

## 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

**SCH # 2022020103**

**Project Title:** University Vista Project

Lead Agency: City of Merced

Contact Person: Kim Espinosa

Mailing Address: 678 West 18th Street

Phone: (209) 385-6858

City: Merced

Zip: 95340

County: Merced

**Project Location:** County: Merced

City/Nearest Community: Merced

Cross Streets: Lake Road/Bellevue Road

Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): 120 ° 27 ' 30 " N / 37 ° 22 ' 30 " W Total Acres: 291

Assessor's Parcel No.: 170-180-006-000

Section: 33

Twp.: 65

Range: 14E

Base: MOB

Within 2 Miles: State Hwy #: 59, 99, 140

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: UC Merced

**Document Type:**

- CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

- Draft EIR  
 Supplement/Subsequent EIR  
 (Prior SCH No.) \_\_\_\_\_  
 Other: \_\_\_\_\_

- NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

- Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

**Local Action Type:**

- General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan

- Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

- Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

- Annexation  
 Redevelopment  
 Coastal Permit  
 Other: \_\_\_\_\_

**Development Type:**

Residential: Units 5,576 Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 1.8 msf Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational: \_\_\_\_\_

Recreational: \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

- Aesthetic/Visual  
 Agricultural Land  
 Air Quality  
 Archeological/Historical  
 Biological Resources  
 Coastal Zone  
 Drainage/Absorption  
 Economic/Jobs

- Fiscal  
 Flood Plain/Flooding  
 Forest Land/Fire Hazard  
 Geologic/Seismic  
 Minerals  
 Noise  
 Population/Housing Balance  
 Public Services/Facilities

- Recreation/Parks  
 Schools/Universities  
 Septic Systems  
 Sewer Capacity  
 Soil Erosion/Compaction/Grading  
 Solid Waste  
 Toxic/Hazardous  
 Traffic/Circulation

- Vegetation  
 Water Quality  
 Water Supply/Groundwater  
 Wetland/Riparian  
 Growth Inducement  
 Land Use  
 Cumulative Effects  
 Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Grazing/Rural-Residential (R-R)/Agricultural-Residential (A-R)

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

The University Vista project area is located within the City of Merced's Sphere of Influence (SOI)/Specific Urban Development Plan (SUDP) and the City is proposing to annex the entire 291-acre project site into the City limits. With its proximity to UC Merced, the proposed project is envisioned as a mixed use community integrating market rate housing, affordable housing, student housing, retail, entertainment, hospitality, restaurant, office and research. The proposed project is also envisioned as a sustainable place to live as its compact form supports a walkable, bikeable and energy-efficient environment and encourages public transportation. Finally, the proposed project would provide an extensive system of preserves, open space, and parks.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

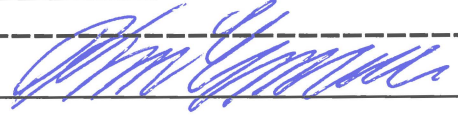
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <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>5</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 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 # <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"/> 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 April 28, 2022 Ending Date May 31, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Playa Vista Equities</u>
Address: <u>2600 Capitol Ave # 200</u>	Address: <u>6030 Seabluff Drive #315</u>
City/State/Zip: <u>Sacramento/CA/95816</u>	City/State/Zip: <u>Playa Vista/CA/90094</u>
Contact: <u>Paul Stephenson, AICP</u>	Phone: <u>(310) 467-5958</u>
Phone: <u>(916) 273-0215</u>	

Signature of Lead Agency Representative:  Date: 4/27/22

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