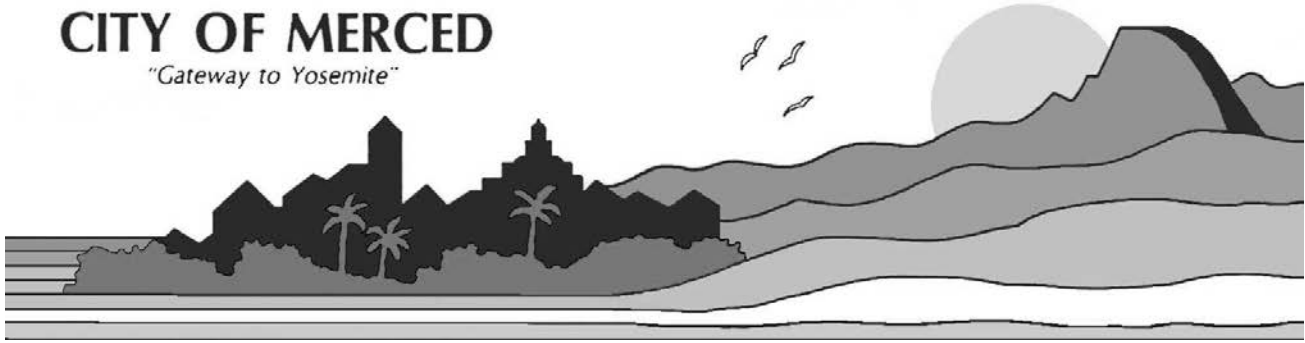


# CITY OF MERCED

"Gateway to Yosemite"



**Public Review Period for  
Draft Environmental Impact Report (EIR) #15-18 (SCH #2015101048)  
for the *Merced Gateway Master Plan***

July 11, 2016

Dear Agency Official/Interested Party:

First Carbon Solutions, under contract with the City of Merced, has recently completed a Draft Environmental Impact Report (DEIR) for the *Merced Gateway Master Plan*. The project includes General Plan Amendment #15-03, Planned Development Establishment (P-D) #74, and Zone Change #422, initiated by Gateway Park Development Partners, LLC, on behalf of Pluim Family Partnership, property owner. General Plan Amendment #15-03 would: 1) reconfigure the boundary between the Regional Community Commercial and High to Medium Density Residential designations; and, 2) amend the Official Circulation Plan by removing the planned extension of Pluim Drive between Gerard Avenue and Mission Avenue, and adding several driveways along the Campus Parkway Expressway. Planned Development Establishment #74 would establish Planned Development (P-D) #74, including a Site Utilization Plan for 601,127 square feet of commercial uses (retail, restaurants, a hotel, a gas station), 178 multi-family residential dwelling units, and a 1.53-acre fire station site; along with development site design standards and building elevation designs. Zone Change #422 would relocate and reduce the size of a High-Medium Density Residential (R-3-2) zoned site, and change the designation of the Central-Commercial (C-C) zoned area to Planned Development #74. The project site is bounded by Gerard Avenue, Coffee Street, Mission Avenue, and Pluim Drive (extended), on property currently designated Regional Community Commercial and Medium-to-High Density Residential

Enclosed is a CD-ROM with copies of the *Merced Gateway Master Plan*, Draft EIR and Technical Appendices. (Printed copies are available on request for a reproduction cost of \$52 for the Draft EIR and \$120 for the Technical Appendices.) The documents will also be available on the City's website at [www.cityofmerced.org](http://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. The first CD is available free of charge, but additional CD's are \$5.

The 45-day public review period for the DEIR begins on Friday, July 15, 2016, and runs through Monday, August 29, 2016. During this period, comments on the document are being requested by the City of Merced. All comments must be in writing and must include your full name and physical mailing address (not just an email address).

Please direct any comments by mail, email, or fax by 5:00 p.m. on Monday, August 29, 2016, (postmarks will be accepted) to:

Bill King, Principal Planner  
City of Merced Planning Division  
678 West 18th Street  
Merced, CA 95340  
Fax: (209) 725-8775  
Email: [kingb@cityofmerced.org](mailto:kingb@cityofmerced.org)

City staff encourages your agency to review the DEIR and offer comments during the public review period. If convenient, Merced City staff would greatly appreciate receiving written comments at the earliest possible time. This would greatly assist us in meeting the project schedule. You are also welcome to contact us at (209) 385-6858 with any questions you might have.

Please note that the 45-day public comment period only applies to the DEIR, not the *Merced Gateway Master Plan* itself. Citizens or agencies may submit comments on the *Merced Gateway Master Plan* itself until the public hearings conclude. Additional notices concerning future public hearings, following the 45-day review period, will only be sent to those agencies who express further interest or submit comments.

Sincerely,



Bill King  
Principal Planner