

NOTICE OF PUBLIC HEARING
FOR VESTING TENTATIVE SUBDIVISION MAP #1302 AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, August 20, 2014 at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located at 678 W. 18th Street, Merced, CA, concerning Vesting Tentative Subdivision Map #1302, initiated by Fremming, Parson, and Pecchenino, a Quad Knopf Company, applicant for Della Wathen, property owner. This application involves the subdivision of a 5.92-acre parcel into 20 single-family lots generally located at the southeast corner of Mercy Avenue and Mansionette Drive, within an R-1-6 zone. This application also includes a request to allow a deviation from City Standard D-8 and ST-1. City Standard D-8 limits the amount of lot frontage open for a driveway approach to 50% of the lot width. The deviation would allow up to 77% of the lot width to be open for a driveway approach. City Standard St-1 requires a park strip on local roads. The deviation would allow a 49' right-of-way with no park strip (the sidewalk would be adjacent to the curb). Said property being more particularly described as Remainder Lot E as shown on that map entitled "Final Map for Mansionette Estates Unit 2," recorded in Volume 55, Page 12 of Merced County Records; also known as Assessor's Parcel Number (APN) 231-040-001.

An environmental review checklist has been filed for this project, and a draft negative declaration has been prepared (i.e., no further environmental review would be required) under the California Environmental Quality Act. A copy of this staff evaluation ("Initial Study") is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 West 18th Street, Merced, California. A copy of this document can also be purchased at the Planning Department for the price of reproduction.

All persons in favor of, opposed to, or in any manner interested in this request for a Tentative Subdivision Map are invited to attend this public hearing or forward written comments to the Director of Development Services, City of Merced, 678 West 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on July 31, 2014, and ends on August 20, 2014. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the public hearing.

July 22, 2014

/s/ Kim Espinosa
Planning Manager