

Notice of Completion & Environmental Document Transmittal

SCH# 2016121029

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project
 Lead Agency: City of Merced Contact Person: Julie Nelson, Assoc. Planner
 Mailing Address: 678 West 18th Street Phone: 209-385-4768
 City: Merced Zip: 95340 County: Merced

Project Location: County: Merced City/Nearest Community: Merced
 Cross Streets: E. Yosemite Ave/N. Gardner Ave Zip Code: 95340
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 33 ' 27 " N / 120 ° 45 ' 03 " W Total Acres: 70
 Assessor's Parcel No.: 060-570-009, -010, -11, -012, -013, -014, -056, -058, -059, -097, -098 Section: _____ Twp: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy#: _____ Waterways: Bear Creek
 Airports: _____ Railways: _____ Schools: Merced College, Merced HS, Chenoweth ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 582 Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial Sq. ft. 66,000 Acres _____ Employees _____ Mining: Mineral _____
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 Industrial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 :
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:
Agricultural land/Agricultural Residential/Rural Residential Center

Project Description: *(please use a separate page if necessary)*

The project includes a total of 70 acres with approximately 30 acres designated for The Crossings Mixed-Use Housing and Commercial development. The EIR will evaluate potential environmental effects associated with implementation of The Crossings Housing and Commercial component of the proposed project on a project level, consistent with Section 15161 of the CEQA Guidelines. The remaining 40-acre portion will be evaluated on a program level, consistent with Section 15168 of the CEQA Guidelines. In December 2016, as the Lead Agency, the City of Merced (City) issued a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the Yosemite Avenue - Gardner Avenue to Hatch Road Annexation Project (proposed project). The City also held a public scoping meeting on December 15, 2016.

Since that time the project applicant, University Village Merced, LLC, on behalf of Cliff Caton, property owner, has increased the number of residential units from 330 to 540 and increased the amount of parking. Therefore, the City is issuing a revised NOP. As the project location, land uses, and general scope has not substantially changed, the City will not hold another public scoping meeting.

University Village Merced, LLC (project applicant) is requesting entitlements to allow construction of the student housing and retail component of the project. A general overview of the project elements is included below (Exhibit 3).

- 540 residential units in 20 3-story buildings
- 111,000 square feet of mixed-use structures (66,000 square feet of retail and 45,000 square feet of residential) in 5 2-story buildings providing 30 additional units (12 apartments and 18 extended stay units)
- 13,700 square foot clubhouse
- 1,223 parking spaces
- Stormwater retention basin

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5F</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 29, 2020 Ending Date June 29, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>University Village Merced, LLC</u>
Address: <u>853 Lincoln Way Suite 208</u>	Address: <u>6105 Oak Avenue</u>
City/State/Zip: <u>Auburn, CA 95603</u>	City/State/Zip: <u>Carmichael, CA 95608</u>
Contact: <u>Katherine Waugh</u>	Phone: <u>925-324-3500</u>
Phone: <u>530-863-4642</u>	

Signature of Lead Agency Representative:  Date: 5/28/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.