



CITY OF MERCED

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NOTICE OF AVAILABILITY
YOSEMITE AVENUE-GARDNER AVENUE TO HATCH ROAD ANNEXATION
DRAFT ENVIRONMENTAL IMPACT REPORT**

DATE: AUGUST 31, 2021

TO: Agencies, Organizations, and Interested Parties

FROM: City of Merced

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (EIR)

PROJECT TITLE: Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project (proposed project)

LEAD AGENCY: City of Merced
678 W 18th St,
Merced, CA 95340

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PROJECT LOCATION: The approximately 68.6-acre project site is located in unincorporated Merced County but adjoins the City (see Figure 2-1, Regional Location). The site extends north of East Yosemite Avenue between Gardner Avenue on the west and Hatch Road on the east (see Figure 2-2, Project Location). The City limits are immediately adjacent to the project site on the west and south and the project applicant is requesting the site be annexed into the City.

PROJECT DESCRIPTION: The Yosemite Avenue-Gardner Avenue to Hatch Road Annexation project proposes to annex approximately 68.6 acres currently within Merced County (County) into the City of Merced (City) and to construct “The Crossings,” a mixed-use development component on an approximately 28.4-acre portion of the project site. The Crossings would consist of a 540-unit apartment village including a 13,700 square foot clubhouse and associated outdoor recreation space. The Crossings also includes five mixed-use buildings consisting of 66,000 square feet of retail space on the ground level and 45,000 square feet of residential space on the second level, totaling 30 additional units (12 apartments and 18 extended stay units). No development is proposed for the other approximately 40.2 acres of the project site, which are referred to as the Remainder Area. This area is proposed to be designated Rural Residential and Low Density Residential under the city’s General Plan and zoned Low Density Residential (R-1-10) and Urban Transition.

SIGNIFICANT PROJECT IMPACTS DISCUSSED IN DOCUMENT: Based on the analysis contained in the Draft EIR, implementation of the project would have a significant and unavoidable impact due to the project's contribution to cumulative loss of agricultural land in the region. For all other CEQA resource areas where potentially significant impacts were identified, the Draft EIR found that those impacts could be mitigated to a less than significant level.

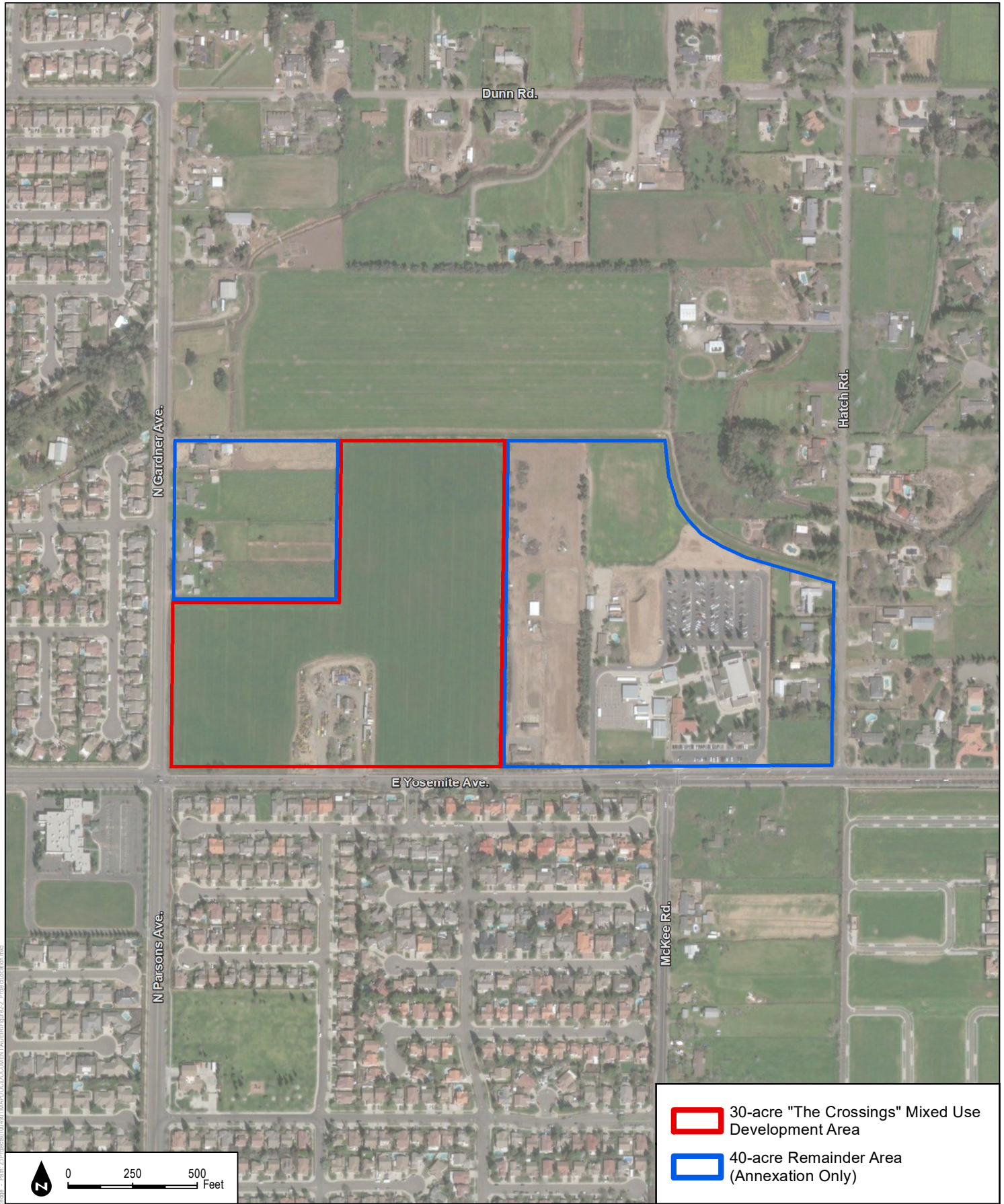
PUBLIC COMMENT: The Draft EIR and supporting documents are available for review on the City's website:

<https://www.cityofmerced.org/departments/city-clerk/public-hearings>

Depending on public health protection measures, hard copies of environmental documentation for the project may be available for review during regular business hours at:

- the City's Planning Division, 678 West 18th Street, Second Floor, Merced, CA 95340; and
- the Merced County Library, 2100 O Street, Merced, CA 95340.

The public review period for this document begins Thursday, September 2, 2021 and ends Monday, October 18, 2021. Comments concerning the Draft EIR analysis and conclusions must be submitted in writing and received by the City by U.S. Mail or email no later than 5:00 p.m. on October 18, 2021.



SOURCE: Bing Maps 2019, County of Merced 2014

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Yosemite Avenue - Gardner Avenue to Hatch Road Annexation Project

FIGURE 2-2
Project Location Map