

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #14-04, REVISION #2 TO THE FAHRENS CREEK SPECIFIC
PLAN, SITE UTILIZATION PLAN REVISION #4 TO PLANNED DEVELOPMENT (P-D) #46, AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, March 4, 2015, 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 General Plan Amendment #14-04, Revision #2 to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision #4 to Planned Development (P-D) #46, initiated by Golden Valley Engineering, on behalf of Barbara Bruno, property owner. This application is a request to modify the designations of the General Plan, Fahrens Creek Specific Plan, and Site Utilization Plan for Planned Development (P-D) #46 for an approximately 10.42 acre parcel generally located at the southwest corner of Pacific Drive and Horizons Avenue. The requested changes include changing the General Plan designation for approximately 6.2 acres of the parcel from Low Density (LD) Residential to Village Residential (VR) and changing the designation within the Fahrens Creek Specific Plan and the Site Utilization Plan for Planned Development #46 for approximately 6.76 acres of the property from Low Density Residential to Multi-Family Residential. These changes would allow the construction of an apartment complex with 136 units on an approximately 6.42-acre portion of the property. The property is currently zoned Planned Development (P-D) #46; said property being more particularly described as: Parcel B as shown on that certain map entitled "Parcel Map for Mathew and Barbara Bruno," recorded in Volume 95, Page 16 of Merced County Records; also known as Assessor's Parcel Number (APN): 206-070-006. (This item was originally scheduled for the February 4, 2015, Planning Commission meeting, but needed to be re-noticed to correct the environmental review document).

An environmental review checklist has been filed for this project, and a draft mitigated negative declaration has been prepared under the California Environmental Quality Act. A copy of this staff evaluation (Initial Study #14-26) 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 General Plan Amendment, Revision to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision, 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 February 12, 2015, and ends on March 4, 2015. 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.

After the Planning Commission makes its decision on this matter, the General Plan Amendment, Specific Plan Revision, and Site Utilization Plan Revision will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

February 6, 2015

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager