

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024031198

Project Title: UC Villages

Lead Agency: City of Merced

Contact Name: Jonnie Lan or Diana Lowrance

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Phone Number: (209) 388-7125

Project Location: Merced

Merced

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would result in the annexation of 37.23 acres into the City of Merced. The site would be pre-zoned as Planned Development (P-D), which allows for a variety of development types that carry out the objectives of the City's General Plan. Approximately 35.6 acres would be developed with up to 700 multi-family and/or student housing residential units with approximately 18,000 square feet (sf) of amenity buildings (recreational center), approximately 30,000 sf of commercial/retail, and an approximately 75,000-sf hotel with up to 200 guest rooms. The entitlement actions requested:

- Annexation approval and the annexation of the subject parcels by the City of Merced and Merced Local Agency Formation Commission;
- Pre-zoning of the project site to Planned Development (P-D);
- Vesting Tentative Parcel Map; and
- Pre-Annexation Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetic Resources--scenic vistas and resources, regulations governing scenic quality, light or glare. • Agriculture Resources - agricultural resources. • Air Quality--short- and long-term impacts on local and regional air quality and air quality plans. • Biological Resources--biological resources, special-status plant and animal species, riparian habitats, wetlands, sensitive natural communities, migratory movement, protected trees. • Historic, Cultural and Tribal Cultural Resources--historic, archaeological, and tribal cultural resources. • Geology, Soils, and Paleontological Resources--seismic activity, soil erosion or loss of topsoil, potentially unstable geologic units, destruction of unique paleontologic resources or unique geological features. • Greenhouse Gases, Climate Change, and Energy--potential to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases, energy conservation measures. • Hazards and Hazardous Materials--existing and anticipated hazardous material activities and releases. • Hydrology and Water Quality--storm drainage, water quality, groundwater resources, potential for flooding. • Land Use and Planning--impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect. • Noise--short term construction and long-term operation noise. • Population and Housing--inducing unplanned population growth or displacing existing people or housing. • Public Services and Recreation--police, fire, emergency medical services, schools, parks and recreation facilities, and other public facilities. • Transportation--transit, roadways, pedestrian and bicycle facilities, VMT, emergency access. • Utilities/Service Systems-- water supply, sewer and wastewater treatment, storm drainage, solid waste, telecommunication. • Wildfire--emergency evacuation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic and circulation, capacity of utility infrastructure, and provision of public services

Provide a list of the responsible or trustee agencies for the project.

- Merced County Local Agency Formation Commission (LAFCo);
- Merced County;
- California Department of Fish and Wildlife (CDFW); and/or
- Regional Water Quality Control Board (RWQCB).