



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **StartOver** Save

RECEIPT NUMBER:
 24-05/26/2026-0062
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2011011067

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY MERCED COUNTY	LEAD AGENCY EMAIL	DATE 05/26/2026
COUNTY/STATE AGENCY OF FILING MERCED COUNTY	DOCUMENT NUMBER 2026-EIR-062	
PROJECT TITLE		

MERCED COUNTY MIXED-USE REZONE PROJECT AND MERCED COUNTY HOUSING ELEMENT UPZONE PROJECT GENERAL PLAN AMENDMENT NO. GPA26-003 AND ZONE CHANGE NO. ZC26-005

PROJECT APPLICANT NAME MERCED COUNTY	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 385-7654
PROJECT APPLICANT ADDRESS 2222 M STREET	CITY MERCED	STATE CA
		ZIP CODE 95340

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
 County documentary handling fee \$ 50.00 \$ _____ 50.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED** \$ _____ 50.00

SIGNATURE X <i>Lea Holguin</i>	AGENCY OF FILING PRINTED NAME AND TITLE Lea Holguin Deputy Clerk
--	---

Notice of Determination

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

FILED
From: Merced County
2222 M Street
Merced, CA 95340
2026 MAY 26 AM 11:19
Contact: Project Planner
(209) 385-7654 ext. 1234
Project.Planner@countyofmerced.com
MERCED COUNTY CLERK
BY: 

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

State Clearinghouse Number: 2011041067

Project Title: Merced County Mixed-Use Rezone Project and Merced County Housing Element Upzone Project

Project Applicant: Merced County

Project Location: County Wide - Unincorporated Communities of Merced County (Delhi, Hilmar, Le Grand, & Planada)

Mixed-Use Rezone

The County's 2030 General Plan established the Mixed-Use land use designation to allow higher-density residential development alongside commercial, or office uses, either on the same block or parcel. However, the corresponding Mixed-Use zone was not added to the County's Zoning Code at that time. To align with state law, the County updated its zoning ordinance in 2019, creating the Mixed-Use zone consistent with the General Plan. The proposed Merced County Mixed-Use Rezone Project aims to rezone approximately 544 parcels within the unincorporated communities of Delhi, Hilmar, Le Grand, and Planada, currently zoned for residential, commercial, and light industrial uses. The Mixed-Use Rezone project would rezone these parcels as Mixed-Use (MU) consistent with the County Mixed-Use General Plan land use designation. The proposed project would make the County Zoning Map consistent with existing General Plan land use designations. As such, the proposed zoning changes would not result in changes to land use densities which are defined by the land use designation in the General Plan and buildout under the proposed project would be the same as what could be accommodated under buildout of the General Plan.

Housing Element Upzone and General Plan Redesignation

The Housing Element Upzoning project entails redesignating parcels in unincorporated Merced County to High Density Residential (HDR) on the County General Plan Land Use Diagrams and upzoning them to R-4 (Multi-family Residential) Zone on the County Zoning Map. Around 20 parcels within the unincorporated communities of Delhi, Hilmar, Le Grand, Planada, and Winton would be rezoned to R-4 and redesignated to HDR. The project would accommodate population growth, facilitate multi-family housing development, and ensure alignment with the State RHNA accommodation which is being contemplated in the upcoming 6th Cycle Housing Element (anticipated to be completed at the end of 2024). The growth associated with the redesignations on the 20 parcels was not contemplated as part of the General Plan and thus would be a net increase in the number of housing units at those parcels compared to the analysis in the General Plan EIR. This Addendum, therefore, analyzes the changes and potential impacts related to the adoption of the Mixed-Use Rezone and Housing Element Upzone projects. This Addendum is intended to demonstrate the consistency of the Mixed-Use Rezone and Housing Element Upzone with the Zoning Code and the existing General Plan to comply with CEQA. The County's 2030 General Plan underwent extensive environmental review in the form of an Environmental Impact Report (EIR), which was certified in 2013. The EIR for the 2030 Merced County General Plan Update is a comprehensive document and includes discussion of alternatives and growth-inducing impacts associated with buildout of the County at the time it was developed. This Addendum will compare the buildout of the proposed projects with the Cumulative Impacts, or full-buildout scenario, presented in the General Plan EIR. This Addendum assesses whether the projects include impacts not addressed or previously analyzed in the General Plan EIR.

