

**NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION FOR THE
MERCED GATEWAY SUBDIVISION PROJECT**



Date: May 30, 2025

To: Responsible/Trustee Agencies, Other Public Agencies, Advocacy Groups and Interested Parties:

Project Title: Merced Gateway Subdivision Project GPA #24-03, R-PD Est. #83, VTSM #1333, ZC #435 and ERC #24-30

Project Location: The project site is 73.7 acres located on the eastern side of the City of Merced bounded to the north by East Gerard Avenue, to the east by Campus Parkway, to the south by East Mission Avenue and to the west by Plum Drive.
(APN#s 061-710-009, 061-710-023 and 061-680-001)

Lead Agency: City of Merced

State Clearinghouse No.:

Public Review Period: 30 days, June 4, 2025, to July 3, 2025, at 5:00 pm

Contact: City of Merced Planning Division
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In accordance with the California Environmental Quality Act (CEQA), the City of Merced, as Lead Agency, completed a Mitigated Negative Declaration (MND) for the project described below. The MND is being made available to the public in accordance with the California Environmental Quality Act for a 30-day review period. The review period will be closed by no later than 5:00 pm on July 3, 2025.

Comments and responses will be provided to the City of Merced Planning Commission and City Council for their consideration, along with the City's consideration of action on the project applications.

PROJECT DESCRIPTION:

The proposed project, Merced Gateway (GPA #24-03, R-PD EST. #83, VTSM #1333, ZC #435, ERC #24-30), includes the entitlement and development of almost 570 single-family residential lots, the future development of a 9-acre commercial area, and 3.0 acres of open space/park within the city limits of the City of Merced.

Residential Component:

Phase 1: the northerly portion of the site includes 328 residential lots and 2.4 acres of park space on the eastern boundary of the site. The designated commercial area will be approximately 4.35 acres on the north side of Campus Parkway.

Phase 2: the southerly portion of the site includes 242 residential lots and a 0.6 ac park along the easterly boundary of the site. The designated commercial area will be approximately 4.65 acres in size. A total of 570 lots are proposed on an approximately 61.7 acres portion of the 73.7-acre site, resulting in a residential density of 8.02 dwelling units per acre. Lot sizes for the residential area will vary and include lot sizes ranging between 2,375 square feet to over 6,559 square feet.



Commercial Component:

There is no proposed commercial tenant at this time, and this component is expected to be developed at a later date. The commercial areas can be developed with a mixture of business park, general retail and office space. In order to adequately analyze the project, it will be assumed that the northerly commercial area will be developed with approximately 27,225 square feet of general retail and 27,225 square feet of office space. The southerly commercial area is assumed to be developed with approximately 22,325 square feet of general retail space and 22,325 square feet of office space. Based on these assumptions, the Floor Area Ratio (FAR) is 0.25 (99,100 square feet of commercial and office space / 392,040 square feet of total commercial area).

The project proponent is requesting approval of the following land use entitlements:

- Amendment of the Land Use Designation of the Merced General Plan to change the land use map code designation of the proposed residential areas from Business Park and Manufacturing/Industrial to Low-Medium Density Residential and High-Medium Density Residential (General Plan Amendment #24-03, Figure 1-5.)
- Zone Change from B-P and I-H (Heavy Industrial) of the proposed residential areas to RP-D (Zoning Change #435 and Residential Planned Development #83)
- Approval of Vested Tentative Subdivision Map (VSTM) #1333

POTENTIAL ENVIRONMENTAL EFFECTS: The Mitigated Negative Declaration (MND) analyzes potentially significant impacts associated with approval and implementation of the Merced Gateway Subdivision Project. The MND evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guidelines. The MND provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level.

With the implementation of the mitigation measures proposed in the MND the following environmental impacts would be reduced to a less-than-significant level: Air Quality, Biological Resources, Cultural Resources, Geology, Noise, and Transportation. No significant and unavoidable environmental impacts would occur as a result of the project.

PUBLIC REVIEW: The MND has been prepared in accordance with Section 15070 of the CEQA Guidelines and will be circulated for a 30-day review. The MND review period will be from **June 4, 2025, through July 3, 2025.**

Printed copies of the MND are available for review during the public review period at Merced City Hall, 678 West 18th Street Merced, CA, 95340.