

NOTICE OF AVAILABILITY
FOR THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR
THE MERCED GATEWAY MASTER PLAN

A 45-day public review period for Draft Environmental Impact Report (DEIR) (SCH #2015101048) for the Merced Gateway Master Plan took place from July 15, 2016, to August 29, 2016, concerning the potential environmental effects of the proposed Merced Gateway Master Plan (hereinafter referred to as the "Project"). The Final Environmental Impact Report (FEIR) for the Merced Gateway Master Plan is now available. The FEIR contains copies of all the written comments received on the DEIR and the City's responses to those comments as well as any minor modifications to the text of the DEIR and the mitigation monitoring program.

The Merced Gateways Project consists of over 600,000 square feet of retail commercial development, 178 apartments, and a fire station on 77.5 acres located at the northeast and southeast corners of Coffee Street and Campus Parkway.


Significant environmental effects are anticipated as a result of the Project, including some significant effects which would be reduced to a level of less than significant after mitigation measures are imposed and one that would remain significant and unavoidable even after mitigation is imposed. The traffic impact was determined to be significant and unavoidable due to the Level of Service (LOS) for some roadways being below the adopted General Plan Policy of LOS D. Other potential impacts that would be reduced to a less than significant level with the implementation of mitigation measures include effects on air quality; biological resources; cultural resources; hazards and hazardous materials; noise; and greenhouse gas emissions (global climate change). Each significant environmental effect is described in detail in the DEIR and FEIR.

The FEIR, DEIR, and reference documents may be reviewed at the City Clerk's office and the Planning Division office at 678 West 18th Street, Merced, during normal business hours, Monday through Friday, generally 10:00 a.m. to 5:00 p.m. (closed for lunch from 12:00 p.m. to 1:00 p.m.), as

well as at the Merced County Library—Main Branch at 2100 O Street, during their normal operating hours. All persons interested in obtaining printed copies of the DEIR and/or the FEIR for the cost of reproduction are invited to contact the Merced City Planning Division at the address indicated above. The first copy of the Merced Gateway Master Plan DEIR and, FEIR, on CD-ROM is available free of charge to any individual or group (there will be a \$5 reproduction cost for each additional CD) or the documents may be downloaded from the City’s website at www.cityofmerced.org In order to encourage “green” practices, the public is strongly encouraged to obtain a CD of the above documents instead of printed copies. Please feel free to call the Planning Department at (209) 385-6858 for additional information.

A public hearing before the Merced City Planning Commission to consider adoption of the Merced Gateway Master Plan and certification of the EIR will be held on **Wednesday, June 21, 2017, starting at 7:00 p.m.** in the City Council Chambers of the Merced Civic Center at 678 West 18th Street. The City Council public hearing is tentatively scheduled for Monday, August 7, 2017, at **6:00 p.m.**, or as soon thereafter as may be heard. Further notice of the City Council public hearing shall be provided.

June 7, 2017



KIM ESPINOSA
Planning Manager