

NOTICE OF PUBLIC HEARING
FOR VESTING TENTATIVE SUBDIVISION MAP #1304 AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, March 23, 2016, 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 #1304, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 55 acres of an 89.6 acre parcel into 242 single-family lots and dedicating approximately 6.4 acres of land for a future park. This property is generally located at the southwest corner of M Street and Arrow Wood Drive (extended), within Planned Development (P-D) #42 and has a General Plan Designation of Low Density Residential (LD). Said property being more particularly described as a portion of Lot 2, Parcel 3, and the designated remainder as shown on the map entitled "Parcel Map, City of Merced Subdivision No. 04-02," recorded in Volume 95, Page 50 of Merced County Records; also known as Assessor's Parcel Number (APN) 224-030-018.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #16-02 is a second tier environmental document, based upon the City's determination that the proposed document remains consistent with the previously adopted provisions of CEQA Guidelines Section 15162 (Environmental Review for Bellevue Ranch Master Development Plan), previously certified by the City of Merced. A copy of this staff evaluation is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 W. 18th Street, Merced, CA. 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 W. 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on March 4, 2016, and ends on March 23, 2016. 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.

February 29, 2016

/s/ Kim Espinosa
Planning Manager