7.57 acre parcel into three (3) parcels.

**Name of Public Agency Approving Project** City of Los Banos

**Name of Person or Agency Carrying Out Project** Love in an Elevator, 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 – Sec.15315 Minor Land Divisions
- Statutory Exemption – State code number:

**Reasons why project is exempt** CEQA provides several “categorical exemptions” which are applicable categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the Environment. Tentative Parcel Map #2021-03 with the division of a 7.57 acre parcel into three (3) parcels. Tentative Parcel Map #2021-03 is eligible to be categorically exempt pursuant to Section 15315 Minor Land Divisions of the California California Environmental Quality Act Guidelines (Class 15 Minor Land Divisions). Section 15315 exempts tentative parcel maps provided certain criteria are satisfied. The proposed minor land division satisfies all criteria with no exceptions or variances being required on account that the subject property is zoned Highway Commercial (H-C) in which the zoning permits for various commercial uses. The proposed minor subdivision will result in three (3) parcels. The parcels will be in conformance with the Los Banos 2030 General Plan, and the Los Banos Municipal Code Title 9, Chapter 3, Article 13. As previously stated, no variances or exceptions are required, all utility services are available to serve the site, the parcel was not involved in the division of a larger parcel within the last two (2) years, and the topography of the parcel is relatively flat and has no slopes greater than 20 percent.

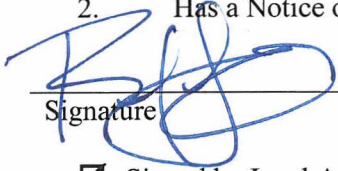
For the reasons cited above, the project will not result in a significant environmental impact and qualifies for a Categorical Exemption pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines.

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**Lead Agency Contact Person** Rudy Luquin,  
Associate Planner **Area Code/Telephone/Extension** (209) 827-2432

**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

April 29, 2022  
Date

Associate Planner  
Title

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_