

Notice of Exemption

Appendix E

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: (Public Agency): City of Gustine

352 Fifth Street

Gustine, CA 95322

(Address)

Project Title: Zoning Ordinance Amendment ZOA2026-01

Project Applicant: City of Gustine

Project Location - Specific:

City-wide

Project Location - City: Gustine

Project Location - County: Merced

Description of Nature, Purpose and Beneficiaries of Project:

Adoption of Zoning Ordinance Amendment 2026-01, updating the Gustine Zoning and Subdivision Code regarding Site Plan and Architectural Review, planning permit requirements and exemptions, review authority, the Planned Development (P-D) zoning district, and Master Plan and Precise Development Plan procedures. The amendments clarify permit thresholds, consolidate related approvals, update review findings and development standards, and clarify blended-density and alternative development-standard provisions. The purpose is to implement the Housing Element, reduce regulatory constraints, and improve development review consistency and predictability. Beneficiaries include City residents, property owners, development applicants, and the City.

Name of Public Agency Approving Project: City of Gustine

Name of Person or Agency Carrying Out Project: City of Gustine

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. State type and section number: _____
- ☒ OTHER. State code number: _____ Common-sense exemption pursuant to CEQA Guidelines Section 15061(b)(3)

Reasons why project is exempt:

The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment. The amendments revise administrative procedures, permit thresholds, review authority, findings, and development review standards. They do not approve a specific development project, change any property's General Plan land-use designation or zoning classification, or authorize development beyond that otherwise allowed by the General Plan and Zoning and Subdivision Code. Blended density redistributes authorized dwelling units within an applicable plan area without independently increasing General Plan development capacity. Future development remains subject to applicable City regulations and project-specific CEQA review.

Lead Agency

Contact Person: Kelsey George, Contract Planner Area Code/Telephone/Extension: 209-854-6471

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:  Date: 10/21/2026 Title: Contract Planner

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____