

NOTICE OF DETERMINATION FILED

To: _____ Office of Planning and Research
1400 Tenth Street, Room 129
Sacramento, CA 95814

JAN 19 PM 2:00
MERCED COUNTY CLERK
[Signature]
DEPUTY



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

From: City of Merced
678 West 18th Street
Merced, CA 95340

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

Project Title: Zone Change #431/Vesting Tentative Subdivision Map #1323/ERC #22-32 for Capella Estates.

Lead Agency Contact: Francisco Mendoza-Gonzalez **Phone No.** (209) 385-6858

Project Location - City: 385 S. Coffee St., Merced **Project Location - County:** Merced

Project Applicant: Sam and Sarika Sahota

Description of Project: The application involves a Zone Change from Urban Transition (U-T) to Low Density Residential (R-1-5) to subdivide a 9.91-acre lot into 45 single-family home lots, a storm basin, and a tot lot at 385 S. Coffee Street.

This is to advise that the City of Merced (Lead Agency) has approved the above described project on January 17, 2023, and has made the following determination:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to provisions of CEQA.
4. A Statement of Overriding Considerations was not adopted for the project.
5. Findings were made pursuant to provisions of CEQA.

This is to certify that the Negative Declaration and a record of the project approval are available to the general public at the City of Merced, 678 West 18th Street, Merced, CA 95340, 209/385-6858.

Signature: *[Signature]*
Scott McBride, Director of Development Services
City of Merced

Date: January 17, 2023