

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

From: Merced County
2222 M Street
Merced, CA 95340

Project Title: Shevlin Place (Major Subdivision No. MAS20-001)

Project Applicant: Wadsworth Properties

Project Location: The project site is located on the west side of North Lander Avenue, 150 feet south of West Geer Avenue in the Hilmar area, identified as Assessor's Parcel Numbers (APNs) 017-090-008, 017-090-010, 017-090-011, and 017-090-012.

Project City: Hilmar **Project County:** Merced County

Project Description:

The project proposes to subdivide four (4) parcels, totaling 33.6 acres, into 136 residential lots; a pocket park; and a drainage basin. The project is designated Hilmar Urban Community and Low Density Residential, Very Low Density Residential, and Mixed Use land use in the General Plan and zoned R-1 (Single-Family Residential) and MU (Mixed-Use).

Name of Public Agency Approving Project: County of Merced, Community & Economic Development Department

Name of Person or Agency Carrying out Project: Tiffany Ho, Deputy Director of Planning

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 145269(b)(c));
 - Categorical Exemption. State type and section number: _____
 - Statutory Exemptions. State code number: Section 15183 ("Projects Consistent with a Community Plan, General Plan, or Zoning")
 - Other _____
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Reasons why project is exempt:

The project is located within the Hilmar Community Plan boundary and proposes development consistent with the land use, density, and buildout contemplated and evaluated certified EIR prepared for the Hilmar Community Plan. Any prospective development would be subject to the goals and policies set forth in the Hilmar Community Plan in addition to mitigation measures identified in the Environmental Impact Report certified for the Hilmar Community Plan. There have been no substantial changes to the project site or the surrounding area since the adoption of the Hilmar Community Plan and associated Environmental Impact Report that would introduce new significant impacts not previously identified or analyzed. There are no project-specific significant Environmental effects, or off-site impacts, or cumulative impacts that are peculiar to the project or its site that require additional environmental review; or that were not analyzed as significant effects in the EIR prepared for the Community Plan; and there is no substantial new information (which was not known at the time the EIR was certified) regarding significant effects which make any impact more adverse than discussed in the prior EIR.

Lead Agency Contact Person: Tiffany Ho, Deputy Director of Planning

Area Code/Telephone/Extension: (209) 385-7654 ext. 4407

Signature & Date:

Date
Received
for filing:

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code