This is to advise that the County of Merced as the Lead Agency has approved the above project described on May 19, 2026, and has made the following determinations regarding the above-described project.

1. The project will will not have a significant effect on the environment.
2. An Addendum to the previously prepared 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 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 the County of Merced Community & Economic Development, 2222 "M" Street, 2nd Floor, Merced, CA 95340, Monday through Friday, between 8:30 AM to 4:30 PM.

Signature &
Date:

Title: Planner III

Mark E. Hamilton May 22, 2026

Date Received
for Filing at OPR: _____

Merced County Mixed-Use Rezone Project and Merced County Housing Element Upzone Project

Addendum Evaluation
State Clearinghouse #2011041067

prepared by

County of Merced

222 Main Street

Merced, California 95340

Contact: Tiffany Ho, Deputy Director of Planning

prepared with the assistance of

Rincon Consultants, Inc.

7080 North Whitney Ave Suite #101

Fresno, California 93720

May 2024



RINCON CONSULTANTS, INC. SINCE 1994

4 Environmental Effects and Determination

4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

4.2 Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in *CEQA Guidelines* Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects.

Merced County Mixed-Use Rezone Project and Merced County Housing Element Upzone Project

Also, there is no "new information of substantial importance" as that term is used in *CEQA Guidelines* Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the 2030 General Plan Final Environmental Impact Report (General Plan FEIR). State Clearinghouse Number 2013032015 dated May 2017.



Signature

6/12/2024

Date

Tiffany Ho

Printed Name

Deputy Director of Planning

Title

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 2013000076

Lead Agency: MERCED COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT Date: 12/11/2013

County Agency of Filing: 2222 M STREET, MERCED, CA 05340 Document No: 2013000076

Project Title: 2030 MERCED COUNTY GENERAL PLAN UPDATE (GENERAL PLAN TEXT AMENDMENT N)

Project Applicant Name: WILLIAM NICHOLSON Phone Number: (209) 385-7654

Project Applicant: LOCAL PUBLIC AGENCY

Env Impact Report (State)	\$	2995.25
Total Received	\$	2995.25

Signature and title of person receiving payment: *Lea Hernandez*



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:
24-2021-139
 STATE CLEARINGHOUSE NUMBER (if applicable)
2011041067

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL	LEAD AGENCY EMAIL	DATE 12/14/2021
COUNTY/STATE AGENCY OF FILING MERCED COUNTY	DOCUMENT NUMBER 24-2021-139	

PROJECT TITLE
NUNES DAIRY EXPANSION CUP 16-001, ANTONIO NUNES DAIRY PROJECT NO. N-1201452

PROJECT APPLICANT NAME MANNY SOUSA	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 238-3151
PROJECT APPLICANT ADDRESS P.O. BOX 1613	CITY OAKDALE	STATE CA
		ZIP CODE 95361

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	<u>0.00</u>

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Lea Z. H. Holguin Deputy Clerk
-----------------------	--

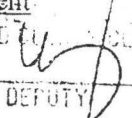
FILED

THIRD AMENDED NOTICE OF PREPARATION

2011 SEP 16 PM 11:30

To: State Clearinghouse
and Responsible Agencies
PO Box 3044

From: Merced County Planning Department
2222 M Street
Merced, CA 95340

MERCEDE COUNTY CLERK
BY 
DEPUTY

Subject: Third Amended Notice of Preparation of a Draft Environmental Impact Report

Merced County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects were contained in the original 26 page Notice of Preparation (NOP) released for this project on April 20, 2011. An Initial Study was not prepared for this project.

