

NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT #17-01, SITE UTILIZATION PLAN REVISION #2 TO PLANNED DEVELOPMENT #72, AND NOTICE OF AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE MERCED VISION 2030 GENERAL PLAN (SCH#2008071069)

A public hearing will be held by the Merced City Council on Monday, May 15, 2017, at 6:00 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, concerning General Plan Amendment #17-01 and Site Utilization Plan Revision #2 to Planned Development (P-D) #72, initiated by the City of Merced. This application involves: 1) amending the text of the *Merced Vision 2030 General Plan* to designate the New Central Police Station as being located in “North Merced” instead of the previous text of “North Merced near Mansionette Drive and Yosemite Avenue;” 2) amending the General Plan land use designation from “High Medium Density Residential (HMD)” to “Neighborhood Commercial (CN)”; and, 3) amending the Site Utilization Plan for Planned Development (P-D) #72 for the property from “Police Station” to “Neighborhood Commercial (CN).” The property is generally located at the northwest corner of Yosemite Avenue and Mansionette Drive within Planned Development (P-D) #72; said property being more particularly described as all that portion of Remainder D as shown on “Final Map for Mansionette Estates Unit 2,” recorded in Volume 55 of Official Plats at Pages 12, 13, and 14, of Merced County Records; also known as Assessor’s Parcel Number (APN) 231-040-021.

On April 19, 2017, the Planning Commission considered this matter at a duly noticed public hearing, and recommended that the City Council approve General Plan Amendment #17-01, and Site Utilization Plan Revision #2 to Planned Development (P-D) #72, subject to the Findings and Conditions set forth in Planning Commission Resolution #3081.

At the meeting, the City Council will also consider the introduction of the Ordinance entitled: “An Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #2 to Planned Development (P-D) #72 changing the Land Use Designation from ‘Police Station’ to ‘Neighborhood Commercial’ for a 4.54 acre parcel generally located at the northwest corner of Yosemite Avenue and Mansionette Drive.”

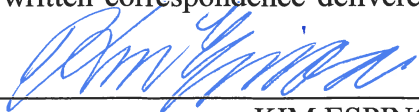
If enacted, this ordinance would change the land use designation for this parcel on the Official Site Utilization Plan map for Planned Development (P-D) #72 from “Police Station” to “Neighborhood Commercial.” You may view a full copy of this ordinance at the City Clerk’s Department, City Hall, 678 W. 18th Street, Merced, CA or on the Internet at [www.cityofmerced.org](http://www.cityofmerced.org).

An environmental review checklist has been filed for this project, and an addendum to the Environmental Impact Report for the *Merced Vision 2030 General Plan* SCH#2008071069 is being adopted. 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 General Plan Amendment 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.

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.

May 1, 2017



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KIM ESPINOSA,  
Planning Manager