

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #15-01, SITE UTILIZATION PLAN REVISION #11 TO
PLANNED DEVELOPMENT (P-D) #42, CONDITIONAL USE PERMIT #1197, AND NOTICE OF
INTENT TO FIND THAT THE PROJECT IS CONSISTENT WITH A PREVIOUSLY APPROVED
ENVIRONMENTAL IMPACT REPORT

A public hearing will be held by the Merced City Planning Commission on Wednesday, April 8, 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 #15-01, Site Utilization Plan Revision #11 to Planned Development (P-D) #42 and Conditional Use Permit #1197, initiated by Golden Valley Engineering, on behalf of C.W.N. Development, LLC, property owner. General Plan Amendment #15-01 and Site Utilization Plan Revision #11 to Planned Development (P-D) #42 would modify the improvement order and financing of off-site infrastructure within the Bellevue Ranch Master Development Plan and a change in the site design standards for Bellevue Ranch regarding placement of buildings and parking lots. Conditional Use Permit #1197 would allow the construction of 432 apartment dwellings and associated parking, open space and on-site amenities. An application for 432 condominiums was previously considered and acted on by the Planning Commission on this same site on February 4, 2015. That application was subsequently withdrawn prior to City Council action. The project site is bound by M Street, M Street Circle, Mandeville Lane and Barclay Way, within a Medium-to-High Density Residential designated property; said properties being more particularly described as Lot W and Lot X as shown on map of "Tract No. 5270, Bellevue Ranch East-Phase 1", recorded December 24, 2003, in Volume 61 of Official Plats, at Pages 21 through 29, inclusive, Merced County Records; also known as Assessor's Parcel Numbers (APN's) 224-020-006 and 224-020-008.

An environmental review was prepared for this project under the California Environmental Quality Act (CEQA), which concluded that Environmental Review #15-03 is a second tier environmental document, based upon the City's determination that the proposed development remains consistent with the current General Plan and provisions of CEQA Guidelines, Section 15162 ("Environmental Impact Report for the *Bellevue Ranch Master Development Plan*" SCH #92091004). Accordingly, copies of those documents are 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, Site Utilization Plan Revision and Conditional Use Permit 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 March 19, 2015, and ends on April 8, 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 and Revision to the Site Utilization Plan will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

March 13, 2015

/s/ Kim Espinosa

Kim Espinosa, Planning
Manager