

City of Merced
Notice of Availability
Yosemite Avenue-Gardner Road to Hatch Road Annexation
Draft Environmental Impact Report

DATE: March 3, 2022

TO: Agencies, Organizations, and Interested Parties

FROM: Scott McBride, Director of Development Services

SUBJECT: Notice of Availability for a Draft Mitigated Negative Declaration for General Plan Amendment #22-02 and Zone Change #430 for 1808 Parsons Avenue

This serves as the City of Merced's Notice of Availability of the Draft Mitigated Negative Declaration for the proposed General Plan Amendment and Zone Change for 1808 Parsons Avenue. This document was prepared in accordance with the California Environment Quality Act (CEQA), State CEQA Guidelines, and local implementation procedures.

PROJECT TITLE: General Plan Amendment #22-02 & Zone Change #430

PROJECT LOCATION: 1808 Parsons Avenue, Merced, CA Assessor's Parcel Number: 061-390-027

PROJECT DESCRIPTION: The proposed General Plan Amendment would change the General Plan land use designation from Thoroughfare Commercial (CT) to High-Medium Density (HMD) Residential. Zone Change #430 would change the zoning designation from Thoroughfare Commercial (C-T) to Medium Density Residential (R-3-1.5). These changes would allow the construction of a 108-unit affordable housing project.

SIGNIFICANT PROJECT IMPACTS DISCUSSED IN DOCUMENT: Based on the analysis contained in the Draft Mitigated Negative Declaration (MND), implementation of the project would have no significant and unavoidable environmental impacts. For all CEQA resource areas where potentially significant impacts were identified, the Draft MND found that those impacts could be mitigated to a less than significant level.

PUBLIC REVIEW PERIOD: The Draft MND and supporting documents are available for review and comment during normal business hours at 678 W 18th Street, Merced, California 95340.

The public review period for this document begins **Thursday, March 3, 2022**. The end of the 20-day review period has been set for Wednesday, March 23, 2022. In accordance with the State CEQA Guidelines, any comments concerning the findings of the Draft MND must be submitted in writing and received by the City no later than **5:00 p.m. on Wednesday, March 23, 2022**, to be considered prior to the City's final determination on the project. Please include a name, address, email, and telephone number of a contact person for all future correspondence on this subject. Please mail or email your written comments or questions to:

Scott McBride, Director of Development Services
678 W 18th Street
Merced, CA 95340
E-mail: planningweb@cityofmerced.org

Availability of Documents: The Draft MND is available for review at the following locations:

- Online at <https://www.cityofmerced.org/departments/city-clerk/public-hearings>
- Merced City Clerk's Office – 678 W 18th Street Merced, CA 95340