

**Notice of Completion & Environmental Document Transmittal**

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

<b>SCH # 2016121029</b>
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**Project Title:** Yosemite Avenue-Gardner Avenue to Hatch Road Annexation and Mixed-Use Project

Lead Agency: City of Merced Contact Person: Francisco Mendoza, Senior Planner  
 Mailing Address: 678 West 18th Street Phone: (209) 385-6929  
 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: 9 Twp.: 7 S Range: 14 E Base: Merced

Within 2 Miles: State Hwy #: n/a Waterways: Bear Creek

Airports: n/a Railways: n/a 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 426 Acres 18.25  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type 1,007 Parking Spaces  
 Commercial: Sq.ft. 88,298 Acres 10.25 Employees 145  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD  
 Recreational: 75,000 (outdoor recreation at residential)  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other: 6,000 Sq. ft. (Clubhouse)

**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: \_\_\_\_\_

**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 proposes annexation of approximately 70 acres into the City. Approximately 30 acres is proposed for development of a Mixed-Use Housing and Commercial development; no development is proposed on the remaining 40 acres. The residential village would span 18.25 acres and consist of 11 three-story buildings with a total of 426 residential units, a 6,000 square foot clubhouse, and 75,000 square feet of outdoor recreation space, including a 9,378 square foot dog park. The commercial portion would include 8 single-story buildings consisting of 88,298 square feet of commercial space on 10.25 acres of the site. The residential component includes 657 parking spaces and the commercial component consists of 350 parking spaces. Vehicular access to the site would be provided by a single driveway off of E. Yosemite Avenue and two driveways off of N. Gardner Avenue. The City is preparing a Partially Recirculated Draft EIR for the proposed project to evaluate changes in the project since the prior Draft EIR was circulated for public review in September and October 2021.

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.

## 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 # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5F
<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 checked="" 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 # 4	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 14, 2024 Ending Date July 15, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>The Heritage Group</u>
Address: <u>853 Lincoln Way Suite 105</u>	Address: _____
City/State/Zip: <u>Auburn, CA 95603</u>	City/State/Zip: _____
Contact: <u>Katherine Waugh</u>	Phone: _____
Phone: <u>(530) 863-4642</u>	

Signature of Lead Agency Representative: Francisco Mendoza Digitally signed by Francisco Mendoza  
Date: 2024.06.07 14:14:56 -0700 Date: 6/7/2024

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