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 #

Project Title: Old Dominion

Lead Agency: City of Merced | Contact Person: Jonnie Lan

Mailing Address: 678 West 18th Street | Phone: (209) 385-6858

City: Merced | Zip: 95340 | County: Merced

Project Location: County: Merced | City/Nearest Community: Merced

Cross Streets: Bellevue Road and G Street | Zip Code: 95340

Longitude/Latitude (degrees, minutes and seconds): 37 ° 21 ′ 40 ″ N / 120 ° 28 ′ 6 ″ W Total Acres: 170.3

Assessor's Parcel No.: 170-140-15, -21, -28, -29, and -33 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: Highway 59 | Waterways: Fahrens Creek, Yosemite Lake, Yosemite Lateral Canal, Fairfield Canal, Sixmile Drain, Sells Lateral

Airports: | Railways: | Schools: UC Merced, El Capitan HS, Cruickshank MS, Merced College

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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 1,374 Acres 69.9
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 753,000 Acres 50 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: Wildfire

Present Land Use/Zoning/General Plan Designation:

Merced County GP: Agricultural Residential (A-R) ; Merced County Zoning: Rural-Residential (R-R) ; City of Merced GP: Bellevue Community Plan

Project Description: *(please use a separate page if necessary)*

The Old Dominion project (Old Dominion or proposed project) proposes an approximately 170.3-acre development of mixed-use commercial and housing located along Bellevue Road, proximate to existing housing and near the UC Merced campus. The proposed project would include up to 1,374 rural residential, low-, medium-, and high-density residential units. Approximately 753,000 square feet (sf) of commercial uses would be constructed. The Old Dominion project proposes land uses that would allow for a wide variety of housing types, services and jobs, dining, retail, and leisure and recreation opportunities with an emphasis on walkability and placemaking.

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**".

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

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

Starting Date December 17, 2025 Ending Date January 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 1020 Suncast Ln, Suite 106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Christina Erwin
Phone: (916) 997-1865

Applicant: David Marvulli, Marvulli, Inc.
Address: 1005 E Childs Ave Ste. A
City/State/Zip: Merced , CA 95341
Phone: (209) 233-9474

Signature of Lead Agency Representative: Jonnie J. Hanson Lan Digitally signed by Jonnie J. Hanson Lan Date: 2025.12.15 16:44:15 -08'00' **Date:** 12/15/2025

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