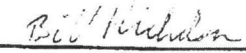
The County is again extending the time limit for review and comment on the NOP to October 7, 2011, in order to accommodate a scoping meeting to be held on September 28, 2011. This scoping meeting was delayed in order to allow for additional review and development of draft General Plan policies by County Planning Commission and Board of Supervisors. **The scoping meetings will be held in the Board Hearing Chambers, Third Floor of the Merced County Administration Building, 2222 "M" Street, Merced, Ca. from 2:00 p.m. to 4:00 p.m. for public agencies, and from 6:00 p.m. to 8:00 p.m. in the evening for general public comments.** The meetings will provide an opportunity for the County to summarize the General Plan, the environmental review and adoptions processes, and allow agencies and the public an opportunity to ask questions and present issues/concerns on the proposed Draft 2030 Merced County General Plan EIR.

Please send your response to Bill Nicholson at the Merced County address shown above. If an organization or agency, please include the name of a contact person so that we have the ability to contact you further during the EIR preparation process. All environmental documents and a copy of the Draft General Plan will be posted and kept updated on the County's General Plan Update Website at [http:// www.co.merced.ca.us/gpu](http://www.co.merced.ca.us/gpu).

Project Title: 2030 Merced County General Plan Update

Project Applicant: Merced County

Date: September 16, 2011

Signature: 

Bill Nicholson,
Assistant Director

Telephone: (209) 385-7654

Reference: California Code or Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

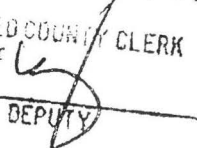
NOTICE OF DETERMINATION

TO:

- Office of Planning and Research
PO Box 3044
Sacramento CA 95812-3044
- County Clerk
County of Merced
2222 M Street
Merced, CA 95340

FROM:

Merced County, Community and Economic Development Department
2222 M Street
Merced, CA 95340
Contact: William Nicholson, Assistant Director
Phone: 209-385-7654

FILED
 2013 DEC 11 PM 4:11
 MERCED COUNTY CLERK
 BY: 
 DEPUTY

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*

State Clearinghouse Number: 2011041067

Project Title: 2030 Merced County General Plan Update (General Plan Text Amendment No. GPTA09-001)

Project Applicant: County of Merced

Project Location: Countywide

Project Description: A comprehensive update of the Merced County General Plan to revise and replace the 2010 General Plan, including all of the elements, the Land Use Diagram (text modification only), Circulation Diagrams, and other existing goals, policies and implementation programs as needed to reflect current law and matters for public interest and concern. The 2030 Merced County General Plan contains 11 elements, including; Economic Development, Land Use, Agricultural, Transportation and Circulation, Housing, Public Facilities and Services, Natural Resources, Recreation, and Cultural Resources, Health and Safety, Air Quality, and Water. The 2030 General Plan supersedes the current Merced County General Plan with the exception of the Housing Element, which was updated in 2010 in compliance with state law, and the adopted Community Plans.

This notice is to advise that the County of Merced as Lead Agency approved the above- described project on December 10, 2013 and has made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the General Public at:

Merced County
 Department of Community and Economic Development
 2222 M Street
 Merced, CA 95340

Signature (Public Agency):  Title: Assistant Director
 William Nicholson

Date: December 11, 2013 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code

THANK YOU
PLEASE KEEP FOR REFERENCE

MATT H. MAY
MERCED
County Clerk - Recorder
2222 M STREET
MERCED, CA 95340
(209) 385-7627

Planning Department

Finalization No.: 202614754
Cashier: clerk2
Register: REC-COUNTER03
Date/Time: 05/26/2026 09:10 AM

Description	Fee
<hr/>	
NOD w/Fee Expt	
Document No.:	2026-EIR-062
Transaction Time:	09:10 AM
Transaction Fee:	\$50.00
Transaction Total:	\$50.00
<hr/>	
Total Amount Due:	\$50.00
<hr/>	
Total Paid	
House Charge:	\$50.00
Amount Due:	\$0.00