

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 Council on Monday, July 20, 2015, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located in the Civic Center at 678 W. 18th Street, Merced, California, regarding 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 up to 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.

On May 20, 2015, the Planning Commission considered this matter at a duly noticed public hearing, and recommended that the City Council approve Environmental Review #14-26 (Mitigated Negative Declaration), General Plan Amendment #14-04, Revision #2 to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision #2 to Planned Development (P-D) #46 subject to the Finding and Conditions set forth in Staff Report #15-05 – 3rd Addendum (Resolution #3050).

At the meeting, the City Council will also consider the introduction of an Ordinance entitled "An Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #4 to Planned Development (P-D) #46 by changing the designation for an approximately 6 acre portion of an approximately 10.42 acre parcel generally located south of Pacific Drive and east of Horizons Avenue from Low Density Residential (LD) to Village Residential (VR)."

If enacted, the Ordinance would make the above changes to the land designation for this parcel on the Official Site Utilization Plan map for Planned Development (P-D) #46. You may view a full copy of this ordinance at the City Clerk's Department, City Hall, 678 W. 18th Street, Merced, California, or on the Internet at www.cityofmerced.org.

An environmental review checklist has been filed for this project, and a draft mitigated negative declaration has been prepared (i.e., no significant effect in this case because of mitigation measures and/or modifications described in the draft) 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 General Plan Amendment and Zone Change 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, California 95340. *The public review period for the environmental determination begins on July 9, 2015 and ends on July 20, 2015.*

Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge this action 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 at, or prior to, the public hearing.

/s/ Kim Espinosa

July 6, 2015

KIM ESPINOSA, Planning Manager

Deputy City Clerk