

**PUBLIC NOTICE FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR
CITY OF MERCED, “YOSEMITE AVENUE- GARDNER AVENUE TO HATCH ROAD
ANNEXATION” 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 DUDEK, a California Corporation, will prepare an Environmental Impact Report (EIR) on behalf of the City.

The proposed project includes Pending Annexation #16-01, Pre-Zone Application #16-01, General Plan Amendment #16-04, and Planned Development Establishment (P-D) #75, and was initiated by University Village Merced, LLC, on behalf of Cliff Caton, property owner. Pending Annexation #16-01 and Pre-Zone Application #16-01 would annex approximately 70 acres of land and affix the following prezone designations to the site: a) Planned Development (P-D) #75, b) Low Density Residential (R-1-10), and c) Urban Transition (U-T). General Plan Amendment #16-04 would: a) change the general plan land use designation from Rural Residential (RR) to Neighborhood Commercial (CN) and High-Medium Density Residential (HMD); and b) allow project driveways at locations different than described by City Policy. Planned Development Establishment (P-D) #75 would establish Planned Development (P-D) #75, including a Site Utilization Plan for 66,000 square-feet of retail uses, offices, restaurants, and 330 multi-family residential dwelling units all on 30 acres, together with development site design standards and building elevation designs. The project site is bound by Yosemite Avenue, Gardner Avenue, Hatch Road, and the Yosemite Lateral, on property currently designated Rural Residential in the City's *Merced Vision 2030 General Plan*; said properties being more particularly described as all of Lots 34, 35, and 36 as shown on "Plat of the Yosemite Colony", recorded in Book 2 of Official Plats at page 7, Merced County Records, Parcels 1 and 2 as shown on "Parcel Map for Lorraine C. Dill ETAL", recorded in Volume 26 of Parcel Maps at page 12, Merced County Records and Lots 1, 2, 3, and 4 as shown on "Parcel Map for William F. Seghy", recorded in Volume 26 of Parcel Maps at page 49, Merced County Records, lying in the southwest quarter of Section 9, Township 7 South, Range 14 East, Mount Diablo Meridian, County of Merced, State of California, also known as Assessor's Parcel Numbers (APN): 060-570-009, 060-570-010, 060-570-011, 060-570-012, 060-570-013, 060-570-014, 060-570-056, 060-570-058, 060-570-059, 060-570-097, and 060-570-098.

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, hydrology, drainage and water quality, land use and demographics, noise, 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 W. 18th Street, Merced CA 95340. 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 Thursday, December 15, 2016, starting at 4:30 p.m. and ending at 6:00 p.m. in the Sam Pipes Room of the Merced Civic Center located at 678 W. 18th Street, Merced, CA.

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 Monday, January 9, 2017 at 5:00 p.m. to the address above (postmarks are acceptable).

December 2, 2016



KIM ESPINOSA, Planning Manager