

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2016121029**Project Title:** Yosemite Avenue-Gardner Avenue to Hatch Road Annexation ProjectLead Agency: City of MercedContact Person: Julie NelsonMailing Address: 678 W 18th StPhone: 209.385.6967City: MercedZip: 95340County: Merced**Project Location:** County: MercedCity/Nearest Community: MercedCross Streets: Yosemite Avenue-Gardner AvenueZip Code: 95340Longitude/Latitude (degrees, minutes and seconds): 38 ° 20 ' 00 " N / 120 ° 26 ' 53 " W Total Acres: 70Assessor's Parcel No.: 060-570-009 to -014; -056; -058; -059; -097; -098Section: 9Twp.: 7SRange: 14EBase: MercedWithin 2 Miles: State Hwy #: 99

Waterways: _____

Airports: _____

Railways: _____

Schools: Stoneridge Christian**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)

Other: _____

Development Type:☒ Residential: Units 570

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 66,000

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

Other: _____

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:land use designation: Agricultural-Residential (A-R); zoning: Rural Residential (R-R)**Project Description:** (please use a separate page if necessary)

Annex approximately 68.6 acres currently within Merced County into the City of Merced; construct "The Crossings," a mixed-use development component on an approximately 28.4-acre portion of the project site including a 540-unit apartment village with a clubhouse and associated outdoor recreation space; and 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 within the other approximately 40.2 acres of the project site, referred to as the Remainder Area, which is proposed to be designated under the City's General Plan Rural Residential and Low Density Residential and zoned Low Density Residential and Urban Transition.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 2, 2021

Ending Date October 18, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Dudek

Applicant: University Village Merced, LLC

Address: 853 Lincoln Way #206

Address: 6105 Oak Avenue

City/State/Zip: Auburn, CA 95603

City/State/Zip: Carmichael, CA 95608

Contact: Katherine Waugh

Phone: 925.324.3500

Phone: 530.863.4642

Signature of Lead Agency Representative: 

Date: 9/30/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.