



UNIVERSITY OF CALIFORNIA MERCED
5200 N. LAKE ROAD | MERCED, CA 95343
TEL: 209.228.4400

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code Section 21092, this is to advise you that the University of California, Merced has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the following project:

Project Title: UCM/MCC "Promise" Intersegmental Student Housing Project

Applicant & Lead Agency: University of California

Project Sponsor: University of California, Merced, and Merced Community College District

Project Location: University of California, Merced Campus, 5200 North Lake Road, Merced, California 95343. The project site is located in the southcentral portion of the UC Merced campus, south of Bellevue Road to the east of an area known on the campus as Trailer Town.

Project Description:

The proposed project consists of an affordable student housing building that would house existing and future students attending Merced College, located approximately three miles southwest of the campus, as well as already matriculated UC Merced transfer students. The University would design, permit, and construct the proposed project as well as own, operate and maintain the building while the Merced Community College District would own a stake in the interior improvements for the life of the project.

The proposed project consists of a single building, site improvements, and underground utility connections. The proposed building would be three to four stories in height (36-45 feet) and provide 124,372 gross square feet (gsf) and 91,094 assignable square feet (asf) of building space. The proposed building would include one two-bedroom apartment unit with two beds, 78 two-bedroom apartment units with four beds each, 24 two-bedroom double occupancy apartments, 17 four-bedroom single occupancy apartment units, nine studio apartments reserved for resident advisors with one bed each, and one apartment reserved for the resident director with one bed. Overall, the proposed project would include 130 apartment units providing a total of 488 beds; UC Merced and Merced College would each be allocated 50 percent of the beds.

The proposed project is part of the Merced Promise Program, which was created to increase opportunities for low income, academically qualified Merced College students to complete their four-year degree and beyond at UC Merced.

Environmental Determination: Based on the findings of the Draft IS/MND, the University has determined that, with mitigation, the proposed project will not result in significant environmental impacts. Mitigation measures for air quality, biological resources, cultural resources, geology & soils, and noise will be required to reduce impacts to a less-than-significant level. Accordingly, the University intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.



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Hazardous Waste/Substance: The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

Availability of Environmental Documentation: Hard copies of the Draft IS/MND are available for public review at:

UC Merced Kolligian Library, 5200 North Lake Road, Merced, CA 95343
UC Merced Downtown Center, 655 W. 18th Street, Merced, CA 95340

The Draft IS/MND is also available for viewing or downloading on UC Merced's Physical & Environmental Planning website at <https://planning.ucmerced.edu/ceqa-environmental-documents>.

Public Review Period: A 30-day public review period for the Draft IS/MND begins December 21, 2022 through January 19, 2023

Written comments on the Draft IS/MND should be submitted via regular mail or by email at the addresses below no later than 5:00 PM on January 19, 2023.

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Public Hearing: The Regents of the University of California (The Regents) will consider adopting the proposed Mitigated Negative Declaration during one of their regularly scheduled hearings in 2023. To find out when The Regents will consider the proposed project, please check The Regents website at <https://regents.universityofcalifornia.edu> for meeting agendas or contact the Office of the Secretary and Chief of Staff to the Regents at 1111 Franklin St., 12th floor, Oakland, CA 94607, regentsoffice@ucop.edu.