

**PUBLIC NOTICE FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR
CITY OF MERCED, MERCED GATEWAY PROJECT**

As required by the California Environmental Quality Act, the City of Merced has prepared a notice which announces the availability of a Notice of Preparation for public review and comment as well as the date and time of the Public Scoping Meeting for the project. The City of Merced is the lead agency and First Carbon Solutions will prepare an Environmental Impact Report (EIR) on behalf of the City.

The proposed project includes General Plan Amendment #15-03, Planned Development Establishment (P-D) #74, and Zone Change #422, initiated by Gateway Park Development Partners, LLC, on behalf of Pluim Family Partnership, property owner. General Plan Amendment #15-03 would: 1) reconfigure the boundary between the Regional Community Commercial and High to Medium Density Residential designations; 2) amend the Official Circulation Plan by: a) connecting Coffee Street segments between Campus Parkway and Gerard Avenue; b) upgrading the road classification of Coffee Street adjacent to Pioneer Elementary School from "local" to "collector;" c) removing the planned extension of Pluim Drive between Gerard Avenue and Mission Avenue; d) removing the planned extension of Parsons Avenue between Coffee Street and Pluim Drive (extended); and, e) adding several driveways along the Campus Parkway Expressway. Planned Development Establishment #74 would establish Planned Development (P-D) #74, including a Site Utilization Plan for retail uses, restaurants, a hotel, a gas station, multi-family residential uses and a fire station; along with development site design standards and building elevation designs. Zone Change #422 would relocate and reduce the size of an R-3-2 zoned site, and change the designation of the C-C zoned area to Planned Development #74. The project site is bound by Gerard Avenue, Coffee Street, Mission Avenue and Pluim Drive (extended), on property currently designated Regional Community Commercial and Medium-to-High Density Residential; said properties being more particularly described as Lots 173, 174, 175, 228, 229, and 230 as shown on map of "Merced Colony," recorded February 3, 1910, in Book 4 of Official Plats, at Page 24, inclusive, Merced County Records; also known as Assessor's Parcel Number (APN) 61-250-092.

Pursuant to Section 15063 of the CEQA Guidelines, an Initial Study has not been prepared for the plan. The EIR will determine the level of significance of environmental effects, and will analyze these potential effects to the detail necessary to make these determinations on significance. The EIR will address issues related to aesthetics, light and glare, agricultural resources, air quality and greenhouse gas emissions, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise, population and housing, public services and utilities, recreation and transportation. In addition, the EIR may also consider those environmental issues which are raised by responsible agencies, trustee agencies, members of the public, or related agencies during the NOP process.

Copies of the Notice of Preparation are available for public inspection at the City of Merced Planning Division during regular business hours, at 678 West 18th Street. A copy of this document can also be purchased at the Planning Division for the price of reproduction or downloaded for free from the City's website at www.cityofmerced.org. **The public scoping meeting for this project will be held on Tuesday, October 27, 2015, starting at 7:00 p.m. in the Sam Pipes Room at the Merced Civic Center at 678 West 18th Street, Merced.** For further information, contact the Planning

Division at (209) 385-6858. Any person interested in commenting on this proposed project should submit written comments to:

Bill King, Principal Planner
City of Merced Planning & Permitting
678 West 18th Street
Merced, CA 95340
kingb@cityofmerced.org

All comments must be received in writing by no later than Friday, November 20, 2015 at 5:00 p.m. to the address above (postmarks are acceptable).

October 14, 2015

/s/ Kim Espinosa
KIM ESPINOSA, Planning Manager