

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR THE
MERCED GATEWAY SUBDIVISION PROJECT**



This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

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

PROJECT DESCRIPTION AND LOCATION (APN): 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

Refer to the documentation for additional details on the project assumptions.



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.

Based on the analysis in the Mitigated Negative Declaration, with the mitigations applied, the implementation of the project in accordance with existing laws and regulations and standard best management practices would not result in a significant effect on the environment.

Circulated on June 3, 2025

Signed: _____

Jonnie Lan, AICP, Acting Planning Manager, City of Merced